WATER POLLUTION ABATEMENT PLAN

for

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER

REMOTE PARKING ADDITION

Prepared By:

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Firm Registration F-634

5/17/23

MAY 2023

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 if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: St. David's Healthcare Surgical Hospital, A Campus of North Austin Medical Center Remote Parking Addition			**2. Regulated Entity No.:102658630**		
3. Customer Name: ST. David's Healthcare Partnership LP LLP			**4. Customer No.:603250861**		
5. Project Type: (Please circle/check one)	New				
6. Plan Type: (Please circle/check one)	WPAP				
7. Land Use: (Please circle/check one)		Non-residential	**8. Site (acres):**		3.21
9. Application Fee:	$4,000.00	**10. Permanent BMP(s):**		Sedimentation Filtration	
11. SCS (Linear Ft.):	NA	**12. AST/UST (No. Tanks):**		No Tanks	

13. County:	Williamson	14. Watershed:	Rattan Creek

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_x_
Region (1 req.)	___	___	_x_
County(ies)	___	___	_x_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville _x_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	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

	__San Antonio (SAWS) __Shavano Park				

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. Gregory Griffin, P.E.
Print Name of Authorized Agent
Signature of Authorized Agent Date 6/14/23

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):	

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: Gregory Griffin, P.E. Agent

Date: 5-17-23

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: St. David's Healthcare Surgical Hospital, a Campus of North Austin Medical Center Remote Parking Addition
2. County: Williamson
3. Stream Basin: Rattan Creek
4. Groundwater Conservation District (If applicable): NA
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST

☐ UST ☐ Exception Request

7. Customer (Applicant):

Contact Person: Shari Collier, CFO
Entity: St. David's Healthcare Parntrship, L.P. LLP
Mailing Address: 98 San Jacinto Boulevard
City, State: Austin, Texas Zip: 78701
Telephone: 512 482-4143 FAX: _____
Email Address: Shari.collier@stdavids.com

8. Agent/Representative (If any):

Contact Person: Gregory Griffin, P.E.
Entity: Griffin Engineering Group, Inc.
Mailing Address: 11808 Tedford St.
City, State: Austin, Texas Zip: 78753
Telephone: 512 836-3113 FAX: 512 836-3103
Email Address: Griffinengineeringgroup@gmail.com

9. Project Location:

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

Louis Henna Boulevard adjacent to St. David's Healthcare Surgical Hospital

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: Time of submittal

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.

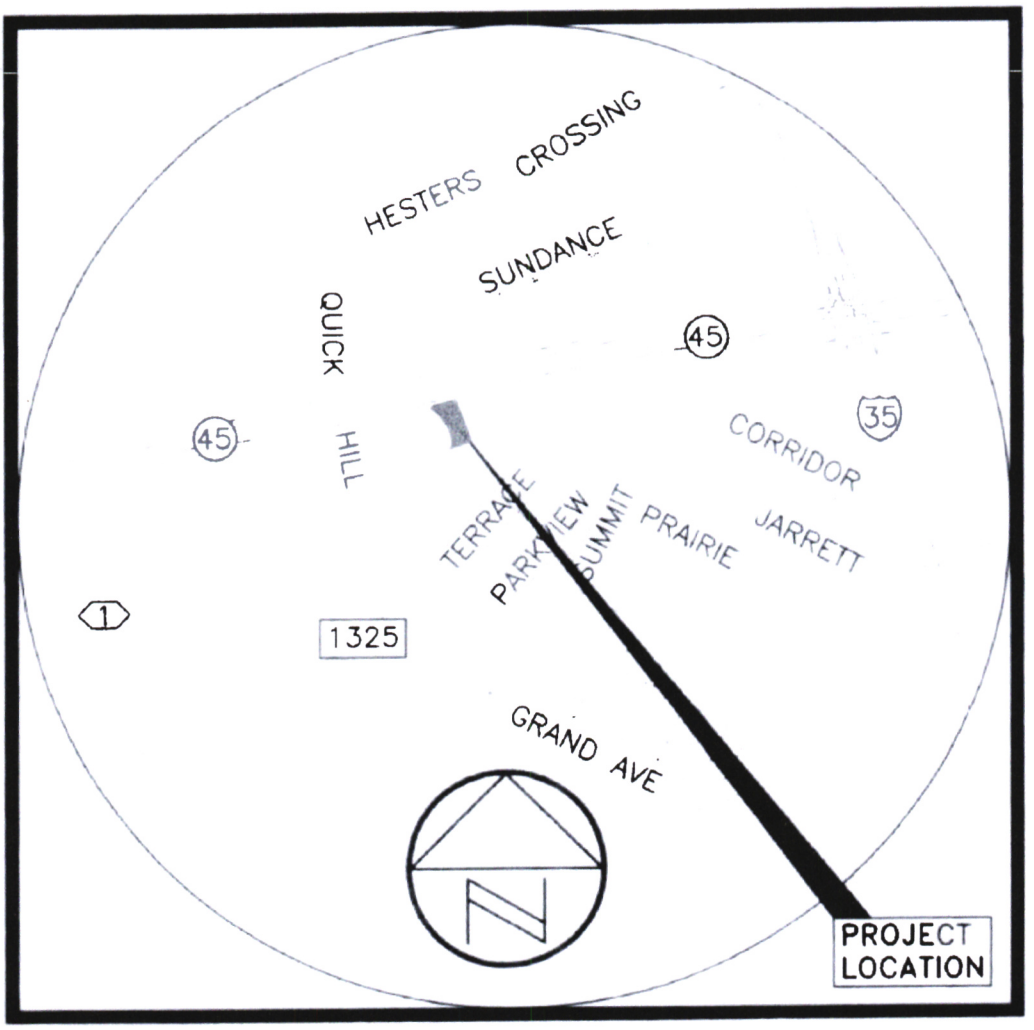
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☐ 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.

EXHIBIT A



PROJECT VICINITY MAP

N.T.S.

EXHIBIT B USGS/EDWARDS RECHARGE ZONE MAP

Attachment C

Project Description

The project will consist of one phase for the construction of a 224 parking space facility on a undeveloped site in the campus of the St. David's Healthcare Surgical Hospital to serve as remote parking for the hospital. The site is located in the Rattan Creek Watershed and is currently undeveloped. The 3.21 acre Limit of Construction will contain 2.09 acres of new impervious cover. The site is in the 2 mile ETJ of the City of Austin.

Water quality treatment will be provided by a existing sedimentation/filtration pond constructed with the Auro Subdivision. Design information is contained on Sheets 17, 18, and 19 of the enclosed submittal plans. There is a recorded maintenance agreement for the pond between the sites involved and this document follows this attachment.

Stormwater conveyance to the pond was constructed with the Auro Crossing Phase 1 development. Design information of this conveyance is contained on Sheets 14, 15, and 16 of the enclosed submittal plans. There is no offsite flows entering the site.

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DECLARATION OF DRAINAGE EASEMENT AND UNIFIED DEVELOPMENT AGREEMENT WITH MAINTENANCE OF DRAINAGE FACILITIES

This Declaration of Drainage Easement and Unified Development Agreement with Maintenance of Drainage Facilities Restrictive Covenant (the "**Restrictive Covenant**") for Auro Subdivision, is executed effective the Date, by Austin Auro LP, a Texas limited partnership and St. David's Healthcare Partnership, L.P., LLP, a Texas limited partnership (collectively "**Declarant**") and is as follows:

DEFINITIONS

Owners:	Declarant and all future owners of the fee interest or any portion of the Property (whether such fee interest is obtained through a purchase from Declarant or through a purchase at a foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their successors and assigns; individually, the "**Owner**"
City:	**CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson
Property:	Tract One, Tract Two, Tract Three, Tract Four, and Tract Five; collectively, the "**Tract,**" individually, a "**Tract**"
Tract One:	All that parcel of land described as Lot 1 Block B of the AURO Subdivision according to the plat recorded as Document No. 2020016443 of the Official Public Records of Williamson County, Texas
Tract Two:	All that parcel of land described as Lot 2 Block B of the AURO Subdivision according to the plat recorded as Document No. 2020016443 of the Official Public Records of Williamson County, Texas
Tract Three:	All that parcel of land described as Lot 3 Block B of the AURO Subdivision according to the plat recorded as

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	Document No. 2020016443 of the Official Public Records of Williamson County, Texas
Tract Four:	All that parcel of land described as Lot 4 Block B of the AURO Subdivision according to the plat recorded as Document No. 2020016443 of the Official Public Records of Williamson County, Texas
Tract Five:	All that parcel of land described as Lot 5 Block B of the AURO Subdivision according to the plat recorded as Document No. 2020016443 of the Official Public Records of Williamson County, Texas
City Permit:	The approved and released City of Austin Subdivision/Site Plan No. C8-2014-0150.01.1B as the site plan is amended, revised, or corrected from time to time
Easement Tract:	All that parcel of land situated in Williamson County, Texas, described in the attached **Exhibit A**, **Exhibit B**, and **Exhibit C**
Easement Duration:	Perpetual
Easement Purpose:	To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities
Facilities:	Drainage channels, drainage conveyance structures, and detention and water quality controls with all associated roads, gates, bridges, culverts, erosion control structures, and other appurtenances
Non-Permitted Activity:	Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, or other similar improvement in the Easement Tract
Permitted Encumbrances:	Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date.

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RECITALS

Declarant has agreed to impose upon the Property these covenants and conditions for the benefit of the Property.

NOW, THEREFORE, Declarant declares that the Property is subject to the following covenants, conditions and restrictions, which run with the Property and bind all parties having right, title, or interest in or to such portion of the Property or any part, their respective heirs, successors, and assigns, and which inure to the benefit of each Owner. Each contract, deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in said contract, deed or conveyance.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

1. Recitals and Definitions Incorporated. The above Recitals, Definitions, and all terms defined therein are incorporated into this Restrictive Covenant for all purposes.

2. Unified Development. For purposes of site plan review, modification, or approval by the City, the Property will be constructed as a unified development/single site. Any proposed modifications to any of the Tract or any portion of any Tract will be construed as a modification to a single site, requiring review of all the Property in accordance with the provisions of the Austin City Code. This section applies to, but is not limited to, the extent of impervious coverage, parking, and landscaping of the Property.

3. Easement to the Owners.

   Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the Owners, a non-exclusive easement to install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission, as applicable, the Facilities in, upon and across the Easement Tract.

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I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

TO HAVE AND TO HOLD the same perpetually to the Owners and its successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose to install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission as applicable, the Facilities. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Williamson County, Texas affecting the Easement Tract.

4. Easement to the City.

Declarant, for **TEN AND NO/100 DOLLARS ($10.00)** and other good and valuable consideration paid to Declarant, the receipt and sufficiency of which is acknowledged by Declarant, **GRANTS, SELLS, AND CONVEYS** to the City a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of free and uninterrupted ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the City under this instrument for the Easement Purpose as determined by the City in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

TO HAVE AND TO HOLD the Easement to the City and City's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Owners reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Owners enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the City under this Easement for the Easement Purpose as determined by City in its reasonable discretion. Declarant binds Declarant and Owners, and Declarant's and Owners' heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the City against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Declarant, but not otherwise.

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5. Maintenance. The Owners shall continuously maintain the Facilities in accordance with the requirements of the City and in a good and functioning condition. **Each Owner is jointly and severally liable to the City for the maintenance of the Facilities in the Easement Tract. The Owner (i) shall be obligated to maintain to a good and functioning condition in accordance with the requirements of the City as determined by the City in its reasonable discretion the Facilities in the Easement Tract, (ii) is liable to the City for such maintenance obligations, and (iii) in the event Owners do not perform the required maintenance obligations, agrees to indemnify the City for all City costs necessary to maintain the Facilities.** Owners may enter into an agreement with a third party regarding any of the maintenance obligations, but in no such event shall the agreement with the third party release Owners from the maintenance obligations to City under this Easement.

6. Intentionally Deleted

7. Intentionally Deleted

8. Breach Does Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant entitles the Owners to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations do not affect in any manner any other rights or remedies which the Owners may have hereunder by reason of any breach of this Restrictive Covenant.

9. Excusable Delays. Whenever performance is required of the Owners, the Owners shall use all due diligence to perform and take all reasonable and necessary measures in good faith to perform within a reasonable time; provided, however, that if completion of performance is delayed at any time by reasons of acts of God, war, civil commotion, riots, strikes, picketing, or other labor disputes, unavailability of labor or material, damage to work in progress by reason of fire or other casualty, or any other cause beyond the reasonable control of the Owner (financial inability, imprudent management or negligence excepted), then the time for performance as herein specified will be extended by the amount of delay actually so caused.

10. General Provisions.

A. Inurement. This Restrictive Covenant and the restrictions created hereby inure to the benefit of and bind Owners, and their successors and assigns. When an Owner conveys all or any portion of the Property, that former Owner will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the Property conveyed by it from and after the date of

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recording of such conveyance, but no such sale releases that former Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance.

B. Duration. Unless modified, amended, or terminated in accordance with Paragraph 10.K., this Restrictive Covenant and the Easement remain in effect in perpetuity.

C. Non-Merger. This Restrictive Covenant will not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.

D. Severability. The provisions of this Restrictive Covenant must be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

E. Entire Agreement. This Restrictive Covenant, and the exhibits attached hereto contain all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are superseded in total by this Restrictive Covenant and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.

F. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and will be disregarded in the construction and interpretation of this Restrictive Covenant.

G. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby will be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the Texas county in which the Property is located.

H. Notices. Any Notice to the Owners or the City must be in writing and given by delivering the same to such party in person, by expedited, private carrier services (such as Federal Express) or by sending the same by certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant will be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

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I. Negation of Partnership. None of the terms or provisions of this Restrictive Covenant will be deemed to create a partnership between or among the Declarant, any Owner, or the City in their respective businesses or otherwise; nor will it cause them to be considered joint ventures or members of any joint enterprise.

J. Enforcement. If any person, persons, corporation, or entity of any other character, violates or attempts to violate this Restrictive Covenant, it will be lawful for the City, its successors and assigns, to prosecute proceedings at law, or in equity, against the person or entity violating or attempting to violate these Restrictive Covenant and to prevent said person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by the City, its successors and assigns, whether any violations hereof are known or not, does not constitute a waiver or estoppel of the right to do so.

K. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Real Property Records of the Texas county in which the Property is located, executed, acknowledged and approved by (a) the Director of the Development Services Department of the City or successor department; (b) all of the Owners of the Property at the time of the modification, amendment, or termination; and (c) any mortgagees holding first lien security interests on any portion of the Property.

(Remainder of page intentionally left blank)

City Reviewer Initial

Texas, do hereby [illegible] of record in my [illegible]
correct copy as same appears of record in my office on FEB 24 2020
Witness my hand and seal of office on
Dana DeBeauvoir, County Clerk
By Deputy: RICK TOMS

Executed to be effective on FEBRUARY 10, 2020.

DECLARANT:

Austin Auro LP,
A Texas limited partnership

By: Austin Auro GP LLC, a Texas limited liability company
its general partner
By: PRA GP NO. 2, INC., a Texas corporation
its manager
By: _____
Julian Hawes Jr., Vice President

_____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me TANA ROEUN, Notary Public, on this day personally appeared Julian Hawes Jr., Vice President of PRA GP NO.2, INC., a Texas corporation, Manager of Austin Auro GP LLC, a Texas limited liability company, general partner of Austin Auro LP, a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on FEBRUARY 10, 2020.

TANA ROEUN
Notary Public, State of Texas
Comm. Expires 10-08-2020
Notary ID 126685970

_____
Notary Public, State of TEXAS

JA
City Reviewer Initial

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk
By Deputy: RICK TOMS

Executed to be effective on FEBRUARY 13, 2020.

DECLARANT:

St. David's Healthcare Partnership, L.P., LLP
A Texas limited partnership
By: GHC-Galen Health Care, LLC, a Texas limited liability company
Its manager

By: Shari Collier
Name: Shari Collier
Title: CHIEF FINANCIAL OFFICER

STATE OF Texas §
§
COUNTY OF Travis §

MORGAN WODE
Notary ID #131308342
My Commission Expires
October 6, 2021

Before me Morgan Wode, Notary Public, on this day personally appeared Shari Collier, CHIEF FINANCIAL OFFICER of GHC-Galen Health Care, LLC, a Texas limited liability company, manager of St. David's Healthcare Partnership, L.P., LLP, a Texas limited, known to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on February 13, 2020.

Morgan Wode
Notary Public, State of Texas

YA
City Reviewer Initial

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: _____
Name: Erik Lavoz
Title: Assistant City Attorney

REVIEWED:
CITY OF AUSTIN, TEXAS
DEVELOPMENT SERVICES DEPARTMENT

By: Laura Arthur
Name: Laura Arthur
Title: Drainage Reviewer

EXHIBIT A

A METES AND BOUDS
DESCRIPTION OF A
0.435 ACRE STRIP OF LAND

BEING a 0.435 acre (18,968 square feet - 20 feet minimum width) strip of land situated in the J.M. Harrell Survey, Abstract No. 284, Williamson County, Texas; being a portion of a called 50.105 acre tract of land described in instrument to Austin Auro LP recorded in Document No. 2017012179 of the Official Public Records of Williamson County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "BURY" found marking the southern-most southwest corner of Lot 1, Block A of Forest Park Medical Center, plat of which is recorded in Document No. 2013109810 of the Official Public Records of Williamson County, on a northwesterly line of said 50.105 acre tract;

THENCE, North 70°12'10" East; along the southeasterly line of said Lot 1; at a distance of 611.60 feet passing an iron rod with a plastic cap stamped "BURY" found marking the southern-most southeast corner of Lot 1; departing said Lot 1 and crossing into said 50.105 acre tract for a total distance of 688.26 feet to the **POINT OF BEGINNING** of the herein described tract;;

THENCE, continuing across said 50.105 acre tract the following fourteen (12) courses and distances:

1. North 70°12'10" East, 20.00 feet to a point for corner and marking the northern-most corner of the herein described tract;
2. South 19°47'50" East, 47.45 feet to a point for corner;
3. South 69°01'49" West, 51.12 feet to a point for corner;
4. South 20°58'11" East, 192.84 feet to a point for corner;
5. South 41°10'38" West, 356.92 feet to a point for corner;
6. South 40°57'49" West, 311.43 feet to a point for corner;
7. North 50°19'58" West, 20.01 feet to a point for corner and marking the southern-most corner of the herein described tract;
8. North 40°57'49" East, 311.96 feet to a point for corner;
9. North 41°10'38" East, 344.87 feet to a point for corner;
10. North 20°58'11" West, 200.78 feet to a point for corner;
11. North 69°01'49" East, 61.53 feet to a point for corner;
12. North 19°47'50" West, 27.86 feet to the **POINT OF BEGINNING**, and containing 0.435 acre of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert surface distances to grid, apply the combined SURFACE to GRID scale factor of 0.999920006. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk
By Deputy:

RICK TOMS

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

John G. Mosier
11-25-2019

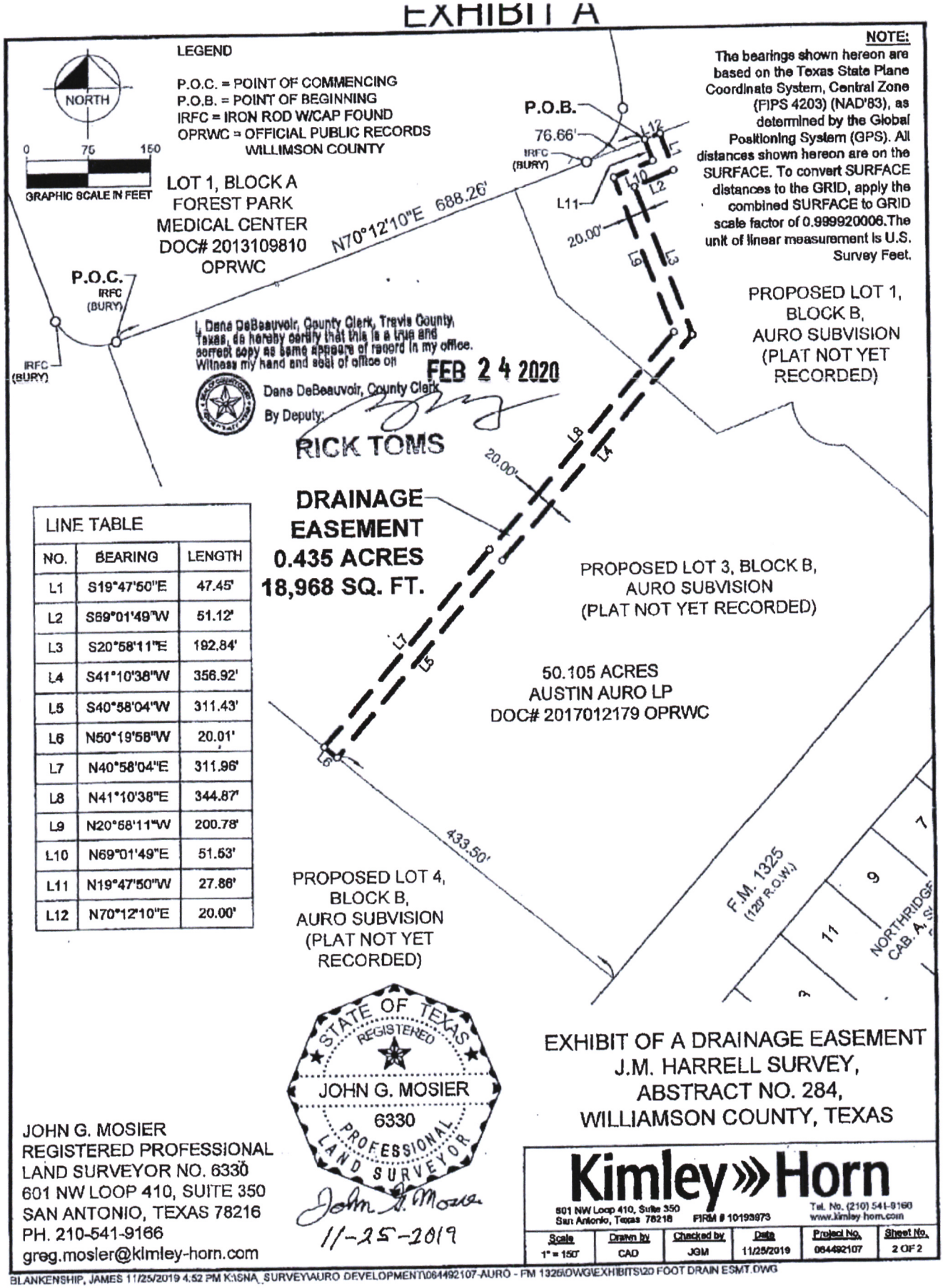
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

EXHIBIT OF A DRAINAGE EASEMENT
J.M. HARRELL SURVEY,
ABSTRACT NO. 284,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	JGM	11/25/2019	064492107	1 OF 2

