Modification of a Previously Approved Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Modification of a Previously Approved Contributing Zone Plan Form (TCEQ-10259)**

  Attachment A - Original Approval Letter and Approved Modification Letters
  Attachment B - Narrative of Proposed Modification
  Attachment C - Current site plan of the approved project

- **Contributing Zone Plan Application (TCEQ-10257)**
- **Storm Water Pollution Prevention Plan (SWPPP)**

  -OR-

- **Temporary Stormwater Section (TCEQ-0602)**
- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality"**
- **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Iconic					**2. Regulated Entity No.:** RN111104469				
3. Customer Name: VV PROPERTY GROUP LLC					**4. Customer No.:** CN605814946				
5. Project Type: **(Please circle/check one)**	New		Modification		Extension		Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		2.032	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Engineered Vegetative Filter Strip			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Barton Creek			

Application Distribution

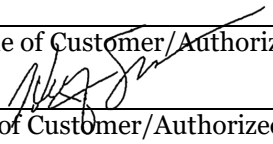
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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 _x_Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. *Hunter Shadburne*
Print Name of Customer/Authorized Agent  5/15/2023 Signature of Customer/Authorized Agent Date

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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.

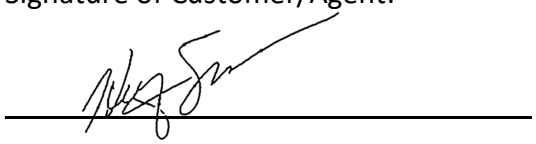
Signature

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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Hunter Shadburne

Date: 5/15/2023

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: VV PROPERTY GROUP LLC
   Original Regulated Entity Name: ICONIC
   Assigned Regulated Entity Number(s) (RN): RN111104469
   Edwards Aquifer Protection Program ID Number(s): 11002202
   ☒ The applicant has not changed and the Customer Number (CN) is: CN605814946
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

☒ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☒ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☐ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	2.032	2.032
Type of Development	Commercial	Commercial
Number of Residential Lots	_____	_____
Impervious Cover (acres)	1.11	1.127
Impervious Cover (%)	54.60	55.46
Permanent BMPs	_____	_____
Other	_____	_____

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Other	_____	_____

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☒ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☒ Acreage has not been added to or removed from the approved plan.
   ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. ☒ 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 19, 2020

Mr. Ryan Huddleston
VV Property Group, LLC
14101 W. Hwy. 290, Suite. 1800
Austin TX 78784

Re: Edwards Aquifer, Hays County

NAME OF PROJECT: Iconic; Located at 14721 Fitzhugh Rd; Austin, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11002202; Regulated Entity No. RN111104469

Dear Mr. Huddleston:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Austin Civil Engineering Inc. on behalf of VV Property Group, LLC on September 18, 2020. Final review of the CZP was completed after additional material was received on November 13, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 2.03 acres. It will include two buildings, utilities, drives, sidewalks, and associated appurtenances. The impervious cover will be 1.11 acres (54.6 percent). According to a letter dated September 8, 2020, signed by Eric Van Gaasbeek with Hays County, the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, engineered vegetative filter strips, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be used to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 996 pounds of TSS generated from the 1.11 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during

construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director 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. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive

director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Bob Castro, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/rbc

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____
Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Modification of a Previously Approved Plan

Attachment B: Narrative of Proposed Modification

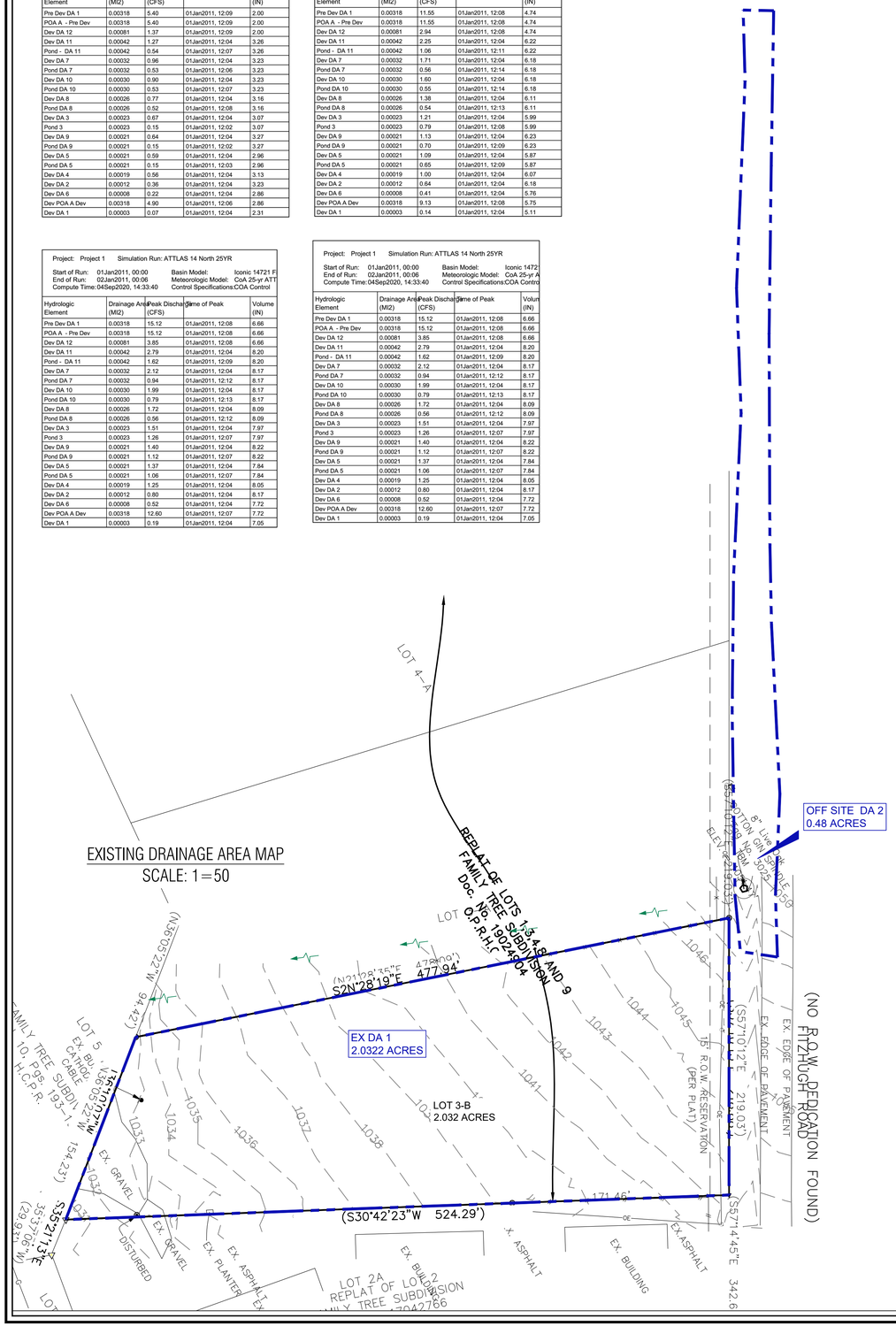
Modifications to the previously approved CZP plan consist of an increase in impervious cover due to the relocation of the Phase II building, the relocation of the Potable Water Tank, the removal of two parking stalls at the southwest corner of Phase II, and a new sidewalk to provide access to the Phase II building.

The approved impervious cover was 1.11 acres which represents 54.60% of the total area, impervious cover will increase to 1.127 acres representing 55.46%.

The rock berm has been extended due to the addition of a second outfall to the south of the property.

Additional modifications to the utility plan to manage rainwater harvesting on the new water tank layout and location.

Roof runoff from building 2 is draining directly to the building 2 Water Tank. There is a beneficial use for the extra water not captured, to water the VFS that had to move.



Project: Project 1 Simulation Run: ATTLAS 14 North 2YR

Start of Run: 01Jan2011, 00:00 Basin Model: Iconic 14721 Fitzhu
End of Run: 02Jan2011, 00:06 Meteorologic Model: CoA 2-yr ATTLAS 1
Compute Time: 04Sep2020, 14:33:36 Control Specifications: COA Control

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	5.40	01Jan2011, 12:09	2.00
POA A - Pre Dev	0.00318	5.40	01Jan2011, 12:09	2.00
Dev DA 12	0.00081	1.37	01Jan2011, 12:09	2.00
Dev DA 11	0.00042	1.27	01Jan2011, 12:04	3.26
Pond - DA 11	0.00042	0.54	01Jan2011, 12:07	3.26
Dev DA 7	0.00032	0.96	01Jan2011, 12:04	3.23
Pond DA 7	0.00032	0.53	01Jan2011, 12:06	3.23
Dev DA 10	0.00030	0.90	01Jan2011, 12:04	3.23
Pond DA 10	0.00030	0.53	01Jan2011, 12:07	3.23
Dev DA 8	0.00026	0.77	01Jan2011, 12:04	3.16
Pond DA 8	0.00026	0.52	01Jan2011, 12:08	3.16
Dev DA 3	0.00023	0.67	01Jan2011, 12:04	3.07
Pond 3	0.00023	0.15	01Jan2011, 12:02	3.07
Dev DA 9	0.00021	0.64	01Jan2011, 12:04	3.27
Pond DA 9	0.00021	0.15	01Jan2011, 12:02	3.27
Dev DA 5	0.00021	0.59	01Jan2011, 12:04	2.96
Pond DA 5	0.00021	0.15	01Jan2011, 12:03	2.96
Dev DA 4	0.00019	0.56	01Jan2011, 12:04	3.13
Dev DA 2	0.00012	0.36	01Jan2011, 12:04	3.23
Dev DA 6	0.00008	0.22	01Jan2011, 12:04	2.86
Dev POA A Dev	0.00318	4.90	01Jan2011, 12:06	2.86
Dev DA 1	0.00003	0.07	01Jan2011, 12:04	2.31

Project: Project 1 Simulation Run: ATTLAS 14 North 10YR

Start of Run: 01Jan2011, 00:00 Basin Model: Iconic 14721 Fitzhu
End of Run: 02Jan2011, 00:06 Meteorologic Model: CoA 10-yr ATTLAS
Compute Time: 04Sep2020, 14:33:28 Control Specifications: COA Control

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	11.55	01Jan2011, 12:08	4.74
POA A - Pre Dev	0.00318	11.55	01Jan2011, 12:08	4.74
Dev DA 12	0.00081	2.94	01Jan2011, 12:08	4.74
Dev DA 11	0.00042	2.25	01Jan2011, 12:04	6.22
Pond - DA 11	0.00042	1.06	01Jan2011, 12:11	6.22
Dev DA 7	0.00032	1.71	01Jan2011, 12:04	6.18
Pond DA 7	0.00032	0.56	01Jan2011, 12:14	6.18
Dev DA 10	0.00030	1.60	01Jan2011, 12:04	6.18
Pond DA 10	0.00030	0.55	01Jan2011, 12:14	6.18
Dev DA 8	0.00026	1.38	01Jan2011, 12:04	6.11
Pond DA 8	0.00026	0.54	01Jan2011, 12:13	6.11
Dev DA 3	0.00023	1.21	01Jan2011, 12:04	5.99
Pond 3	0.00023	0.79	01Jan2011, 12:08	5.99
Dev DA 9	0.00021	1.13	01Jan2011, 12:04	6.23
Pond DA 9	0.00021	0.70	01Jan2011, 12:09	6.23
Dev DA 5	0.00021	1.09	01Jan2011, 12:04	5.87
Pond DA 5	0.00021	0.65	01Jan2011, 12:09	5.87
Dev DA 4	0.00019	1.00	01Jan2011, 12:04	6.07
Dev DA 2	0.00012	0.64	01Jan2011, 12:04	6.18
Dev DA 6	0.00008	0.41	01Jan2011, 12:04	5.76
Dev POA A Dev	0.00318	9.13	01Jan2011, 12:08	5.75
Dev DA 1	0.00003	0.14	01Jan2011, 12:04	5.11

Project: Project 1 Simulation Run: ATTLAS 14 North 25YR

Start of Run: 01Jan2011, 00:00 Basin Model: Iconic 14721 Fi
End of Run: 02Jan2011, 00:06 Meteorologic Model: CoA 25-yr ATT
Compute Time: 04Sep2020, 14:33:40 Control Specifications: COA Control

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	15.12	01Jan2011, 12:08	6.66
POA A - Pre Dev	0.00318	15.12	01Jan2011, 12:08	6.66
Dev DA 12	0.00081	3.85	01Jan2011, 12:08	6.66
Dev DA 11	0.00042	2.79	01Jan2011, 12:04	8.20
Pond - DA 11	0.00042	1.62	01Jan2011, 12:09	8.20
Dev DA 7	0.00032	2.12	01Jan2011, 12:04	8.17
Pond DA 7	0.00032	0.94	01Jan2011, 12:12	8.17
Dev DA 10	0.00030	1.99	01Jan2011, 12:04	8.17
Pond DA 10	0.00030	0.79	01Jan2011, 12:13	8.17
Dev DA 8	0.00026	1.72	01Jan2011, 12:04	8.09
Pond DA 8	0.00026	0.56	01Jan2011, 12:12	8.09
Dev DA 3	0.00023	1.51	01Jan2011, 12:04	7.97
Pond 3	0.00023	1.26	01Jan2011, 12:07	7.97
Dev DA 9	0.00021	1.40	01Jan2011, 12:04	8.22
Pond DA 9	0.00021	1.12	01Jan2011, 12:07	8.22
Dev DA 5	0.00021	1.37	01Jan2011, 12:04	7.84
Pond DA 5	0.00021	1.06	01Jan2011, 12:07	7.84
Dev DA 4	0.00019	1.25	01Jan2011, 12:04	8.05
Dev DA 2	0.00012	0.80	01Jan2011, 12:04	8.17
Dev DA 6	0.00008	0.52	01Jan2011, 12:04	7.72
Dev POA A Dev	0.00318	12.60	01Jan2011, 12:07	7.72
Dev DA 1	0.00003	0.19	01Jan2011, 12:04	7.05

Project: Project 1 Simulation Run: ATTLAS 14 North 25YR

Start of Run: 01Jan2011, 00:00 Basin Model: Iconic 14721
End of Run: 02Jan2011, 00:06 Meteorologic Model: CoA 25-yr A
Compute Time: 04Sep2020, 14:33:40 Control Specifications: COA Contro

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volum (IN)
Pre Dev DA 1	0.00318	15.12	01Jan2011, 12:08	6.66
POA A - Pre Dev	0.00318	15.12	01Jan2011, 12:08	6.66
Dev DA 12	0.00081	3.85	01Jan2011, 12:08	6.66
Dev DA 11	0.00042	2.79	01Jan2011, 12:04	8.20
Pond - DA 11	0.00042	1.62	01Jan2011, 12:09	8.20
Dev DA 7	0.00032	2.12	01Jan2011, 12:04	8.17
Pond DA 7	0.00032	0.94	01Jan2011, 12:12	8.17
Dev DA 10	0.00030	1.99	01Jan2011, 12:04	8.17
Pond DA 10	0.00030	0.79	01Jan2011, 12:13	8.17
Dev DA 8	0.00026	1.72	01Jan2011, 12:04	8.09
Pond DA 8	0.00026	0.56	01Jan2011, 12:12	8.09
Dev DA 3	0.00023	1.51	01Jan2011, 12:04	7.97
Pond 3	0.00023	1.26	01Jan2011, 12:07	7.97
Dev DA 9	0.00021	1.40	01Jan2011, 12:04	8.22
Pond DA 9	0.00021	1.12	01Jan2011, 12:07	8.22
Dev DA 5	0.00021	1.37	01Jan2011, 12:04	7.84
Pond DA 5	0.00021	1.06	01Jan2011, 12:07	7.84
Dev DA 4	0.00019	1.25	01Jan2011, 12:04	8.05
Dev DA 2	0.00012	0.80	01Jan2011, 12:04	8.17
Dev DA 6	0.00008	0.52	01Jan2011, 12:04	7.72
Dev POA A Dev	0.00318	12.60	01Jan2011, 12:07	7.72
Dev DA 1	0.00003	0.19	01Jan2011, 12:04	7.05

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EXISTING DRAINAGE AREA MAP
SCALE: 1=50

14271 Fitzhugh Rd Impervious Cover Dev DA 1		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	894.16 sf 0.0205 ac		
Buildings =		0	0.00%
Parking and Drives =		176	19.71%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		176 0.004	19.71% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 2		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	3,398 sf 0.0780 ac		
Buildings =		0	0.00%
Parking and Drives =		2,659	78.23%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		2,659 0.061	78.23% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 3		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	6,520 sf 0.1482 ac		
Buildings =		0	0.00%
Parking and Drives =		4,050	62.11%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		4,050 0.093	62.11% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 4		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	5,069 sf 0.1232 ac		
Buildings =		0	0.00%
Parking and Drives =		3,971	78.33%
Sidewalk/other/tank =		183	3.60%
Total Proposed Impervious Cover =		4,153 0.095	81.93% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 5		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	4,100 sf 0.1312 ac		
Buildings =		0	0.00%
Parking and Drives =		2,680	65.37%
Sidewalk/other/tank =		394	9.61%
Total Proposed Impervious Cover =		3,074 0.071	74.98% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 6		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	1,906 sf 0.0532 ac		
Buildings =		0	0.00%
Parking and Drives =		1,326	69.55%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		1,326 0.030	69.55% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 7		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	7,700 sf 0.2032 ac		
Buildings =		7,055	91.63%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		7,055 0.162	91.63% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 8		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	8,099.83 sf 0.1639 ac		
Buildings =		4,944	61.04%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		409	5.05%
Total Proposed Impervious Cover =		5,353 0.123	66.09% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 9		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	6,585.00 sf 0.1323 ac		
Buildings =		0	0.00%
Parking and Drives =		4,598	69.82%
Sidewalk/other/tank =		727	11.05%
Total Proposed Impervious Cover =		5,325 0.122	80.87% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 10		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	7,700.00 sf 0.1903 ac		
Buildings =		6,000	77.92%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		6,000 0.138	77.92% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 11		PROPOSED TOTAL Sq. ft.	percent %
Impervious Cover Table: Gross Drainage Area =	11,261.88 sf 0.2681 ac		
Buildings =		0	0.00%
Parking and Drives =		8,425	74.81%
Sidewalk/other/tank =		760	6.75%
Total Proposed Impervious Cover =		9,185 0.211	81.56% Acres

DEVELOPED DRAINAGE AREA MAP
SCALE: 1=50

Drainage Areas								
Pre Dev								
	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC %	CN
DA1	**88,514**	**2.0320**	**0.00318**	12.00	7.20	**0**	**0%**	84
Developed								
	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC %	CN
DA1	**894**	**0.0205**	**0.00003**	5.00	3.00	**176**	**19.7%**	84
DA2	**3,398**	**0.0780**	**0.00012**	5.00	3.00	**2659**	**78.3%**	84
DA3	**6,520**	**0.1482**	**0.00023**	5.00	3.00	**4050**	**62.1%**	84
DA4	**5,069**	**0.1232**	**0.00019**	5.00	3.00	**4153**	**81.9%**	84
DA5	**4,100**	**0.1312**	**0.00021**	5.00	3.00	**3074**	**75.0%**	84
DA6	**1,906**	**0.0532**	**0.00008**	5.00	3.00	**1326**	**69.6%**	84
DA7	**7,700**	**0.2032**	**0.00032**	5.00	3.00	**7055**	**91.6%**	84
DA8	**8,100**	**0.1639**	**0.00026**	5.00	3.00	**6000**	**74.1%**	84
DA9	**6,585**	**0.1323**	**0.00021**	5.00	3.00	**5325**	**80.9%**	84
DA10	**7,700**	**0.1903**	**0.00030**	5.00	3.00	**6000**	**77.9%**	84
DA11	**11,261**	**0.2681**	**0.00042**	5.00	3.00	**9185**	**81.6%**	84
DA12	**25,281**	**0.5201**	**0.00081**	8.00	4.80	**0**	**0.0%**	84
		2.0322	**0.00318**			49003		

LEGEND

PROPOSED	DESCRIPTION
●	BOLLARD
●	SIGN POST
—OE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
▬ ▪ ▪ ▬	PROPERTY LINE
--------	EASEMENT
○	FOUND IRON PIN
⌀	POWER POLE
↓	DOWN GUY
⊕	FIRE HYDRANT
◑	WATER VALVE
◪	WATER METER
⋈	GATE VALVE
◁	REDUCER
G	GAS METER
©	GAS VALVE
———	METAL FENCE
—×—×—	WIRE FENCE
WW●	WASTEWATER MANHOLE
MH●	MANHOLE
CO●	CLEAN OUT
▦	DRAINAGE INLET
♿	HANDICAP PARKING
⧗	ELECTRIC PULL BOX
E	ELECTRIC METER
T	ELECTRIC TRANSFORMER
△	TELEPHONE SERVICE BOX
10	9' X 17.5' PARKING SPACE
528.8 —●	PROPOSED SPOT GARDE
—102—	PROPOSED FINISHED GRADE
▬	PROPOSED DRAINAGE AREA
▬ LOC ▬	LIMITS OF CONSTRUCTION
▨	SPOILS AND STORAGE AREA
▬ ▪ ▪ ▬	TREE FENCE TYP.
∿∿∿	SILT FENCE TYP.
▩	CONSTRUCTION ENTRANCE
— — — —	ACCESSIBLE ROUTE
○	TREE TO BE SAVED
◌	TREE TO BE REMOVED