EXHIBIT A



NOTE:
The bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.999920006.The unit of linear measurement is U.S. Survey Feet.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S19°47'50"E	47.45'
L2	S89°01'49"W	51.12'
L3	S20°58'11"E	192.84'
L4	S41°10'38"W	356.92'
L5	S40°58'04"W	311.43'
L6	N50°19'58"W	20.01'
L7	N40°58'04"E	311.96'
L8	N41°10'38"E	344.87'
L9	N20°58'11"W	200.78'
L10	N69°01'49"E	51.63'
L11	N19°47'50"W	27.86'
L12	N70°12'10"E	20.00'

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

John G. Mosier
11-25-2019

JOHN G. MOSIER
REGISTERED PROFESSIONAL
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SAN ANTONIO, TEXAS 78216
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greg.mosier@kimley-horn.com

EXHIBIT OF A DRAINAGE EASEMENT
J.M. HARRELL SURVEY,
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FIRM # 10193973
Tel. No. (210) 541-9166
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CAD	JGM	11/25/2019	064492107	2 OF 2

EXHIBIT B

A METES AND BOUNDS
DESCRIPTION OF A
0.234 ACRE STRIP OF LAND

BEING a 0.234 acre (10,175 square feet) strip of land situated in the J.M. Harrell Survey, Abstract No. 284, Williamson County, Texas; being a portion of a called 50.105 acre tract of land described in Instrument to Austin Auro LP recorded in Document No. 2017012179 of the Official Public Records of Williamson County; and being more particularly described as follows:

COMMENCING at an iron rod with a plastic cap stamped "BAKER AICKLEN" found on the northwesterly right-of-way line of F.M. 1325 (120 feet wide) marking the southern-most corner of Lot 1, Block J of La Fronterra Section IV, plat of which is recorded in Cabinet S, Slides 66-68 of the Plat Records of Williamson County, same being the southeast corner of said 50.105 acre tract;

THENCE, South 41°12'24" West, 1049.53 feet along the northwesterly right-of-way line of said F.M. 1325 to a point for corner;

THENCE, departing the northwesterly right-of-way line of said F.M. 1325 and crossing said 50.105 acre tract the following five (5) courses and distances:

1. North 50°19'58" West, 60.55 feet to the **POINT OF BEGINNING** and southeastern corner of the herein described strip of land;
2. North 50°19'58" West, 15.01 feet to a point for corner;
3. North 41°12'35" East, 678.55 feet to a point for corner;
4. South 48°49'24" East, 15.00 feet to a point for corner;
5. South 41°12'35" West, 678.15 feet to the **POINT OF BEGINNING**, and containing 0.234 acre of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert surface distances to grid, apply the combined SURFACE to GRID scale factor of 0.999920006. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
PROFESSIONAL
LAND SURVEYOR

12/9/2019

ABEL P. STENDAHL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-321-3425
abel.stendahl@kimley-horn.com

DRAINAGE EASEMENT
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

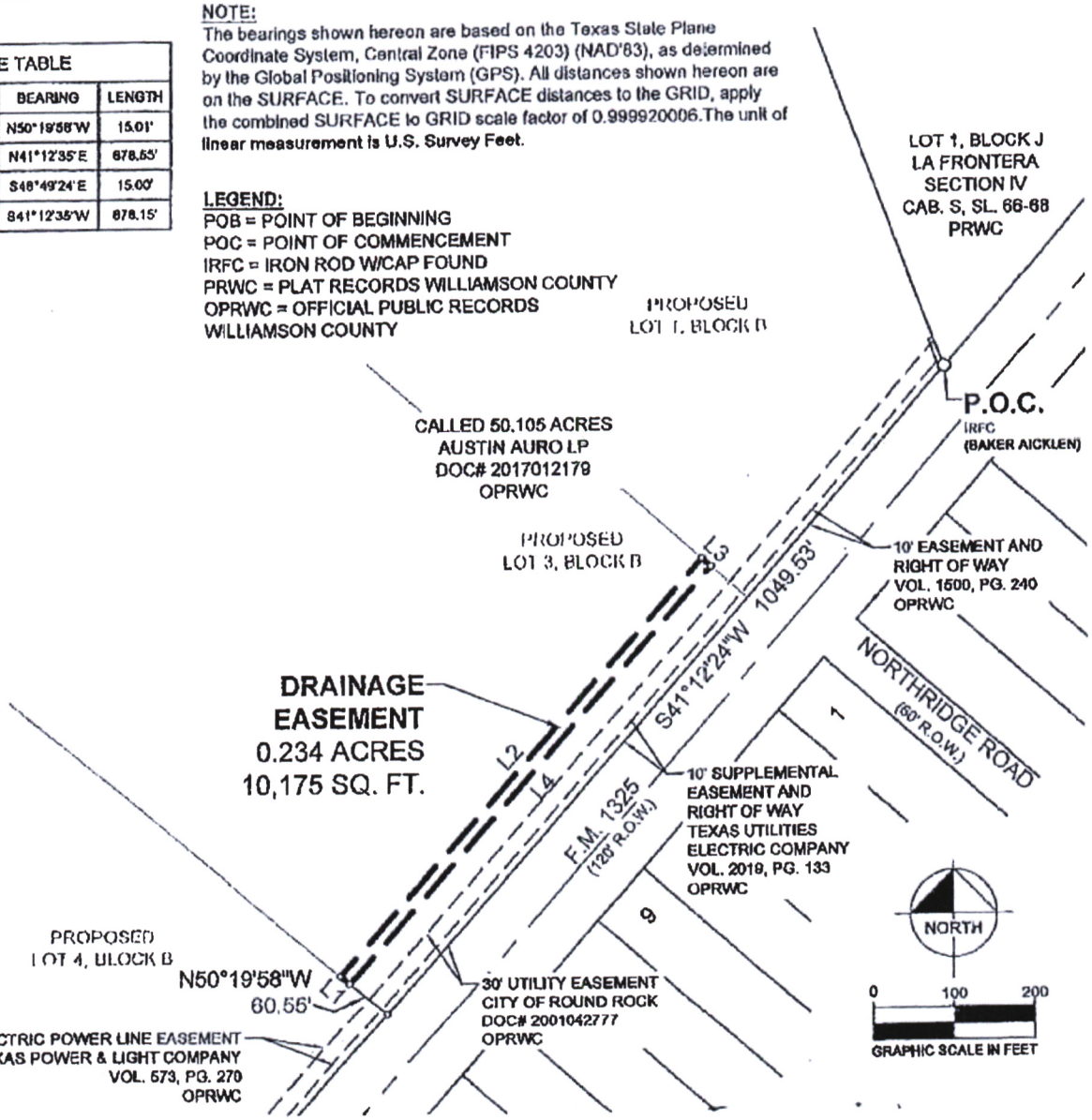
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	APS	12/9/2019	064492107	1 OF 2

EXHIBIT B

LINE TABLE		
NO.	BEARING	LENGTH
L1	N50°19'58"W	15.01'
L2	N41°12'35"E	678.55'
L3	S48°49'24"E	15.00'
L4	S41°12'35"W	678.15'

NOTE:
The bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.999920006.The unit of linear measurement is U.S. Survey Feet.

LEGEND:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
IRFC = IRON ROD W/CAP FOUND
PRWC = PLAT RECORDS WILLIAMSON COUNTY
OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY



I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
PROFESSIONAL
LAND SURVEYOR

12/9/2019

ABEL P. STENDAHL
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LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
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DRAINAGE EASEMENT

J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JAB	APS	12/9/2019	064492107	2 OF 2

EXHIBIT C

A METES AND BOUNDS
DESCRIPTION OF A
10.143 ACRE TRACT OF LAND

BEING 10.143 acres (441,847 square feet) of land situated in the J.M. Harrel Survey, Abstract No. 284, Williamson County, Texas; and being a portion of a called 50.105 acre tract of land described in instrument to Austin Auro LP in Document No. 2017012179 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "KHA" found marking the westerly end of a cut back corner at the intersection of the northeasterly right-of-way line of F.M. 1325 (120 foot wide) with the northwesterly right-of-way line of County Road (120 foot wide);

THENCE, North 48°39'22" West, 348.16 feet along the right-of-way line of said County Road 172 to a 1/2 inch iron rod found at a point of curvature;

THENCE, continuing along said County Road 172 in a northwesterly direction, along a non-tangent curve to the right, a central angle of 9°55'29", a radius of 1940.00 feet, a chord bearing and distance of North 42°51'49" West, 335.63 feet, and a total arc length of 336.05 feet to a point for corner;

THENCE, departing the right-of-way line of said County Road 172 and crossing into the said 50.105 acre tract, the following four (4) courses and distances:

1. North 39°39'55" East, 371.36 feet to a point for corner;
2. North 70°08'05" East, 236.08 feet to a point for corner;
3. South 19°48'41" East, 83.77 feet to a point for corner;
4. South 50°19'58" East, 606.33 feet to a point for corner on the northwesterly right-of-way line of aforesaid F.M. 1325;

THENCE, along the northwesterly right-of-way line of said F.M. 1325, the following three (3) courses and distances:

1. South 41°12'24" West, 449.17 feet to a broken concrete monument found for corner;
2. South 42°17'38" West, 39.35 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found marking the easterly end of a cut back corner at the intersection of the northwesterly right-of-way line of said F.M. 1325 with the northeasterly right-of-way line of aforesaid County Road 172;
3. South 86°17'52" West, 142.41 feet along said cut back corner to the **POINT OF BEGINNING** and containing 10.143 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.999920006. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk
By Deputy: RICK TOMS

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

5-17-2019

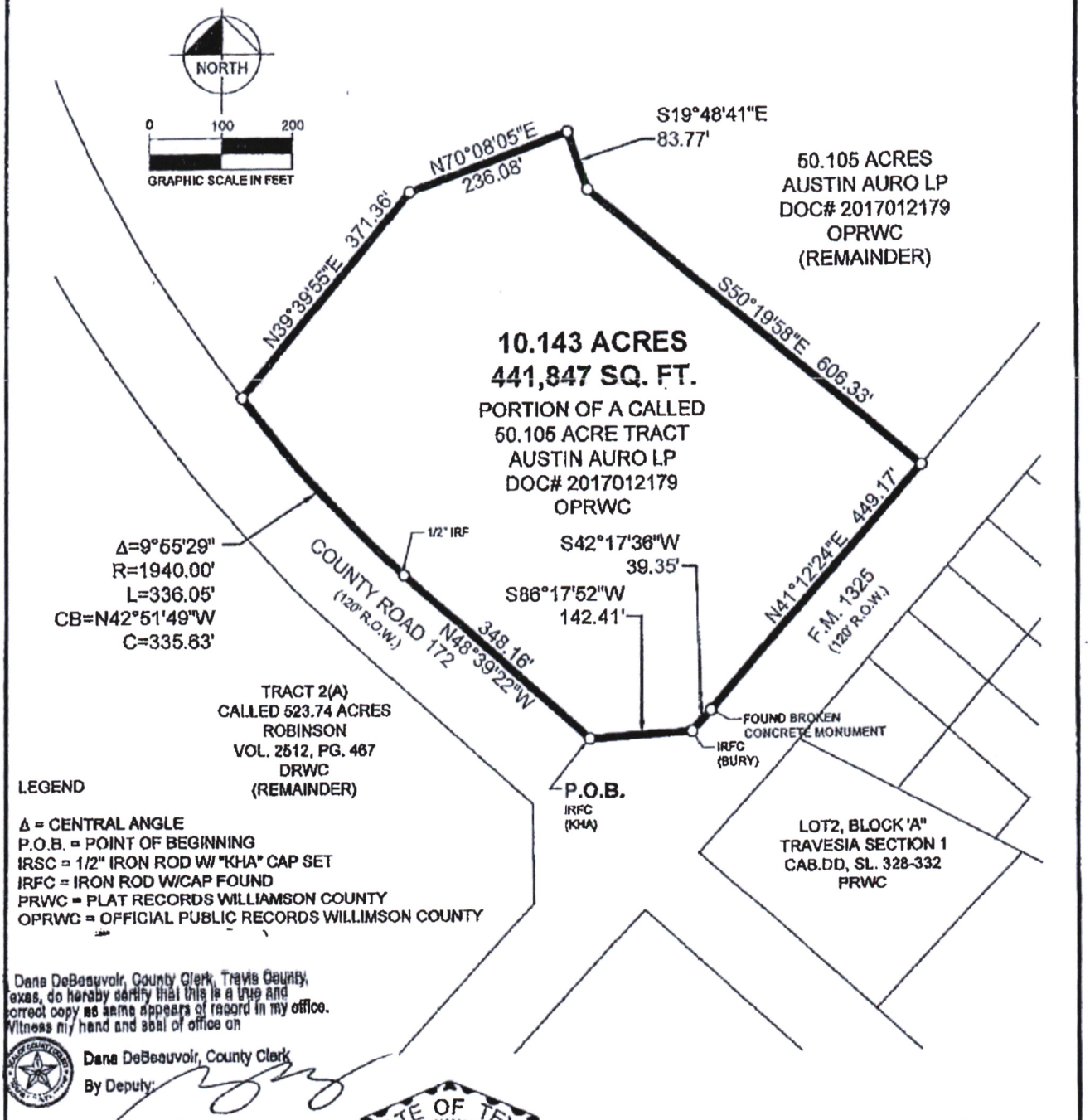
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

DETENTION TRACT/
WATER QUALITY TRACT/
PARK SYSTEM TRAIL TRACT
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	5/17/2019	064492107	1 OF 2

EXHIBIT C



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PRWC = PLAT RECORDS WILLIAMSON COUNTY
OPRWC = OFFICIAL PUBLIC RECORDS WILLIMSON COUNTY

Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

Dana DeBeauvoir, County Clerk
By Deputy:

RICK TOMS
FEB 2 4 2020

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

5-17-2015

DETENTION TRACT/
WATER QUALITY TRACT/
PARK SYSTEM TRAIL TRACT
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMS COUNTY, TEXAS

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
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SAN ANTONIO, TEXAS 78216
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FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JAB	JGM	5/17/2019	064492107	2 OF 2

BLANKENSHIP, JAMES 5/17/2019 10:17 AM K:\SNA_SURVEY\AURO DEVELOPMENT\064492107-AURO - FM 1325\DWG\EXHIBITS\10.143AC MD EXHIBIT.DWG

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

Dana DeBeauvoir, County Clerk

By Deputy: RICK TOMS

FEB 24 2020

LIEN HOLDER CONSENT

Date:	2/10/2020
Lien Holder:	TELESIS II, a Texas limited partnership
Lien Holder Notice Address:	6162 East Mockingbird, Suite 212 Dallas, Dallas County, Texas 75215
Liens:	Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement executed by Austin Auro LP to Telesis II, dated February 7, 2017, filed February 8, 2017, recorded in Clerk's File No. 2017012181 in the Official Public Records of Williamson County, Texas and all other liens against the Property held by Lien Holder regardless of how created or evidenced.
Grant Document:	The document to which this Lien Holder Consent is attached, and consented to.
Property:	The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of $10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Lien Holder, as the holder of the Liens against the Property, and its successors and assigns:

1. consent to the Grant Document, its contents and recording;

2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Liens regardless of the frequency or manner of renewal, extension, change, or alteration of the Liens or the note or notes secured by the Liens and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Lien Holder at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;

3. agree that foreclosure of any of the Liens, or other sale of the Property under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and

4. affirm that the undersigned has the authority to bind the Lien Holder, and that all acts necessary to bind Lien Holder have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the date first above stated.

TELESIS II,
A TEXAS LIMITED PARTNERSHIP

By: _____
John Neill, Partner

STATE OF Texas §
COUNTY OF Dallas §

Before me, the undersigned notary, on this day personally appeared John Neill, Partner of TELESIS II, a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 01/30/2020.

[Seal]

BETTY GOODWILL
NOTARY PUBLIC - STATE OF TEXAS
ID# 293818
COMM. EXP. 11-07-2022

Betty Goodwill
Notary Public, State of Texas

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on FEB 24 2020

Dana DeBeauvoir, County Clerk
By Deputy: RICK TOMS

AFTER RECORDING, RETURN TO:

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767
Project Name: AURO
Attn: CESAR ZAVALA
Case No. C8-2014-0150.01.1B

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir, County Clerk
Travis County, Texas

2020028713 Feb 21, 2020 04:29 PM
Fee: $98.00 WELLINB

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

FEB 24 2020

Dana DeBeauvoir, County Clerk
By Deputy:
RICK TOMS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2020017882

ESMT Fee: $93.00
02/24/2020 09:14 AM MBARRICK

THE STATE OF TEXAS
WILLIAMSON COUNTY

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

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

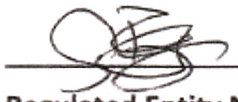
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Jonathan B Selby Telephone: 512-658-7178

Date: 6/12/2023 Fax: _____

Representing: Jonathan B Selby TX Geo #2445 (Name of Company and TBPG or TBPE registration number)

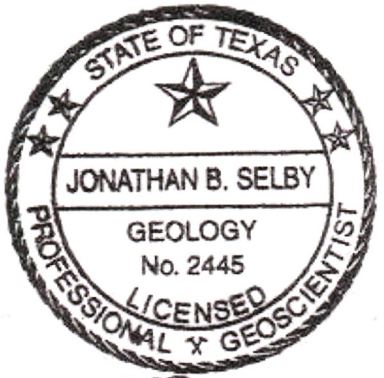
Signature of Geologist:



Regulated Entity Name: St. David's Healthcare Surgical Hospital, a Campus of North Austin Medical Center Remote Parking

Project Information

1. Date(s) Geologic Assessment was performed: 4/15/2023
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)
Heiden clay, 2-5 % slopes, moderately eroded(HedC2)	D	4.0
Heiden clay, 5-8% slopes,eroded (HeiD3)	D	4.0
Houston Black Clay, 1-3% slopes(HoB)	D	4.2

Soil Name	Group*	Thickness(feet)

** 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" = 30'
   Site Geologic Map Scale: 1" = 30'
   Site Soils Map Scale (if more than 1 soil type): 1" = 200'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.

☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☒ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☐ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

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

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

Administrative Information

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

Site Geology

The site comprises 3.011 acres and is located on the south side of SH 45 midway between CR 172 and FM 1325. Topographically, the site slopes from a maximum elevation of 866'at the northeast corner to a minimum of 848' at the southwest corner. Sheet flow is therefore from northeast to southwest. Three soil types are present . As illustrated on the soils map, Houston Black clay(HoB), 1-3 % slopes, eroded is 4.2' thick and occurs on the northeast and southwest portions of the site. Heiden clay, 5-8 % slopes, eroded(HeiD3), is 4.0' thick and occurs on the northwest portion of the site. Heiden clay ,1-3% slopes, moderately eroded(HedC2) is 4.0' thick and occurs on the central portion of the site. All three soil types are classified as Group D and possess a very slow infiltration rate.

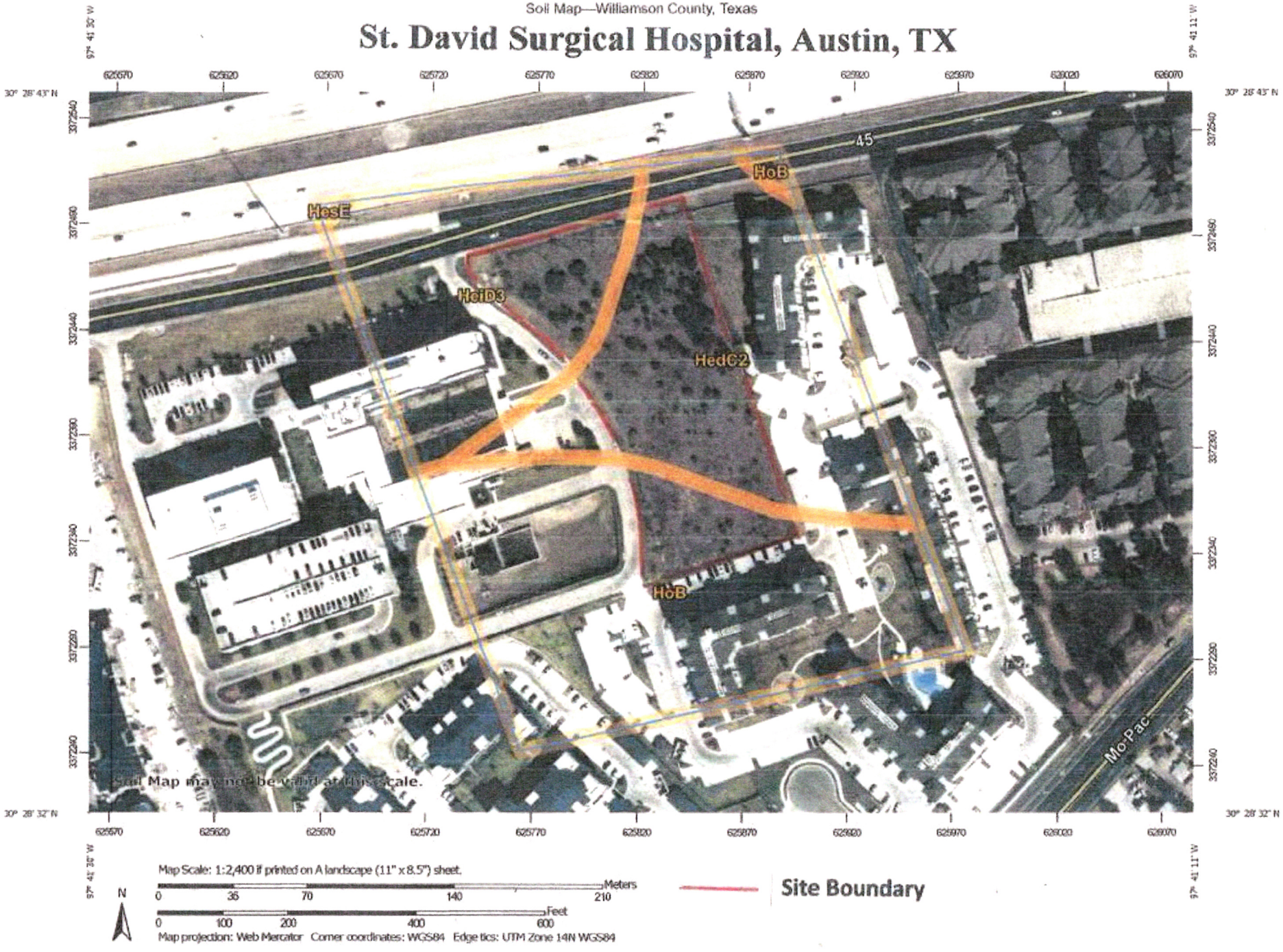
The site is underlain by the Cretaceous Del Rio Formation(Kdr). The Del Rio is primarily clay that ranges in thickness from 40'-70'. The Del Rio typically possesses very low permeability and is not susceptable to karsting . Published maps indicate a northeast-southwest trending fault occurs approximately 400' feet southeast of the southeast corner of the site. However, there is no evidence of faulting on-site. The site was traversed per TCEQ guidelines. No recharge features were encountered . In addition, no water wells or test holes were encountered. Based on this, there is very low potential for movement of fluids to the Edwards Aquifer and therefore recharge potential on-site is very low.

STRATIGRAPHIC COLUMN

St. David Surgical Hospital, Austin, TX

SYSTEM	FORMATION	THICKNESS	GENERAL DESCRIPTION
Cretaceous	Del Rio clay (Kdr)	45' – 75'	Thick dark bluish-grey calcareous pyritic bentonitic fossiliferous clay. Impermeable.

St. David Surgical Hospital, Austin, TX



Map Scale: 1:2,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Site Boundary

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: St. David's Healthcare Sur. Hosp. Campus of North Austin Remodeling

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	

* DATUM:

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

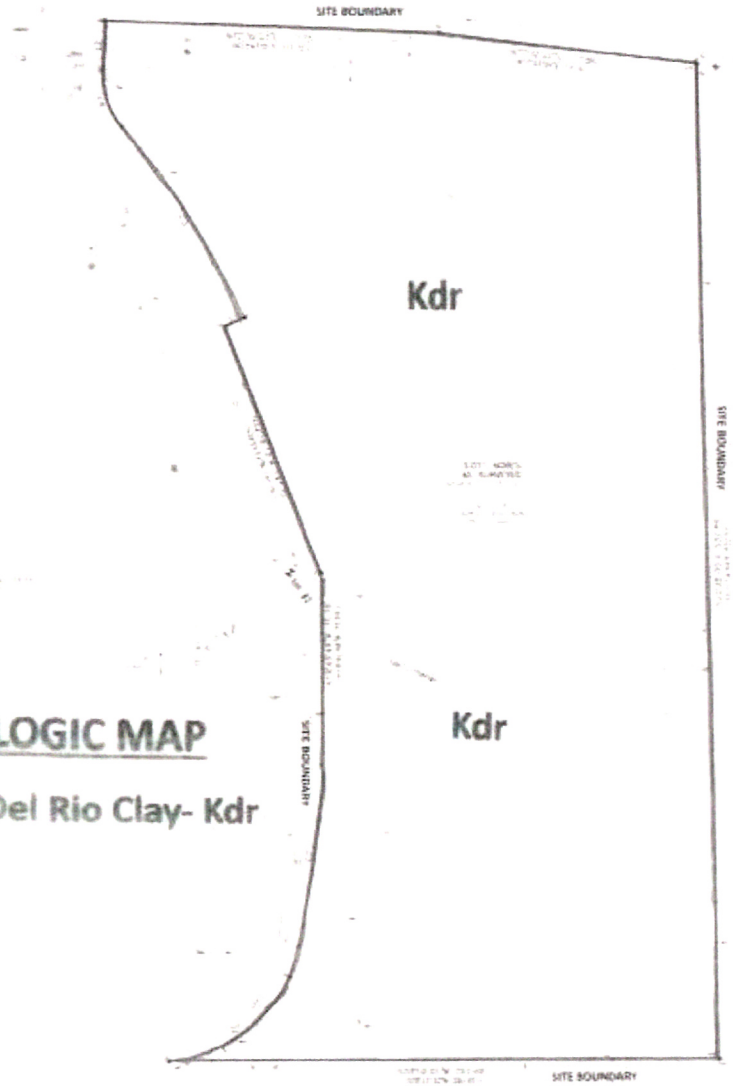
I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date 6/12/23

Sheet 1 of 1

STATE OF TEXAS
JONATHAN B. SELBY
GEOLOGY
No. 2445
LICENSED
PROFESSIONAL GEOSCIENTIST

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



SITE GEOLOGIC MAP

Cretaceous Del Rio Clay- Kdr

Jonathan B Selby- Geologist

STATE OF TEXAS
JONATHAN B. SELBY
GEOLOGY
No. 2445
LICENSED
PROFESSIONAL GEOSCIENTIST

6/12/23

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: Gregory Griffin, P.E.

Date: 6-12-23

Signature of Customer/Agent:

Regulated Entity Name: St. David's Healthcare Surgical Hospital, a Campus of North Austin Medical Center Remote Parking Addition.

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):3.21

3. Estimated projected population:224

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	0	÷ 43,560 =	0
Parking	83,200	÷ 43,560 =	1.98
Other paved surfaces	4,791	÷ 43,560 =	0.11
Total Impervious Cover	87,991	÷ 43,560 =	2.09

Total Impervious Cover 2.09 **÷ Total Acreage** 3.21 **X 100 =** 65.1**% 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:

0% Domestic	0Gallons/day
0% Industrial	0Gallons/day
0% Commingled	0 Gallons/day
TOTAL gallons/day 0	

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 NA.

☐ 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 NA (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" = 40'.

18. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

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

    ☐ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment A

Factors Affecting Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

1. Soil erosion due to the clearing of the site.
2. Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings.
3. Hydrocarbons from asphalt paving operations.
4. Miscellaneous trash and litter from construction workers and material wrappings.
5. Potential overflow/spills from portable toilets.

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

1. Oil, grease, fuel, and hydraulic fluid contamination from vehicle drippings.
2. Dirt and dust which may fall off vehicles.
3. Miscellaneous trash and litter.

For gas spills and oil leakage, and any hydrocarbon sources, see section 1.4.16 of the TCEQ Technical Guidance Manual for cleanup/treatment requirements for different levels of spillage/leakage.

Attachment B

Volume and Character of Stormwater

The character of the proposed runoff will be similar to what is found in typical surface parking developments of this size. The proposed volumes and treatment requirements are attached as TSS Removal Calculations.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	Williamson	
Total project area included in plan * =	3.21	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	2.09	acres
Total post-development impervious cover fraction * =	0.65	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1819	lbs.

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

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

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

Drainage Basin/Outfall Area No. = Offsite

Total drainage basin/outfall area =	3.21	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.09	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	1819	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 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 3

where:

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

A_C =	3.21	acres
A_I =	2.09	acres
A_P =	**1.12**	acres
L_R =	**2077**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	1819	lbs
F =	**0.88**	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	**1.50**	inches
Post Development Runoff Coefficient =	**0.46**	
On-site Water Quality Volume =	**8048**	cubic feet

Calculations from RG-348

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet

Storage for Sediment =	**1610**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**9658**	cubic feet

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

7. Retention/Irrigation System — Designed as Required in RG

Required Water Quality Volume for retention basin =	**NA**	cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	**0.1**	in/hr
irrigation area =	**NA**	square feet
	NA	acres

8. Extended Detention Basin System — Designed as Required in RG

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

9. Filter area for Sand Filters — Designed as Required in RG

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**9658**	cubic feet
Minimum filter basin area =	**447**	square feet
Maximum sedimentation basin area =	**4024**	square feet
Minimum sedimentation basin area =	**1006**	square feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	**9658**	cubic feet
Minimum filter basin area =	**805**	square feet
Maximum sedimentation basin area =	**3219**	square feet
Minimum sedimentation basin area =	**201**	square feet

10. Bioretention System — Designed as Required in RG

Required Water Quality Volume for Bioretention Basin =	**NA**	cubic feet

11. Wet Basins — Designed as Required in RG

Required capacity of Permanent Pool =	**NA**	cubic feet
Required capacity at WQV Elevation =	**NA**	cubic feet

Attachment C

No OSSF is proposed for this project.

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: Gregory Griffin, P.E.

Date: 6-12-23

Signature of Customer/Agent:

Regulated Entity Name: St. David's Healthcare Surgical Hospital, A Campus of North Austin Medical Center Remote Parking Addition

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: Rattan Creek

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.

Attachment A

Spill Response Actions

There will be hydrocarbons stored on-site. If any spills of that nature occur from other sources, they will be cleaned and treated in accordance with standard approved procedures. TCEQ inspectors will be consulted to ensure proper clean-up and documentation. A Hazardous Material Interceptor system will be installed down gradient to the fuel filling locations to intercept any significant gas spills.

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

- Environmental Release Hotline or the Texas Natural Resource Conservation Commission (TNRCC) **1-800-832-8224**
- Regional Office, Monday through Friday 8:00 to 5:00
- TNRCC (24-Hours) at 512/239-2507 or 512/463-7727.
- Reportable Quantities are described below:

(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.

Attachment B

Potential Sources of Contamination

Asphalt will be used for construction of parking isles and parking areas. Sources of contamination would be from oils, transmission fluids, and other materials from construction and automobile vehicles. Some contamination might occur from machinery used during construction.

Stabilized construction entrances will be placed at the entrances to the site in order to deter contamination resulting from construction vehicles tracking mud and other contaminants onto public roadways. Temporary Best Management practices such as silt fence and inlet protection, will be used. The location of these items is shown on the Erosion Control and Tree Protection Plan of the attached plans.

Attachment C

Sequence of Construction

For construction:

1. Install temporary erosion/sedimentation and tree protection controls on the site as indicated on the erosion control sheet.

2. Grade the site as indicated on the construction plans

3. Install all underground utilities as indicated on the construction plans.

4. Construct the proposed improvements as per the construction plans

5. Remove all temporary erosion and sedimentation controls upon completion of permanent revegetation of all disturbed areas.

6. Total disturbed area for both phases is 3.21 Acres.

Attachment D

Temporary Best Management Practices and Measures

Erosion Control Methods

During Construction, temporary erosion controls will be utilitized to prevent silt runoff from the site. After construction, permanent restoration (sod, hydromulch, and landscape areas) will be installed to prevent silt runoff from the site.

Temporary Sedimentation Control Methods

Silt Fencing and Inlet Protection

Silt fencing will be placed at the downslope side of disturbed areas within the Limit of Construction and others areas that arise during construction. Inlet protection will be placed on all inlets during construction

Construction Entrance/Exit:

A Stabilized construction entrance is to be install at all construction entrances and properly maintained during construction to control tracking of mud and debris from the site.

To the greatest possible extent, the existing naturally occurring flows within this development will be maintained. See the Erosion Contral Plan of the construction plans for the Temporary Best Management Practices and Measures locations. A SWPPP will be prepared for the project and a SWPPP Consultant will monitor the project during each phase of construction.

Attachment F

Structural Practices

Curb and gutter construction will be utilized to direct stormwater runoff to the stormwater inlets located within the project. Storm sewer lines will convey stormwater runoff from the inlets to the existing sedimentation/filtration pond where treatment for pollutants will occur. There is no offsite stormwater runoff into the site.

Attachment G

Drainage Area Map

A Drainage Area Map is included in this submittal of the accompanying construction plans. See Sheets 11 and 17 in the attached Plans and Specifications.

Attachment H

Temporary Sedimentation Pond Plans and Calculations

There are no temporary sedimentation ponds for this project.

Attachment I

Inspection and Maintenance for BMPs

Silt Fencing and Inlet Protection

1. Inspect all silt fencing and inlet protection weekly and after any rainfall events.

2. Remove sediment when buildup reaches 6 inches, or install a second line of fencing/berm parallel to the old fence.

3. Replace or repair any sections crushed or collapsed in the course of construction activity.

Stabilized Construction Entrance

1. The entrance should be maintained in a conditions which will prevent tracking or flowing of sediment onto public rights of way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measure used to trap sediment.

2. All sediment spilled, dropped, washed, or tracked on to the public right of way should be removed immediately by the contractor.

3. When necessary, wheels should be cleaned to remove sediment prior to the entrance onto public right of way.

The permittee responsible (the Contractor) shall maintain a log of inspection of all temporary BMPs. Inspections should be made and documented every 14 days, and within 24 hours after rainfall events in excess of 0.5 inches to ensure site compliance. Litter, construction debris, and construction chemicals exposed to stormwater whall be prevented from becoming a pollutant source for stormwater discharges (e.g, screening outfalls, picked up daily). A SWPPP will be prepared for the project and a SWPPP consultant will monitor the above during construction.

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

During the construction phase of this project, soils will be stabilized by the use of silt fencing which will be in place prior to commencement of any construction activity involving disturbance of the soil. Following completion of construction, soils will be stabilized by the use of landscaping, including sodding. For reference, the TCEQ Technical Guidance Manual Chapter 1 gives further information relating stabilization schedules for interruptions. A SWPPP will be prepared for the project and a SWPPP consultant will perform inspections during each construction phase.

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: Gregory Griffin, P.E. Agent

Date: 6-12-23

Signature of Customer/Agent

Regulated Entity Name: St. David's Healthcare Surgical Hospital, A Campus of North Austin Medical Center Remote Parking Addition

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

Attachment A

20% or Less Impervious Cover Waiver

This section is not applicable. The development exceeds twenty percent (20%) impervious cover.

Attachment B

BMPs for Upgradient Stormwater

No up gradient flows impact this project site.

Attachment C

BMP's for On-site Stormwater

On-site flows will be filtered through the use of a existing sedimentation/filtration pond. This water quality Best Management Practice has been designed using the TCEQ Design Criteria..

Attachment D

BMP's for Surface Streams

The placement of silt fencing and inlet protection as temporary erosion control and the existing sedimentation/filtration pond will assist in preventing pollutants from entering surface streams or the aquifer.

No "sensitive" or "possibly sensitive" features were identified in the Geologic Assessment for this site.

Attachment E

Request to Seal Features

This requirement is not applicable to this project. No features were identified in the Geological Assessment for this submittal.

Attachment F

Construction Plans

One (1) original and three (3) sets of the construction plans as submitted to the City of Austin for Site Plan permitting are attached to this WPAP report submittal.

Attachment G

Inspection, Maintenance, Repair and Retrofit Plan for the Sand Filter

PROJECT NAME: St. David's Healthcare Surgical Hospital, a campus of North Austin Medical Center, Remote Parking

ADDRESS: 1121 West Louis Hanna Boulevard East Bound.

CITY, STATE, ZIP: Austin, Texas 78728

Routine Maintenance

Mowing:

Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Inspections:

BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. The condition of the emergency spillway should be checked, and the inlet, barrel, and outlet should be inspected for clogging. The adequacy of upstream and downstream channel erosion protection measures and stability of the side slopes should be checked. 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 moving operations and inspections, debris and litter should be removed from the surface of the basin. Particular attention should be paid to floating debris, and the outlet should be checked for possible clogging.

Erosion Control:

The basin 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.

Sediment Removal:

Remove sediment from the inlet structure and sedimentation chamber when sediment buildup fills the 20% volume allocated for sediment accumulation, or when the proper functioning of the inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year, and from the sedimentation basin at least every five years. Silt accumulated on the surface of the filter media should be removed when it has reached a depth of about 0.5 inch or the drainage time has increased to more than 48 hours. Due to no access ramp into the pond, a temporary metal ramp may be required to access the ramp with heavy equipment.

Filter Underdrain:

Clean underdrain piping network to remove any sediment buildup every two years, or as needed to maintain design drawdown time.

Media Replacement:

More extensive maintenance of the filter media is required when the drawdown time begins to exceed the target time of 48 hours. Non-routine or corrective maintenance should be performed when the drawdown time exceeds 72 hours. When this occurs, the upper layer of geotechnical material and gravel ballast should be removed and replaced with new materials meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.

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 is preferable to chemical applications.

Non-Routine Maintenance:

Structural Repairs and Replacement:

Eventually, the various inlet/outlet and riser works in the basin will deteriorate and must be replaced. Once a year, during inspections, check all metal, concrete, and PVC for corrosion, sun-damage, and seepage around the structures.

Sediment Removal:

Sediment accumulated in the sediment forebay area should be removed from the facility every two years to prevent accumulation in the permanent

pool. Dredging of the permanent pool must occur at least every 15 years, or when accumulation of sediment impairs functioning of the outlet structure. "Proper" disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality and local guidelines and specifications. Check county and municipal requirements.

Harvesting:

Once every year, vegetation present at the fringes of the pond should be harvested to prevent the basin from filling with decaying organic matter.

Record Keeping:

Responsible Party or their assigns shall keep written records of all maintenance items including dates of maintenance.

Responsible Party: **St. David's Healthcare Partnership, L.P., LLC**

Mailing Address: 98 San Jacinto Boulevard Suite 1800

City, State, Zip: Austin, Texas 78701

Telephone: 512 482-4143

Email: **Shari Collier@stdavids.com**

Shari Collier Partnership CFO
Print Name of Responsible Party

Signature of Responsible Party Date

Attachment H

Pilot Scale Field Testing Plan

This plan is not applicable to this project.

Attachment I

Measures for Minimizing Surface Stream Contamination

Surface stream contamination will be mitigated by utilization of a existing sedimentation/filtration pond. Stormwater runoff from this development will be directed to existing sedimentation/filtration pond for TSS Removal. Following TSS Removal, the runoff will be discharged into a tributary of Rattan Creek

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

I Shari Collier,
Print Name

Partnership CFO,
Title

of St. David's Healthcare Partnership, L.P., LLP

have authorized Gregory Griffin, P.E.

of Griffin Engineering Group, Inc.

Have authorized on behalf of St. David's Healtchcare Partnership, LP LLP 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:

x _____ x 5/12/23
Applicant's Signature Date

THE STATE OF TEXAS §

County of Travis §

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

GIVEN under my hand and seal of office on this 12 day of May, 2023.

_____
NOTARY PUBLIC

Raquel Anna Lyons
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/10/25

RAQUEL ANNA LYONS
Notary ID #131086527
My Commission Expires
May 10, 2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: St. David's Healthcare Surgical Hospital, a campus of North Austin Medical Center, Remote Parking

Regulated Entity Location: 1121 West Louis Henna Boulevard East Bound, Austin, Tx 78728

Name of Customer: St. David's Healthcare Partnership, L.P., LLP

Contact Person: Shari Collier Phone: 512 482-4143

Customer Reference Number (if issued):CN 603250861

Regulated Entity Reference Number (if issued):RN 102658630

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.21 Acres	$ 4,000.00
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: 5-17-23

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*

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 603250861		RN 102658630

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	02/10/2018

☐ 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: e.g.: Doe, John)	If new Customer, enter previous Customer below:
St. David's Healthcare Partnership, L.P. LLP	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0008860210	17427818129	742781812	

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:	98 San Jacinto Boulevard Suite 1800						
	City	Austin	State	Tx	ZIP	78701	ZIP + 4

16. Country Mailing Information (if outside USA)	17. E-Mail Address (if applicable)
	Shari.Collier@stdavids.com

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 482 - 4143		( ) -

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.)

St. David's Healthcare Surgical Hospital, a campus of North Austin Medical Center, Remote Parking.

23. Street Address of the Regulated Entity: (No PO Boxes)	1121 west Louis Henna Boulevard East Bound						
	City: Austin	State: Tx	ZIP: 78728	ZIP + 4:			
24. County	Williamson						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Adjacent to St. David's Surgical Hospital				
26. Nearest City			State	Nearest ZIP Code	
Austin			Tx	78728	
27. Latitude (N) In Decimal:		28. Longitude (W) In Decimal:			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	28	38.92	97	41	20.93

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)
8062		622110	

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

Hospital Services

34. Mailing Address:	98 San Jacinto Boulevard						
	Suite 1800						
	City: Austin	State: Tx	ZIP: 78701	ZIP + 4:			
35. E-Mail Address:	Shari.Collier@stdavids.com						
36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)					
(512) 482 - 4143		( ) -					

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: Gregory Griffin, P.E.			41. Title: President ,Griffin Engineering Group, Inc.
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 836 - 3113		(512) 836 - 3103	Griffinengineeringgroup@gmail.com

SECTION V: Authorized Signature

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

Company:	Griffin Engineering Group, Inc.	Job Title:	President
Name(*In Print*):	Gregory Griffin	Phone	(512) 836-3113
Signature:		Date	5/17/23

SITE PLAN SUBMITTAL

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

1121 WEST LOUIS HENNA BOULEVARD EAST BOUND (STATE HIGHWAY 45) AUSTIN, TEXAS 78728

SUBMITTAL DATE:

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/ [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

"APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY."

CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN – SITE & SUBDIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTURCTION EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.

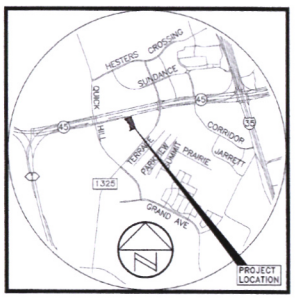
"IF AT ANY TIME DURING CONSTRUCTIN OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTURCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERD WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]"

ACCESSIBILITY

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3] – ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
4. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. [ANSI 405.2 – 405.6]

PROJECT SPECIFIC NOTES

1. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE RATTAN CREEK WATERSHED AND IS CLASSIFIED AS SUBURBAN.
2. NO SLOPES ON THIS SITE EXCEED 15% GRADE.
3. NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMIT OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48491C0690F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
4. THIS SITE IS LOCATED IN THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
6. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
7. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
8. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
9. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
10. FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. 2020017881, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
11. THE WATER QUALITY/DETENTION FOR THIS SITE PLAN IS CONSTRUCTED WITH THE AURO CONSTRUCTION PLANS C8J-2014-0150.01.1B.
12. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.



PROJECT VICINITY MAP
N.T.S.

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD STREET
AUSTIN, TEXAS 78753
(512) 836-3113
FIRM F-634

SITE DATA

OWNER:	ST. DAVID'S HEALTHCARE PARTNERSHIP LP, LLP C/O MARK WORSHAM 98 SAN JACINTO BLVD. #1800 AUSTIN, TX 78701 (512) 482-4176
LEGAL DESCRIPTION:	LOT 2, BLOCK B AURO SUBDIVISION C8-2014-0150.01.1A APPROVED FEB. 6, 2020
LIMITS OF CONSTRUCTION:	3.21 AC.
ZONING:	2 MILE ETJ
RELATED PROJECTS:	SP-2019-0249D C8-2014-0150-01.1B

APPROVED BY:

DEVELOPMENT SERVICES DEPT. DATE

AUSTIN WATER UTILITY DATE

ENGINEER/DESIGNER
GREGORY GRIFFIN, P.E.
GRIFFIN ENGINEERING GROUP, INC.
11808 TEDFORD STREET
AUSTIN, TEXAS 78753
(512) 836-3113

SURVEYOR
JOE BEN EARLY
EARLY LAND SURVEYING, LLC
PO BOX 92588
AUSTIN, TX 78709
(512) 802-8631

STATE OF TEXAS · GREGORY GRIFFIN · 64151 · LICENSED · PROFESSIONAL ENGINEER

I, GREGORY GRIFFIN, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT. I FURTHER CERTIFY THAT THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER A OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.