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

BROOKE HUNTER SHADBURNE
74382
9/8/20

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REV.	DATE	REVISIONS DESCRIPTION	APPROVED BY

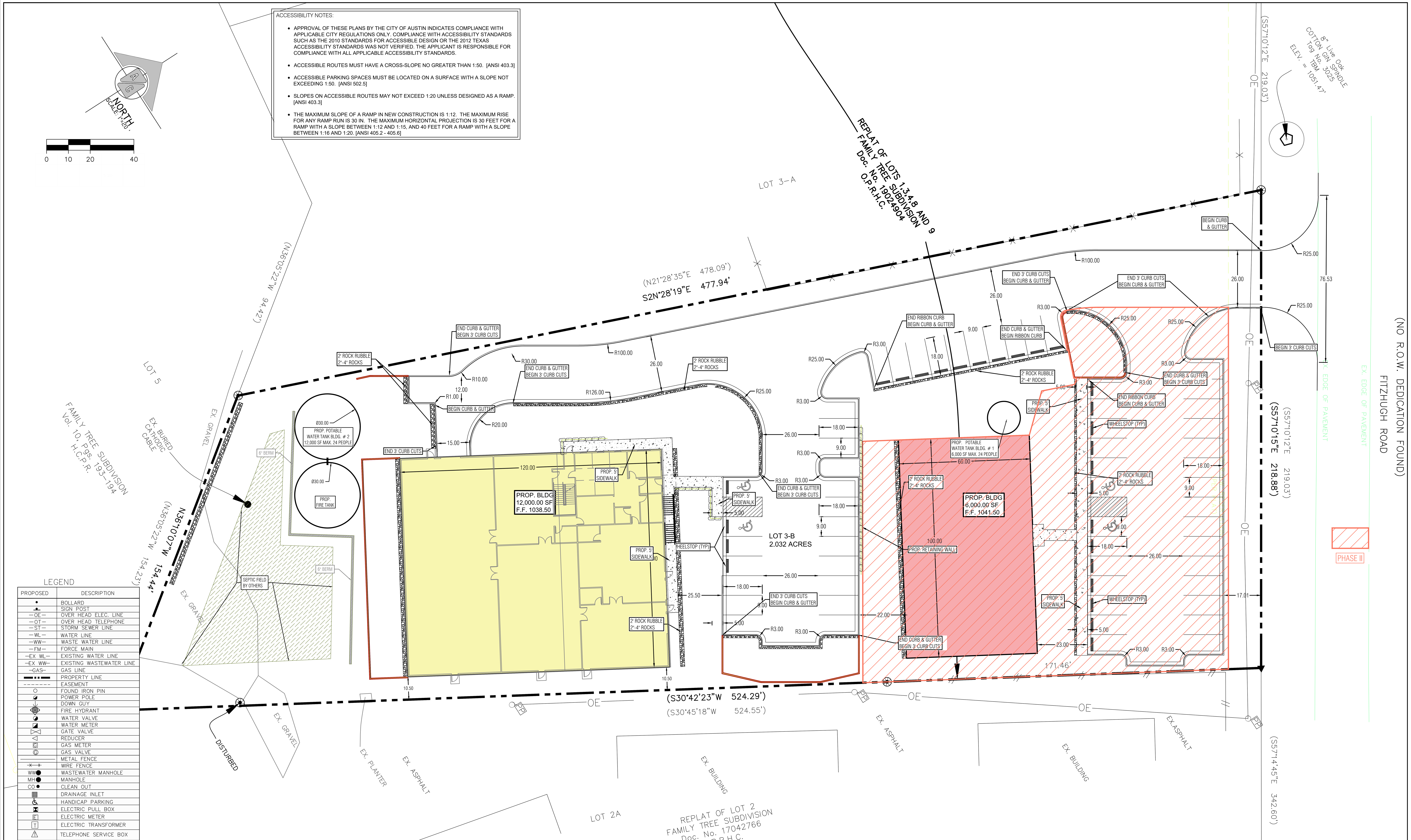
JOB: 20-021	DATE: 9/8/20
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

DRAINAGE AREA MAP

SITE CIVIL PLAN

ACCESSIBILITY NOTES:

- 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.
- 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]
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]



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	EASEMENT
	FOUND IRON PIN
	POWER POLE
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	WATER VALVE
	WATER METER
	GATE VALVE
	REDUCER
G	GAS METER
G	GAS VALVE
	METAL FENCE
	WIRE FENCE
WW●	WASTEWATER MANHOLE
MH●	MANHOLE
CO●	CLEAN OUT
	DRAINAGE INLET
	HANDICAP PARKING
	ELECTRIC PULL BOX
E	ELECTRIC METER
T	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE BOX
10	9' X 17.5' PARKING SPACE
528.8	PROPOSED SPOT GARDE
102	PROPOSED FINISHED GRADE
	PROPOSED DRAINAGE AREA
LOC	LIMITS OF CONSTRUCTION
	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
	ACCESSIBLE ROUTE
	TREE TO BE SAVED
	TREE TO BE REMOVED

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Site Data Table:		Proposed	
Total Site Area [SF] = 88,525			
Proposed Use		Distillery Liquor Sales	
Proposed Use		Printing Services	
Building 1 Square Footage		6,000 sq ft	
Building 2 Square Footage		12,000 sq ft	
Total Building Square Footge		19,400 sq ft	
Building Coverage		20.33%	18,000
Impervious Cover		53.34%	47,218

14271 Fitzhugh Rd PARKING TABLE	sq. ft.		Parking
Distillery Liquor Sales	6,000		22
Printing Services	12,000		24
		Parking =	**46**
Handicap			
		Proposed HC Spaces=	3
		Total Parking On Site Provided =	**49**

TOTAL			
Impervious Cover Table: Gross Site Area =	88,524.43 sf 2.0322 ac	PROPOSED TOTAL Sq. ft.	percent %
Buildings =		18,000	20.33%
Parking and Drives =		27,883	31.50%
Sidewalk/other/tank =		2,473	2.79%
Total Proposed Impervious Cover =		48,356 1.11	54.62% Acres

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BROOKE HUNTER SHADBURNE
74382
REGISTERED PROFESSIONAL ENGINEER
9/8/20

ICONIC
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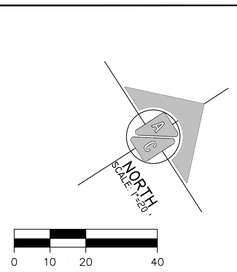
AUSTIN, TX 78736

REV.	DATE	REVISIONS DESCRIPTION	APPROVED BY

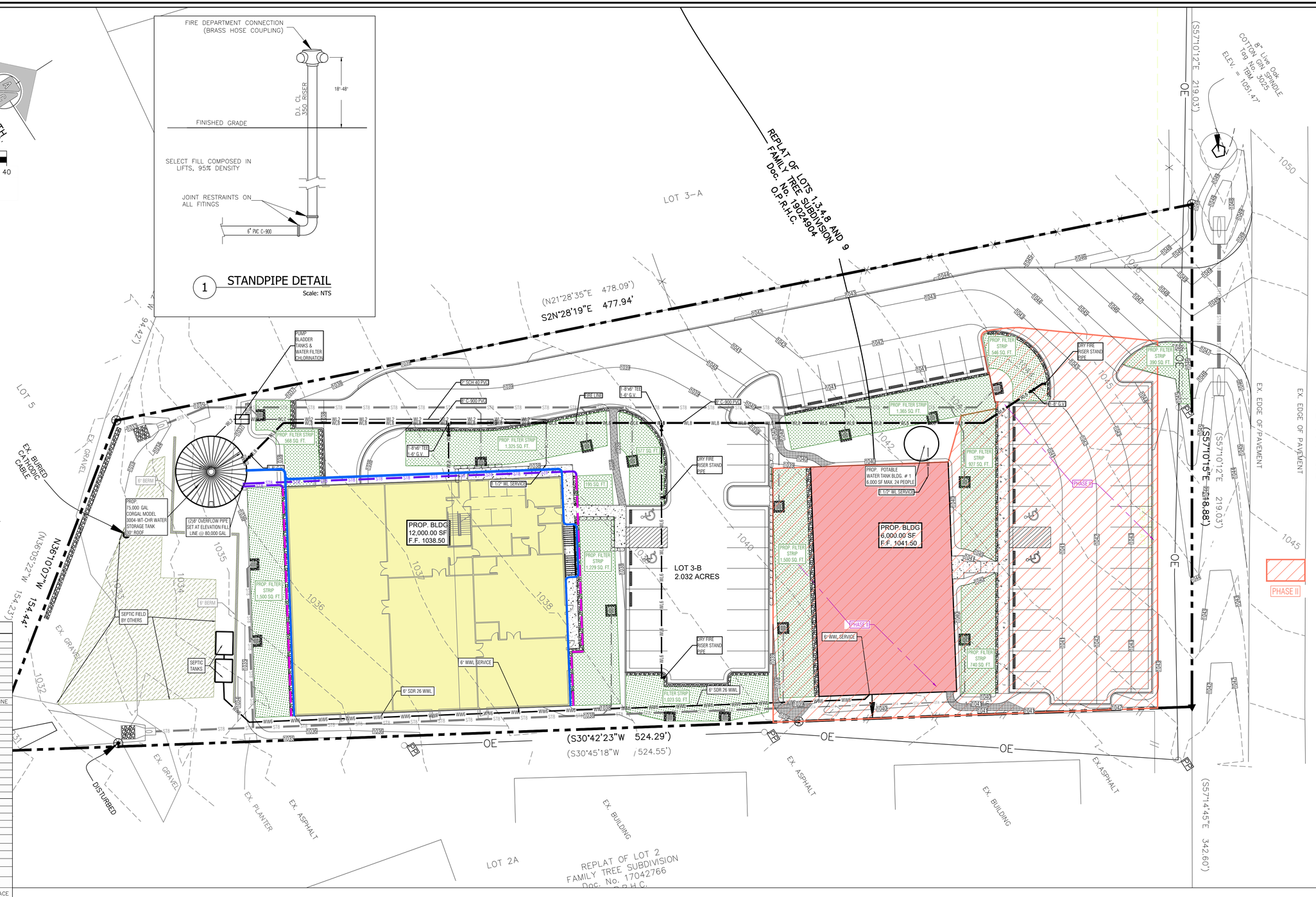
JOB: 20-021 | DATE: 9/8/20
CAD: DA/MM | CHK'D BY: HS
ENGINEER: HS | CHK'D BY:
SCALE:

SITE PLAN

SITE CIVIL PLAN



1 STANDPIPE DETAIL
Scale: NTS



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	METAL FENCE
	WIRE FENCE
WW	WASTEWATER MANHOLE
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CO	CLEAN OUT
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10	9' X 17.5' PARKING SPACE
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	PROPOSED DRAINAGE AREA
LOC	LIMITS OF CONSTRUCTION
	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
	ACCESSIBLE ROUTE
	TREE TO BE SAVED
	TREE TO BE REMOVED

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STATE OF TEXAS
HUNTER SHADBURNE
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REGISTERED
PROFESSIONAL ENGINEER
12/7/21

ICONIC

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REVISIONS			
REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 12/7/21
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

UTILITY PLAN

SITE CIVIL PLAN

7
of 17

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

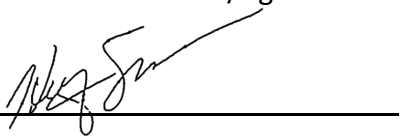
Signature

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

Print Name of Customer/Agent: Hunter Shadburne

Date: 5/15/2023

Signature of Customer/Agent:



Regulated Entity Name: ICONIC

Project Information

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

   Contact Person: Ryan Huddleston
   Entity: VV PROPERTY GROUP LLC
   Mailing Address: 14101 W Hwy 290, Bldg. 1800
   City, State: Austin, TX Zip: 78737
   Telephone: 512 364-0032 Fax: _____
   Email Address: ryan.huddleston@iconicimprint.com

5. Agent/Representative (If any):

   Contact Person: Hunter Shadburne
   Entity: Austin Civil Engineering
   Mailing Address: 9501B Menchaca Rd #220
   City, State: Austin, TX Zip: 78748
   Telephone: 512 306-0018 Fax: _____
   Email Address: TeamH@austincivil.com

6. Project Location:

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

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

   14721 Fitzhugh Rd, Austin, TX 78736

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 2.032 Acres

Total disturbed area: 1.91 Acres

14. Estimated projected population: 24

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	18,000	÷ 43,560 =	0.413
Parking	27,776	÷ 43,560 =	0.638
Other paved surfaces	3,321	÷ 43,560 =	0.076
Total Impervious Cover	49,097	÷ 43,560 =	1.127

Total Impervious Cover 1.127 **÷ Total Acreage** 2.032 **X 100 =** 55.46% **Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 20'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

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

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

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

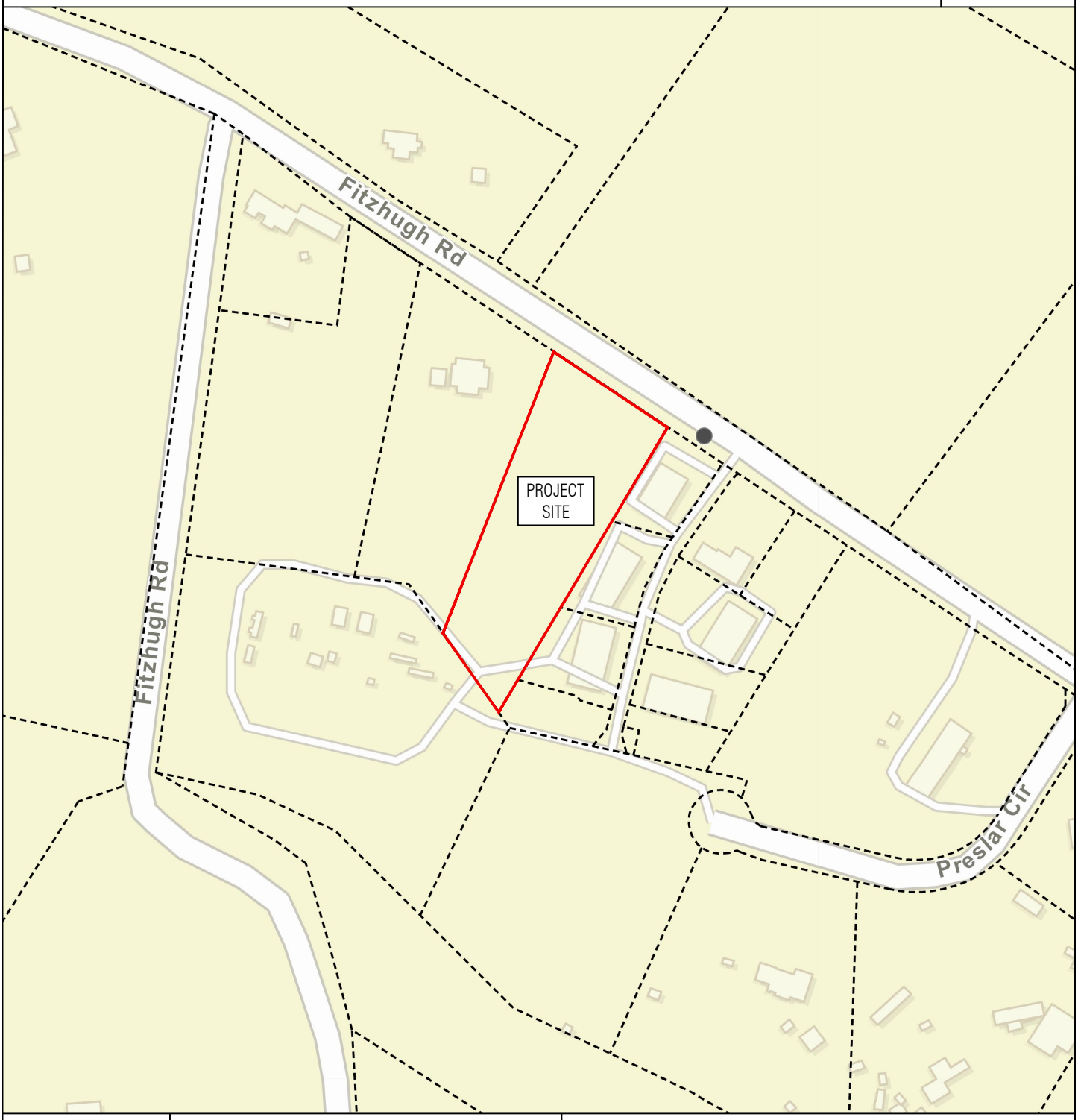
Administrative Information

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

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

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

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



EXHIBIT

ROAD MAP

ICONIC

14721 Fitzhugh Rd,
Austin, TX 78736

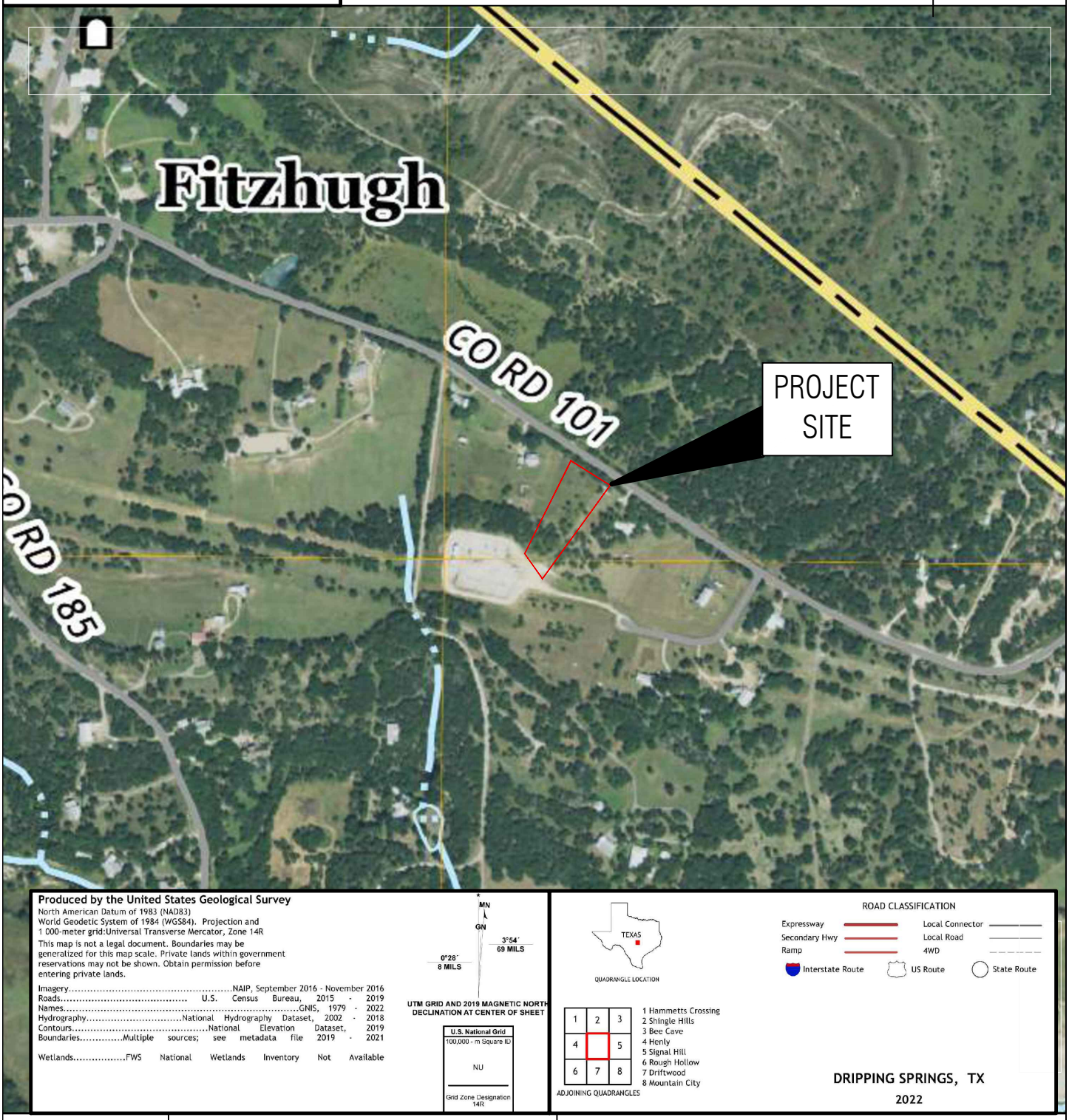
N.T.S.

AUSTIN CIVIL ENGINEERING, INC.

TBPE FIRM # F-001018
9501 B MANCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

NSN. 7 6 4 3 0 1 6 3 9 5 9 3 3
NGA REF NO. U S G S X 2 4 K 1 2 8 0 1

NORTH
SCALE: N.T.S.



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

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

Imagery	NAIP, September 2016 - November 2016
Roads	U.S. Census Bureau, 2015 - 2019
Names	GNIS, 1979 - 2022
Hydrography	National Hydrography Dataset, 2002 - 2018
Contours	National Elevation Dataset, 2019
Boundaries	Multiple sources; see metadata file 2019 - 2021
Wetlands	FWS National Wetlands Inventory Not Available

MN
GN
3°54'
69 MILS
0°28'
8 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Hammetts Crossing
2 Shingle Hills
3 Bee Cave
4 Henly
5 Signal Hill
6 Rough Hollow
7 Driftwood
8 Mountain City
ADJOINING QUADRANGLES

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

DRIPPING SPRINGS, TX
2022

EXHIBIT

USGS

ICONIC
14721 Fitzhugh Rd,
Austin, TX 78736

N.T.S.

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MANCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

Attachment A – Road Map

See attached road map.

Attachment B – USGS Quadrangle Map

See attached quadrangle map.

Attachment C – Project Narrative

The ICONIC project is located at 14721 Fitzhugh Rd in Austin, Texas 78736. The property is already platted and is a 2.032 acre tract of land known as Lot 3B of the Replat of Lots 1, 3, 4, 8 and 9, Family Tree Subdivision, recorded under instrument number 1924904 in the Plat Records of Hays County, Texas. The property is located within Hays County, outside of any city municipality or extra-territorial jurisdiction. There are no zoning restrictions for this property.

The site is currently undeveloped with moderate tree cover, increasing towards the ROW (see aerial exhibit attached). We are proposing to construct a 12,000 SF office warehouse and a 6,000 SF spirits tasting room along with the associated parks and drives. The total proposed impervious cover for the site is 1.127 acres (55.46%). The limits of construction consist of 1.91 acres within the property and an additional 0.13 acres in the R.O.W. portion for a total of 2.04 acres.

No offsite drainage enters the property. Flow appears to run parallel to the western property line. (see predeveloped drainage area map).

Onsite drainage generally flows from north to south across the lot. Proposed drainage patterns will remain the same. We are proposing a combination of 8 engineered vegetative filter strips (EVFS) as the BMPs for this site. Each filter strip has a width greater than the minimum requirement of 15' and a slope less than the maximum allowable of 20%. No contributing drainage area exceeds 72' in the direction of flow prior to entering the filter strip.

Attachment D – Factors Affecting Surface Water Quality

Potential sources of pollution include:

- Runoff and erosion of sediment and pollutants from exposed soil due to clearing and grubbing, grading, landscaping and other earthwork activities.
- Runoff from the construction equipment storage and maintenance. This may include typical automotive fluids, lubricants and fuels.
- Runoff from construction product staging, storage, and waste. This may include materials that can degrade the quality of receiving waters and make them unsafe for consumption and aquatic life.
- Runoff from paving operations may contain hydrocarbons and polyaromatic hydrocarbons.
- Runoff from lawn and landscape chemicals such as pesticides and herbicides
- Total Suspended Solids (TSS)

Attachment E – Volume and Character of Stormwater

Volume and Character of Stormwater

Modeling of the runoff for the site was conducted under the assumption of Hydrologic soil group D conditions. Stormwater runoff from the site will be captured and routed to the engineered vegetative filter strips systems which will remove approximately 996 lbs of TSS generated by this project. Detailed plans and calculations for the water quality pond facilities are included in the attached plan set.