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

GREGORY GRIFFIN, P.E. 5/2/23
GRIFFIN ENGINEERING GROUP INC. DATE

PROJECT DESCRIPTION

CONSTRUCTION OF A 224 EMPLOYEE PARKING FACILITY FOR THE ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER. THE SITE IS LOCATED IN THE RATTAN CREEK WATERSHED, CLASSIFIED AS SUBURBAN AND IS SUBJECT TO CURRENT LAND DEVELOPMENT CODE REQUIREMENTS.

INDEX OF DRAWINGS

BENCHMARK INFORMATION

BM #2: MAG NAIL WITH WASHER SET IN INLET ALONG THE EAST SIDE OF A CONCRETE DRIVEWAY APPROX. 48' NORTH OF A LIGHT STANDARD AND APPROX. 107' SOUTH OF A CROSSWALK CROSSING THE CONCRETE DRIVEWAY.

ELEVATION = 853.04'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

SITE PLAN APPROVAL SHEET ____ OF ____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE _____
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____

DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW

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.

SHEET NUMBER
1 of 21

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 AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN -SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "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, 611 EAST 6TH STREET, AUSTIN TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
   - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
   - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

DEVELOPER INFORMATION

ST. DAVID'S HEALTHCARE PARTNERSHIP LP, LLP	(512) 482-4176
OWNER	PHONE #
98 SAN JACINTO BLVD. #1800 AUSTIN, TEXAS 78701	
OWNER ADDRESS	
GREGORY GRIFFIN, P.E.	
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS	PHONE #
OWNER	(512) 836-3113
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE	PHONE #
OWNER	
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE	PHONE #

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL B MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY B REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRED A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
7. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE WATERSHED PROTECTION DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRE-CONSTRUCTION MEETING.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN(SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE.PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE TO THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND INSUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
12. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT

PAGE 1

APPENDIX P-1 - EROSION 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 ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.

-- PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:

✓ DIRECTION OF FLOW DURING GRADING OPERATIONS.

✓ LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.

✓ AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.

✓ DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.)

✓ LOCATION AND TYPE OF E&S BMPS FOR EACH PHASE OF DISTURBANCE.

✓ CALCULATIONS FOR BMPS AS REQUIRED.

✓ LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.

✓ LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.

✓ DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:

1. INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
2. PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)
3. SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED
4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS
5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS

-- CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:

3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

3.3 STABILIZE SOILS

3.4 PROTECT SLOPES

3.5 PROTECT STORM DRAIN INLETS

3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS

3.9 ANY ADDITIONAL BMPS

-- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).

-- FOR ANY STRUCTURAL BMPS, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.

-- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.

3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.

4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, 974-2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.

5. 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. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), CERTIFIED EROSION, SEDIMENT AND STORMWATER- INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION 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 MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

- TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

- SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S.

A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.

B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.

C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.

D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATIONS 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD / STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1,500 TO 2,000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 604S OR 609S.

A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.

B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.

C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.

D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 16 SQUARE FEET.

E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATION	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS			
10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2,500 TO 4,000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)	
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
	FIBERS OR LESS 10% TACKIFIER			

10. DEVELOPER INFORMATION:

OWNER: ST DAVID'S HEALTHCARE PARTNERSHIP LP, LLP

PHONE #: (512) 482-4176

ADDRESS: 98 SAN JACINTO BLVD., SUITE 1800, AUSTIN, TX. 78701

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: GREGORY GRIFFIN P.E.

PHONE #: (512) 836-3113

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: CONTRACTOR

PHONE #: ______

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: CONTRACTOR

PHONE #: ______

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

SOURCE: RULE NO. R161-15.13, 1-4-2016.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES.THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES,SOLUTIONCAVITY,SINKHOLE,ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY.THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED IN APPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THEN EXTRA IN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVEFEATURES,ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER,CONSTRUCTION DEBRIS,AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALLSPOILS(EXCAVATEDMATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STOREDON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOONASPOSSIBLEPRIORTOTHE14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED.IFDROUGHTCONDITIONSORINCLEMENT WEATHER PREVENT ACTION BY THE14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATION AL MODIFICATION OF ANY WATER POLLUTIONABATEMENTSTRUCTURE(S), INCLUDING BUT NOT LIMITEDTOPONDS,DAMS,BERMS,SEWAGETREATMENTPLANTS,ANDDIVERSIONARYSTRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;

C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UN DEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

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

STATE OF TEXAS
GREGORY GRIFFIN
64151
LICENSED
PROFESSIONAL ENGINEER
5/2/23

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

GENERAL NOTES

1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

FIRM F-634

SHEET NUMBER
2 of 21

Doc # 2020016443

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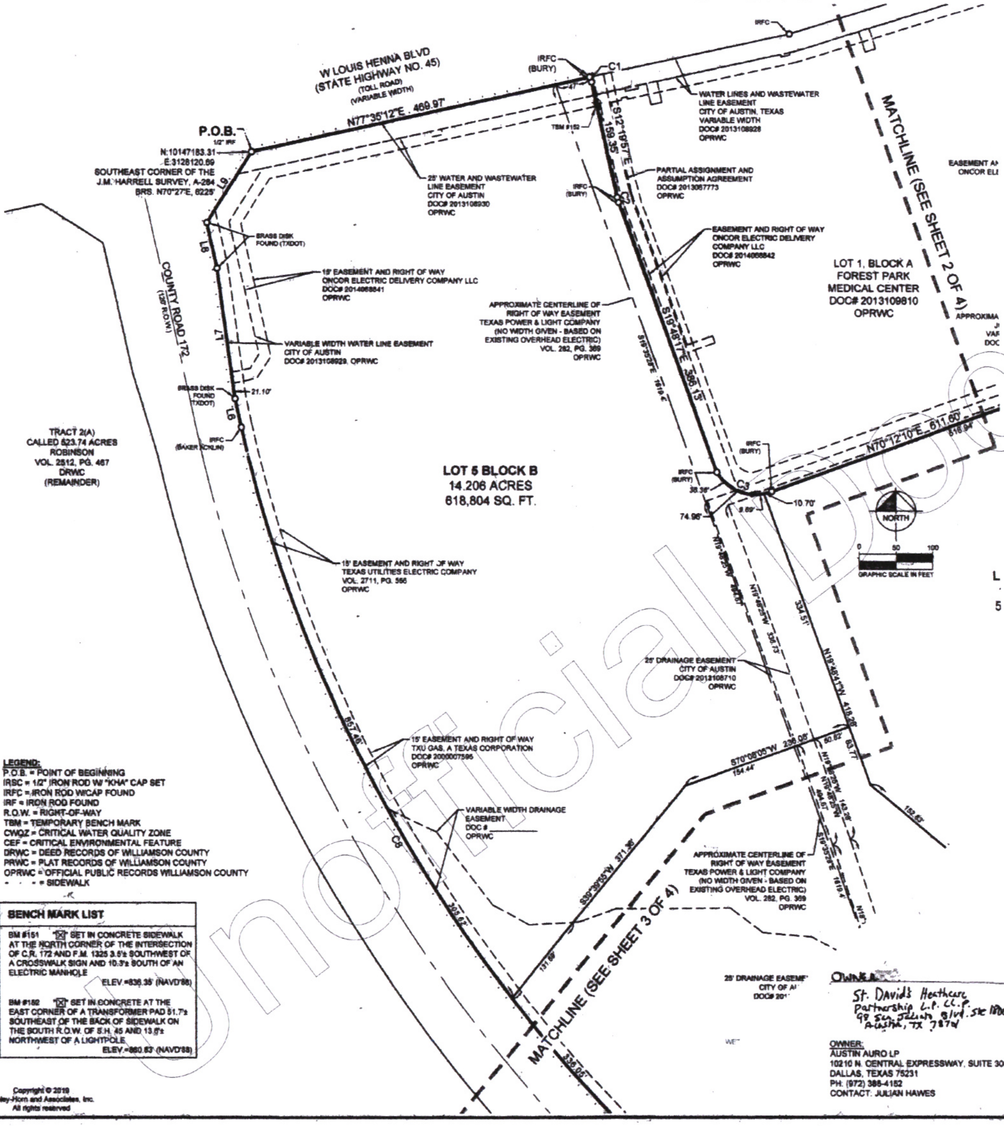
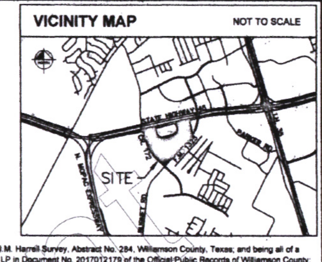
AURO SUBDIVISION
50.105 ACRES
LOTS 1-5, BLOCK B
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: DECEMBER 28, 2018





A METES AND BOUNDS DESCRIPTION OF A 50.105 ACRE TRACT OF LAND

BEING a 50.105 acres (2,182,561 square feet) of land situated in the J.M. Harrell Survey, Abstract No. 284, Williamson County, Texas; and being all of a called 50.105 acre tract of land described in instrument to Austin Auro LP in Document No. 2017012179 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found marking the northerly end of a cut back corner marking the intersection of the westerly right-of-way line of County Road 172 (120 feet wide) with the southerly right-of-way line of State Highway No. 45 (variable width);

THENCE, North 77°35'12" East, 469.97 feet along the southerly right-of-way line of said State Highway No. 45 to a 1/2-inch iron rod with a plastic cap stamped "BURY" found marking the northwesterly corner of Lot 1, Block A, Forest Park Subdivision, according to the map or plat thereof recorded under Document Number 2013109810, Official Records of Williamson County, Texas;

THENCE, departing the southerly right-of-way line of said State Highway No. 45 and along the common lines of said Lot 1, Block A and said 50.105 acre tract the following fourteen (14) courses and distances:

1. in a southeasterly direction, along a non-tangent curve to the right having a central angle of 18°58'13", a radius of 22.12 feet, a chord bearing and distance of South 22°15'15" East, 7.29 feet, and a total arc length of 7.32 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for corner;
2. South 12°19'57" East, 159.35 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of curvature;
3. in a southeasterly direction, along a tangent curve to the left having a central angle of 7°31'37", a radius of 55.50 feet, a chord bearing and distance of South 15°22'38" East, 7.29 feet, and a total arc length of 7.29 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of tangency;
4. South 19°48'17" East, 386.13 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of curvature;
5. in a southeasterly direction, along a tangent curve to the left having a central angle of 82°46'50", a radius of 59.29 feet, a chord bearing and distance of South 70°30'46" East, 78.40 feet, and a total arc length of 85.66 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of tangency;
6. North 70°12'10" East, 611.60 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of curvature;
7. in a northeasterly direction, along a tangent curve to the left having a central angle of 59°42'15", a radius of 78.92 feet, a chord bearing and distance of North 35°27'19" East, 78.57 feet, and a total arc length of 82.24 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of compound curvature;
8. in a northwesterly direction, along a compound curve to the left having a central angle of 18°01'01", a radius of 454.52 feet, a chord bearing and distance of North 12°02'52" West, 142.34 feet, and a total arc length of 142.93 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of tangency;
9. North 19°42'58" West, 75.04 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for corner;
10. North 39°55'52" West, 141.76 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for corner;
11. North 45°08'21" East, 11.34 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for corner;
12. in a northwesterly direction, along a non-tangent curve to the left having a central angle of 15°01'21", a radius of 459.08 feet, a chord bearing and distance of North 52°06'45" West, 120.02 feet, and a total arc length of 120.37 feet to a 1/2-inch iron rod found for a point of reverse curvature;
13. in a northwesterly direction, along a reverse curve to the right having a central angle of 42°34'39", a radius of 45.00 feet, a chord bearing and distance of North 38°13'19" West, 32.68 feet, and a total arc length of 33.44 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found for a point of tangency;
14. North 16°08'13" West, 27.09 feet to a 1/2-inch iron rod found marking the northeasterly corner of said Lot 1 on the southerly right-of-way line of said State Highway No. 45;

THENCE, along the southerly right-of-way line of said State Highway No. 45, the following two (2) courses and distances:

1. North 72°41'01" East, 177.72 feet to a 1/2-inch iron rod with a plastic cap stamped "BAKER ACKLIN" found for corner;
2. North 77°33'09" East, 438.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the westerly line of Lot 1, Block J of La Frontera Section IV, plat of which recorded in Cabinet S, Slides 66-68 of the Plat Records of Williamson County;

THENCE, South 20°58'11" East, 925.84 feet along the westerly line of said Lot 1, Block J to a 1/2-inch iron rod with a plastic cap stamped "BAKER ACKLIN" found marking the southernmost corner of said Lot 1, Block J on the northwesterly right-of-way line of F.M. 1325 (125 feet wide);

THENCE, along the northwesterly right-of-way line of said F.M. 1325, the following two (2) courses and distances:

1. South 41°12'24" West, 1498.70 feet to a broken concrete monument found for corner;
2. South 42°17'36" West, 39.35 feet to a 1/2-inch iron rod with a plastic cap stamped "BURY" found marking the easterly end of a cut back corner at the intersection of the northwesterly right-of-way line of said F.M. 1325 with the easterly right-of-way line of aforesaid County Road 172;

THENCE, South 86°17'52" West, 142.41 feet along said cut back corner to a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the westerly end of said cut back corner;

THENCE, along the easterly right-of-way line of said County Road 172, the following five (5) courses and distances:

1. North 48°39'22" West, 348.16 feet to a 1/2-inch iron rod found for a point of curvature;
2. in a northwesterly direction, along a non-tangent curve to the right having a central angle of 35°14'56", a radius of 1940.00 feet, a chord bearing and distance of North 30°12'06" West, 1174.77 feet, and a total arc length of 1193.51 1/2-inch iron rod with a plastic cap stamped "BAKER ACKLIN" found for a point of tangency;
3. North 12°16'12" West, 39.07 feet to a brass disk stamped "TXDOT" found for corner;
4. North 7°29'36" West, 177.76 feet to a brass disk stamped "TXDOT" found for corner;
5. North 12°21'27" West, 63.47 feet to a brass disk stamped "TXDOT" found marking the southwesterly end of aforesaid cut back corner at the intersection of the easterly right-of-way line of said County Road 172 and the southerly right-of-way line of aforesaid State Highway No. 45;

THENCE, North 32°31'53" East, 113.87 feet along said cut back corner to the **POINT OF BEGINNING**, and containing 50.1047 acres of land in Williamson County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings shown hereon are based on the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.999920006. The unit of linear measurement is U.S. Survey Feet.

LEGEND:
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
TBM = TEMPORARY BENCH MARK
CWQZ = CRITICAL WATER QUALITY ZONE
CEF = CRITICAL ENVIRONMENTAL FEATURE
DRWC = DEED RECORDS OF WILLIAMSON COUNTY
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- - = SIDEWALK

BENCH MARK LIST

BM #151 "☒" SET IN CONCRETE SIDEWALK AT THE NORTH CORNER OF THE INTERSECTION OF C.R. 172 AND F.M. 1325 3.5'± SOUTHWEST OF A CROSSWALK SIGN AND 10.3'± SOUTH OF AN ELECTRIC MANHOLE
ELEV.=836.35' (NAVD'88)

BM #152 "☒" SET IN CONCRETE AT THE EAST CORNER OF A TRANSFORMER PAD 51.7'± SOUTHEAST OF THE BACK OF SIDEWALK ON THE SOUTH R.O.W. OF S.H. 45 AND 13.6'± NORTHWEST OF A LIGHTPOLE
ELEV.=860.83' (NAVD'88)

OWNER:
St. David's Heathcare Partnership L.P. LLP
98 San Jacinto Blvd. Ste 1800
Austin, TX 78701

OWNER:
AUSTIN AURO LP
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75231
PH: (972) 386-4152
CONTACT: JULIAN HAWES

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78746
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: LUKE CARAWAY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

SUBDIVISION INFORMATION:
OWNER: AUSTIN AURO LP + St. David's Healthcare
ACREAGE: 50.105
SURVEY: J.M. HARRELL SURVEY, ABSTRACT NO. 284
NO. OF BLOCKS: 1
NO. OF LOTS: 5
NEW STREETS: NONE
DATE: OCTOBER 2018

CASE NO. C8-2014-0150.01.1A

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	12/9/2019	064492107	1 OF 4

DWG NAME: K:\SNA_SURVEY\AURO DEVELOPMENT\064492107-AURO - FM 1325\DWG\PLAT\AURO PLAT.DWG PLOTTED BY BLANKENSHIP, JAMES 12/9/2019 3:11 PM LAST SAVED 12/9/2019 3:11 PM

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

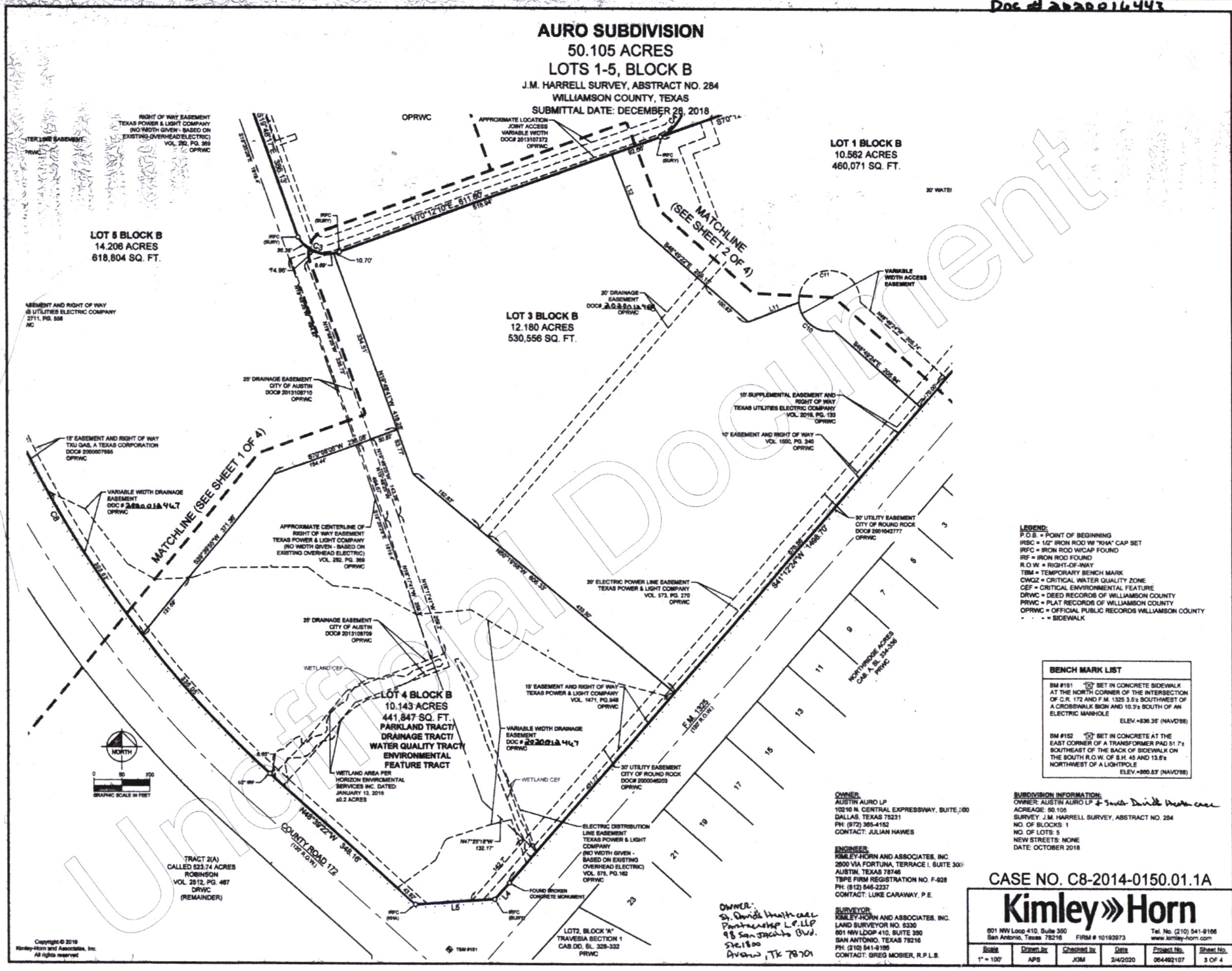
ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
FINAL PLAT
1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

SHEET NUMBER
3 of 21

Doc # 2020016443

202001643 Page 3 of 5



GRIFFIN ENGINEERING GROUP INC.

11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

FIRM F-634

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

FINAL PLAT

1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

SHEET NUMBER 4 of 21

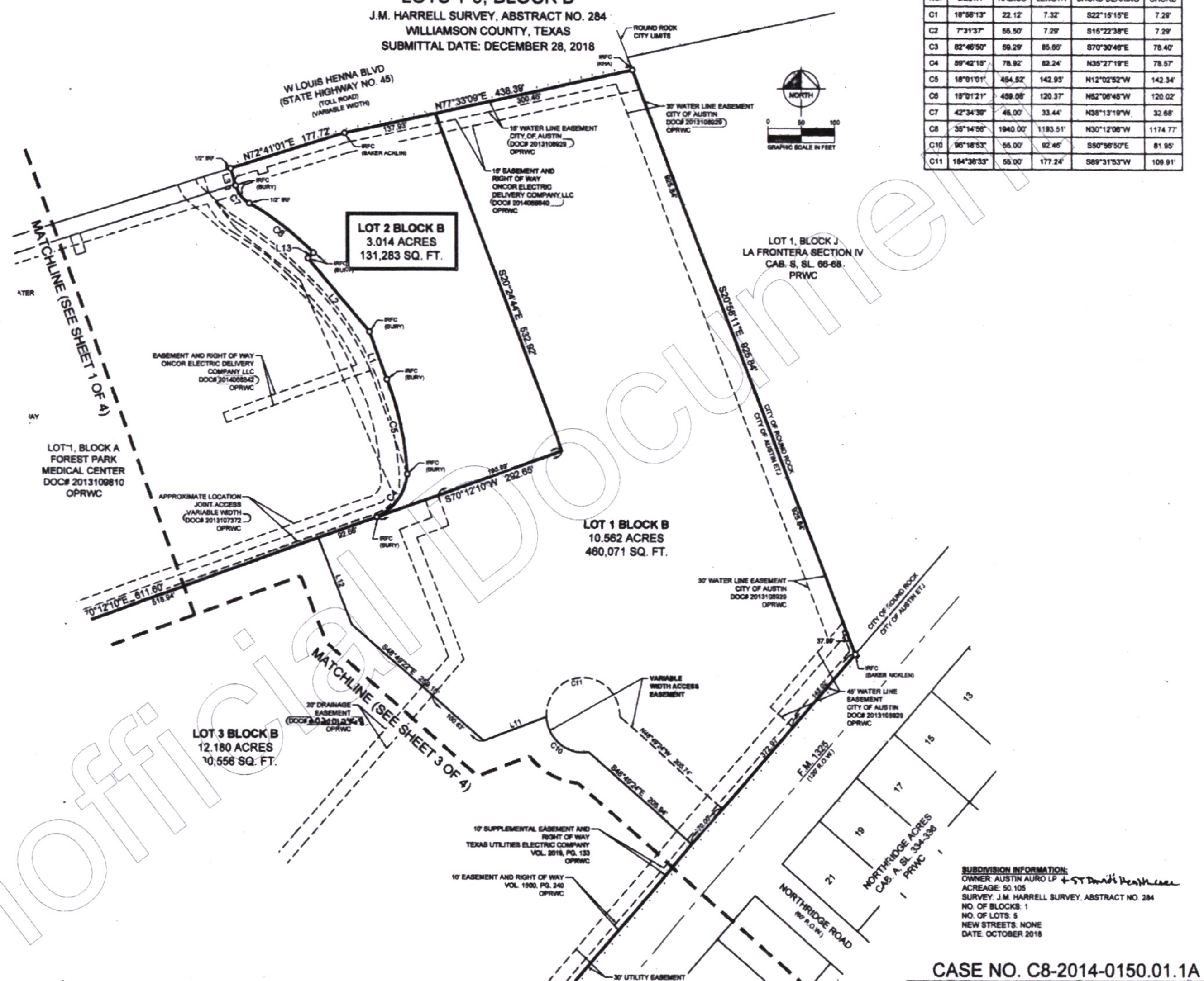
Doc # 2020016443

AURO SUBDIVISION
50.105 ACRES
LOTS 1-5, BLOCK B
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: DECEMBER 28, 2018

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK B	10.562	460,071
LOT 2 BLOCK B	3.014	131,283
LOT 3 BLOCK B	12.180	530,558
LOT 4 BLOCK B	10.143	441,847
LOT 5 BLOCK B	14.206	618,804
TOTAL	50.105	2,182,561

LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°42'58"W	75.04'
L2	N39°55'52"W	141.76'
L3	N16°08'13"W	27.09'
L4	S42°17'36"W	39.35'
L5	S86°17'52"W	142.41'
L6	N12°19'12"W	39.07'
L7	N07°29'36"W	177.78'
L8	N12°21'27"W	63.47'
L9	N32°31'53"E	113.67'
L11	N68°59'43"E	99.37'
L12	S21°00'17"E	137.31'
L13	N45°08'21"E	11.34'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°56'13"	22.12'	7.32'	S22°15'15"E	7.29'
C2	7°31'37"	55.50'	7.29'	S15°22'38"E	7.29'
C3	82°46'50"	59.29'	85.66'	S70°30'46"E	78.40'
C4	59°42'15"	78.92'	82.24'	N35°27'19"E	78.57'
C5	18°01'01"	454.52'	142.93'	N12°02'52"W	142.34'
C6	15°01'21"	459.08'	120.37'	N52°06'45"W	120.02'
C7	42°34'39"	45.00'	33.44'	N38°13'19"W	32.68'
C8	35°14'56"	1940.00'	1193.51'	N30°12'06"W	1174.77'
C10	96°16'53"	55.00'	92.46'	S50°56'50"E	81.95'
C11	184°38'33"	55.00'	177.24'	S89°31'53"W	109.91'



LEGEND:
P.O.B. = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
TBM = TEMPORARY BENCH MARK
CWQZ = CRITICAL WATER QUALITY ZONE
CEF = CRITICAL ENVIRONMENTAL FEATURE
DRWC = DEED RECORDS OF WILLIAMSON COUNTY
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- · - = SIDEWALK

BENCH MARK LIST

BM #151 SET IN CONCRETE SIDEWALK AT THE NORTH CORNER OF THE INTERSECTION OF C.R. 172 AND F.M. 1325 3.5'± SOUTHWEST OF A CROSSWALK SIGN AND 10.3'± SOUTH OF AN ELECTRIC MANHOLE
ELEV.=836.35' (NAVD'88)

BM #152 SET IN CONCRETE AT THE EAST CORNER OF A TRANSFORMER PAD 51.7'± SOUTHEAST OF THE BACK OF SIDEWALK ON THE SOUTH R.O.W. OF S.H. 45 AND 13.6'± NORTHWEST OF A LIGHTPOLE
ELEV.=880.83' (NAVD'88)

SUBDIVISION INFORMATION:
OWNER: AUSTIN AURO LP + ST David's Healthcare
ACREAGE: 50.105
SURVEY: J.M. HARRELL SURVEY, ABSTRACT NO. 284
NO. OF BLOCKS: 1
NO. OF LOTS: 5
NEW STREETS: NONE
DATE: OCTOBER 2018

OWNER:
St. David's Healthcare Partnership L.P. LLP
98 San Jacinto Blvd.
Ste 1900
Austin, TX 78701

OWNER:
AUSTIN AURO LP
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75231
PH: (972) 385-4152
CONTACT: JULIAN HAWES

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78746
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: LUKE CARAWAY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

CASE NO. C8-2014-0150.01.1A

Kimley»Horn
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	2/4/2020	064492107	2 OF 4

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
FINAL PLAT
1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

Doc #2020016443

AURO SUBDIVISION
50.105 ACRES
LOTS 1-5, BLOCK B
J.M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: DECEMBER 28, 2018

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That AUSTIN AURO LP, being the owner of that certain 50.105 acre tract of land out of the J.M. Harrell Survey, Abstract No. 284, situated in Williamson County, Texas, as conveyed by deed as recorded in Document No. 2017012179 of the Official Public Records of Williamson County, does hereby subdivide 50.105 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

AURO SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

To certify which, witness by my hand this day of 11-20, 2019

John Hawes - Vice President & Regional Partner
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 26 day of NOVEMBER, 2019, by JULIAN HAWES as VP OF GP of AURO FAMILY on behalf of said corporation.

Print: TANA ROEUN
Notary Public
Notary Registration Number: 1008570
My commission expires: 10-8-22
County of Williamson
The State of Texas

TANA ROEUN
Notary Public, State of Texas
Comm. Expires 10-08-2020
Notary ID 126685970

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, John G. Mosier, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with Title 25 of the Austin Code of 2002, as amended, and is true and correct to the best of my knowledge.

John G. Mosier 11-25-19
John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Luke Caraway, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the Austin Code of 2002, as amended, and is true and correct to the best of my knowledge.

Luke Caraway 12/9/2019
Luke Caraway, P.E.
Kimley-Horn and Associates, Inc.
2600 Via Fortuna, Terrace I, Suite 300
Austin, Texas 78746
Ph. 512-646-2237
luke.caraway@kimley-horn.com

STATE OF TEXAS
LUKE W CARAWAY
125677
LICENSED
PROFESSIONAL ENGINEER

Transfer of Development Intensity Note (transferring tracts)

Lot 4 contains 4.68 acres of land to be used as transfer of development intensity, which equate to a total of 2.15 acres of impervious cover available for transfer pursuant to section 25-8-393, 25-8-424, or 25-8-454 of the land development code (ldc), and is restricted from development pursuant to this provision

a. 0.53 acres is transferred to Lot 1 as recorded per this plat.
b. 0.15 acres is transferred to Lot 2 as recorded per this plat.
c. 0.61 acres is transferred to Lot 3 as recorded per this plat.
d. 0.71 acres is transferred to Lot 5 as recorded per this plat.

Transfer of Development Intensity Note (receiving tracts)

a. Lot 1 has received a total of 0.53 acres available for transfer pursuant to section 25-8-393, 25-8-424, or 25-8-454 of the land development code and as described in the plat of record for the transferring tract.
b. 0.52 acres is received from Lot 4 as recorded per this plat.
c. Lot 2 has received a total of 0.15 acres available for transfer pursuant to section 25-8-393, 25-8-424, or 25-8-454 of the land development code and as described in the plat of record for the transferring tract.
d. 0.15 acres is received from Lot 4 as recorded per this plat.
e. Lot 3 has received a total of 0.61 acres available for transfer pursuant to section 25-8-393, 25-8-424, or 25-8-454 of the land development code and as described in the plat of record for the transferring tract.
f. 0.61 acres is received from Lot 4 as recorded per this plat.
g. Lot 5 has received a total of 0.71 acres available for transfer pursuant to section 25-8-393, 25-8-424, or 25-8-454 of the land development code and as described in the plat of record for the transferring tract.
h. 0.71 acres is received from Lot 4 as recorded per this plat.

APPENDIX G-2: TRANSFERS OF DEVELOPMENT INTENSITY
IMPERVIOUSNESS

LOTS GIVING TRANSFER	ACRES DEDICATED OR RESTRICTED	TOTAL TRANSFER AVAILABLE	REMAINING TRANSFER AVAILABLE		
4	4.68 AC	2.15 AC	0.15 AC		
LOTS RECEIVING TRANSFER	ALLOWED IC WITHOUT TRANSFER	ALLOWED IC WITH TRANSFER	PROPOSED IC	TOTAL TRANSFER REQUIRED	
1	1.84 AC (40%)	6.87 AC (85%)	6.87 AC (85%)	0.53 AC (5%)	
2	1.91 AC (40%)	1.99 AC (85%)	1.99 AC (85%)	0.15 AC (5%)	
3	1.70 AC (40%)	7.92 AC (85%)	7.92 AC (85%)	0.61 AC (5%)	
5	8.52 AC (40%)	9.23 AC (85%)	8.39 AC (85%)	0.71 AC (5%)	

COMMERCIAL

LOTS GIVING TRANSFER	ACRES DEDICATED OR RESTRICTED	TOTAL TRANSFER AVAILABLE	REMAINING TRANSFER	
4	4.68 AC	2.15 AC	0.15 AC	
LOTS RECEIVING TRANSFER	ALLOWED IC WITHOUT TRANSFER	ALLOWED IC WITH TRANSFER	PROPOSED IC	TOTAL TRANSFER REQUIRED
1	1.84 AC (95%)	7.39 AC (70%)	7.39 AC (70%)	0.53 AC (5%)
2	1.96 AC (95%)	2.11 AC (70%)	2.11 AC (70%)	0.15 AC (5%)
3	1.82 AC (95%)	8.53 AC (70%)	8.53 AC (70%)	0.61 AC (5%)
5	9.23 AC (95%)	9.94 AC (70%)	9.94 AC (70%)	0.71 AC (5%)

GENERAL NOTES:

1. According to Community Panel No. 48491C063E, dated September 26, 2008 and Community Panel No. 48491C065E, dated September 26, 2008 of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. All zone delineations shown hereon are approximate. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of Kimley-Horn or the undersigned.
2. The bearings shown hereon are based on the Texas State Plane Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) post processing. All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.999920066.The unit of linear measurement is U.S. Survey Feet.
3. It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
4. No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.
5. The water and wastewater system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved be the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
6. Facilities for off-street loading and unloading shall be provided for all non-residential sites.
7. All streets, drainage, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to the City of Austin standards.
8. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount established by the regional detention plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods.
9. No building, fence, landscaping or other such structures are permitted in drainage easements except as approved by the City of Austin.
10. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authority.
11. All drainage easements on private property shall be maintained by the property owner or assigns.
12. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes for requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if the plans to construct this subdivision do not comply with such codes and requirements.
13. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to the project.
14. Any electric utility activity inside the subdivision shall be included under the development permit.
15. Any relocation of electric facilities shall be at owner's expense.
16. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
17. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated 2-10 2020 the sub divider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc# 2020013469 in the Official Public Records of Williamson County, Texas.
18. This subdivision plat is located within the 2-Mile Extraterritorial Jurisdiction of the City of Austin on this the 6 day of February 2020.
19. All activities within the Critical Environmental Feature and associated setback must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
20. Public sidewalks, built to City of Austin standards, are required along: FM 1325 and STATE HIGHWAY 45 as shown by a dotted line on the face of the plat. The sidewalks along FM 1325 and STATE HIGHWAY 45 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
21. Public sidewalks, built to City of Austin standards, are required along: CR 172 as shown by a dotted line on the face of the plat. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
22. Lot 4 will be privately and jointly maintained through a Unified Development Agreement and Restrictive Covenant. Designated use is Parkland, Drainage, Water Quality, and Environmental Feature; No other uses are allowed on the lot. as exclusive
23. Parkland dedication for 720 residential units is required per Title 25 of the City Code, and will be satisfied with a combination of a Trail and Recreation Easement (6.15 acres) and an amenitized biofiltration pond (4.24 acres). The balance of the Parkland Dedication requirements will be satisfied through fee-in-lieu, to be paid prior to final plat recordation.
24. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by Austin Water.
25. Waterway setbacks as defined by the Land Development Code may be located on Lot 4, Block B. Development is limited within waterway setbacks.
26. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM and COA SSM) provision that all trenching greater that 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

ST. DAVID'S HEALTHCARE PARTNERSHIP, L.P., LLP, a Texas limited partnership, being the owner of that certain 3.014 acre tract of land out of the J.M. Harrell Survey, Abstract No. 284, situated in Williamson County, Texas, as conveyed by deed recorded in Document No. 2019108548 of the Official Public Records of Williamson County, does hereby subdivide 50.105 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

AURO SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

To certify which, witness by my hand this day of November 25, 2019.

By: GHC-Galen Health Care, LLC
Its: Manager
By: Shari Collier
Name: Shari Collier
Title: CFO

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 25 day of November 2019, by Shari Collier as CFO of SDHP, L.P. on behalf of said corporation.

Morgan Wade
Notary Public
Notary Registration Number: 131308342
My commission expires: October 6, 2021
County of Williamson
The State of Texas

Print: Morgan Wade

MORGAN WOOD
Notary ID #131308342
My Commission Expires
October 6, 2021

Zoning & Planning Commission

Accepted and authorized for record by the Zoning & Planning Commission of the City of Austin, Texas this, the 20 day of August 2019, A.D.

Jolene Kiolbassa, Chair — Ana Aguirre, Secretary

Development Services

Approved, accepted and authorized for record by the Director, Development Services Department, City of Austin, County of Travis, this the 6 day of February 2020 A.D.

Cesar Zavala for
Denise Lucas, Acting Director
Development Services Department

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its Certificate of Authentication, was filed for record in my office on the 19th day of February A.D. 2020 at 9:35 o'clock, A M., and duly recorded this the 19th day of February, 2020 A.D., at 9:55 o'clock, A M. in the Official Records of said county in Instrument No. 2020016443

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas. The date last shown above written.

Nancy E. Rister, Clerk of the County Court
of Williamson County, Texas

By: Brenda Mellenger Deputy
Brenda Mellenger 12/19/19

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

CASE NO. C8-2014-0150.01.1A

OWNER:
ST. DAVID'S HEALTHCARE PARTNERSHIP, L.P., L.L.P.
TO SAN JACINTO BLVD, STE. 100
AUSTIN, TX 78701
PH: (512-482-8700)
CONTACT: SHARI COLLIER

OWNER:
AUSTIN AURO LP & ST. DAVID'S HEALTHCARE PARTNERSHIP, L.P., L.L.P.
10210 N. CENTRAL EXPRESSWAY, SUITE 360
DALLAS, TEXAS 75231
PH: (972) 385-4152
CONTACT: JULIAN HAWES

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78746
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: LUKE CARAWAY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	11/25/2019	064492107	4 OF 4

2020016443 Page 5 of 5

DWG NAME: I:\GROUP\HOUSTON\PROJECTS\064492107\AURO - FM 1325\ENGINEER\AURO PLAT.DWG PLOTTED BY MOSIER, GREG 11/25/2019 10:57 AM LAST SAVED: 11/25/2019 11:16 AM

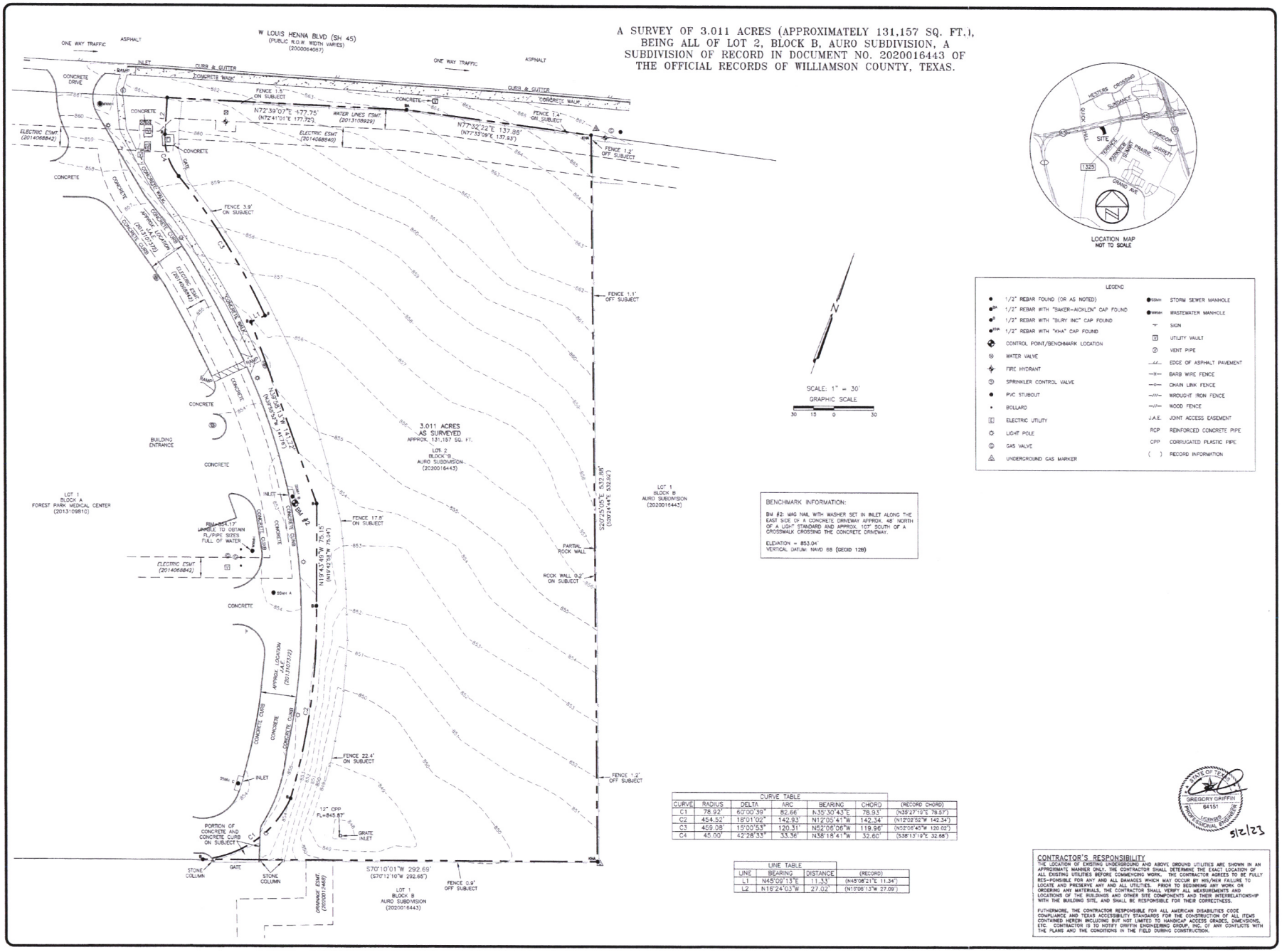
DATE: MAY 2023
DESIGNED: CS – ER
DRAWN:
CHECKED:
JOB NO:

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
FINAL PLAT
1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-654

SHEET NUMBER
6 of 21

A SURVEY OF 3.011 ACRES (APPROXIMATELY 131,157 SQ. FT.), BEING ALL OF LOT 2, BLOCK B, AURO SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020016443 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 30'
GRAPHIC SCALE
30 15 0 30

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
●BM	1/2" REBAR WITH "BAKER-AICKLEN" CAP FOUND
●B	1/2" REBAR WITH "BURY INC" CAP FOUND
●KHA	1/2" REBAR WITH "KHA" CAP FOUND
	CONTROL POINT/BENCHMARK LOCATION
	WATER VALVE
	FIRE HYDRANT
	SPRINKLER CONTROL VALVE
	PVC STUBOUT
	BOLLARD
E	ELECTRIC UTILITY
	LIGHT POLE
G	GAS VALVE
	UNDERGROUND GAS MARKER
SSMH	STORM SEWER MANHOLE
WWMH	WASTEWATER MANHOLE
	SIGN
T	UTILITY VAULT
V	VENT PIPE
	EDGE OF ASPHALT PAVEMENT
-X-	BARB WIRE FENCE
-o-	CHAIN LINK FENCE
-///-	WROUGHT IRON FENCE
-//-	WOOD FENCE
J.A.E.	JOINT ACCESS EASEMENT
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
( )	RECORD INFORMATION

BENCHMARK INFORMATION:

BM #2: MAG NAIL WITH WASHER SET IN INLET ALONG THE EAST SIDE OF A CONCRETE DRIVEWAY APPROX. 48' NORTH OF A LIGHT STANDARD AND APPROX. 107' SOUTH OF A CROSSWALK CROSSING THE CONCRETE DRIVEWAY.