- Through the proposed filter strips and drainage structures, the character and volume of the stormwater runoff leaving the site is within the required design parameters of the TCEQ.
- See attached plans and stormwater runoff calculations.

The developed site for this project is proposed to have an IC of 1.127 acres (55.46% of site). In its predeveloped condition, the majority of the flows are going north towards the rear of the property. The developed conditions are proposing to maintain the existing flow patterns.

Attachment F – Suitability Letter from Authorized Agent
See attached Report Final.
Attachment G – Secondary Containment Methods
No ASTs are proposed; therefore, **this section is not applicable**.

Attachment H – AST Containment Structure
No ASTs are proposed; therefore, **this section is not applicable**.

Attachment I – 20% or Less Impervious Cover Waiver
This project is proposing more than 20% IC; therefore, **this section is not applicable.**

Attachment J – BMPs for Upgradient Stormwater
No offsite drainage enters the site.

Attachment K – BMPs for On-Site Stormwater

The onsite drainage will be routed via private storm sewers and overland flow to 14 proposed engineered vegetative filter strips. Each filter strip has a width greater than the minimum requirement of 15’ and a slope less than the maximum allowable of 20%. No contributing drainage area exceeds 72’ in the direction of flow prior to entering the filter strip. Each filter strip will remove provide an 80% removal rate, with a total removal of 996 lbs of TSS for the project.

This system will remove more than the required TSS load per TCEQ requirements.

Attachment L – BMPs for Surface Streams
Runoff from this site does not enter adjacent surface streams, **this section is not applicable**.

Attachment M – Construction Plans
See Attached Construction Plans

Attachment N – Inspection, Maintenance Repair, and Retrofit Plan
The BMP maintenance plan and schedule is attached.

Attachment O – Pilot-Scale Field Testing Plan
This section is **not applicable**.

Attachment P – Measures for Minimizing Surface Stream Contamination

Runoff from this site does not enter adjacent surface streams, **this section is not applicable**.

Hays County Development Services

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

September 8, 2020

To Whom It May Concern:

Re: On Site Sewage Facility Suitability (OSSF) for the Iconic Imprint located at 14721 Fitzhugh Road, Austin, Texas 78737.

I have completed my preliminary review of the planning materials submitted in support of the above referenced development in Hays County. I concur with Tom Partridge, P.E.'s findings that this development can be adequately served by an individual on-site sewage facility. This tract of land is limited to dispose of no more than 609 gallons of wastewater every day based on Hays County OSSF rules.

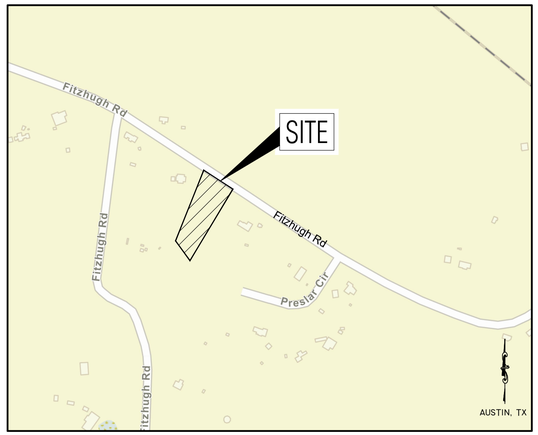
This review does not authorize the start of construction and all Hays County development authorizations must be obtained before the start of any development.

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

Sincerely,

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

VICINITY MAP



OWNER

ICONIC IMPRINT
RYAN HUDDLESTON
14271 FITZHUGH RD
AUSTIN, TX 78736
PHONE: (512) 364-0032

UTILITIES

ELECTRIC

PEDERNALES ELECTRIC COOPERATIVE
9115 CIRCLE DR
AUSTIN, TEXAS 78736
PHONE: (512) 394-9136

TELEPHONE

AT&T
712 EAST HUNTLAND DRIVE, ROOM 229
AUSTIN, TEXAS 78752
CONTACT: MICHAEL THURMAN
PHONE: (512) 870-4708

ONE-CALL

PHONE: 1(800) DIG-TESS=1(800) 344-8377
UTILITY LOCATING SERVICE
CONTRACTOR TO CALL BEFORE DIGGING !!

CONSULTANTS

CIVIL ENGINEER

AUSTIN CIVIL ENGINEERING, INC.
9501B MENCHACA RD#220
AUSTIN, TEXAS 78748
PHONE: (512) 306-0018
FAX: (512) 306-0048

SURVEYOR

CAPITAL SURVEYING COMPANY INC.
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BLDG B. SUITE 115
AUSTIN, TEXAS 78746
PHONE: (512) 327-4006
FIRM NO: 101267-0

ARCHITECT

FATTER AND EVANS ARCHITECTS, INC.
BARNABY EVANS
7509 MANCHACA RD
AUSTIN, TEXAS 78745
PHONE: (512) 476-3181

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

SITE PLAN FOR

ICONIC

14721 FITZHUGH RD
AUSTIN, TEXAS 78736
INITIAL SUBMITTAL DATE: __/__/2023

SHEET INDEX

STATE OF TEXAS
COUNTY OF HAYS

I, **HUNTER SHADBURNE, P.E.**, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH 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.

STATE OF TEXAS · BROOKE HUNTER SHADBURNE · 74382 · REGISTERED · PROFESSIONAL · ENGINEER

06/14/23
HUNTER SHADBURNE, P.E. DATE

NUMBER	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

ACCEPTED FOR CONSTRUCTION:
REVIEWED BY:

HAYS COUNTY DEVELOPMENT DATE

HAYS COUNTY OSSF DATE

HAYS COUNTY TRANSPORTATION AND FIRE MARSHALL DATE

PROJECT DATA

ZONING: N/A
PROJECT ADDRESS: 14721 FITZHUGH RD AUSTIN, TEXAS 78736
SUBMITTAL DATE: __/__/2023
LEGAL DESCRIPTION: LOT 3, FAMILY TREE SUBDIVISION, HAYS COUNTY TEXAS AS CONVEYED BY DEED DATED 4/18/2017, AND RECORDED IN HAYS COUNTY DOC NO: 17039421, HAYS COUNTY OFFICIAL PUBLIC RECORDS, REPLAT LOTS 1,3,4,8 AND 9, FAMILY TREE SUBDIVISOION

GENERAL NOTES

1. FLOOD PLAIN NOTE: THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 48209C0107 F, EFFECTIVE DATE SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.
2. THIS SITE IS LOCATED IN THE BARTON CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN WATERSHED, WHICH SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT ORDINANCE.
3. THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTION ZONE ACCORDING TO THE MAPS PUBLISHED BY TCEQ.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY OSSF SEPTIC SYSTEM AND ON SITE ROOF RAINWATER HARVESTING.
5. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION
6. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROJECT.
7. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
8. 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 CITY ENGINEERS REVIEW THE APPLICATION FOR CODE COMPLIANCE.
9. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEDERNALES ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. THE SITE IS COMPOSED OF 1 LOT.
12. APPROVAL OF THESE PLANS 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 IF ADDITIONAL APPROVALS ARE NECESSARY.

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

STATE OF TEXAS · BROOKE HUNTER SHADBURNE · 74382 · REGISTERED · PROFESSIONAL · ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

COVER SHEET

SITE CIVIL PLAN

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SITE PLAN RELEASE NOTES

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF DEVELOPMENT SERVICES DEPARTMENT.

2. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)

3. A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ALL APPROACHES.

4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.

5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

6. PARKING DIMENSIONAL AND DESIGN REGULATIONS:

PARKING WILL CONFORM TO THE FOLLOWING MINIMUM DIMENSIONAL STANDARDS IN DESIGNING PARKING AREAS:

IF ANGLE OF PARKING IS STANDARD	WIDTH OF PARKING SPACE	DEPTH OF PARKING SPACE	WIDTH OF AISLE
61° TO 90°	9.0'	18.0'	26.0'

7. ALL BEARINGS, DISTANCES AND EASEMENTS SHALL MATCH THOSE ON THE SUBDIVISION PLAT.

8. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN

10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

11. ALL EXISTING STRUCTURES TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.

12. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

GENERAL NOTES

EXCEPT AS NOTED OTHERWISE:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION", CITY OF AUSTIN.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED, REVEGETATED, AND GRADED TO DRAIN.
3. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
4. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER OR OWNER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
5. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
6. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
7. LAP ALL BAR SPLICES 24 BAR DIAMETERS OR 24 INCHES.
8. ALL CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH.
9. CONCRETE RIP RAP TO BE A MINIMUM 4 1/2 " THICK CONCRETE WITH #3'S @ 12" O.C.E.W. OR FIBER MESH CONCRETE.
10. PROVIDE CONCRETE EXPANSION JOINTS AT 40 FEET O.C. ON ALL RIP RAP.
11. PROVIDE A MINIMUM CLEARANCE OF 2" BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE.
12. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
13. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE HAND TOOLED.
14. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
15. ALL REQUIRED RELOCATION'S OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
16. THE CONTRACTOR SHALL NOTIFY THE CITY BUILDING INSPECTOR BEFORE BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE LAID UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
17. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
18. ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE CONTRACTOR.
19. THE GEOTECHNICAL REPORT FOR THE SITE SHALL GOVERN ALL CONSTRUCTION MATERIALS AND METHODS RELATED TO: PAVEMENT, BASE, FILL AND EXCAVATION, AND COMPACTION AND TREATMENT OF ON SITE SOILS.
20. 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.
21. PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

ELECTRIC GENERAL NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

TRENCH SAFETY NOTES

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD OR COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE TRENCH SAFETY PLAN REVIEWED, SIGNED, AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED TO THE ENGINEER FOR REVIEW BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAT 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE SUBMITTED TO AND ACCEPTED BY THE CITY OF AUSTIN.

EROSION & SEDIMENTATION CONTROL

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURE OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF AUSTIN FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER AND THE CITY ENVIRONMENTAL INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

SPECIAL NOTES:

1. LSS IS DEFINED AS "LIME STABILIZED SUBGRADE".
2. REFER TO THE GEOTECHNICAL RECOMMENDATIONS ON PAVEMENT DESIGN.
3. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
4. FOR LIMITATIONS OF WORKING HOURS, CONTRACTOR IS REFERRED TO THE CITY OF AUSTIN'S CODE OF ORDINANCES, TITLE X CHAPTER 10-5.
5. ALL SPOILS MATERIAL MUST BE KEPT ON-SITE UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE DEVELOPER.
6. IF WATER FLOW FEATURES ARE ENCOUNTERED DURING TRENCHING. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE ENVIRONMENTAL INSPECTOR FOR FUTURE ACTION.

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 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-245-4545) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS HOURS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARD MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.
5. OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE CITY, THE DESIGNING ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMITY OF THE APPROVED PLANS.
7. THIS SITE IS SUBJECT TO THE CODES IN EFFECT AS OF THE DATE OF SUBMITTAL, OR AS OTHERWISE APPROVED BY THE DETERMINATION FOR APPLICABLE REGULATIONS.
8. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRIP LINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSE OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.
9. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY MORTARED ROCK RIP RAP OR OTHER APPROVED METHODS.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.
11. PROVIDE CURB AND GUTTER AS NOTED ON THE PLANS.
12. ALL STORM SEWER 18" IN DIAMETER AND LARGER SHALL BE CLASS III RCP W/ O-RING GASKETS UNLESS NOTED OTHERWISE. IT IS RECOMMENDED THAT THE STORM SEWER LOCATED UNDER ENTRANCE BE AT LEAST CLASS IV OR AS APPROVED BY ENGINEER. NO ALTERNATES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER. ALL STORM SEWER PIPE 12" AND SMALLER SHALL BE "HANCOR" POLYETHYLENE PIPE WITH GASKETS. ALL STORM SEWER PIPE AND FITTINGS MUST BE FACTORY MADE, NO FIELD FITTINGS WILL BE ALLOWED.
13. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
14. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
15. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF AUSTIN ACCURATE "AS BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
16. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP AND REVEGETATION SHALL BE TO THE SATISFACTION OF THE ENGINEER AND THE CITY.
17. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE PROPER AUTHORITIES.
18. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

    BENCH MARK

19. THE NAME AND PHONE NUMBER OF THE OWNERS REPRESENTATIVE WHO IS RESPONSIBLE FOR PLAN ALTERATIONS. HUNTER SHADBURNE, P.E.: (512) 306-0018
20. THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/DEVELOPER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN IF IT IS DISCOVERED TO BE INADEQUATE: CONTRACTOR TO BE SELECTED
21. THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR THE EROSION/SEDIMENTATION CONTROL MAINTENANCE & TREE, NATURAL AREA PROTECTION MAINTENANCE. CONTRACTOR TO BE SELECTED
22. THIS SITE IS LOCATED IN THE BARTON CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN WATERSHED, WHICH SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT ORDINANCE.
23. FLOOD PLAIN NOTE: THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 48209C0107 F, EFFECTIVE DATE SEPTEMBER 2, 2005 FOR TRAVIS COUNTY, TEXAS.
24. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DRAINAGE UTILITY DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
25. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
26. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE. THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
27. GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS.
28. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE, SIDEWALK, DRIVEWAY, CURB & GUTTER, OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUACHES, CUTS, CRACKING, DEPRESSION, AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE REPAIRS WILL BE INCLUDED IN THE TOTAL AREA OF RESTORATION. THESE AREAS SHALL BE SAW CUT IN STRAIGHT, NEAT LINES, PARALLEL TO THE EXCAVATION OR UTILITY TRENCH AND TO THE NEXT EXISTING JOINT FOR SIDEWALKS AND CURB & GUTTER. ALL SUCH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSES AND SHALL MEET ALL CITY TESTING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.

FIRE PREVENTION

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

2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A 3'-6' FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.

3. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

4. COMMERCIAL DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

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

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

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

EROSION CONTROL

APPENDIX P-1 - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) 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, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental.inspections@austintexas.gov, 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 that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (½) inch or greater 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 or one-third (⅓) of the installed height of the control whichever is less.
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 Item 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 Specification 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 Item 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 10 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 Applications	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 Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufactures recommendations)

10. Developer Information:

Owner **ICONIC IMPRINT RYAN HUDDLESTON**

Phone # **(512) 364-0032**

Address **14271 FITZHUGH RD AUSTIN, TX 78736**

Owner's representative responsible for plan alterations: ____________

Phone # ____________

Person or firm responsible for erosion/sedimentation control maintenance:CONTRACTOR TO BE SELECTED

Phone # ____________

Person or firm responsible for tree/natural area protection Maintenance:CONTRACTOR TO BE SELECTED

Phone # ____________

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

APPENDIX P-4 - STANDARD SEQUENCE OF CONSTRUCTION

1. PRE-CONSTRUCTION - CONTRACTOR INSTALLATION QUALIFICATIONS REQUIRE THAT THE CONTRACTOR PROVIDE TO THE ENVIRONMENTAL INSPECTOR AT THE PRELIMINARY CONSTRUCTION MEETING A STATEMENT ATTESTING TO QUALIFICATIONS AND DEMONSTRATING EXPERIENCE. CONTRACTORS MUST PROVE SPECIALIZED COMPETENCE BY PRESENTING A COPY OF CURRENT CERTIFICATION FROM AN AUTHORITATIVE POROUS PAVEMENT INDUSTRY ASSOCIATION.

ACCEPTABLE POROUS PAVEMENT INDUSTRY ASSOCIATIONS ARE THE FOLLOWING:

- FOR OPEN-JOINTED BLOCK PAVEMENT, PERMEABLE INTERLOCKING CONCRETE PAVEMENT, OR CONCRETE GRID PAVEMENT: INTERLOCKING CONCRETE PAVEMENT INSTITUTE, BRICK INDUSTRY ASSOCIATION, NATIONAL CONCRETE MASONRY ASSOCIATION,
- FOR POROUS ASPHALT: TEXAS OR NATIONAL ASPHALT PAVEMENT ASSOCIATIONS,
- FOR POROUS CONCRETE PAVEMENT: TEXAS OR NATIONAL READY MIXED CONCRETE ASSOCIATIONS, OR
- AMERICAN SOCIETY OF CIVIL ENGINEERS.

2. 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 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.

3. 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 PRECONSTRUCTION MEETING.

4. 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.

5. 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).

6. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.

7. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.

8. 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.

9. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.

10. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.

11. 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 IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.

12. 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.

13. 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 ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

APPENDIX P-2 - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
    - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
    - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST;
    - C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
    - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
    - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
    - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
    - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
    - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

APPENDIX P-6 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND IENSURE COORDINATION WITH THE CITY ARBORIST.

PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING.

POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

CONSTRUCTION NOTES OF POROUS PAVEMENT PER ECM 1.6.7.5.E.5.

CONSTRUCTION. PROPER CONSTRUCTION OF PERMEABLE PAVEMENT SYSTEMS REQUIRES MEASURES TO PRESERVE NATURAL INFILTRATION RATES PRIOR TO PLACEMENT OF THE PAVEMENT, AS WELL AS MEASURES TO PROTECT THE SYSTEM FROM THE TIME THAT PAVEMENT CONSTRUCTION IS COMPLETE TO THE END OF SITE CONSTRUCTION. THE FOLLOWING RECOMMENDATIONS APPLY TO ALL PERMEABLE PAVEMENT SYSTEMS: A. GENERAL. 1. KEEP MUD AND SEDIMENT-LADEN RUNOFF AWAY FROM THE PAVEMENT AREA. 2. TEMPORARILY DIVERT RUNOFF OR INSTALL SEDIMENT CONTROL MEASURES AS NECESSARY TO REDUCE THE AMOUNT OF SEDIMENT RUN-ON TO THE PAVEMENT. 3. COVER SURFACES WITH A HEAVY IMPERMEABLE MEMBRANE WHEN CONSTRUCTION ACTIVITIES THREATEN TO DEPOSIT SEDIMENT ONTO THE PAVEMENT AREA. 4. LOW GROUND PRESSURE (LGP) TRACK EQUIPMENT SHOULD BE USED WITHIN THE PAVEMENT AREA TO LIMIT OVER-COMPACTING THE SUBGRADE. WHEEL LOADS SUCH AS, PASSENGER CARS AND PICK-UP TRUCKS SHOULD NOT BE ALLOWED ON THE PAVEMENT AREA DURING CONSTRUCTION. B. SUBGRADE PREPARATION. SINCE POROUS PAVEMENT IS AN INFILTRATION PRACTICE IT IS IMPERATIVE THAT THE PERMEABILITY OF THE UNDERLYING NATIVE SOILS BE PRESERVED. THE FOLLOWING RECOMMENDATIONS APPLY TO ALL PERMEABLE PAVEMENT SYSTEMS: 1. IT IS IMPORTANT TO PROTECT THE SUBGRADE FROM OVER COMPACTION, ACCUMULATION OF FINES, EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC, AND SURFACE PONDING. ANY ACCUMULATION OF DEBRIS, FINES, OR SEDIMENT THAT HAS OCCURRED DURING SUBGRADE PREPARATION SHOULD BE REMOVED PRIOR TO STARTING THE GRAVEL BED INSTALLATION. 2. GRADING SHALL NOT TAKE PLACE DURING WET SOIL CONDITIONS TO MINIMIZE SEALING OF THE SOIL SURFACE. 3. IN SITUATIONS WHERE THE SUBGRADE HAS BEEN OVER COMPACTED OR THE PERMEABILITY HAS BEEN DIMINISHED SCARIFICATION SHOULD TAKE PLACE TO A DEPTH SUFFICIENT TO MATCH THE NATURALLY OCCURRING IN-SITU STATE. TYPICALLY SCARIFICATION SHOULD BE A MINIMUM OF FOUR (4) TO SIX (6) INCHES IN DEPTH. C. GRAVEL BED PREPARATION. THE GRAVEL BED SHOULD CONSIST OF CLEAN, CRUSHED GRAVEL, FREE OF MUD, CLAY, VEGETATION OR OTHER DEBRIS, CONFORMING TO ASTM C 33 FOR STONE QUALITY. SIZE GRADATION SHALL CONFORM TO ASTM C-33 NO. 57 OR NO. 67 AS DESCRIBED IN CITY OF AUSTIN STANDARD SPECIFICATION 510.2.(A), PIPE BEDDING STONE.
PLACEMENT OF THE GRAVEL BED CAN OCCUR ONCE:

1. THE DESIGN SATURATED HYDRAULIC CONDUCTIVITY OF THE SUBGRADE HAS BEEN VERIFIED USING THE CRITERIA STATED IN SECTION 1.6.7.4. 2. THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR HAS APPROVED THE GRAVEL BED PREPARATION. 3. ANY ACCUMULATION OF DEBRIS, FINES, OR SEDIMENT THAT HAS OCCURRED DURING THE PLACEMENT OF THE GRAVEL BED INSTALLATION HAS BEEN REMOVED. D. POROUS PAVEMENT INSTALLATION. CONTRACTOR INSTALLATION QUALIFICATIONS REQUIRE THAT THE CONTRACTOR PROVIDE TO THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR, AT THE PRELIMINARY CONSTRUCTION MEETING, A STATEMENT ATTESTING TO QUALIFICATIONS AND DEMONSTRATING EXPERIENCE WITH THE FOLLOWING POROUS PAVEMENT PROCEDURES AND TESTS:
FOR ALL TYPES OF POROUS PAVEMENT SYSTEMS:

1. CONTRACTORS MUST PROVE SPECIALIZED COMPETENCE BY PRESENTING CURRENT CERTIFICATION FROM AN AUTHORITATIVE INDUSTRY ASSOCIATION. (SEE SECTION 1.6.7.E.4.A.1 FOR EXAMPLES OF ACCEPTABLE INDUSTRY ASSOCIATIONS.)
2. PROVIDE THE ADDRESSES FOR A MINIMUM OF THREE (3) COMPLETED PROJECTS WITH SIMILAR GEOLOGIC AND CLIMATE CONDITIONS AS THE PROPOSED SITE.

FOR POROUS CONCRETE AND POROUS ASPHALT SYSTEMS PROVIDE ADDITIONAL INFORMATION REGARDING THE PROCEDURES THAT WILL BE FOLLOWED TO MEET THE FOLLOWING:

- MEASURING UNIT WEIGHT ACCEPTANCE DATA.
- CONDUCTING IN-SITU PAVEMENT TESTS INCLUDING VOID CONTENT AND UNIT WEIGHT.
- PREPARING PRODUCT SAMPLES.