ELEVATION = 853.04'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	78.92'	60°00'39"	82.66'	N35°30'43"E	78.93'	(N35°27'19"E 78.57')
C2	454.52'	18°01'02"	142.93'	N12°05'41"W	142.34'	(N12°03'52"W 142.34')
C3	459.08'	15°00'53"	120.31'	N52°08'06"W	119.96'	(N52°06'45"W 120.02')
C4	45.00'	42°28'33"	33.36'	N38°18'41"W	32.60'	(S38°13'19"E 32.68')

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	N45°09'13"E	11.33'	(N45°08'21"E 11.34')
L2	N16°24'03"W	27.02'	(N16°08'13"W 27.09')

STATE OF TEXAS
GREGORY GRIFFIN
64151
LICENSED PROFESSIONAL ENGINEER
5/12/23

CONTRACTOR'S RESPONSIBILITY

THE LOCATION OF EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RES-PONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS/HER FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES. PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF THE BUILDINGS AND OTHER SITE COMPONENTS AND THEIR INTERRELATIONSHIP WITH THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

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DATE: MAY 2023
DESIGNED: CS - ER
DRAWN: CS - ER
CHECKED:
JOB NO.:

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
EXISTING CONDITIONS
1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

SHEET NUMBER
7 of 21

BENCHMARK INFORMATION

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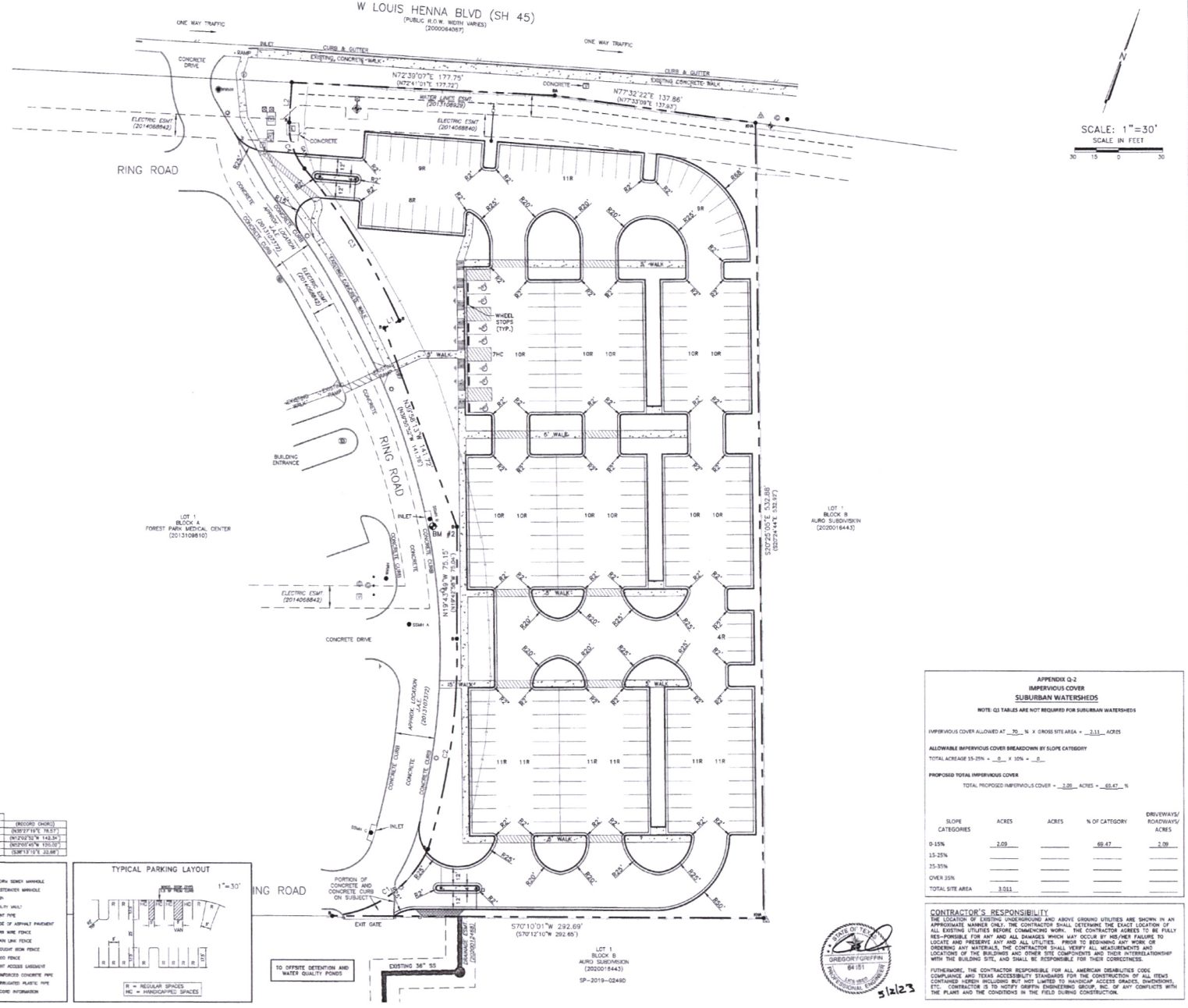

LINE TABLE			
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L2	N16°24'53"W	27.02'	(N16°08'13"W 27.89')

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LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "BAKER-AICKLEN" CAP FOUND
- 1/2" REBAR WITH "BURY INC" CAP FOUND
- 1/2" REBAR WITH "DNA" CAP FOUND
- CONTROL POINT/BENCHMARK LOCATION
- WATER VALVE
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- PVC STUBOUT
- BOLLARD
- ELECTRIC UTILITY
- LIGHT POLE
- GAS VALVE
- UNDERGROUND GAS MARKER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- SIGN
- UTILITY VAULT
- VENT PIPE
- EDGE OF ASPHALT PAVEMENT
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- JOINT ACCESS EASEMENT
- REINFORCED CONCRETE PIPE
- CORRUGATED PLASTIC PIPE
- RECORD INFORMATION

TYPICAL PARKING LAYOUT

1"=30'

R = REGULAR SPACES
HC = HANDICAPPED SPACES

APPENDIX Q-2
IMPERVIOUS COVER
SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 70 % X GROSS SITE AREA = 2.11 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 0 X 10% = 0

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 2.09 ACRES = 69.47 %

SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY	DRIVEWAYS/ ROADWAYS/ ACRES
0-15%	2.09		69.47	2.09
15-25%				
25-35%				
OVER 35%				
TOTAL SITE AREA	3.011			

CONTRACTOR'S RESPONSIBILITY

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STATE OF TEXAS
GREGORY GRIFFIN
84181
LICENSED PROFESSIONAL ENGINEER
5/2/23

DATE: MAY 2023
DESIGNED:
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JOB NO.:

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

SITE PLAN

1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-6534

SHEET NUMBER
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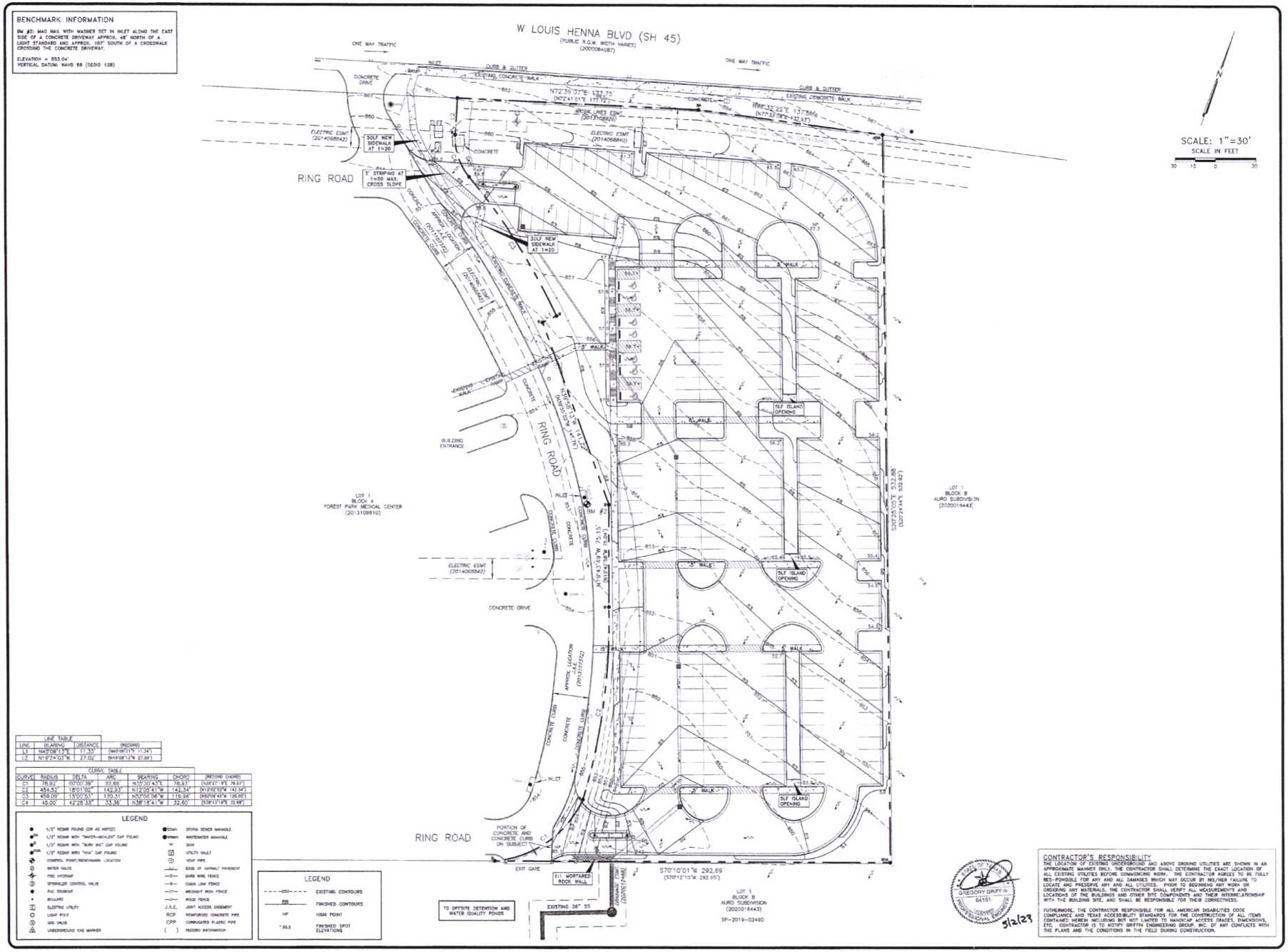
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ELEVATION = 853.04'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
W LOUIS HENNA BLVD (SH 45)
(PUBLIC R.O.W. WIDTH VARIES)
(2000084087)
ONE WAY TRAFFIC
CURB & GUTTER
EXISTING CONCRETE WALK
CONCRETE DRIVE
RING ROAD
ELECTRIC ESMT. (2014068842)
WATER LINE ESMT. (2013109829)
5SLF NEW SIDEWALK AT 1:20
5' STRIPING AT 1:50 MAX. CROSS SLOPE
EXISTING CONCRETE WALK
APPROX. LOCATION (2013107372)
CONCRETE CURB
BUILDING ENTRANCE
LOT 1 BLOCK A FOREST PARK MEDICAL CENTER (2013109810)
LOT 1 BLOCK B AURO SUBDIVISION (2020016443)
5SLF ISLAND OPENING
5' WALK
CONCRETE DRIVE
PORTION OF CONCRETE AND CONCRETE CURB ON SUBJECT
EXIT GATE
RETAINING WALL
TO OFFSITE DETENTION AND WATER QUALITY PONDS
EXISTING 36" SS
DRAINAGE EASEMENT (2020012468)
SP-2019-0249D
SCALE: 1"=30'
SCALE IN FEET
30 15 0 30
LINE TABLE
LINE BEARING DISTANCE (RECORD)
L1 N45°09'13"E 11.33' (N45°08'21"E 11.34')
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CURVE RADIUS DELTA ARC BEARING CHORD (RECORD CHORD)
C1 78.92' 67°00'39" 92.66' N75°30'43"E 78.93' (N39°27'9"E 78.87')
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C4 45.00' 42°28'33" 33.36' N38°18'41"W 32.60' (S38°13'19"E 32.48')
LEGEND
1/2" REBAR FOUND (OR AS NOTED)
1/2" REBAR WITH "WATER-MCVILLEN" CAP FOUND
1/2" REBAR WITH "BURY INC" CAP FOUND
1/2" REBAR WITH "HHA" CAP FOUND
CONTROL POINT/BENCHMARK LOCATION
WATER VALVE
FIRE HYDRANT
SPRINKLER CONTROL VALVE
PVC STUBOUT
BOLLARD
ELECTRIC UTILITY
LIGHT POLE
GAS VALVE
UNDERGROUND GAS MARKER
STORM SEWER MANHOLE
WASTEWATER MANHOLE
SIGN
UTILITY VAULT
VENT PIPE
EDGE OF ASPHALT PAVEMENT
BARB WIRE FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WOOD FENCE
JOINT ACCESS EASEMENT
REINFORCED CONCRETE PIPE
CORRUGATED PLASTIC PIPE
RECORD INFORMATION
LEGEND
EXISTING CONTOURS
FINISHED CONTOURS
HP HIGH POINT
FINISHED SPOT ELEVATIONS
STATE OF TEXAS
GREGORY GRIFFIN
64151
PROFESSIONAL ENGINEER
5/2/23
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GRADING PLAN
1121 WEST LOUIS HENNA BOULEVARD
GRIFFIN
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11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634
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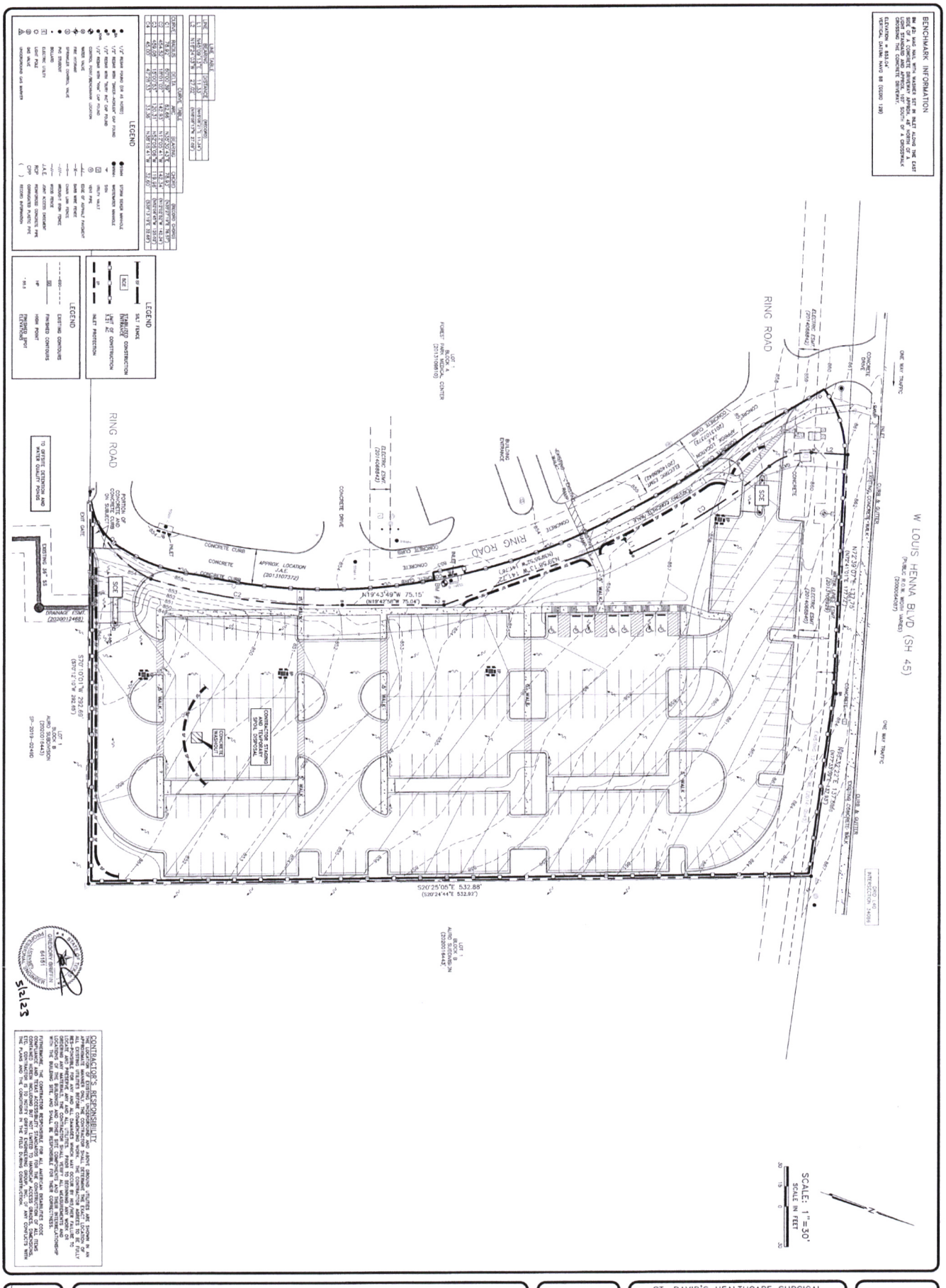

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ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
EROSION CONTROL PLAN
1121 WEST LOUIS HENNA BOULEVARD

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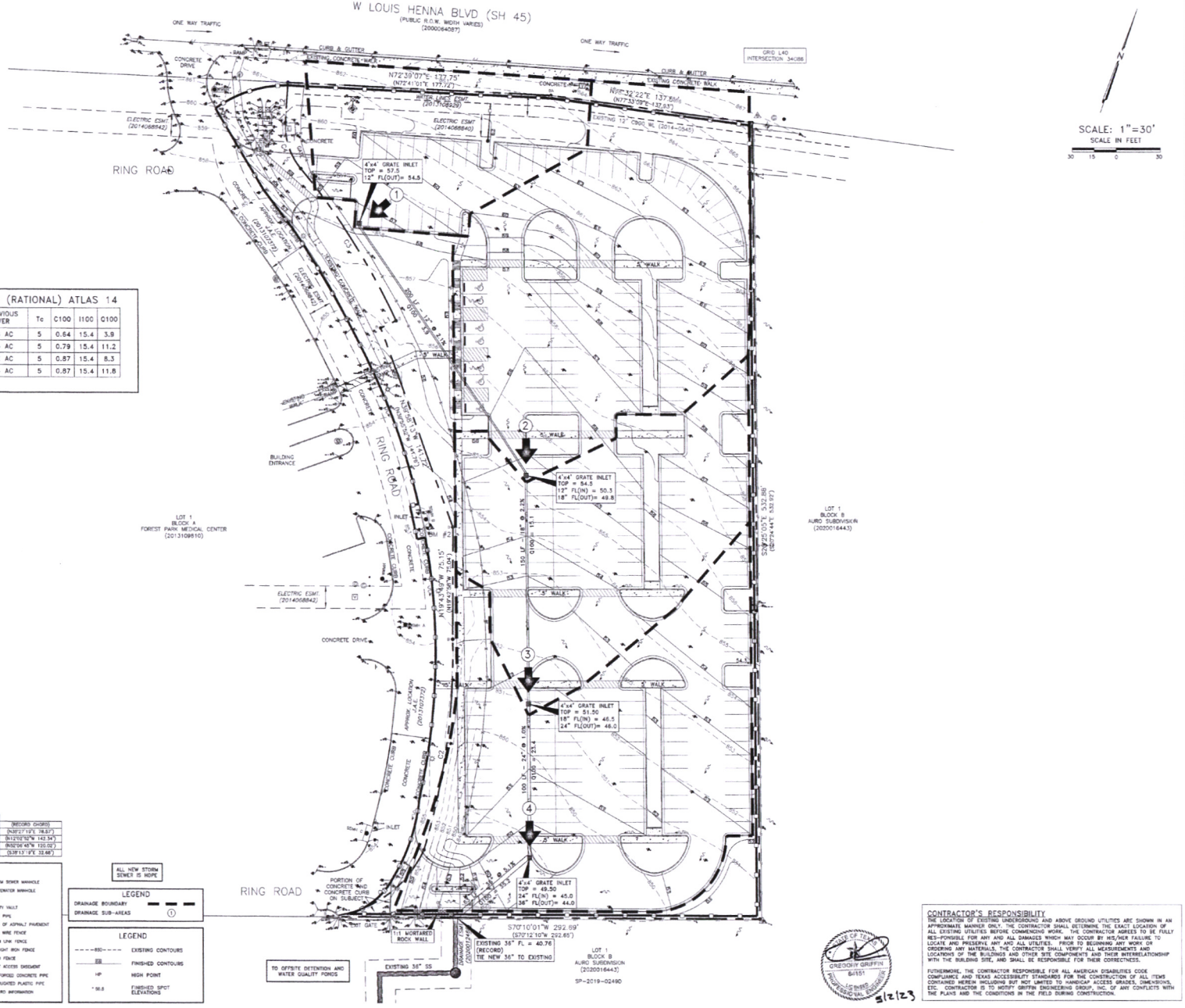

SCALE: 1"=30'
SCALE IN FEET
30 15 0 30

DRAINAGE CALCULATIONS (RATIONAL) ATLAS 14

SUBAREA	ACREAGE	IMPERVIOUS COVER	Tc	C100	I100	Q100
1	0.39 AC	0.18 AC	5	0.64	15.4	3.9
2	0.92 AC	0.65 AC	5	0.79	15.4	11.2
3	0.62 AC	0.52 AC	5	0.87	15.4	8.3
4	0.88 AC	0.74 AC	5	0.87	15.4	11.8

LINE TABLE

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- GAS VALVE
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- SIGN
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- EDGE OF ASPHALT PAVEMENT
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- WOOD FENCE
- JOINT ACCESS EASEMENT
- REINFORCED CONCRETE PIPE
- CORRUGATED PLASTIC PIPE
- ( ) RECORD INFORMATION

ALL NEW STORM SEWER IS HDPE

LEGEND

- DRAINAGE BOUNDARY
- DRAINAGE SUB-AREAS ①

LEGEND

- 850 EXISTING CONTOURS
- 858 FINISHED CONTOURS
- HP HIGH POINT
- * 98.8 FINISHED SPOT ELEVATIONS

CONTRACTOR'S RESPONSIBILITY

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84151
LICENSED
PROFESSIONAL ENGINEER
5/2/23

DATE: MAY 2023
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ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING AND DRAINAGE AND
STORM SEWER PLAN
1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

FIRM F-6534

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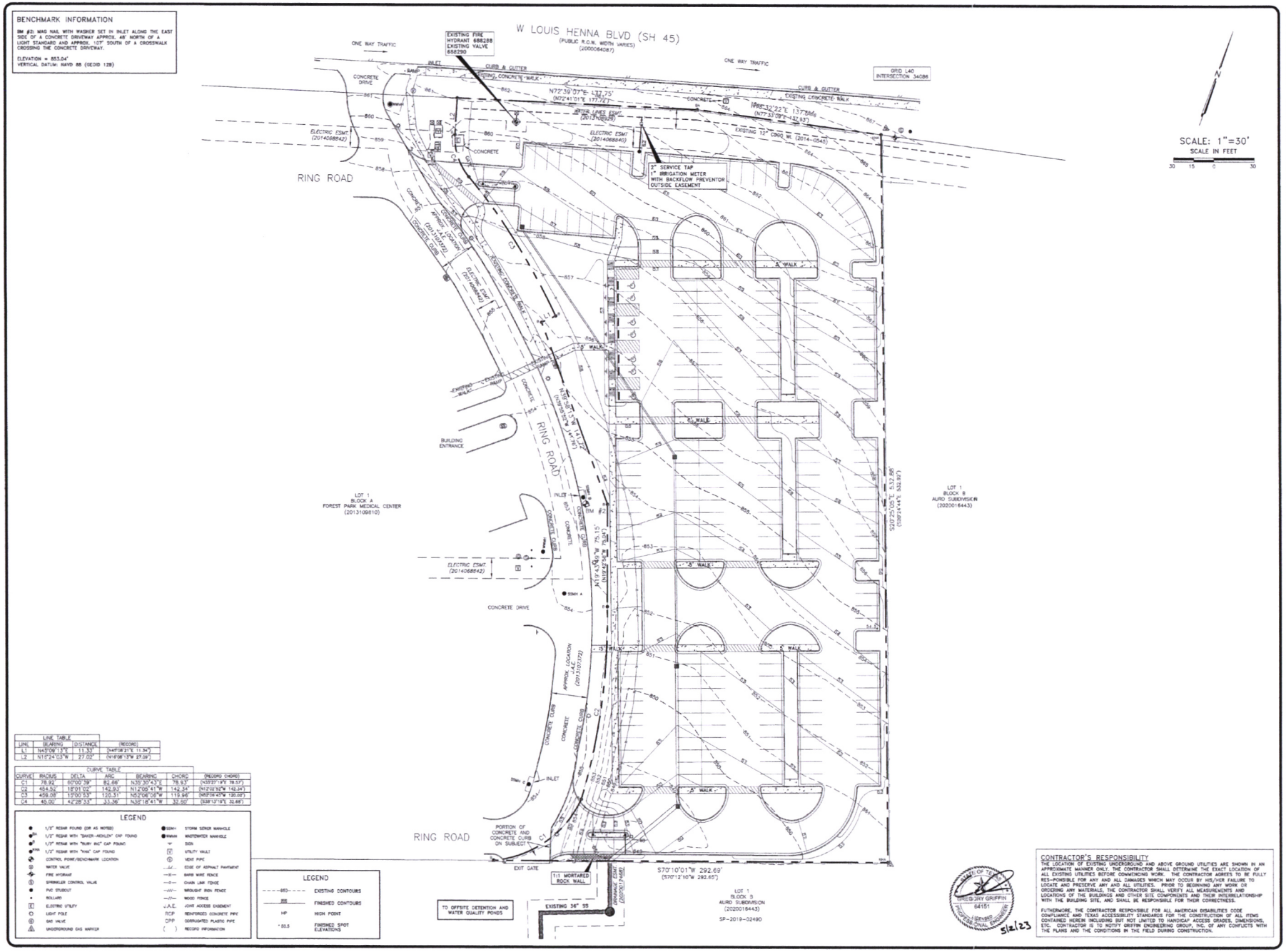

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~~WATER~~GRADING PLAN
1121 WEST LOUIS HENNA BOULEVARD

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

SHEET NUMBER
12 of 21

GENERAL NOTES

ALL RESPONSIBILITY FOR THE ADEQUECY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

"REVIEWED BY AUSTIN WATER" APPLIES ONLY TO AW PUBLIC FACILITIES. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICATION OF BUILDING INSPECTIONS.