IF THE INSTALLING CONTRACTOR AND PAVEMENT PRODUCER DO NOT HAVE SUFFICIENT EXPERIENCE WITH POROUS PAVEMENT SYSTEMS, THE INSTALLING CONTRACTOR SHALL RETAIN AN EXPERIENCED CONSULTANT TO MONITOR PRODUCTION, HANDLING, AND PLACEMENT OPERATIONS AT THE CONTRACTOR'S EXPENSE.

AUSTIN CIVIL
ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

BROOKE HUNTER SHADBURNE
74382
06/14/23

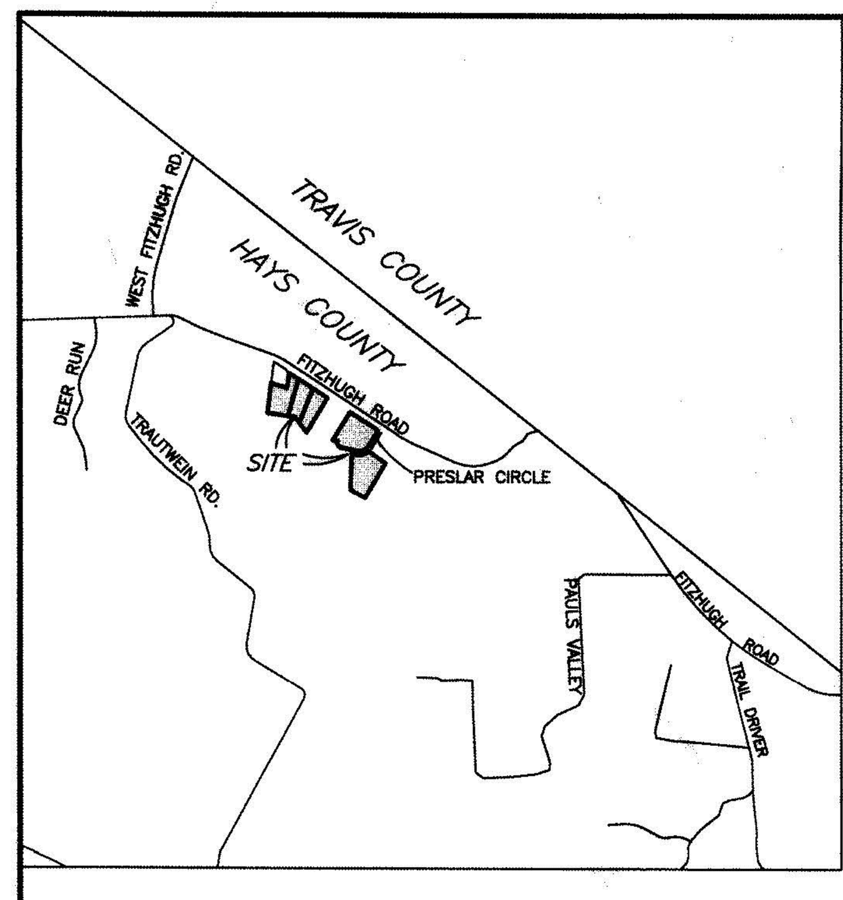
ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REV.	DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

GENERAL NOTES

SITE CIVIL PLAN



VICINITY MAP – 1"=2000'

SURVEYORS NOTES

1. FENCES MEANDER.

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0107F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

5. THESE LOTS MAY BE SUBJECT TO THOSE BLANKET TYPE PIPELINE EASEMENTS RECORDED IN VOLUME 97, PAGE 404 AND VOLUME 145, PAGE 357 OF THE HAYS COUNTY DEED RECORDS. THESE EASEMENTS DO NOT SPECIFY A LOCATION OR WIDTH THEREFORE THEY ARE NOT PLOTTED HEREON.

6. ACCORDING TO SCALING FROM T.C.E.Q. MAPS, THE ENTIRE PORTION OF THESE LOTS ARE WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND NO PORTION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

7. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS ISD.

8. NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS OR AREA OF EXTRA TERRITORIAL JURISDICTION.

9. THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 1 AND 6.

10. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

11. BEFORE ANY COMMERCIAL DEVELOPMENT IS PERMITTED ON THIS TRACT HAYS COUNTY DEVELOPMENT SERVICES WILL REQUIRE AN ON-SITE SEWAGE FACILITY PLAN TO BE SUBMITTED AND APPROVED.

12. LOTS 3-A, 3-B AND 4-A ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.

13. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR THE DURATION OF FIVE (5) YEARS FOLLOWING THE RECORDING OF THIS PLAT.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., C.F.M. — 7-16-2019 DATE
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CAITLYN STRICKLAND, DIRECTOR — 7-11-19 DATE
HAYS COUNTY DEVELOPMENT SERVICES

LOT SIZE CATEGORIES

TOTAL AREA = 14.697 ACRES
TOTAL NUMBER OF LOTS = 5
AVERAGE LOT SIZE = 2.939
NUMBER OF LOTS OVER 10 ACRES = 0
NUMBER OF LOTS 5 – 10 ACRES = 0
NUMBER OF LOTS 2 – 5 ACRES = 5
NUMBER OF LOTS 1 – 2 ACRES = 0
NUMBER OF LOTS LESS THAN 1 ACRE = 0

UTILITIES:
ELECTRIC–PEDERNALES ELECTRIC COOPERATIVE
WATER–INVIVIDUAL ON-SITE WATER WELLS
SEWER–INDIVIDUAL ON-SITE WASTEWATER FACILITIES

DRIVEWAY PERMIT STATEMENT:

DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

CLIENT: FAMILY TREE
DATE: 3/19/2018
OFFICE: K. SMITH
CREW: LOZANO, C. SMITH
FB/PG: 763/10
PLAT NO. 27503-18-c

STATE OF TEXAS*
COUNTY OF HAYS*

LOT 1 KNOW ALL MEN BY THESE PRESENTS, THAT I, STEVEN AND BELINDA COVEY, OWNERS OF LOT 1, FAMILY TREE SUBDIVISION AS CONVEYED TO US BY DEED DATED 6/18/2017, AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 17021431, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

STEVEN COVEY, OWNER

BELINDA COVEY, OWNER

TAMMY SATTERLY WARDEN
Notary Public, State of Texas
Comm. Expires 07-19-2021
Notary ID 124959964

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

STEVEN COVEY AND BELINDA COVEY, KNOWN TO ME TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF June, A.D., 20 14.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

LOT 3 KNOW ALL MEN BY THESE PRESENTS, THAT I, RICHARD AND PAIGE SHELTON, OWNERS OF LOT 3, FAMILY TREE SUBDIVISION, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 4/18/2017, AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 17039421, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

RICHARD SHELTON, OWNER

PAIGE SHELTON, OWNER

PAUL W. MEYERTONS
Notary Public, State of Texas
Notary ID# 12593883-2
My Commission Expires
NOVEMBER 1, 2019

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Shelton KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF JUNE, A.D., 20 19.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paige Shelton KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19 DAY OF June, A.D., 20 19.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TAMMY SATTERLY WARDEN
Notary Public, State of Texas
Comm. Expires 07-19-2021
Notary ID 124959964

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT ON THE 21st DAY OF May, A.D., 20 19, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN

INSTRUMENT NUMBER 33901.

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF July, 20 19, AT 12:08 O'CLOCK P.M., AND DULY RECORDED ON THE 23rd DAY OF July, 20 19 AT 12:08 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER 19024904.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

LOT 4 KNOW ALL MEN BY THESE PRESENTS, THAT I, DOUBLE DAVES PIZZA WORKS, OWNER OF LOT 4, FAMILY TREE SUBDIVISION AND 1.00 ACRE IN THE JOHN BARTON SURVEY, A-70, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 4/18/2017, AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 17013153, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

Charles M. Thorp Jr. for Double Daves Pizzaworks Systems, Inc.
DOUBLE DAVES PIZZA WORKS, OWNER

TAMMY SATTERLY WARDEN
Notary Public, State of Texas
Comm. Expires 07-19-2021
Notary ID 124959964

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

Charles M. Thorp Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF June, A.D., 20 19.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS*
COUNTY OF HAYS*

LOT 8 & 9 KNOW ALL MEN BY THESE PRESENTS, THAT I, CHRISTIAN TRIANTAPHILIDES, OWNER OF LOTS 8 AND 9, FAMILY TREE SUBDIVISION HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 12/17/2014, AND RECORDED IN VOLUME 5153, PAGE 735 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

CHRISTIAN TRIANTAPHILIDES, OWNER

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christian Triantaphilides KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9 DAY OF July, A.D., 20 19.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BLAKE PATTERSON GLANCY
Notary Public, State of Texas
Comm. Expires 05-30-2021
Notary ID 126829324

PURPOSE OF REPLAT STATEMENT

THE PURPOSE OF THIS REPLAT IS TO AMEND THE FOLLOWING ITEMS:

- REMOVE THE RESTRICTION FROM ALL LOTS IN THIS REPLAT WHICH LIMITED RESIDENTIAL LOTS TO ONE SINGLE FAMILY RESIDENCE.
- REVISE THE BOUNDARY OF LOT 4, CREATING LOT 4-A
- SPLIT LOT 3 INTO TWO LOTS, CREATING LOT 3-A AND 3-B.
- LOT 1, NO CHANGE TO BOUNDARY.
- COMBINE LOT 8 AND 9 TO CREATE LOT 8-A.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

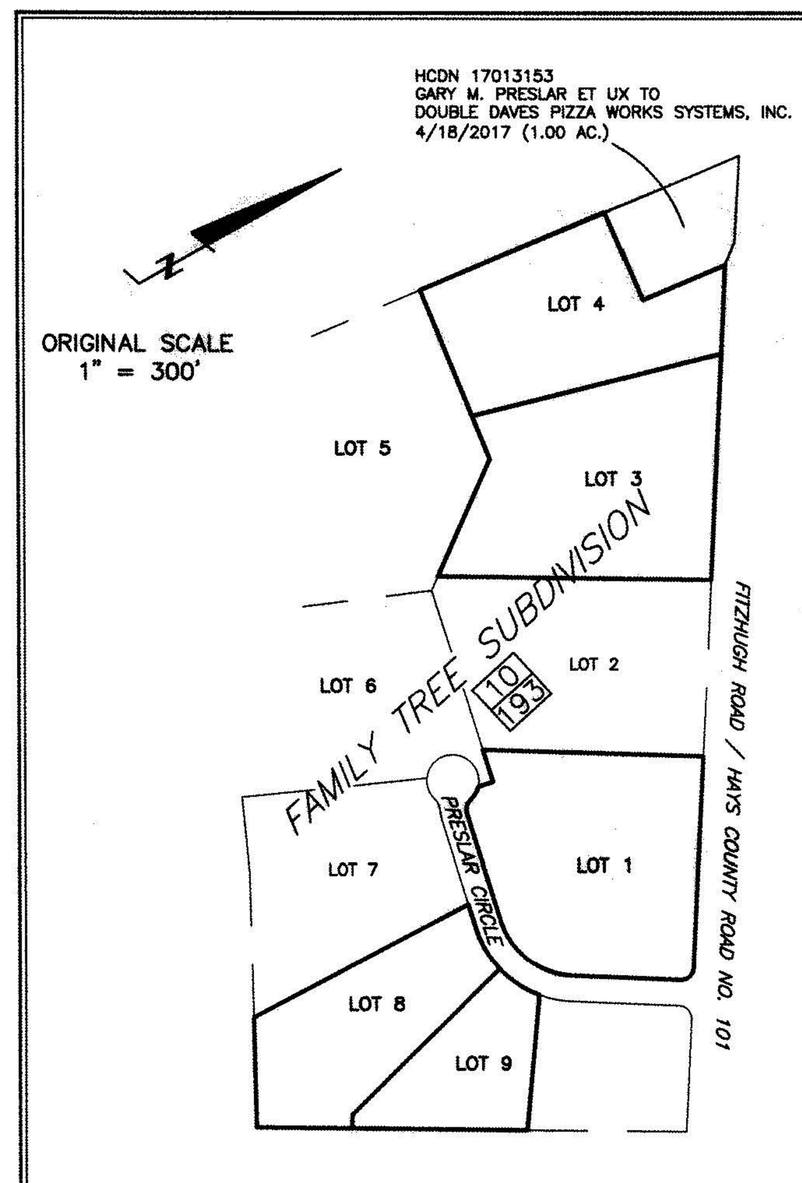
REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

STATE OF TEXAS — REGISTERED — KYLE SMITH — 5307 — PROFESSIONAL LAND SURVEYOR

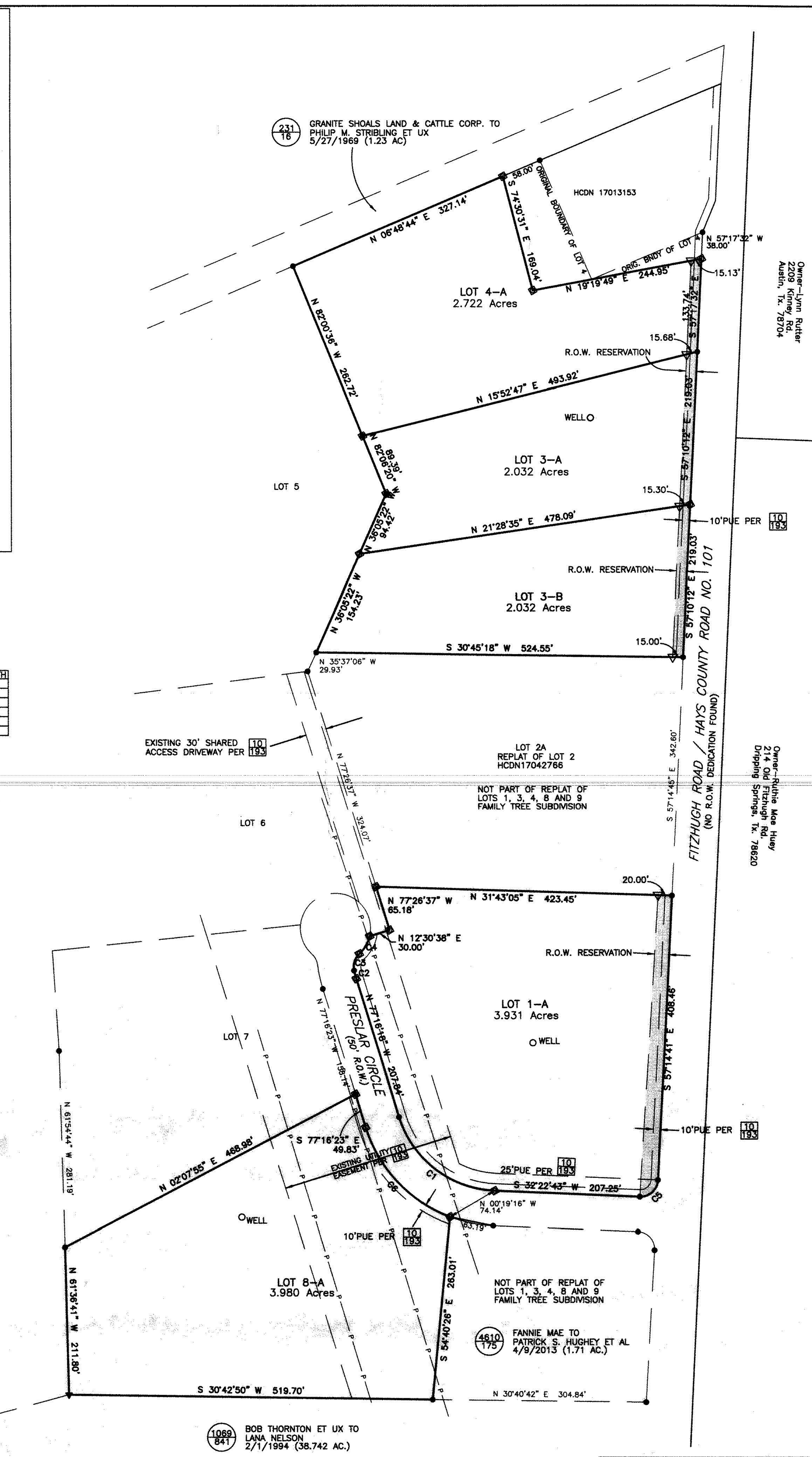
BYRN & ASSOCIATES, INC.
SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION,
HAYS COUNTY, TEXAS

SHEET ONE OF TWO



ORIGINAL LOT CONFIGURATION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	184.20'	150.00'	70°21'32"	S 67°33'29" W	172.84'
C2	12.11'	150.00'	4°37'37"	N 74°57'20" W	12.11'
C3	26.18'	25.00'	60°00'00"	N 42°39'00" W	25.00'
C4	29.81'	50.00'	34°09'33"	N 29°43'56" W	29.37'
C5	39.22'	25.00'	89°53'34"	S 12°31'24" E	35.32'
C6	182.08'	200.00'	52°09'47"	N 76°40'54" E	175.86'

LEGEND

VOL/PG (circle)	HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
VOL/PG (box)	HAYS COUNTY PLAT RECORDS
◘	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
●	1/2" IRON ROD FOUND OR DIAMETER NOTED
■	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
— // —	WOOD FENCE
— # —	CHAIN LINK FENCE
— X —	WIRE FENCE
— O —	PIPE FENCE
— ohu —	UTILITY LINE, POLE AND GUY
⊠	PROPERTY CORNER
	SEPTIC TANK
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
— P —	PIPELINE ACCORDING TO SIGNS

CLIENT: FAMILY TREE
DATE: 3/19/2018
OFFICE: K. SMITH
CREW: LOZANO, C. SMITH
FB/PG: 763/10
PLAT NO. 27503-18-c

REPLAT OF LOTS 1, 3, 4, 8 AND 9, FAMILY TREE SUBDIVISION,
HAYS COUNTY, TEXAS

SHEET TWO OF TWO

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

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

ICONIC

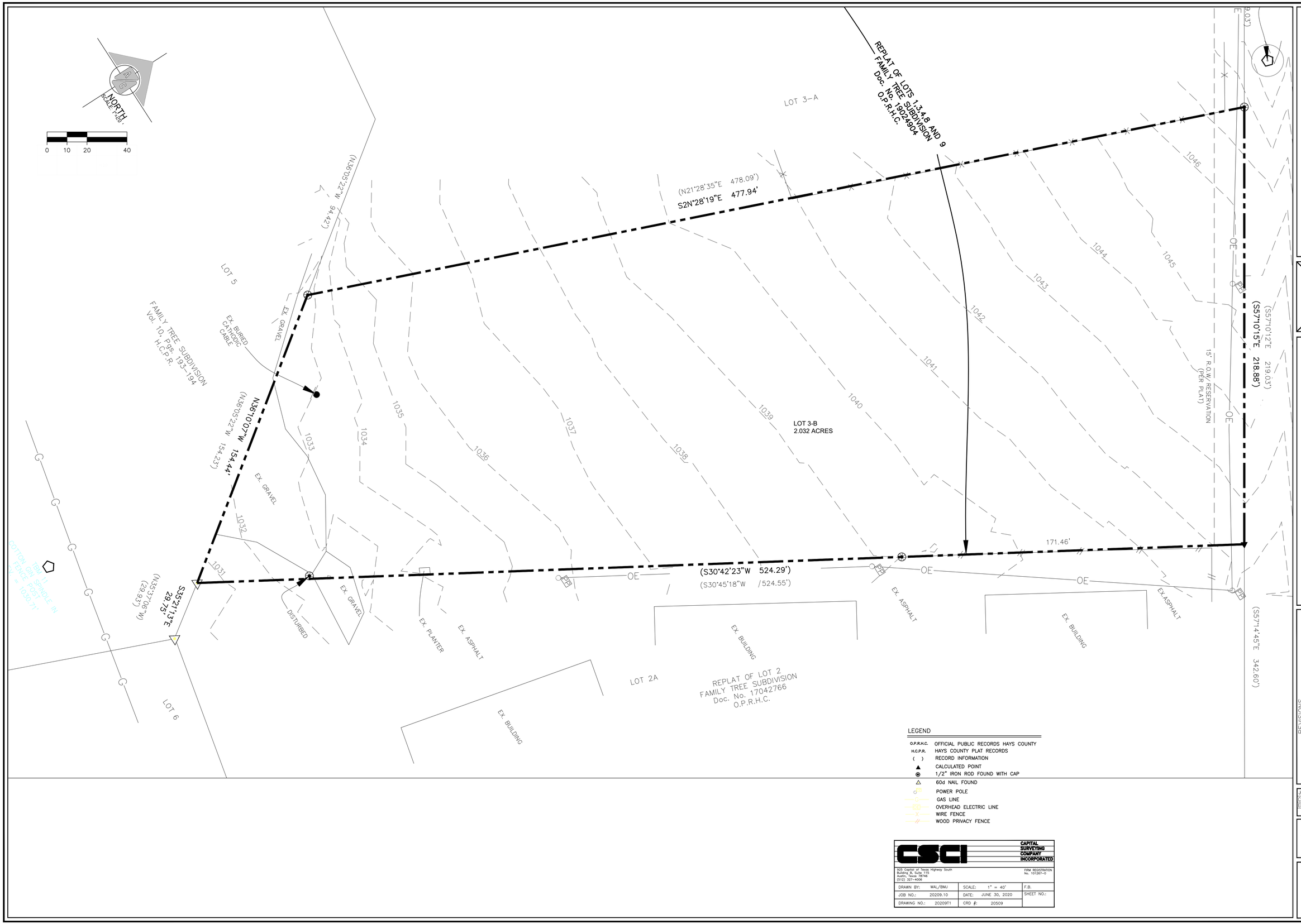
14721 FITZHUGH RD
AUSTIN, TX 78736

REV. DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 20-021 DATE: 06/14/23
CAD: DA/MM CHK'D BY: HS
ENGINEER: HS CHK'D BY:
SCALE: N.T.S

PLAT

SITE CIVIL PLAN



LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORDS
( )	RECORD INFORMATION
▲	CALCULATED POINT
⊙	1/2" IRON ROD FOUND WITH CAP
△	60d NAIL FOUND
	POWER POLE
G	GAS LINE
OE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	WOOD PRIVACY FENCE

CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South
Building III, Suite 155
Austin, Texas 78746
(512) 327-4006
FIRM REGISTRATION No. 101267-0

DRAWN BY:	WAL/BMJ	SCALE: 1" = 40'	F.B.
JOB NO.:	20209.10	DATE: JUNE 30, 2020	SHEET NO.:
DRAWING NO.:	20209T1	CRD #: 20509	

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS		
REV.	DATE	DESCRIPTION

APPROVED BY

JOB: 20-021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

EXISTING TOPOGRAPHIC AND TREE SURVEY

SITE CIVIL PLAN

4 of 17

Project: Project 1 Simulation Run: ATTLAS 14 North 2YR

Start of Run: 31Dec2010, 23:30 | Basin Model: Iconic 14721 Fitzhugh
End of Run: 01Jan2011, 23:36 | Meteorologic Model: CoA 2-yr ATTLAS 14 N
Compute Time: 27Apr2023, 08:12:21 | Control Specifications: COA Control

Show Elements: All Elements | Volume Units: IN | ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	5.40	01Jan2011, 11:39	2.00
POA A - Pre Dev	0.00318	5.40	01Jan2011, 11:39	2.00
Dev DA 12	0.00082	1.59	01Jan2011, 11:36	2.00
Dev DA 10	0.00040	1.21	01Jan2011, 11:34	3.27
Pond DA 10	0.00040	0.54	01Jan2011, 11:38	3.27
Dev DA 11	0.00030	0.90	01Jan2011, 11:34	3.24
Dev DA 7	0.00032	0.97	01Jan2011, 11:34	3.28
Pond DA 7	0.00032	0.53	01Jan2011, 11:36	3.28
Pond - DA 11	0.00030	0.53	01Jan2011, 11:37	3.24
Dev DA 8	0.00026	0.78	01Jan2011, 11:34	3.23
Pond DA 8	0.00026	0.52	01Jan2011, 11:38	3.23
Dev DA 3	0.00023	0.66	01Jan2011, 11:34	3.02
Pond 3	0.00023	0.15	01Jan2011, 11:32	3.02
Dev DA 9	0.00022	0.67	01Jan2011, 11:34	3.31
Pond DA 9	0.00022	0.15	01Jan2011, 11:32	3.31
Dev DA 5	0.00021	0.57	01Jan2011, 11:34	2.77
Pond DA 5	0.00021	0.15	01Jan2011, 11:34	2.77
Dev DA 4	0.00020	0.60	01Jan2011, 11:34	3.19
Dev DA 2	0.00012	0.36	01Jan2011, 11:34	3.23
Dev DA 6	0.00008	0.23	01Jan2011, 11:34	2.98
Dev POA A Dev	0.00319	5.33	01Jan2011, 11:35	2.87
Dev DA 1	0.00003	0.07	01Jan2011, 11:34	2.31

Project: Project 1 Simulation Run: ATTLAS 14 North 10YR

Start of Run: 31Dec2010, 23:30 | Basin Model: Iconic 14721 Fitzhugh
End of Run: 01Jan2011, 23:36 | Meteorologic Model: CoA 10-yr ATTLAS 14 N
Compute Time: 27Apr2023, 08:12:13 | Control Specifications: COA Control

Show Elements: All Elements | Volume Units: IN | ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	11.55	01Jan2011, 11:38	4.74
POA A - Pre Dev	0.00318	11.55	01Jan2011, 11:38	4.74
Dev DA 12	0.00082	3.42	01Jan2011, 11:36	4.74
Dev DA 10	0.00040	2.14	01Jan2011, 11:34	6.23
Pond DA 10	0.00040	0.94	01Jan2011, 11:41	6.23
Dev DA 11	0.00030	1.60	01Jan2011, 11:34	6.20
Dev DA 7	0.00032	1.72	01Jan2011, 11:34	6.24
Pond DA 7	0.00032	0.56	01Jan2011, 11:43	6.24
Pond - DA 11	0.00030	0.55	01Jan2011, 11:44	6.20
Dev DA 8	0.00026	1.39	01Jan2011, 11:34	6.19
Pond DA 8	0.00026	0.55	01Jan2011, 11:43	6.19
Dev DA 3	0.00023	1.20	01Jan2011, 11:34	5.94
Pond 3	0.00023	0.78	01Jan2011, 11:38	5.94
Dev DA 9	0.00022	1.18	01Jan2011, 11:34	6.28
Pond DA 9	0.00022	0.77	01Jan2011, 11:38	6.28
Dev DA 5	0.00021	1.07	01Jan2011, 11:34	5.65
Pond DA 5	0.00021	0.62	01Jan2011, 11:39	5.65
Dev DA 4	0.00020	1.06	01Jan2011, 11:34	6.14
Dev DA 2	0.00012	0.64	01Jan2011, 11:34	6.18
Dev DA 6	0.00008	0.42	01Jan2011, 11:34	5.89
Dev POA A Dev	0.00319	9.47	01Jan2011, 11:36	5.76
Dev DA 1	0.00003	0.14	01Jan2011, 11:34	5.11

Project: Project 1 Simulation Run: ATTLAS 14 North 25YR

Start of Run: 31Dec2010, 23:30 | Basin Model: Iconic 14721 Fitzhugh
End of Run: 01Jan2011, 23:36 | Meteorologic Model: CoA 25-yr ATTLAS 14 N
Compute Time: 27Apr2023, 08:12:24 | Control Specifications: COA Control

Show Elements: All Elements | Volume Units: IN | ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	15.12	01Jan2011, 11:38	6.66
POA A - Pre Dev	0.00318	15.12	01Jan2011, 11:38	6.66
Dev DA 12	0.00082	4.46	01Jan2011, 11:36	6.66
Dev DA 10	0.00040	2.66	01Jan2011, 11:34	8.22
Pond DA 10	0.00040	1.49	01Jan2011, 11:39	8.22
Dev DA 11	0.00030	1.99	01Jan2011, 11:34	8.18
Dev DA 7	0.00032	2.13	01Jan2011, 11:34	8.23
Pond DA 7	0.00032	0.95	01Jan2011, 11:41	8.23
Pond - DA 11	0.00030	0.80	01Jan2011, 11:43	8.18
Dev DA 8	0.00026	1.72	01Jan2011, 11:34	8.17
Pond DA 8	0.00026	0.56	01Jan2011, 11:42	8.17
Dev DA 3	0.00023	1.50	01Jan2011, 11:34	7.92
Pond 3	0.00023	1.26	01Jan2011, 11:37	7.92
Dev DA 9	0.00022	1.47	01Jan2011, 11:34	8.27
Pond DA 9	0.00022	1.22	01Jan2011, 11:37	8.27
Dev DA 5	0.00021	1.35	01Jan2011, 11:34	7.61
Pond DA 5	0.00021	1.02	01Jan2011, 11:37	7.61
Dev DA 4	0.00020	1.32	01Jan2011, 11:34	8.12
Dev DA 2	0.00012	0.80	01Jan2011, 11:34	8.17
Dev DA 6	0.00008	0.52	01Jan2011, 11:34	7.86
Dev POA A Dev	0.00319	13.23	01Jan2011, 11:36	7.73
Dev DA 1	0.00003	0.19	01Jan2011, 11:34	7.04

Project: Project 1 Simulation Run: ATTLAS 14 North 100YR

Start of Run: 31Dec2010, 23:30 | Basin Model: Iconic 14721 Fitzhugh
End of Run: 01Jan2011, 23:36 | Meteorologic Model: CoA 100-yr ATTLAS 14 N
Compute Time: 27Apr2023, 08:12:17 | Control Specifications: COA Control

Show Elements: All Elements | Volume Units: IN | ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Pre Dev DA 1	0.00318	20.85	01Jan2011, 11:38	10.20
POA A - Pre Dev	0.00318	20.85	01Jan2011, 11:38	10.20
Dev DA 12	0.00082	6.14	01Jan2011, 11:36	10.21
Dev DA 10	0.00040	3.52	01Jan2011, 11:34	11.84
Pond DA 10	0.00040	2.71	01Jan2011, 11:37	11.84
Dev DA 11	0.00030	2.64	01Jan2011, 11:34	11.80
Dev DA 7	0.00032	2.82	01Jan2011, 11:34	11.85
Pond DA 7	0.00032	1.67	01Jan2011, 11:39	11.85
Pond - DA 11	0.00030	1.47	01Jan2011, 11:39	11.80
Dev DA 8	0.00026	2.28	01Jan2011, 11:34	11.79
Pond DA 8	0.00026	1.11	01Jan2011, 11:41	11.79
Dev DA 3	0.00023	2.00	01Jan2011, 11:34	11.52
Pond 3	0.00023	1.86	01Jan2011, 11:36	11.52
Dev DA 9	0.00022	1.94	01Jan2011, 11:34	11.89
Pond DA 9	0.00022	1.80	01Jan2011, 11:36	11.89
Dev DA 5	0.00021	1.81	01Jan2011, 11:34	11.20
Pond DA 5	0.00021	1.66	01Jan2011, 11:36	11.20
Dev DA 4	0.00020	1.75	01Jan2011, 11:34	11.74
Dev DA 2	0.00012	1.05	01Jan2011, 11:34	11.79
Dev DA 6	0.00008	0.70	01Jan2011, 11:34	11.47
Dev POA A Dev	0.00319	20.59	01Jan2011, 11:36	11.32
Dev DA 1	0.00003	0.25	01Jan2011, 11:34	10.61

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14271 Fitzhugh Rd Impervious Cover Dev DA 1

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	894.16 sf 0.1671 ac		
Buildings =		0	0.00%
Parking and Drives =		176	19.71%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		176 0.004	19.71% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 2

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	3,398 sf 0.0780 ac		
Buildings =		0	0.00%
Parking and Drives =		2,659	78.23%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		2,659 0.061	78.23% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 3

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	6,367 sf 0.1462 ac		
Buildings =		0	0.00%
Parking and Drives =		4,147	65.13%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		4,147 0.095	65.13% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 4

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	5,481 sf 0.1258 ac		
Buildings =		0	0.00%
Parking and Drives =		3,971	72.44%
Sidewalk/other/tank =		183	3.33%
Total Proposed Impervious Cover =		4,153 0.095	75.77% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 5

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	5,727 sf 0.1315 ac		
Buildings =		0	0.00%
Parking and Drives =		2,421	42.27%
Sidewalk/other/tank =		394	6.88%
Total Proposed Impervious Cover =		2,815 0.065	49.15% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 6

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	2,130 sf 0.0489 ac		
Buildings =		0	0.00%
Parking and Drives =		1,326	62.24%
Sidewalk/other/tank =		0	0.00%
Total Proposed Impervious Cover =		1,326 0.030	62.24% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 7

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	8,849 sf 0.2031 ac		
Buildings =		7,000	79.10%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		202	2.28%
Total Proposed Impervious Cover =		7,202 0.165	81.39% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 8

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	7,141 sf 0.1639 ac		
Buildings =		5,000	70.02%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		602	8.43%
Total Proposed Impervious Cover =		5,602 0.129	78.45% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 9

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	6,188 sf 0.1421 ac		
Buildings =		0	0.00%
Parking and Drives =		4,426	71.53%
Sidewalk/other/tank =		727	11.76%
Total Proposed Impervious Cover =		5,153 0.118	83.28% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 10

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	8,742 sf 0.2007 ac		
Buildings =		6,000	68.63%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		415	4.75%
Total Proposed Impervious Cover =		6,415 0.147	73.38% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 11

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	10,716.02 sf 0.2460 ac		
Buildings =		0	0.00%
Parking and Drives =		8,390	78.29%
Sidewalk/other/tank =		260	2.43%
Total Proposed Impervious Cover =		8,650 0.199	80.72% Acres

14271 Fitzhugh Rd Impervious Cover Dev DA 12

Impervious Cover Table:		PROPOSED TOTAL Sq. ft.	percent %
Gross Drainage Area =	16,503.83 sf 0.3789 ac		
Buildings =		0	0.00%
Parking and Drives =		0	0.00%
Sidewalk/other/tank =		755	4.57%
Total Proposed Impervious Cover =		755 0.017	4.57% Acres

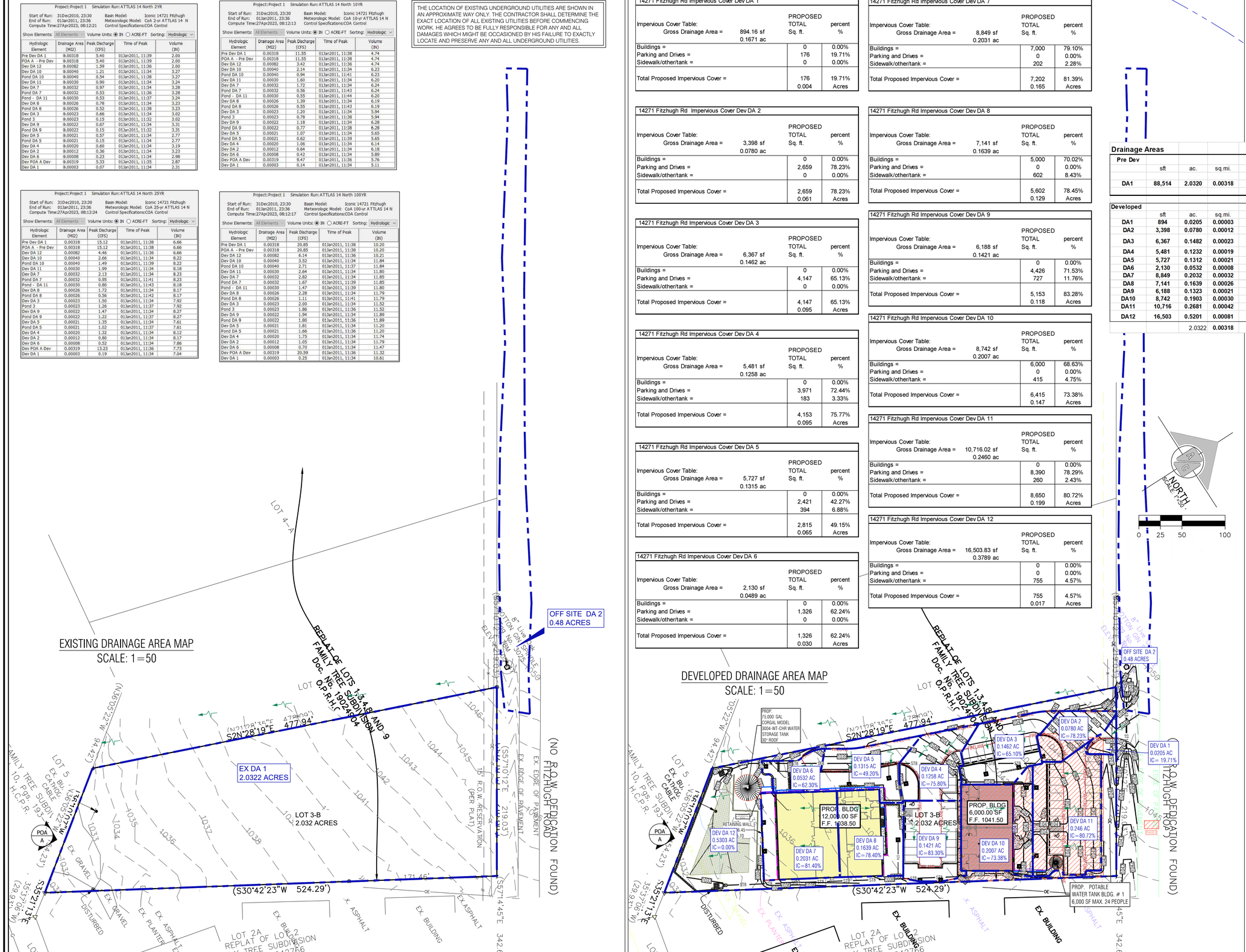
Drainage Areas

Pre Dev	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC %	CN
DA1	88,514	2.0320	0.00318	12.00	7.20	0	0%	84

Developed	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC %	CN
DA1	894	0.0205	0.00003	5.00	3.00	176	19.7%	84
DA2	3,398	0.0780	0.00012	5.00	3.00	2659	78.3%	84
DA3	6,367	0.1482	0.00023	5.00	3.00	4147	65.1%	84
DA4	5,481	0.1232	0.00019	5.00	3.00	4153	75.8%	84
DA5	5,727	0.1312	0.00021	5.00	3.00	2815	49.2%	84
DA6	2,130	0.0532	0.00008	5.00	3.00	1326	62.3%	84
DA7	8,849	0.2032	0.00032	5.00	3.00	7202	81.4%	84
DA8	7,141	0.1639	0.00026	5.00	3.00	5602	78.4%	84
DA9	6,188	0.1323	0.00021	5.00	3.00	5153	83.3%	84
DA10	8,742	0.1903	0.00030	5.00	3.00	6415	73.4%	84
DA11	10,716	0.2681	0.00042	5.00	3.00	8650	80.7%	84
DA12	16,503	0.5201	0.00081	8.00	4.80	755	4.6%	84
		2.0322	0.00318			49097		

EXISTING DRAINAGE AREA MAP
SCALE: 1=50

DEVELOPED DRAINAGE AREA MAP
SCALE: 1=50



LEGEND

PROPOSED	DESCRIPTION
●	BOLLARD
▲	SIGN POST
—OE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
	PROPERTY LINE
	EASEMENT
○	FOUND IRON PIN
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GATE VALVE
	REDUCER
	GAS METER
	GAS VALVE
	METAL FENCE
	WIRE FENCE
WW	WASTEWATER MANHOLE
MH	MANHOLE
CO	CLEAN OUT
	DRAINAGE INLET
	HANDICAP PARKING
	ELECTRIC PULL BOX
	ELECTRIC METER
T	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE BOX
10	9' X 17.5' PARKING SPACE
528.8	PROPOSED SPOT GARDE
102	PROPOSED FINISHED GRADE
	PROPOSED DRAINAGE AREA
LOC	LIMITS OF CONSTRUCTION
	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
	ACCESSIBLE ROUTE
	TREE TO BE SAVED
	TREE TO BE REMOVED

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

HUNTER SHADRINE 74382 LICENSED PROFESSIONAL ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

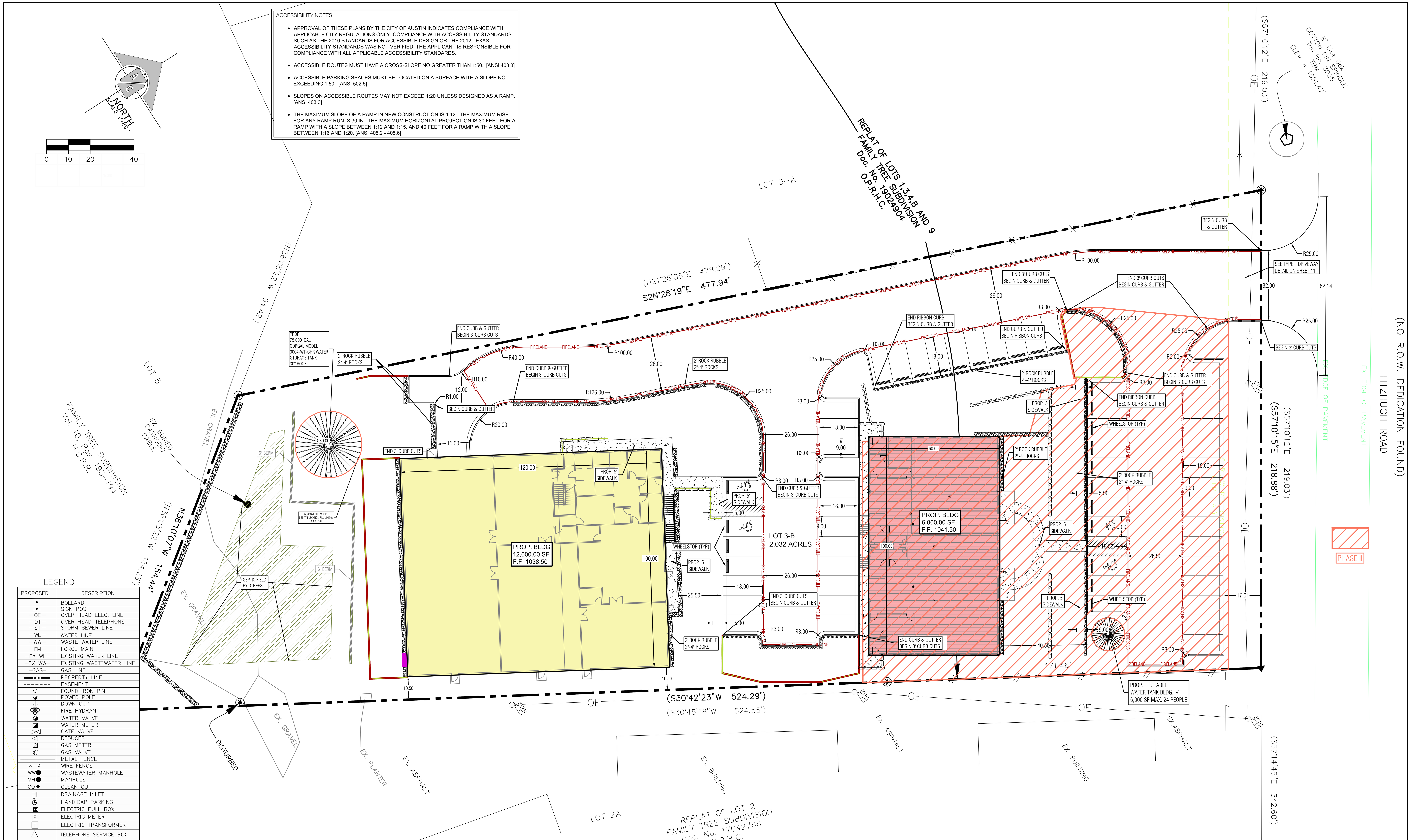
REVISIONS: REV.	DATE:	DESCRIPTION	APPROVED BY

JOB: 20-021 | DATE: 06/14/23
CAD: DA/AM | CHK'D BY: HS
ENGINEER: HS | CHK'D BY:
SCALE:

DRAINAGE AREA MAP

SITE CIVIL PLAN

5 of 17



ACCESSIBILITY NOTES:

- 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.
- 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]
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]

LEGEND

PROPOSED	DESCRIPTION
	BOLLARD
	SIGN POST
—OE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
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	FOUND IRON PIN
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
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	GATE VALVE
	REDUCER
	GAS METER
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	METAL FENCE
	WIRE FENCE
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10	9' X 17.5' PARKING SPACE
528.8	PROPOSED SPOT GARDE
	PROPOSED FINISHED GRADE
	PROPOSED DRAINAGE AREA
LOC	LIMITS OF CONSTRUCTION
	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
	ACCESSIBLE ROUTE
	TREE TO BE SAVED
	TREE TO BE REMOVED