Use of Electronic Files General Disclaimer: Use of the attached files in any manner indicates your acceptance of terms and conditions as set forth below. If you do not agree to all of the terms and conditions, please contact Austin Water Pipeline Engineering, project coordinator prior to use of the referenced information. Please be advised that the attached files are in a format that can be altered by the user. Due to this fact, any reuse of the data will be at the user's sole risk without liability or legal exposure to the City of Austin and user shall indemnify and hold harmless The City of Austin from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from using the digital file. In addition, it is the responsibility of the user to compare all data with the PDF version of this drawing. In the event there is a conflict between the PDF version drawing and the electronic file, the PDF version drawing shall prevail.

Automated Metering Infrastructure: Effective March 2022, new water meters installed shall be in conformance with AW's automated metering infrastructure technology, and with the applicable standard product list. Applicants filing a site plan or subdivision plan will be required to coordinate with the Austin Water Plan Reviewer for details on approval and installation.

Prior to the handling and disposal of Asbestos Pipe, the Contractor's work plans will be reviewed and coordinated through Austin Water's Asbestos Program Manager who can be reached at 512-972-0915. It is the Contractor's responsibility to utilize a trained, certified and licensed Asbestos Abatement Contractor in accordance with the Federal, State and Local regulations.

Modifications to Austin Water signed and stamped sheets are not permitted. All design modifications will need to be submitted via the ABC portal for a Plan Correction or Revision. All unethical engineering practices, including modifying City Stamped plan sheets, shall be reported to the Texas Board of Professional Engineers and Land Surveyors (PELS).
Reference: Texas Engineering Practice Act and Rules, Subchapter C: Professional Conduct and Ethics

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA

GRID NUMBER:	L40
MAPSCO NUMBER:	408
AW INTERSECTION NUMBER:	34086
BUILDING SIZE IN SQUARE FEET:	NA
BUILDING TYPE PER IFC:	NA
BUILDING HEIGHT:	NA
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	NA
REQUIRED BUILDING FIRE FLOW PER IFC:	NA
REDUCED FIRE FLOW PER _75_% FIRE SPRINKLER REDUCTION:	NA
MINIMUM FIRE FLOW:	NA
DOMESTIC WATER DEMAND IN GPM:	NA
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS (CIRCLE APPLICABLE ITEM):	NA
AUSTIN WATER PRESSURE ZONE:	NWA
STATIC WATER PRESSURE IN PSI:	
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	NA
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	NA
MAXIMUM IRRIGATION DEMAND: USE EXISTING	GPM
FIRE LINE VELOCITY: _8"_ SIZE OF FIRE LINE	NA
DOMESTIC LINE VELOCITY: ___ SIZE OF DOMESTIC LINE	NA

NOTE:
LOTS WITH 60 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

1. WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.
2. ON MINIMUM FIRE FLOW, FOR COMMERCIAL DEVELOPMENT, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER AND 1000 GALLONS PER MINUTE ON RESIDENTIAL DEVELOPMENT/SUBDIVISION.

Meter Notice:
Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation.

Meter(s) Requirement for Project: IRRIGATION
Address: 1121 W. LOUIS HENNA
Proposed Use: PARKING LOT
Type: DISPLACEMENT
Size: 1" GPM Range: 3-50
Service Units: 2.5

Meter(s) Requirement for Project:
Address:
Proposed Use:
Type:
Size: GPM Range:
Service Units:

Reclaimed Meter(s) Requirement for Project:
Address: NA
Proposed Use:
Type:
Size: GPM Range:

INSPECTION NOTES

Please contact Development Services Department, Site and Subdivision Inspection at siteubintake@austintexas.gov for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

STANDARD CONSTRUCTION NOTES October 1, 2021

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A ROW PERMIT FROM AUSTIN TRANSPORTATION DEPT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. ACTIVITY WITHIN RIGHT-OF-WAY SHALL COMPLY WITH APPROVED TCP.
3. AT LEAST 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY IN PUBLIC ROW OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE CITY OF AUSTIN INSPECTION GROUP (AUSTIN TRANSPORTATION, DEVELOPMENT SERVICES, OR PUBLIC WORKS). SEE CURRENT NOTIFICATION REQUIREMENTS AT WWW.AUSTINTEXAS.GOV.
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 AUSTIN 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. MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 5895, AND CITY/COUNTY CONSTRUCTION INSPECTORS.
7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1845.04.
8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
9. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 610.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
10. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
11. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAIL(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER.) REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
12. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.
13. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0800 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS 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.
14. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
15. ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL AND TCEQ CHAPTERS 210, 217, AND 290.
16. PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
17. WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.
18. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR, TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1260.
19. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR.
20. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT DATA FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
21. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
22. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

OFFSITE UTILITY LETTER

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	5	2"	1
WASTEWATER MAIN			NA
RECLAIMED WATER MAIN			NA
WATER SERVICE	NA	NA	
WASTEWATER SERVICE	NA	NA	
RECLAIMED WATER SERVICE	NA	NA	

AW EXPIRATION STAMP

THREE YEARS FROM THE DATE OF SIGN-OFF

AUSTIN WATER REVIEW BLOCK

CITY OF AUSTIN
AUSTIN WATER
October 2021

VERSION 2.0
STANDARD NO.
1 OF 1

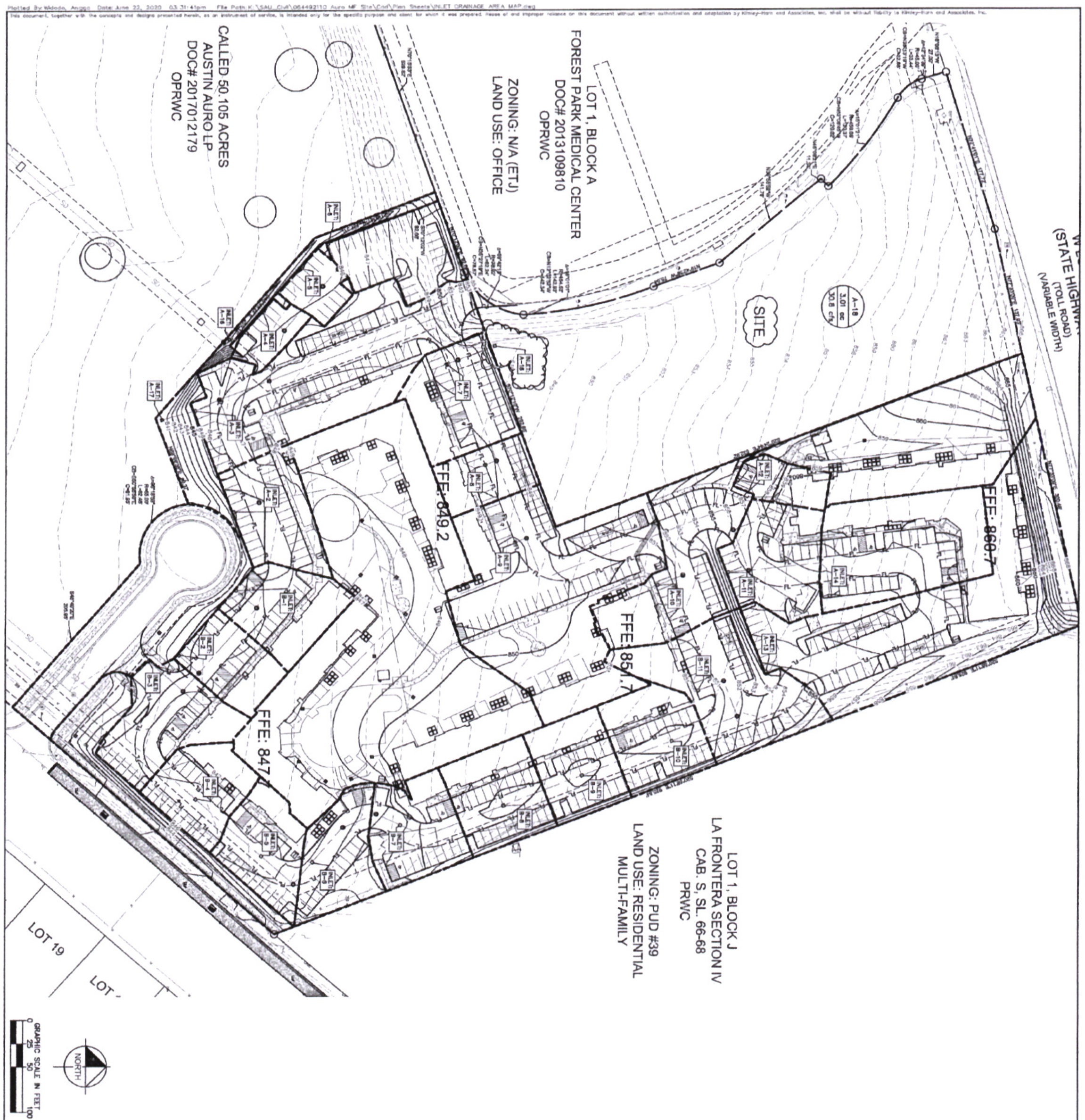
AUSTIN WATER GENERAL INFORMATION AND CONSTRCTION NOTES FOR COMMERCIAL SITES AND SUBDIVISION PLANS

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL: A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
AUSTIN WATER UTILITY
1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

SHEET NUMBER
13 of 21



LEGEND

BENCHMARKS

811 Know what's below. Call before you dig.

APPROVED

SP-2019-0249D

SHEET NUMBER 26 OF 49	AURO CROSSING PHASE 1 16400 FM 1325 RD CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	INLET DRAINAGE AREA MAP

KHA PROJECT 064492110
DATE JUNE, 2020
SCALE: AS SHOWN
DESIGNED BY: AW
DRAWN BY: AF
CHECKED BY: NES

Kimley»Horn
2600 VIA FORTUNA, TERRACE 1 SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

SHEET NUMBER 14 of 21

GRIFFIN ENGINEERING GROUP INC.
FIRM F-634
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
EXISTING INLET DRAINAGE AREA MAP
1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

Auro MF

Proposed Inlet Runoff (Q) Calculations

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	i_{25} (in/hr)	i_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
A-1	1.68	57%	0.67	0.751	5.0	10.11	12.545	11.39	15.86
A-2	0.23	82%	0.79	0.880	5.0	10.11	12.545	1.87	2.57
A-3	0.71	84%	0.80	0.889	5.0	10.11	12.545	5.72	7.87
A-4	0.08	92%	0.84	0.931	5.0	10.11	12.545	0.65	0.89
A-5	0.08	100%	0.88	0.970	5.0	10.11	12.545	0.72	0.98
A-6	0.22	83%	0.80	0.883	5.0	10.11	12.545	1.77	2.44
A-7	0.27	84%	0.80	0.887	5.0	10.11	12.545	2.20	3.03
A-8	0.14	84%	0.80	0.890	5.0	10.11	12.545	1.13	1.56
A-9	0.86	75%	0.76	0.843	5.0	10.11	12.545	6.62	9.13
A-10	0.41	77%	0.77	0.853	5.0	10.11	12.545	3.19	4.40
A-11	0.25	77%	0.80	0.888	5.0	10.11	12.545	2.06	2.83
A-12	0.10	51%	0.77	0.854	5.0	10.11	12.545	0.74	1.02
A-13	0.93	80%	0.64	0.719	5.0	10.11	12.545	6.03	8.42
A-14	0.44	80%	0.78	0.868	5.0	10.11	12.545	3.49	4.80
A-15	0.58	29%	0.53	0.606	5.0	10.11	12.545	3.12	4.42
A-16	0.08	0%	0.39	0.460	5.0	10.11	12.545	0.32	0.47
A-17	0.13	0%	0.39	0.460	5.0	10.11	12.545	0.50	0.74
A-18	3.01	70%	0.73	0.817	5.0	10.11	12.545	22.34	30.89
B-1	0.22	86%	0.81	0.898	5.0	10.11	12.545	1.79	2.46
B-2	0.17	90%	0.83	0.921	5.0	10.11	12.545	1.41	1.93
B-3	0.27	91%	0.84	0.926	5.0	10.11	12.545	2.28	3.13
B-4	0.20	91%	0.84	0.924	5.0	10.11	12.545	1.68	2.30
B-5	0.21	84%	0.80	0.889	5.0	10.11	12.545	1.68	2.31
B-6	0.21	57%	0.67	0.752	5.0	10.11	12.545	1.42	1.98
B-7	0.23	81%	0.79	0.875	5.0	10.11	12.545	1.80	2.48
B-8	0.23	77%	0.77	0.853	5.0	10.11	12.545	1.81	2.49
B-9	0.21	77%	0.77	0.852	5.0	10.11	12.545	1.59	2.19
B-10	0.23	85%	0.81	0.896	5.0	10.11	12.545	1.87	2.57
B-11	0.41	75%	0.76	0.844	5.0	10.11	12.545	3.14	4.33
OS-1	0.55	60%	0.68	0.766	5.0	10.11	12.545	3.83	5.33
OS-2	0.23	21%	0.49	0.569	5.0	10.11	12.545	1.16	1.66

BENCHMARKS

Know what's below. Call before you dig.

APPROVED

SP-2019-0249D

Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 200 AUSTIN, TX 78746
PHONE: 512-418-1771

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ANDREW T. EVANS 90927 LICENSED PROFESSIONAL ENGINEER 5/22/2020

KHA PROJECT 064182110
DATE JUNE, 2020
SCALE AS SHOWN
DRAWN BY: AM
DESIGNED BY: AT
CHECKED BY: MCS

PROPOSED DRAINAGE ANALYSIS

AURO CROSSING
PHASE 1
16400 FM 1325 RD
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

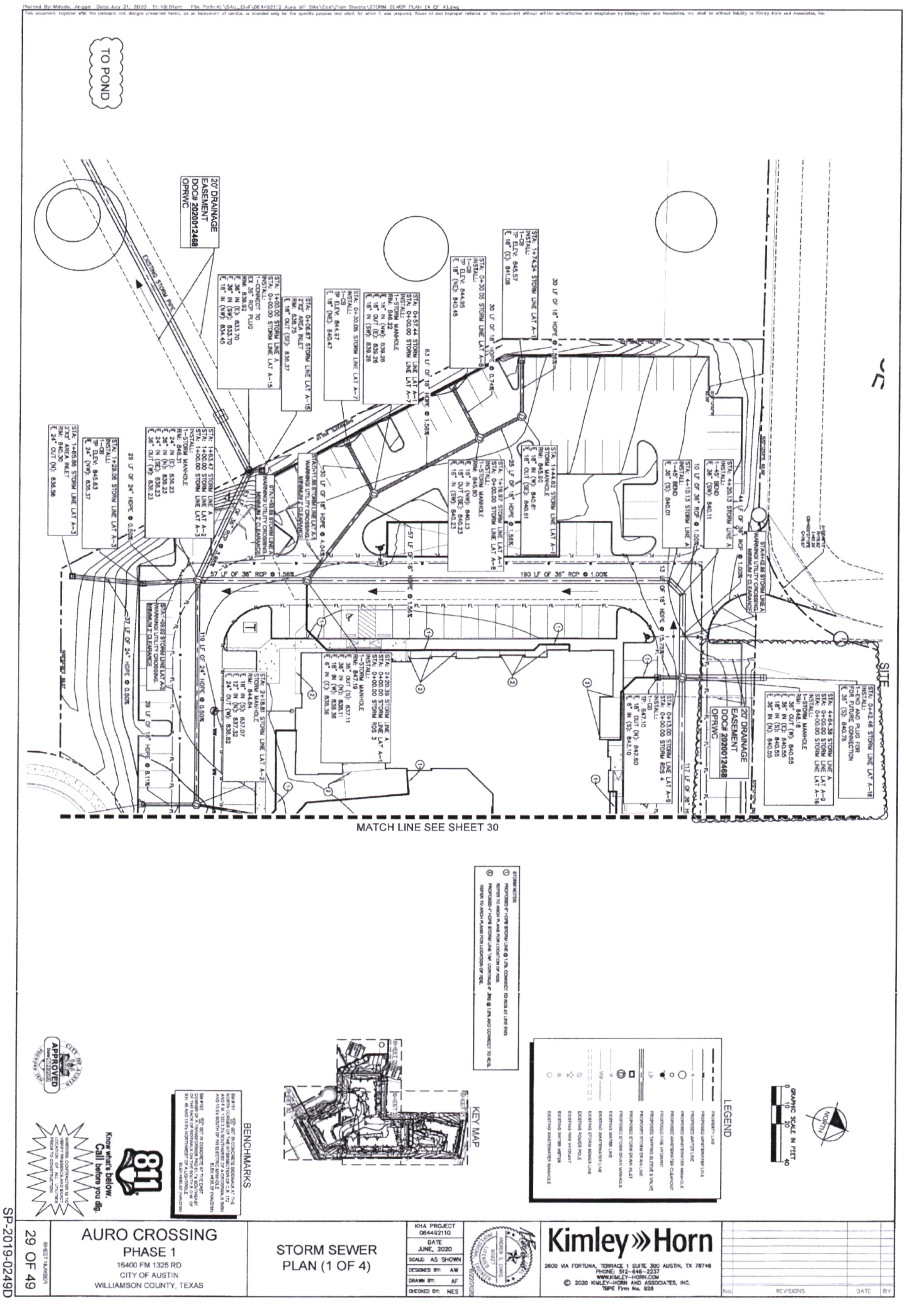
SHEET NUMBER 27 OF 49

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING
EXISTING DRAINAGE ANALYSIS
1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY, 2023
DESIGNED: CS - ER
DRAWN: CS - ER
CHECKED:
JOB NO:

SHEET NUMBER 15 of 21



TO POND
20' DRAINAGE EASEMENT DOC# 2020012468 OPRWC
MATCH LINE SEE SHEET 30
SITE
LEGEND
KEY MAP
BENCHMARKS
811 Know what's below. Call before you dig.
APPROVED
AURO CROSSING
PHASE 1
16400 FM 1325 RD
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS
STORM SEWER PLAN (1 OF 4)
KHA PROJECT 064492110
DATE JUNE, 2020
SCALE: AS SHOWN
DESIGNED BY: AW
DRAWN BY: AF
CHECKED BY: NES
Kimley»Horn
2600 VIA FORTUNA, TERRACE 1 SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928
REVISIONS
DATE
BY
SHEET NUMBER
29 OF 49
SP-2019-0249D

SHEET NUMBER 16 of 21

FIRM F-634

GRIFFIN ENGINEERING GROUP INC.

11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

EXISTING STORM SEWER PLAN

1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
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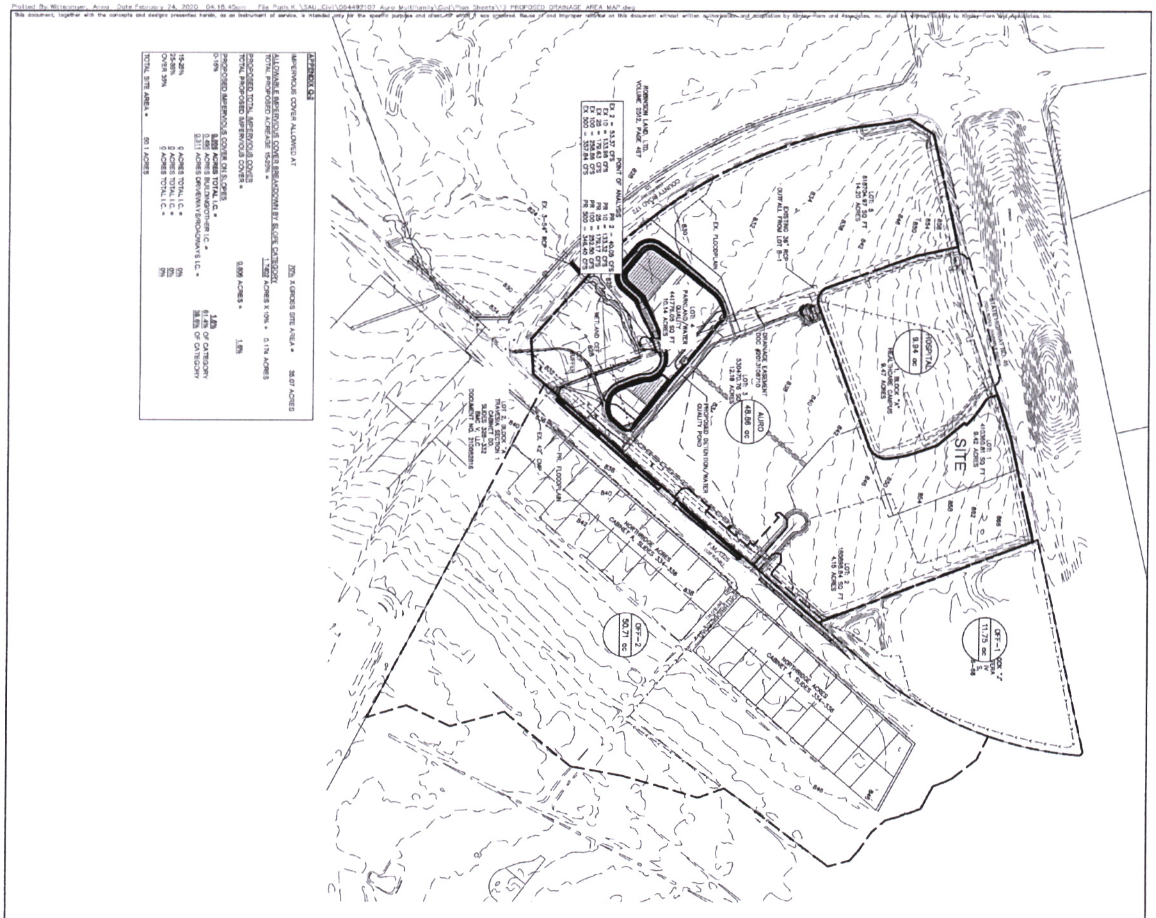
JOB NO:



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TBPE Firm No. 928

KHA PROJECT 064492107
DATE FEBRUARY 2019
SCALE: AS SHOWN
DESIGNED BY: JR,DM
DRAWN BY: DM,JR
CHECKED BY: LWC

PROPOSED DRAINAGE AREA MAP

AURO
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 40

C8-2014-0150.01.1B

No.	REVISIONS	DATE	BY

811 Know what's below. Call before you dig.

BENCHMARKS

GRIFFIN ENGINEERING GROUP INC.