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Site Data Table:		Proposed	
Total Site Area [SF] = 88,525			
Proposed Use		Distillery Liquor Sales	
Proposed Use		Printing Services	
Building 1 Square Footage		6,000 sq ft	
Building 2 Square Footage		12,000 sq ft	
Total Building Square Footge		18,000 sq ft	
Building Coverage		20.33%	18,000
Impervious Cover		55.46%	49,097

14271 Fitzhugh Rd

PARKING TABLE	sq. ft.	ratio	Total Required Parking
Liquor Sales	6,000	1/275	22
Printing Services	12,000	1/500	24
TOTAL			46
		Total Provided =	51
Bicycle		5% of provided vehicle spaces or 5 spaces, whichever is greater =	3
		Total Provided =	0
Handicap			
		Total Required Handicap	3
		Proposed HC Spaces=	4
		Total Parking Provided =	55

14271 Fitzhugh Rd Impervious Cover:

		PROPOSED	
Impervious Cover Table: Gross Site Area =	88,525 sf / 2.032 ac	TOTAL Sq. ft.	percent %
Buildings =		18,000	20.33%
Parking and Drives =		27,776	31.38%
Sidewalk/other/tank =		3,321	3.75%
Total Proposed Impervious Cover =		49,097	55.46%
		1.127	Acres

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AUSTIN, TX 78748
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06/14/23

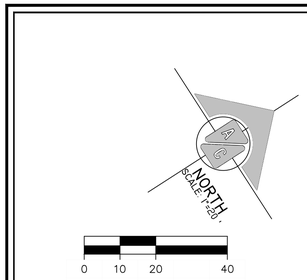
ICONIC
14721 Fitzhugh Rd
AUSTIN, TX 78736

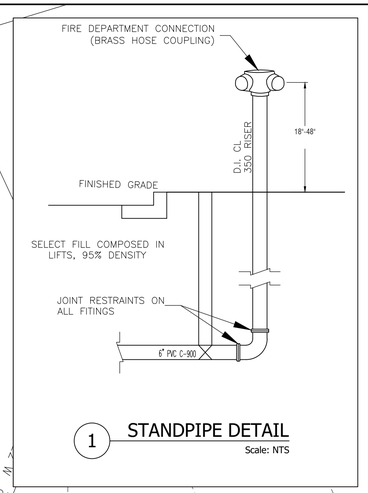
REV.	DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 20-021 DATE: 06/14/23
CAD: DA/MM CHK'D BY: HS
ENGINEER: HS CHK'D BY:
SCALE:

SITE PLAN

SITE CIVIL PLAN
6 of 17





1 STANDPIPE DETAIL
Scale: NTS

PROPOSED	DESCRIPTION
•	BOLLARD
☀	SIGN POST
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—OT—	OVER HEAD TELEPHONE
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	EASEMENT
○	FOUND IRON PIN
	POWER POLE
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	METAL FENCE
	WIRE FENCE
WW	WASTEWATER MANHOLE
MH	MANHOLE
CO	CLEAN OUT
	DRAINAGE INLET
	HANDICAP PARKING
	ELECTRIC PULL BOX
	ELECTRIC METER
T	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE BOX
10	9' X 17.5' PARKING SPACE
528.8	PROPOSED SPOT GARDE
1022	PROPOSED FINISHED GRADE
	PROPOSED DRAINAGE AREA
LOC	LIMITS OF CONSTRUCTION
	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
	ACCESSIBLE ROUTE
	TREE TO BE SAVED
	TREE TO BE REMOVED

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STATE OF TEXAS
HUNTER SHADRINE
74382
REGISTERED
PROFESSIONAL ENGINEER
06/14/23

ICONIC

14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS			
REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 06/14/23
CAD: DA/WM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

UTILITY PLAN

SITE CIVIL PLAN

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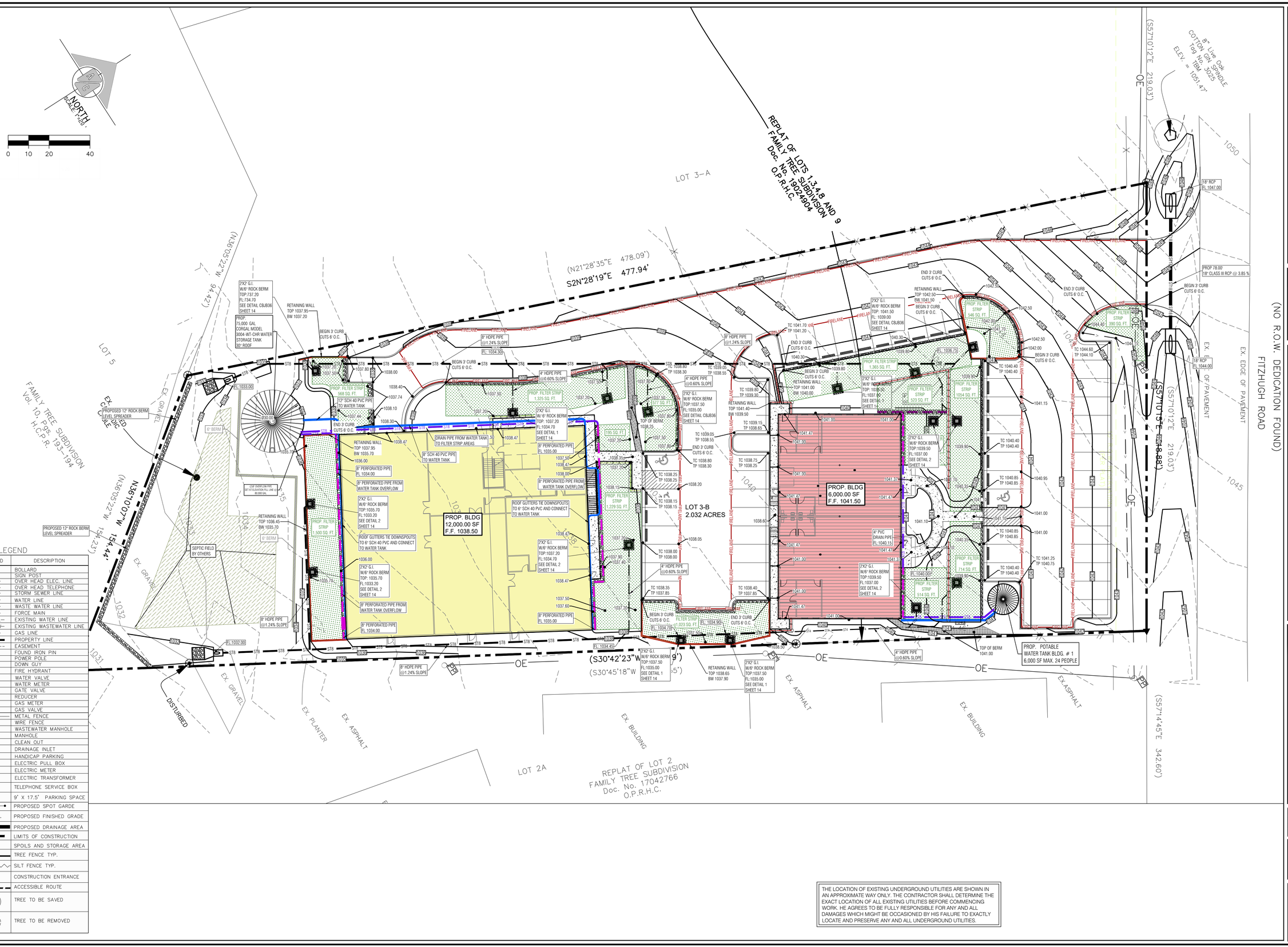
of 17



LEGEND

PROPOSED	DESCRIPTION
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	SIGN POST
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	PROPERTY LINE
--------	EASEMENT
○	FOUND IRON PIN
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	WATER VALVE
	WATER METER
	GATE VALVE
◁	REDUCER
G	GAS METER
Ⓖ	GAS VALVE
———	METAL FENCE
—x—x—	WIRE FENCE
WW●	WASTEWATER MANHOLE
MH●	MANHOLE
CO●	CLEAN OUT
▦	DRAINAGE INLET
♿	HANDICAP PARKING
	ELECTRIC PULL BOX
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10	9' X 17.5' PARKING SPACE
528.8 —●	PROPOSED SPOT GARDE
—102—	PROPOSED FINISHED GRADE
	PROPOSED DRAINAGE AREA
—LOC—	LIMITS OF CONSTRUCTION
▨	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
— — —	ACCESSIBLE ROUTE
○	TREE TO BE SAVED
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BROOKE HUNTER SHADBURNE
74382
06/14/23

ICONIC

14721 FITZHUGH RD
AUSTIN, TX 78736

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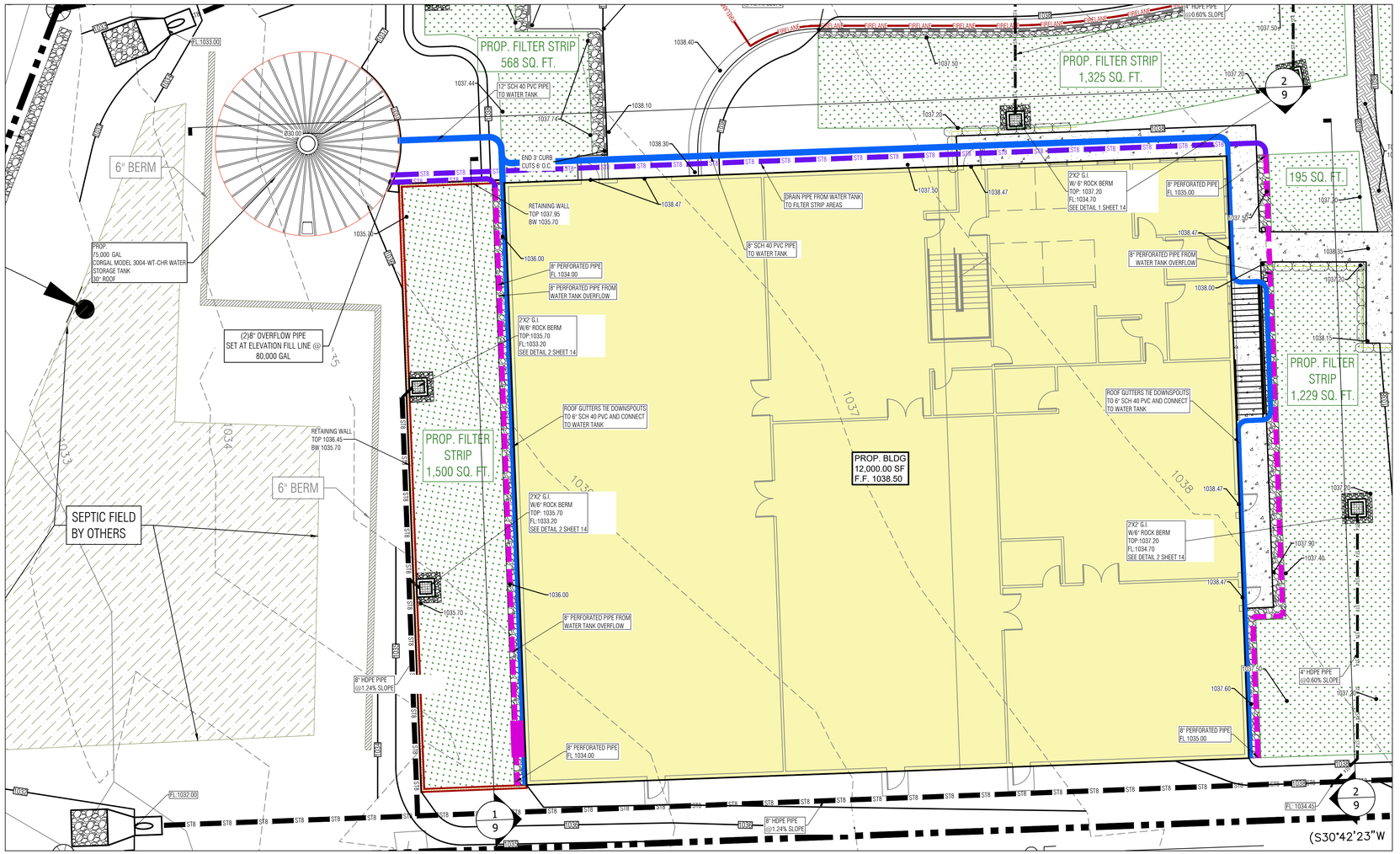
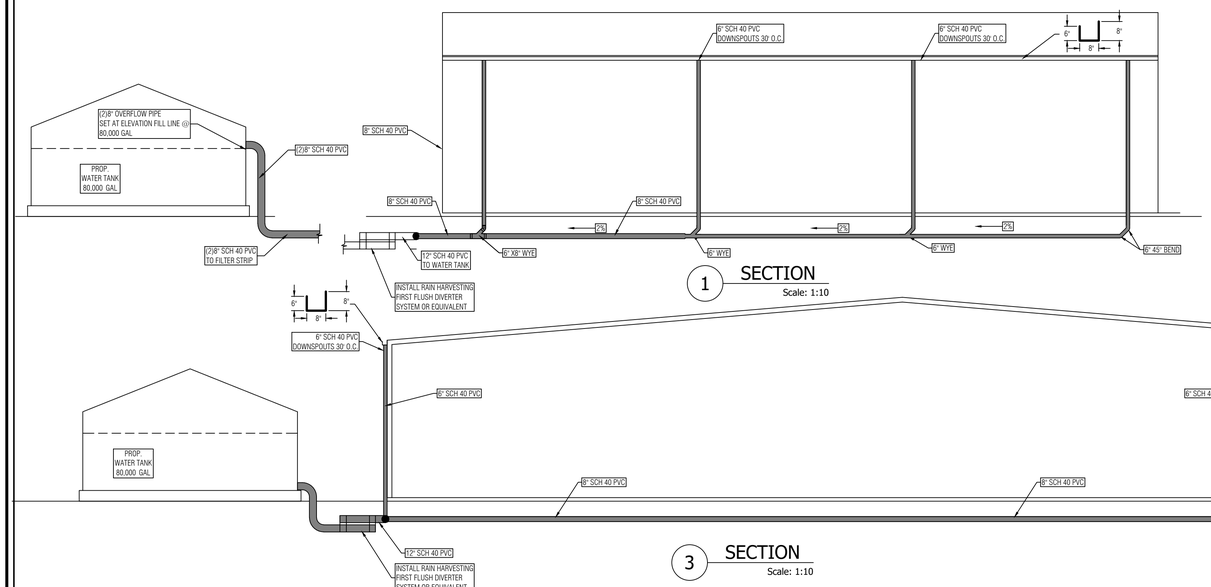
JOB: 20-021
DATE: 06/14/23
CAD: DA/MM
CHK'D BY: HS
ENGINEER: HS
CHK'D BY:
SCALE:

GRADING & STORM PLAN

SITE CIVIL PLAN
8
of 17





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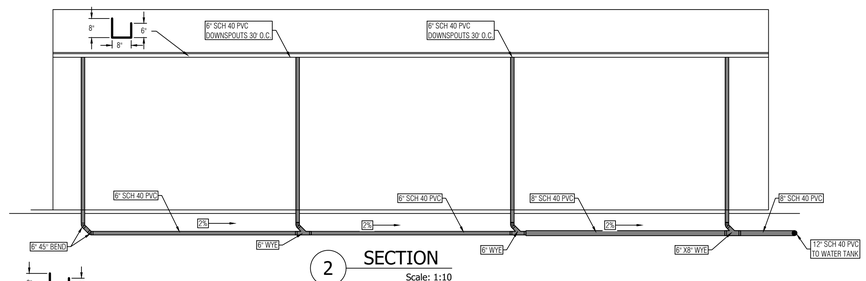
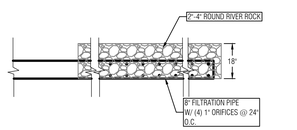


2 SECTION
Scale: 1:10

3 SECTION
Scale: 1:10



4 PERFORATED PIPE DETAIL
Scale: NTS

AUSTIN CIVIL ENGINEERING, INC.
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STATE OF TEXAS
HUNTER SHADBURNE
743812
REGISTERED
PROFESSIONAL ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS		
REV.	DATE:	DESCRIPTION:
		APPROVED BY:

JOB: 20-021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

WATER TANK SYSTEM

SITE CIVIL PLAN

9 of 17

Iconic - 14721 Fitzhugh - North Ponds

DETENTION POND OUTFLOW Structure (North)

North pond type - DAs 7, 8 , 10, 11

	#	2						
	Dia (in)	2.500						
	Dia (ft)	0.208						
	Orifice	0.6	Weir	C=3.0	Weir	C=3.0		Total
Total	A =	0.07	L (ft) =	1.00	L (ft) =	6.00		Flow
	1037.50	flowline	1200.00	flowline	1040.60	flowline		
	1037.60	centerline						
	Orifice	H						
elevation	H	Q (cfs)	H	Q (cfs)	H	Q (cfs)	Q (cfs)	elevation
1037.50	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	**0.00**	1037.50
1038.00	0.40	**0.21**	0.00	**0.00**	0.00	**0.00**	**0.21**	1038.00
1038.05	0.45	**0.22**	0.00		0.00	**0.00**	**0.22**	1038.05
1038.10	0.50	**0.23**	0.00		0.00	**0.00**	**0.23**	1038.10
1038.15	0.55	**0.24**	0.00		0.00	**0.00**	**0.24**	1038.15
1038.20	0.60	**0.25**	0.00		0.00	**0.00**	**0.25**	1038.20
1040.00	2.40	**0.51**	0.00		0.00	**0.00**	**0.51**	**1040.00**
1040.05	2.45	**0.51**	0.00		0.00	**0.00**	**0.51**	1040.05
1040.10	2.50	**0.52**	0.00		0.00	**0.00**	**0.52**	1040.10
1040.15	2.55	**0.52**	0.00		0.00	**0.00**	**0.52**	1040.15
1040.20	2.60	**0.53**	0.00		0.00	**0.00**	**0.53**	1040.20
1040.25	2.65	**0.53**	0.00		0.00	**0.00**	**0.53**	1040.25
1040.30	2.70	**0.54**	0.00		0.00	**0.00**	**0.54**	1040.30
1040.35	2.75	**0.54**	0.00		0.00	**0.00**	**0.54**	1040.35
1040.40	2.80	**0.55**	0.00		0.00	**0.00**	**0.55**	1040.40
1040.45	2.85	**0.55**	0.00		0.00	**0.00**	**0.55**	1040.45
1040.50	2.90	**0.56**	0.00		0.00	**0.00**	**0.56**	1040.50
1040.55	2.95	**0.56**	0.00		0.00	**0.00**	**0.56**	1040.55
1040.75	3.15	**0.58**	0.00		0.15	**1.05**	**1.63**	1040.75
1040.80	3.20	**0.59**	0.00		0.20	**1.61**	**2.20**	1040.80
1040.85	3.25	**0.59**	0.00		0.25	**2.25**	**2.84**	1040.85
1040.90	3.30	**0.60**	0.00		0.30	**2.96**	**3.55**	1040.90
1040.95	3.35	**0.60**	0.00		0.35	**3.73**	**4.33**	1040.95
1041.00	3.40	**0.60**	0.00		0.40	**4.55**	**5.16**	1041.00

Iconic - 14721 Fitzhugh

DETENTION POND OUTFLOW Structure - DAs 3, 5, 9

South

	#	2						
	Dia (in)	1.500						
	Dia (ft)	0.125						
	Orifice	0.6	Weir	C=3.0	Weir	C=3.0		Total
Total	A =	0.02	L (ft) =	0.59	L (ft) =	4.00		Flow
	1037.50	flowline	1200.00	flowline	1040.60	flowline		
	1037.56	centerline						
	Orifice	H						
elevation	H	Q (cfs)	H	Q (cfs)	H	Q (cfs)	Q (cfs)	elevation
1037.50	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**	**0.00**	1037.50
1038.00	0.44	**0.06**	0.00	**0.00**	0.00	**0.00**	**0.06**	1038.00
1038.05	0.49	**0.06**	0.00		0.00	**0.00**	**0.06**	1038.05
1038.10	0.54	**0.06**	0.00		0.00	**0.00**	**0.06**	1038.10
1038.15	0.59	**0.07**	0.00		0.00	**0.00**	**0.07**	1038.15
1038.20	0.64	**0.07**	0.00		0.00	**0.00**	**0.07**	1038.20
1040.00	2.44	**0.14**	0.00		0.00	**0.00**	**0.14**	1040.00
1040.05	2.49	**0.14**	0.00		0.00	**0.00**	**0.14**	1040.05
1040.10	2.54	**0.14**	0.00		0.00	**0.00**	**0.14**	1040.10
1040.15	2.59	**0.14**	0.00		0.00	**0.00**	**0.14**	1040.15
1040.20	2.64	**0.14**	0.00		0.00	**0.00**	**0.14**	1040.20
1040.25	2.69	**0.15**	0.00		0.00	**0.00**	**0.15**	1040.25
1040.30	2.74	**0.15**	0.00		0.00	**0.00**	**0.15**	**1040.30**
1040.35	2.79	**0.15**	0.00		0.00	**0.00**	**0.15**	1040.35
1040.40	2.84	**0.15**	0.00		0.00	**0.00**	**0.15**	**1040.40**
1040.45	2.89	**0.15**	0.00		0.00	**0.00**	**0.15**	**1040.45**
1040.50	2.94	**0.15**	0.00		0.00	**0.00**	**0.15**	1040.50
1040.55	2.99	**0.15**	0.00		0.00	**0.00**	**0.15**	1040.55
1040.75	3.19	**0.16**	0.00		0.15	**0.70**	**0.86**	1040.75
1040.80	3.24	**0.16**	0.00		0.20	**1.07**	**1.23**	1040.80
1040.85	3.29	**0.16**	0.00		0.25	**1.50**	**1.66**	**1040.85**
1040.90	3.34	**0.16**	0.00		0.30	**1.97**	**2.13**	1040.90
1040.95	3.39	**0.16**	0.00		0.35	**2.48**	**2.65**	1040.95
1041.00	3.44	**0.16**	0.00		0.40	**3.04**	**3.20**	1041.00

Iconic - 14721 Fitzhugh - North P.Summary - Point "A"

Summary Routing table (Stage / Storage / Discharge) — POA "A"

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	POA "A"			**POA "A"**		
2-yr	**5.40**			**5.33**		
10-yr	**11.55**			**9.47**		
25-yr	**15.12**			**13.23**		
100-yr	**20.85**			**20.59**		

Iconic - 14721 Fitzhugh Pond 3

Summary Routing table (Stage / Storage / Discharge) — Pond 3

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 3			**Pond 3**		
2-yr	0.66	0.15	**0.15**	1040.53	**370**	
10-yr	1.20	0.78	**0.78**	1040.73	**545**	
25-yr	1.50	1.26	**1.26**	1040.80	**610**	
100-yr	2.00	1.86	**1.86**	1040.87	**671**	

Iconic - 14721 Fitzhugh Pond 5

Summary Routing table (Stage / Storage / Discharge) — Pond 5

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 5			**Pond 5**		
2-yr	0.57	0.15	**0.15**	1040.44	**305**	
10-yr	1.07	0.62	**0.62**	1040.68	**510**	
25-yr	1.35	1.02	**1.02**	1040.77	**588**	
100-yr	1.81	1.66	**1.66**	1040.85	**653**	

Iconic - 14721 Fitzhugh Pond 7

Summary Routing table (Stage / Storage / Discharge) — Pond 7

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 7			**Pond 7**		
2-yr	0.97	0.53	**0.53**	1040.24	**183**	
10-yr	1.72	0.56	**0.56**	1040.51	**653**	
25-yr	2.13	0.95	**0.95**	1040.62	**867**	
100-yr	2.82	1.67	**1.67**	1040.75	**1,102**	

Iconic - 14721 Fitzhugh Pond 8

Summary Routing table (Stage / Storage / Discharge) — Pond 8

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 8			**Pond 8**		
2-yr		0.78	0.52	**0.52**	1040.16	**96**
10-yr		1.39	0.55	**0.55**	1040.38	**423**
25-yr		1.72	0.56	**0.56**	1040.51	**666**
100-yr		2.28	1.11	**1.11**	1040.65	**919**

Iconic - 14721 Fitzhugh Pond 9

Summary Routing table (Stage / Storage / Discharge) — Pond 9

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 9			**Pond 9**		
2-yr		0.67	0.15	**0.15**	1040.55	**344**
10-yr		1.18	0.77	**0.77**	1040.72	**523**
25-yr		1.47	1.22	**1.22**	1040.80	**592**
100-yr		1.94	1.80	**1.80**	1040.86	**658**

Iconic - 14721 Fitzhugh Pond 10

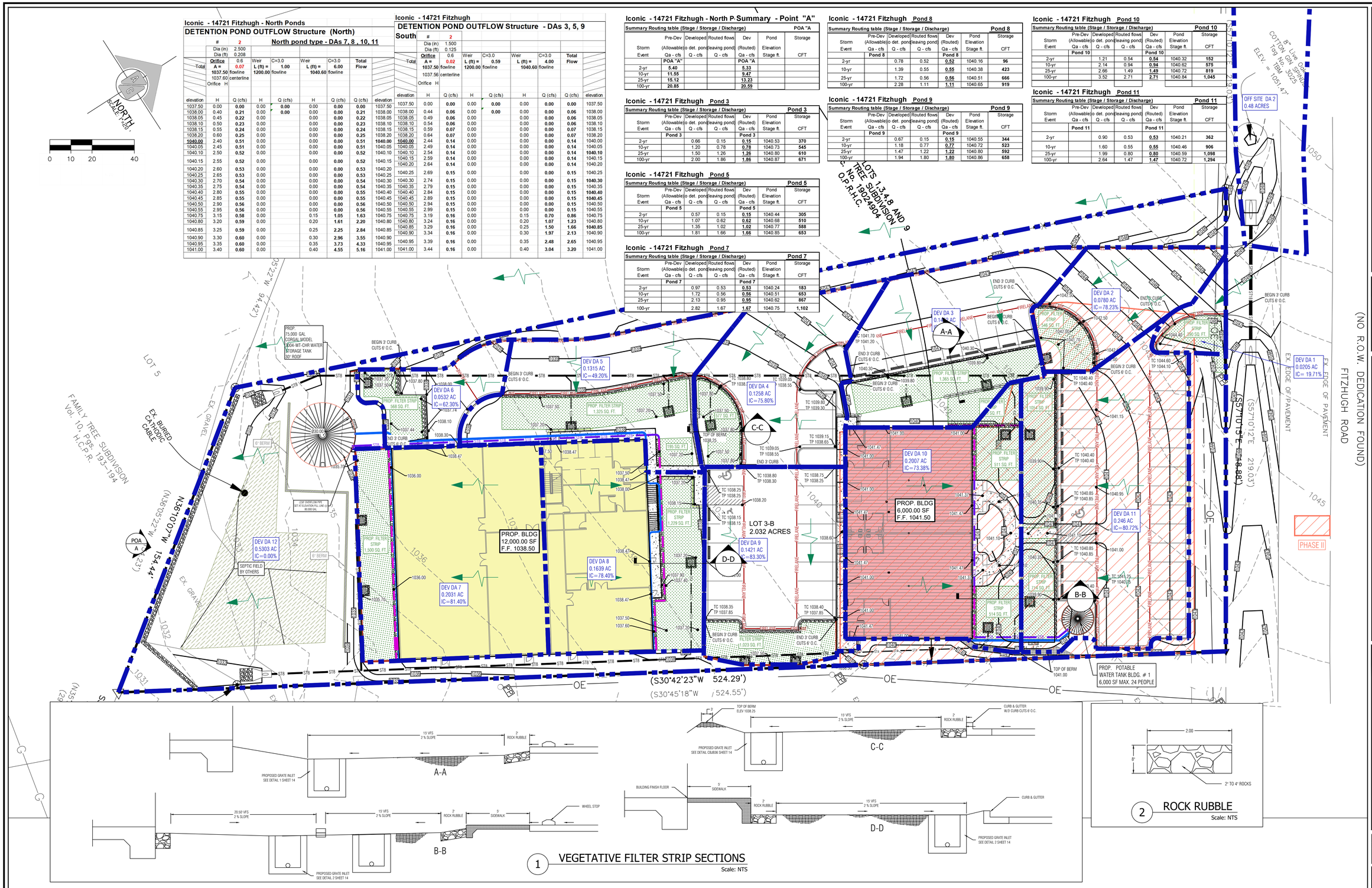
Summary Routing table (Stage / Storage / Discharge) — Pond 10

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 10			**Pond 10**		
2-yr		1.21	0.54	**0.54**	1040.32	**152**
10-yr		2.14	0.94	**0.94**	1040.62	**575**
25-yr		2.66	1.49	**1.49**	1040.72	**819**
100-yr		3.52	2.71	**2.71**	1040.84	**1,045**

Iconic - 14721 Fitzhugh Pond 11

Summary Routing table (Stage / Storage / Discharge) — Pond 11

Storm Event	Pre-Dev (Allowable) Qa - cfs	Developed o det. pond Q - cfs	Routed flows leaving pond Q - cfs	Dev (Routed) Qa - cfs	Pond Elevation Stage ft.	Storage CFT
	Pond 11			**Pond 11**		
2-yr		0.90	0.53	**0.53**	1040.21	**362**
10-yr		1.60	0.55	**0.55**	1040.46	**906**
25-yr		1.99	0.80	**0.80**	1040.59	**1,098**
100-yr		2.64	1.47	**1.47**	1040.72	**1,294**



1 VEGETATIVE FILTER STRIP SECTIONS
Scale: NTS

2 ROCK RUBBLE
Scale: NTS

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE. 220
AUSTIN, TX 78748
PH: (512) 306-0018

STATE OF TEXAS — HUNTER SHADBURNE — 74382 — REGISTERED PROFESSIONAL ENGINEER — 06/14/23

ICONIC

14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS			
REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 06/14/23		
CAD: DA/MM	CHK'D BY: HS		
ENGINEER: HS	CHK'D BY:		
SCALE:			

WATER QUALITY PLAN

SITE CIVIL PLAN

10 of 17

LEGEND

PROPOSED	DESCRIPTION
•	BOLLARD
	SIGN POST
—OE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
	PROPERTY LINE
-------	EASEMENT
○	FOUND IRON PIN
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
◐	WATER VALVE
◪	WATER METER
⋈	GATE VALVE
◁	REDUCER
G	GAS METER
Ⓖ	GAS VALVE
———	METAL FENCE
—×—×—	WIRE FENCE
WW●	WASTEWATER MANHOLE
MH●	MANHOLE
CO●	CLEAN OUT
▦	DRAINAGE INLET
♿	HANDICAP PARKING
⊠	ELECTRIC PULL BOX
E	ELECTRIC METER
T	ELECTRIC TRANSFORMER
⚠	TELEPHONE SERVICE BOX
10	9' X 17.5' PARKING SPACE
528.8 —•	PROPOSED SPOT GARDE
—102—	PROPOSED FINISHED GRADE
▬	PROPOSED DRAINAGE AREA
▬ LOC ▬	LIMITS OF CONSTRUCTION
▨	SPOILS AND STORAGE AREA
	TREE FENCE TYP.
	SILT FENCE TYP.
	CONSTRUCTION ENTRANCE
— — —	ACCESSIBLE ROUTE
○	TREE TO BE SAVED
	TREE TO BE REMOVED

NOTES:

IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]

ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]

CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]

OVERALL EROSION & SEDIMENTATION CONTROL QUANTITIES

SILT FENCE = 713 LF
CONSTRUCTION ENTRANCE = 1 EA
LIMITS OF CONSTRUCTION = 87,533 SF (1.99 ac)
TREE PROTECTION = 0 LF
TRIANGULAR FILTER DIKE = 76 LF
INLET PROTECTION = 17 EA

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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BROOKE HUNTER SHADBURNE
74382
06/14/23

ICONIC

14721 FITZHUGH RD
AUSTIN, TX 78736

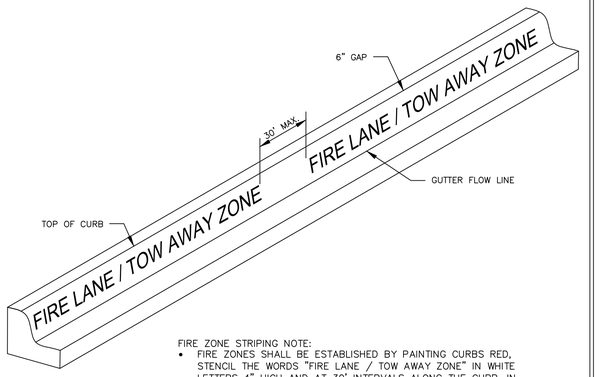
REVISIONS

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021
DATE: 06/14/23
CAD: DA/MM
CHK'D BY: HS
ENGINEER: HS
CHK'D BY:
SCALE:

EROSION & SEDIMENTATION CONTROL PLAN

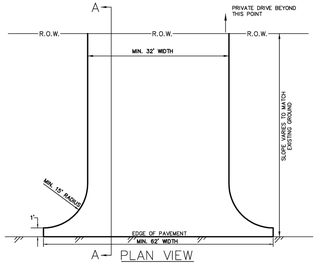
SITE CIVIL PLAN



FIRE ZONE STRIPING NOTE:
- FIRE ZONES SHALL BE ESTABLISHED BY PAINTING CURBS RED, STENCIL THE WORDS "FIRE LANE / TOW AWAY ZONE" IN WHITE LETTERS 4" HIGH AND AT 30' INTERVALS ALONG THE CURB. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT INTERVALS OF 50 FEET OR LESS. STRIPING TO BE PAINTED ON THE FACE OR CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

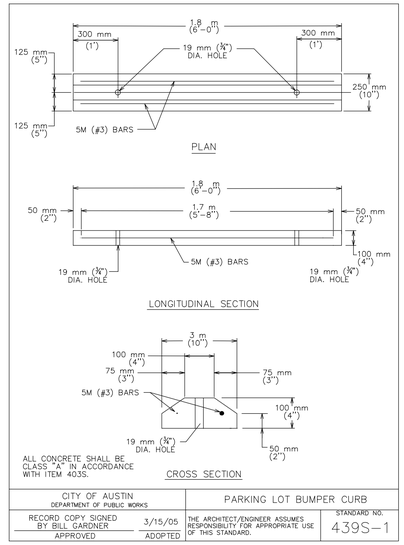
1 FIRE LANE MARKING DETAIL
Scale: NTS

HAYS COUNTY DRIVEWAY STANDARD



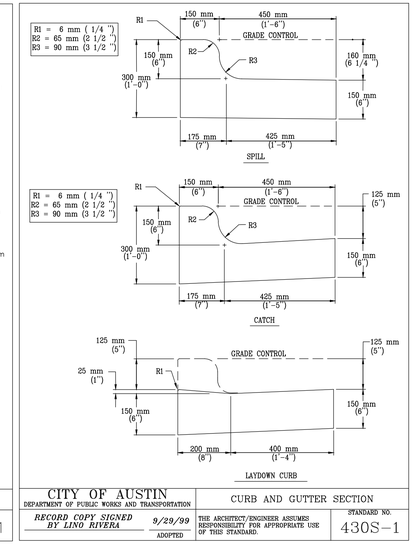
NOTES:
- Engineered drawings shall be submitted with commercial driveway permit applications.
- Driveway shall be constructed of either **6"** of class "A" concrete reinforced with **#3** bars at **18" OC** both ways over **2"** of compacted base or **2"** of asphalt over **8"** of compacted base.
- The slope of the driveway shall match the slope of existing ground.
- An expansion joint shall be placed at the ROW line, with **#4** smooth bars placed at mid depth **12" OC.**

HAYS COUNTY, TEXAS
COMMERCIAL DRIVEWAY
SHEET FLOW

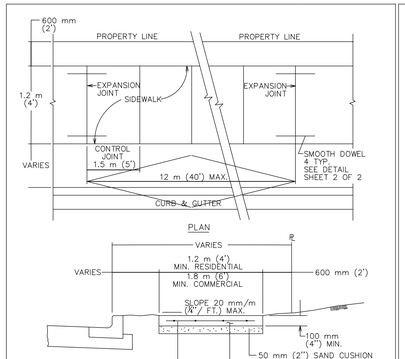


ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

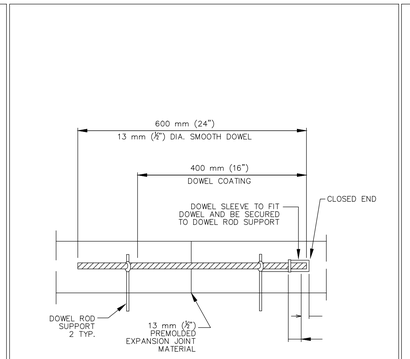
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER	3/15/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S–1
APPROVED	ADOPTED		



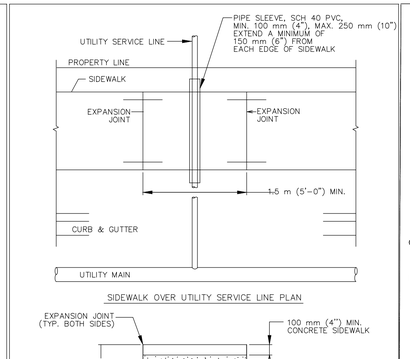
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION		CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY LINO RIVERA	***9/29/99***	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S–1
	ADOPTED		



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S–1 1 OF 3
ADOPTED			



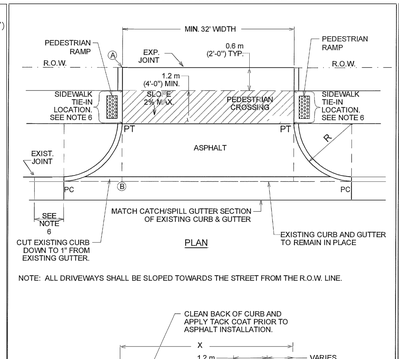
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S–1 2 OF 3
ADOPTED			



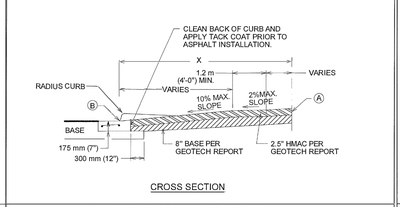
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S–1 3 OF 3
ADOPTED			

HAYS COUNTY DRIVEWAY STANDARD

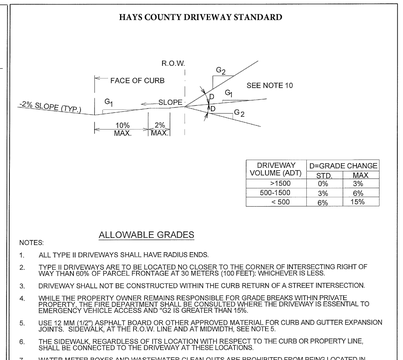


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE.



COMMERCIAL DRIVEWAY CURB CUT TYPE II DRIVEWAY DETAIL	1 OF 2

HAYS COUNTY DRIVEWAY STANDARD



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

ALLOWABLE GRADES

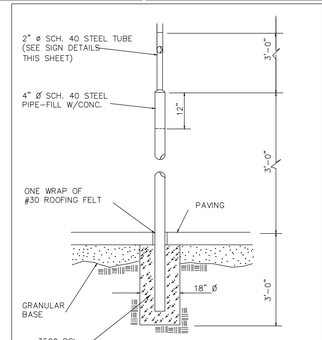
NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 65% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
3. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
4. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
5. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
6. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
7. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

COMMERCIAL DRIVEWAY CURB CUT TYPE II DRIVEWAY DETAIL	2 OF 2

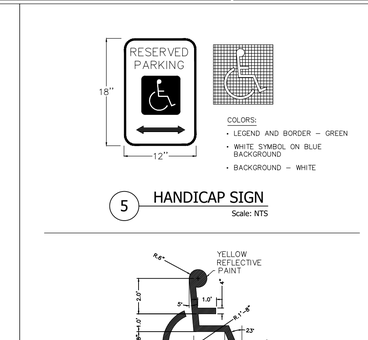
ACCESSIBILITY ROUTE:
- ACCESSIBILITY ROUTE IS PROVIDED ON–SITE FROM H.C. PARKING TO OFFICE.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- MAXIMUM GRADE IN ANY PARKING SPACE IS 2% MAXIMUM GRADE ON ACCESSIBLE WITH MINIMUM 2 % CROSS SLOPE.
- ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. STANDARDS.

FIRE ZONE STRIPING NOTE:
- FIRE ZONES SHALL BE ESTABLISHED BY PAINTING CURBS RED, STENCIL THE WORDS "FIRE LANE/TOW AWAY ZONE" IN WHITE LETTERS 4" HIGH AND AT 30' INTERVALS ALONG THE CURB. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT INTERVALS OF 50 FEET OR LESS.

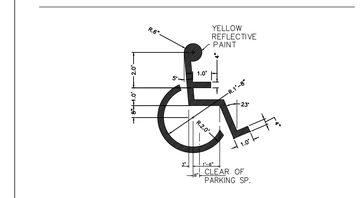
VERTICAL CLEARANCE NOTE:
- FOR FIRE DEPARTMENT ACCESS VERTICAL CLEARANCE SHALL BE A MINIMUM OF 13'–6" FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON THIS SITE. TRIM TREE BRANCHES IF NECESSARY TO ACHIEVE THE REQUIRED CLEARANCE.
- THERE ARE NO SLOPES OVER 15%.



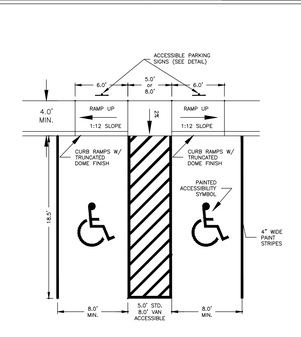
4 SIGN POST DETAIL
Scale: n.t.s.



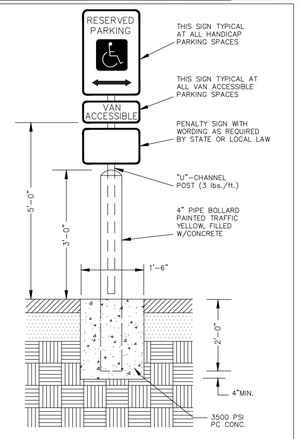
5 HANDICAP SIGN
Scale: NTS



6 INTERNATIONAL HANDICAP SYMBOL
Scale: NTS



7 HANDICAPPED PARKING SPACES
Scale: NTS



8 HANDICAP SIGN ASSEMBLY
Scale: NTS
(OPTIONAL–MOUNT SIGN TO BUILDING IF DIRECTED BY OWNER)

NOTE:
ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. STANDARDS.

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STATE OF TEXAS — JASON HUNTER SHADRINE — 74382 — LICENSED PROFESSIONAL ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REV.	DATE	DESCRIPTION	APPROVED BY
		REVISIONS:	

JOB: 20–021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

DETAILS: SITE

SITE CIVIL PLAN

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APPENDIX P–2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD–UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

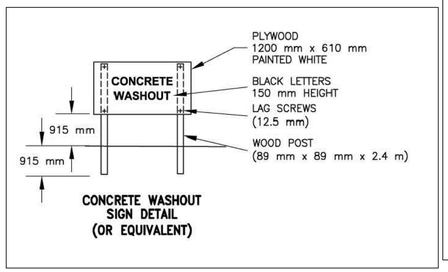
A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974–1876 TO DISCUSS ALTERNATIVES.

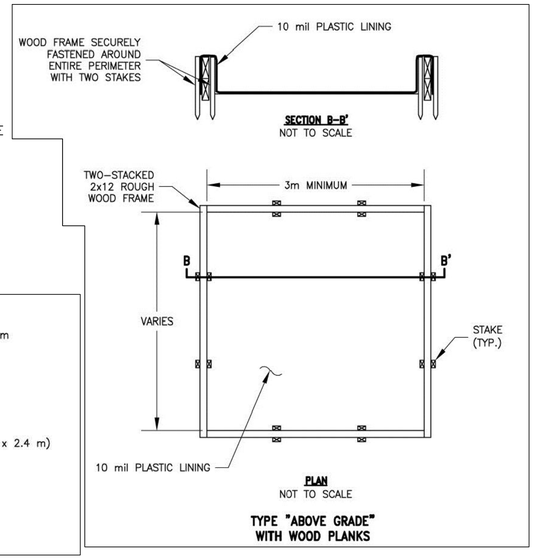
SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED–ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON–COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

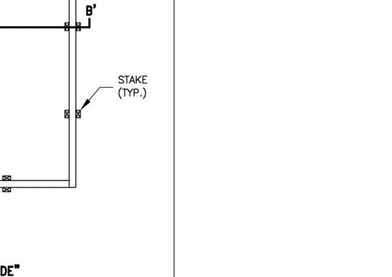
NOTES:

- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
- HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.