FIRM F-634

11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113

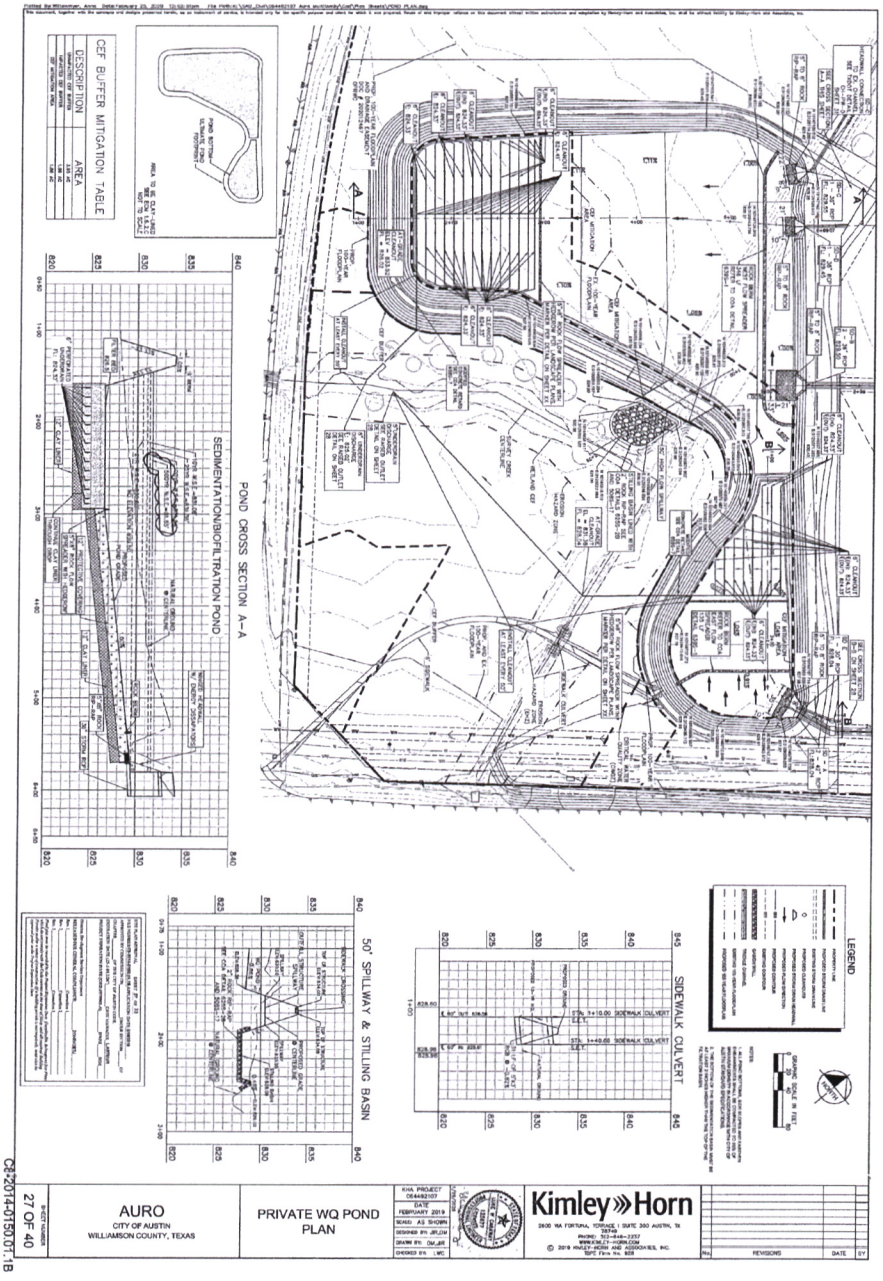
ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING

EXISTING DRAINAGE AREA MAP

1121 WEST LOUIS HENNA BOULEVARD

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
CHECKED:
JOB NO:

SHEET NUMBER 17 of 21



C8-2014-0150.01.1B

SHEET NUMBER 27 OF 40	AURO CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	PRIVATE WQ POND PLAN	KHA PROJECT 064492107 DATE FEBRUARY 2019 SCALE: AS SHOWN DESIGNED BY: JR/JM DRAWN BY: DM/JR CHECKED BY: LWC	Kimley»Horn 2600 VIA FORTUNA, TERRACE I SUITE 300 AUSTIN, TX PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM © 2019 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	No. REVISIONS DATE BY

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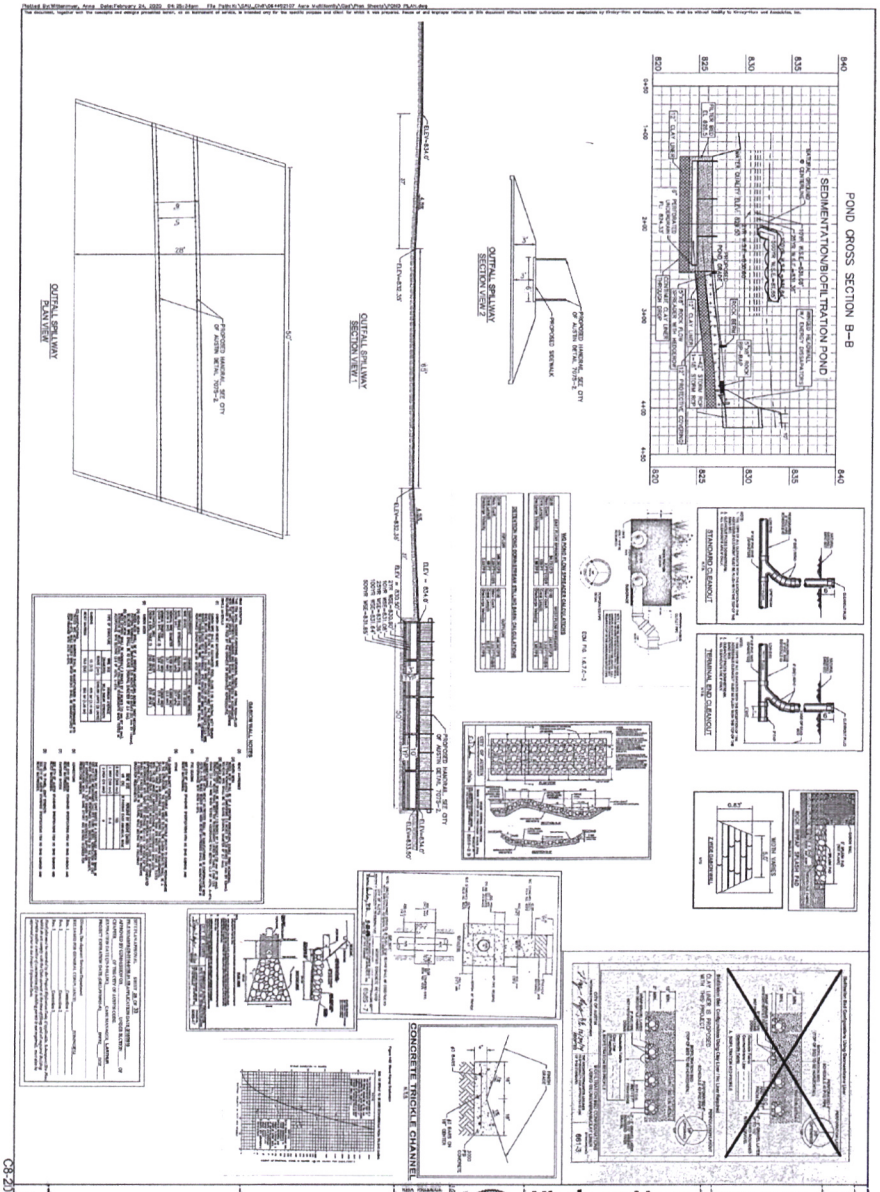
BENCH-MARKS

SP-2019-0249D

SHEET NUMBER 22 OF 49	AURO CROSSING PHASE 1 16400 FM 1325 RD CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	EXISTING WQ POND PLAN	KHA PROJECT 064492110 DATE JUNE, 2020 SCALE: AS SHOWN DESIGNED BY: AW DRAWN BY: AF CHECKED BY: NES	Kimley»Horn 2600 VIA FORTUNA, TERRACE 1 SUITE 300 AUSTIN, TX 78746 PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	No. REVISIONS DATE BY

SHEET NUMBER 18 of 21	FIRM F-634	GRIFFIN ENGINEERING GROUP INC. 11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113		ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING EXISTING WATER QUALITY POND PLAN 1121 WEST LOUIS HENNA BOULEVARD	DATE: MAY 2023 DESIGNED: DRAWN: CS - ER CHECKED: JOB NO:



C8-2014-0150.01.1B

28 OF 40	AURO CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	PRIVATE WQ DETENTION POND DETAILS	KHA PROJECT 064492107 DATE FEBRUARY 2019 SCALE: AS SHOWN DESIGNED BY: JHJ/DM DRAWN BY: DM/JR CHECKED BY: LMC	Kimley»Horn 2600 VIA FORTUNA, TERRACE 1 SUITE 300 AUSTIN, TX 78746 PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM © 2019 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928 No. REVISIONS DATE BY

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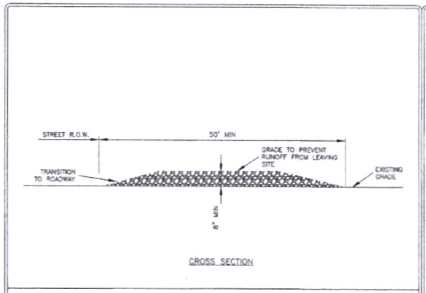
BENCHMARKS

SP-2019-0249D

23 OF 49	AURO CROSSING PHASE 1 16400 FM 1325 RD CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	EXISTING WQ DETENTION POND DETAILS	KHA PROJECT 064492110 DATE JUNE, 2020 SCALE: AS SHOWN DESIGNED BY: AW DRAWN BY: AF CHECKED BY: NES	Kimley»Horn 2600 VIA FORTUNA, TERRACE 1 SUITE 300 AUSTIN, TX 78746 PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM © 2020 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928 No. REVISIONS DATE BY

SHEET NUMBER 19 of 21	FIRM F-634	GRIFFIN ENGINEERING GROUP INC. 11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113		ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING EXISTING WATER QUALITY POND DETAILS 1121 WEST LOUIS HENNA BOULEVARD	DATE: MAY 2023 DESIGNED: DRAWN: CS - ER CHECKED: JOB NO:

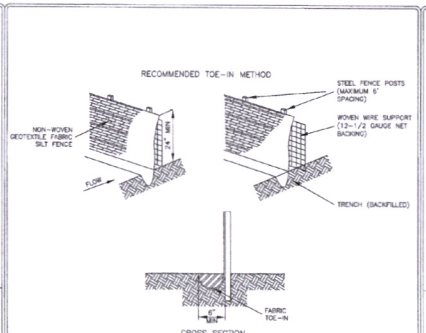


CROSS SECTION

NOTES:

1. STONE SIZE SHALL BE 3" – 8" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-25-11 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	EC-09
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

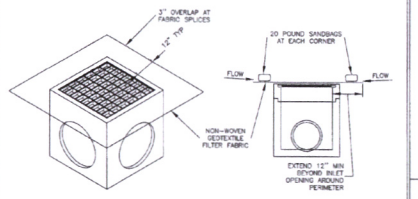


CROSS SECTION

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1) FOOT.
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. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
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 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-25-11 DATE	SILT FENCE DETAIL	EC-10
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		



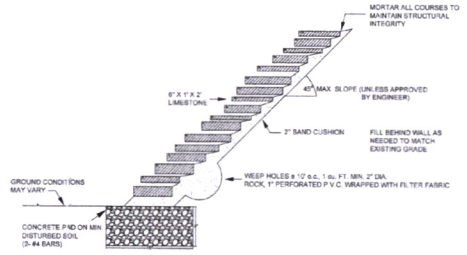
ISOMETRIC CROSS SECTION

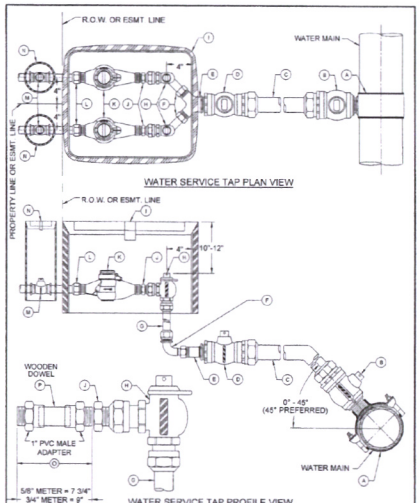
NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-25-11 DATE	AREA INLET PROTECTION DETAIL	EC-15
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

MORTARED ROCK DETAIL





MATERIALS LIST:

A. 2" SERVICE CLAMP, SPL WW-254
B. 2" CORPORATION STOP, SPL WW-68
C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
D. 2" BALL VALVE, SPL WW-68
E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR
DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
F. 1" SWIVEL NUT X 1" COMPRESSION 90° BEND, SPL WW-68
G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
H. 1" ANGLE METER STOP, SPL WW-68
I. METER BOX AND LID, SPL WW-145A.
FOR DUAL 1" METERS USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:

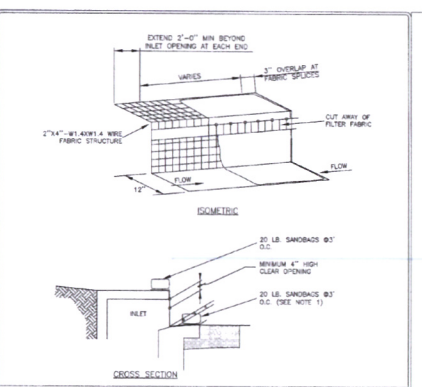
J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
K. WATER METER PURCHASED FROM AUSTIN WATER
L. BRASS WATER METER COUPLING MALE 1PT x SWIVEL COUPLING NUT:
5/8" AND 3/4" METERS: 8 1/2" LONG x 3/4" DIA.
1" METERS: 8 1/2" LONG x 1" DIA.
M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-270.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" 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. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1' ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 3'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HDPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE "RECLAIMED WATER" CAST INTO THEM, SPL WW-145A.

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE 08/16/2019 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO 520-AW-01B 1 OF 2

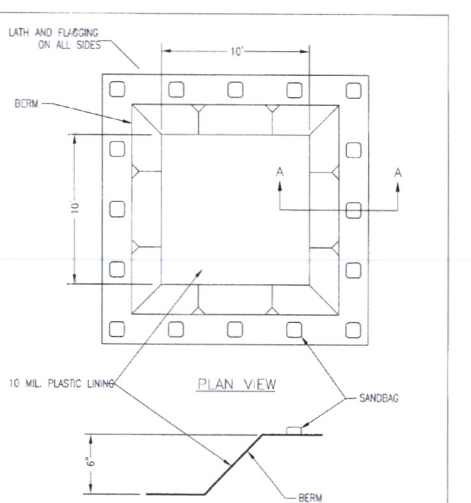
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE 08/16/2019 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO 520-AW-01B 2 OF 2



NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-25-11 DATE	CURB INLET PROTECTION DETAIL	EC-14
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		



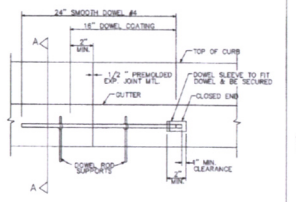
02 CONCRETE WASHOUT DETAIL NTS

GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

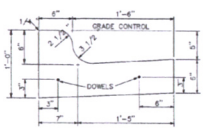
DATE: MAY 2023
DESIGNED:
DRAWN: CS – ER
CHECKED:
JOB NO:

ST. DAVID'S HEALTHCARE SURGICAL HOSPITAL, A CAMPUS OF NORTH AUSTIN MEDICAL CENTER, REMOTE PARKING CONSTRUCTION DETAILS
1121 WEST LOUIS HENNA BOULEVARD

SHEET NUMBER
20 of 21

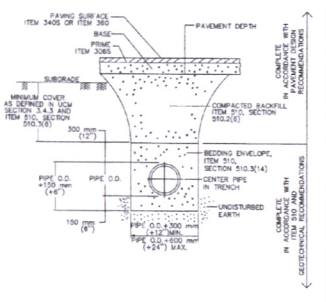


CURB EXPANSION JOINT DOWEL DETAIL

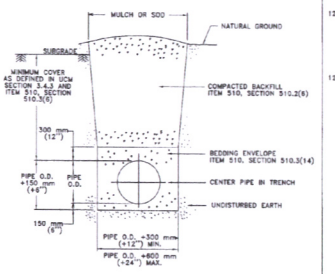


SECTION A-A

THIS DETAIL FOR USE ONLY ON CITY OF AUSTIN C.I.P. PROJECTS.



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510,
   SECTION 510.2(6), "SELECT BACKFILL OR BORROW";
   SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER";
   SECTION 510.3(14), "PIPE BEDDING ENVELOPE"



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510,
   SECTION 510.2(6), "SELECT BACKFILL OR BORROW";
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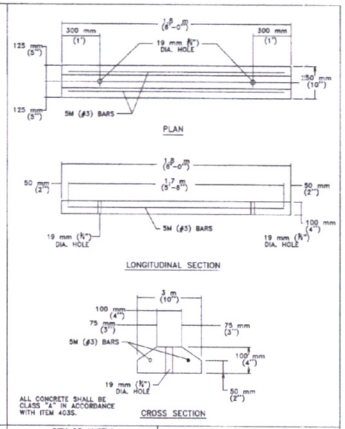
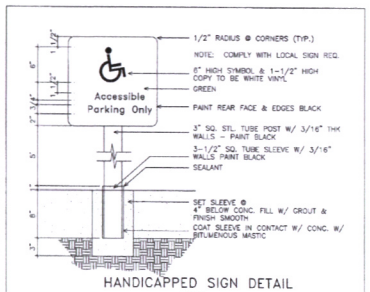
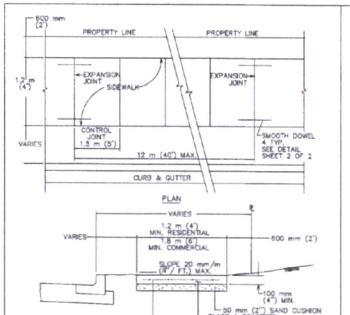


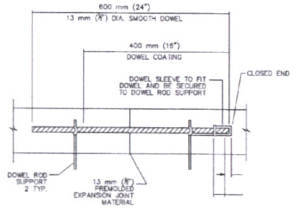
ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.



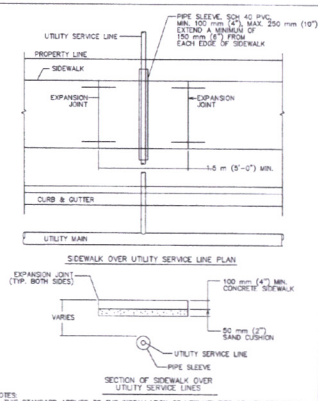
HANDICAPPED SIGN DETAIL
N.T.S.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAIL FOR PROPOSED STREET			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
APPROVED DATE	ADOPTED: 04/01/88 SCALE: N.T.S. INITIAL:	STANDARD NO. 430-3		RECORD COPY SIGNED BY BILL GARDNER	03/12/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-4	RECORD COPY SIGNED BY BILL GARDNER	03/13/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5	RECORD COPY SIGNED BY BILL GARDNER APPROVED	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1

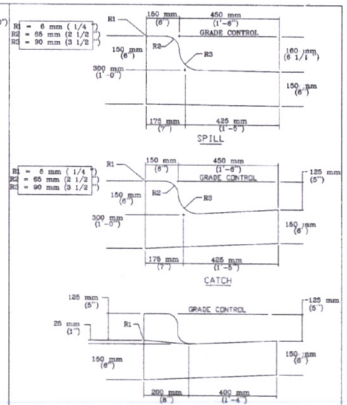




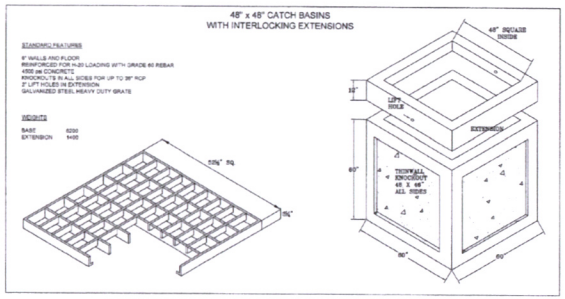
DOWEL DETAIL

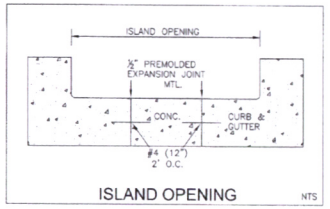


NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK			CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY BILL GARDNER ADOPTED	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3	RECORD COPY SIGNED BY BILL GARDNER ADOPTED	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3	RECORD COPY SIGNED BY BILL GARDNER ADOPTED	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3	RECORD COPY SIGNED BY LINO RIVERA ADOPTED	9/29/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1





ISLAND OPENING NTS

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113
FIRM F-634

DATE: MAY 2023
DESIGNED:
DRAWN: CS - ER
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