1 CONCRETE WASH OUT AREA
Scale: NTS

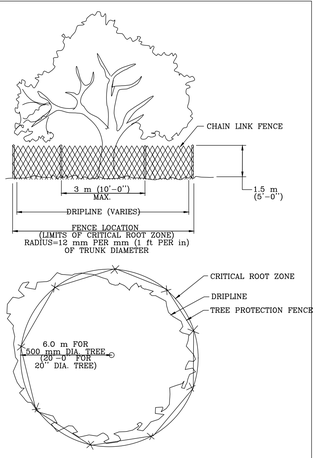


NOTE:
FILTER FABRIC SHALL ENTIRELY COVER DIKE AND SKIRT.

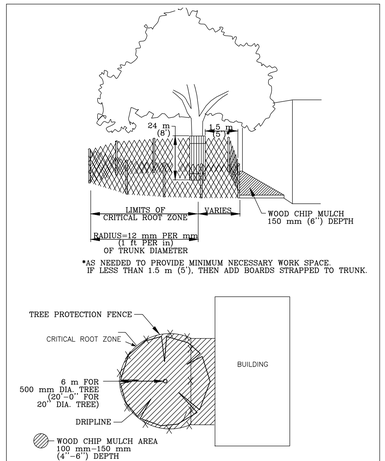
INSTALLATION DETAIL OPTIONS:
1. TOE–IN 150 mm (6") MINIMUM.
2. WEIGHTED WITH 75 mm–125 mm (3"–5") OPEN.
3. TRENCHED IN 100 mm (4").
4. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES.

GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75–125 mm (3–5") OPEN GRADED ROCK OR TOED–IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (3/8 ") DIAMETER RE–BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40–150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TRIANGULAR SEDIMENT FILTER DIKE	
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S

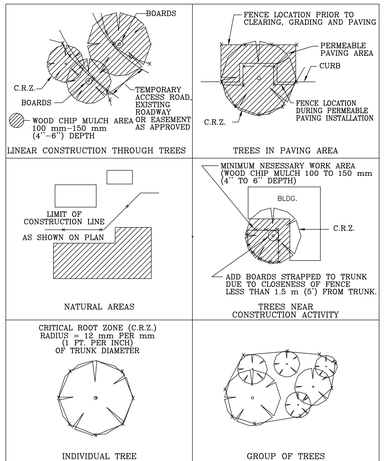


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROPTECTION FENCE TYPE A – CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–2

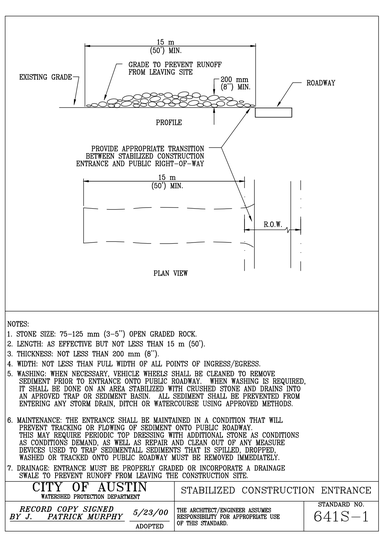


*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROTECTION FENCE MODIFIED TYPE A – CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–4

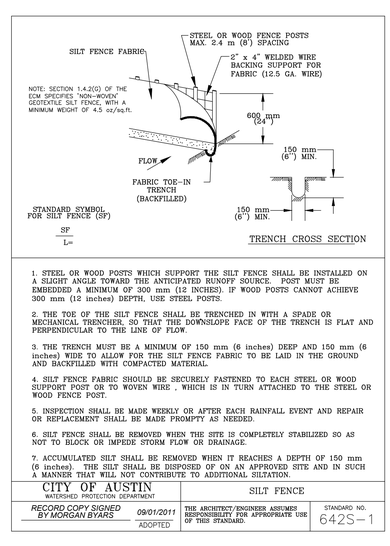


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–1



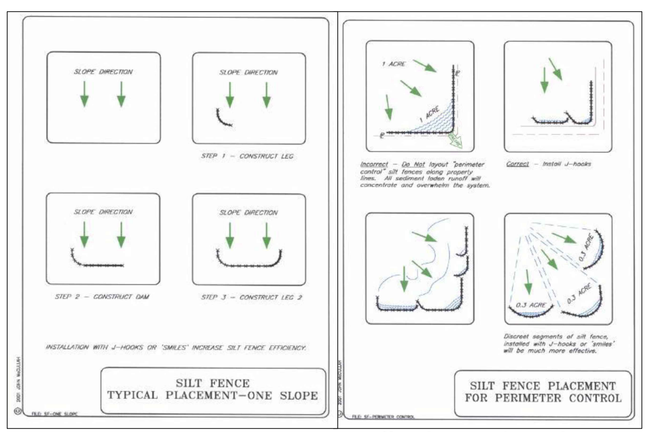
NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY	5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S–1

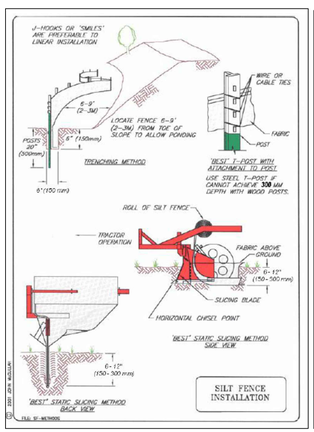


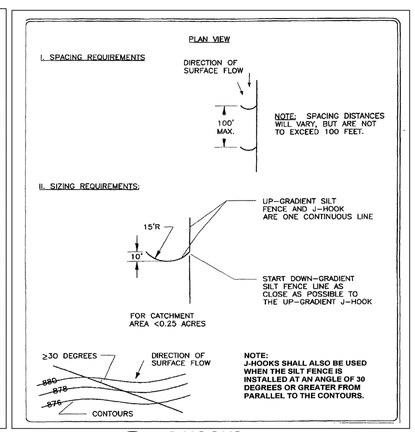
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S–1



3 SILT FENCE PLACEMENT
Scale: NTS





4 J–HOOKS
Scale: NTS

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REVISIONS			
REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20–021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

DETAILS: EROSION AND SEDIMENTATION CONTROL

SITE CIVIL PLAN

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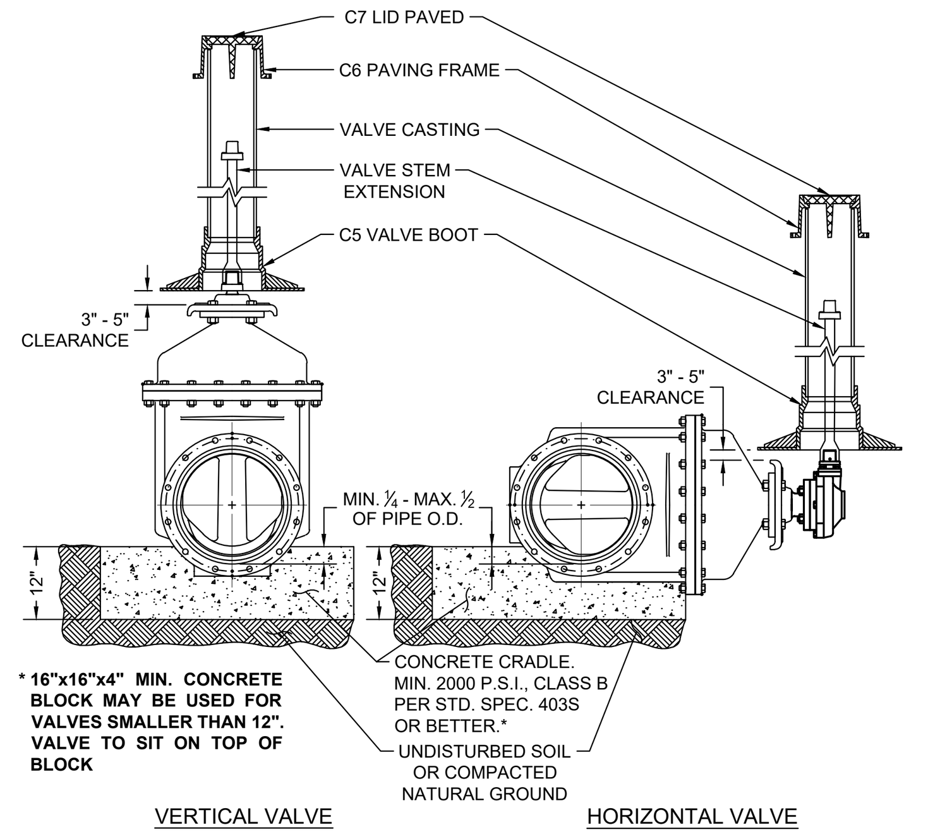
of 17



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

CONCRETE CRADLE. MIN. 2000 P.S.I., CLASS B PER STD. SPEC. 403S OR BETTER.*

UNDISTURBED SOIL OR COMPACTED NATURAL GROUND

VERTICAL VALVE

HORIZONTAL VALVE

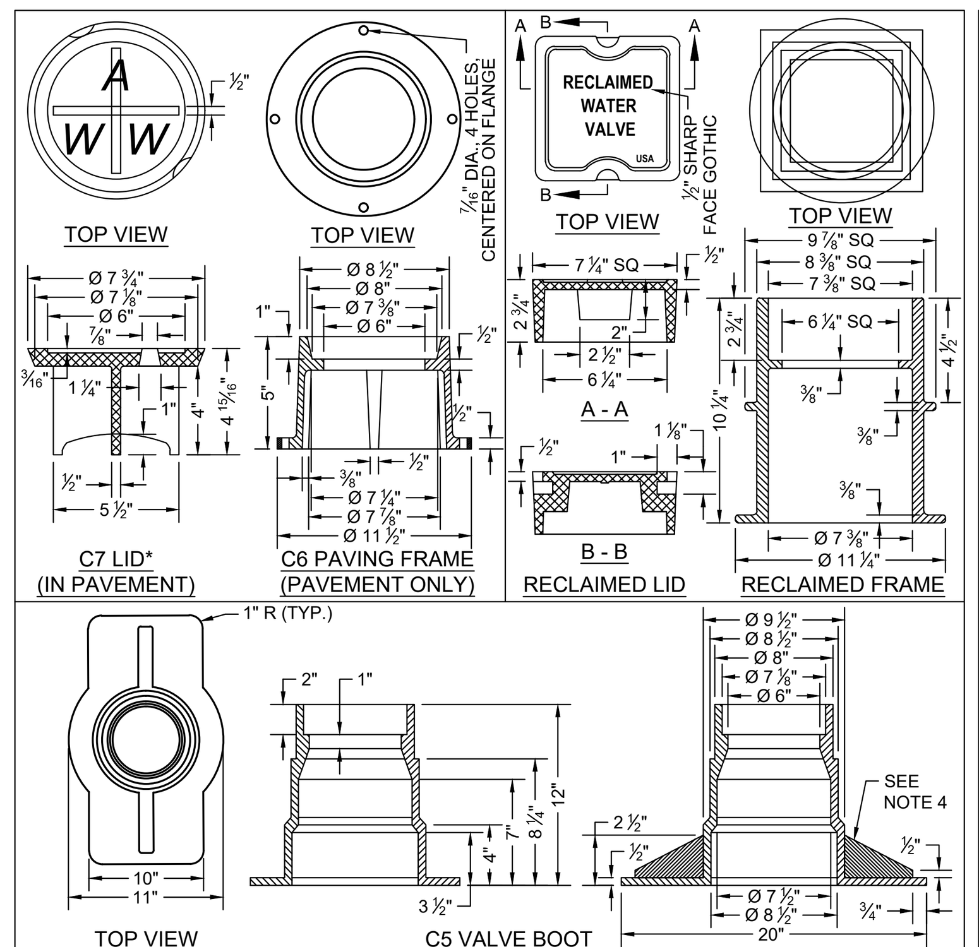
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

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

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

CITY OF AUSTIN AUSTIN WATER		TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4



NOTES:

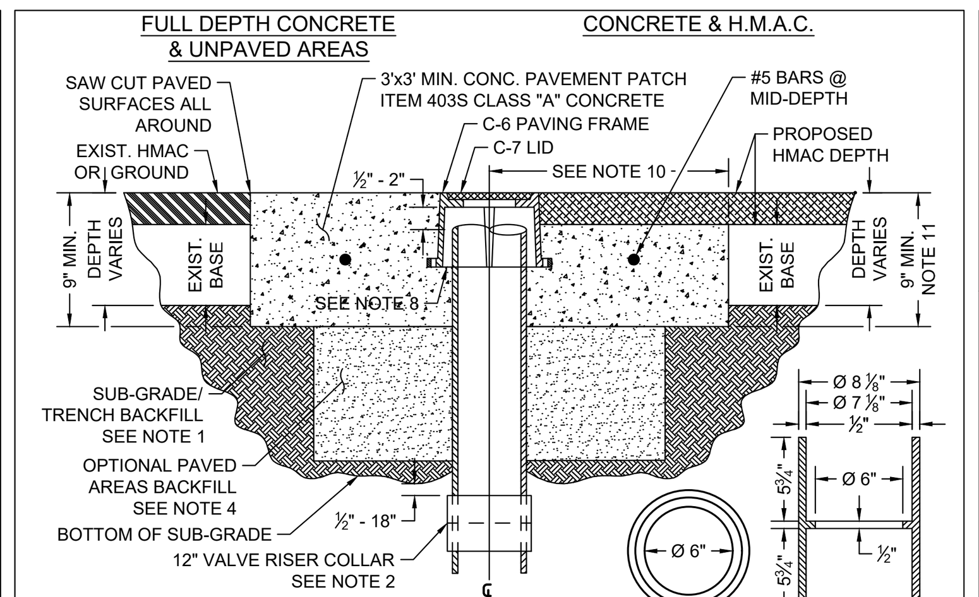
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING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

WEIGHTS:

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

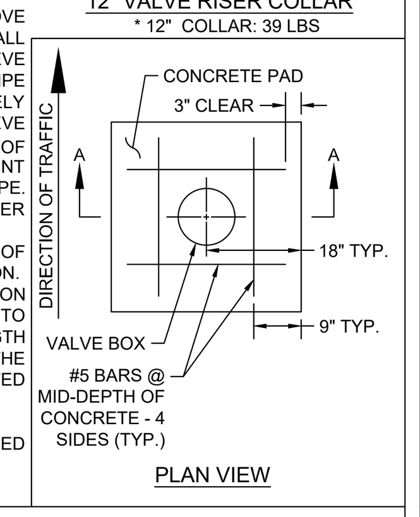
* LETTERING SHALL BE 1½" 2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER		TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4



NOTES:

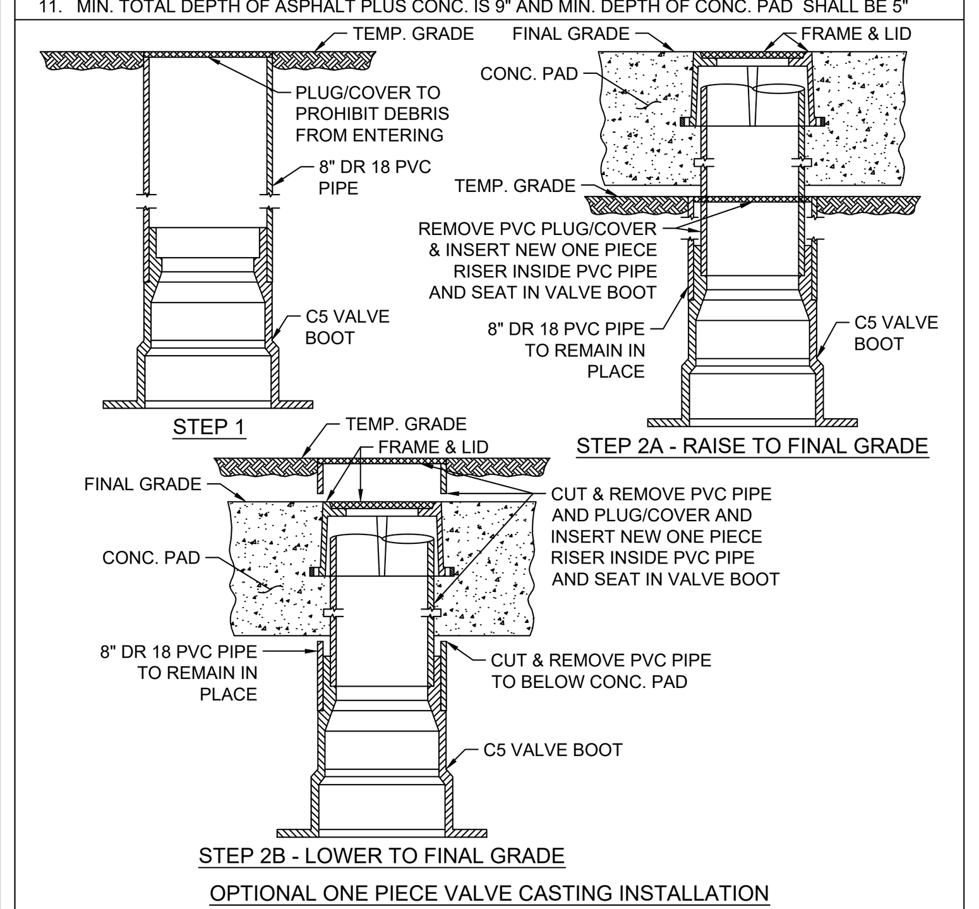
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.



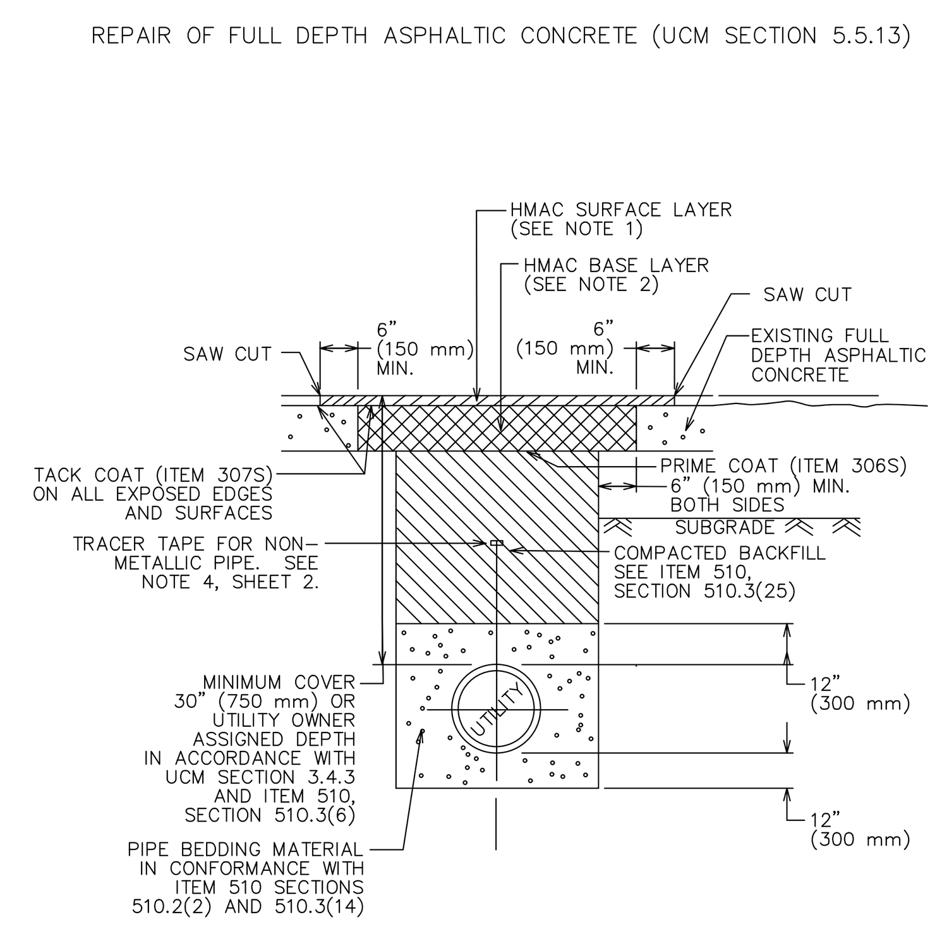
CITY OF AUSTIN AUSTIN WATER		TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

NOTES (CON'T):

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



CITY OF AUSTIN AUSTIN WATER		TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		FULL DEPTH ASPHALTIC CONCRETE PAVEMENT TRENCH REPAIR	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-5 1 OF 2

NOTES:

1. REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
   SEE ITEM 340S, SECTION 340S.4.
2. THE COMBINED THICKNESS OF THE REPLACEMENT AC SURFACE AND BASE LAYERS SHALL MATCH THE THICKNESS OF EXISTING FULL DEPTH AC LAYER. HOWEVER, THE REPLACEMENT AC BASE LAYER SHALL BE A MINIMUM THICKNESS OF 6" (150 mm) OF TYPE A OR B HMA. A BASE LAYER TYPE THAT MATCHES THE NEW HMA SURFACE LAYER (SEE NOTE 1) MAY BE USED, IF THE TOTAL REPAIR AREA IS LESS THAN 300 SQUARE YARDS (250 SQUARE METERS).
3. CLASS "J" PC CONCRETE (ITEM 403S) OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED IN THESE REPAIRS FOR THE FLEXIBLE BASE AND COMPACTED BACKFILL. PC CONCRETE GREATER THAN A 2 SACK MIX WILL NOT BE ALLOWED.
4. AS PER CITY OF AUSTIN STANDARD SPECIFICATION 510, SECTION 510.2(8)(K)5, FOR ALL NON-METALLIC PIPE, DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND A MINIMUM OF 12" (300 mm) BELOW THE SUBGRADE, OR A MINIMUM OF 18" (450 mm) BELOW FINISHED GRADE ON AREAS OUTSIDE THE LIMITS OF PAVEMENT, SHALL BE PLACED INDUCTIVE TRACER TAPE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		FULL DEPTH ASPHALTIC CONCRETE PAVEMENT TRENCH REPAIR	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-5 2 OF 2

Series 709DCDA

Double Check Detector Assembly Backflow Preventer

Sizes: 3", 4", 6", 8", 10" (80, 100, 150, 200, 250mm)

Series 709DCDA is designed exclusively for use in accordance with water authority containment requirements. It is mandatory to prevent the reverse flow of fire protection system substances, i.e. glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or siphoned into the potable water line.

BENEFITS: Detects leaks . . . with emphasis on the cost of unaccountable water; incorporates a meter which allows the water utility to:

- Detect leaks underground that historically create great annual cost due to waste.
- It provides a detection point for unauthorized use, It can help locate illegal taps.

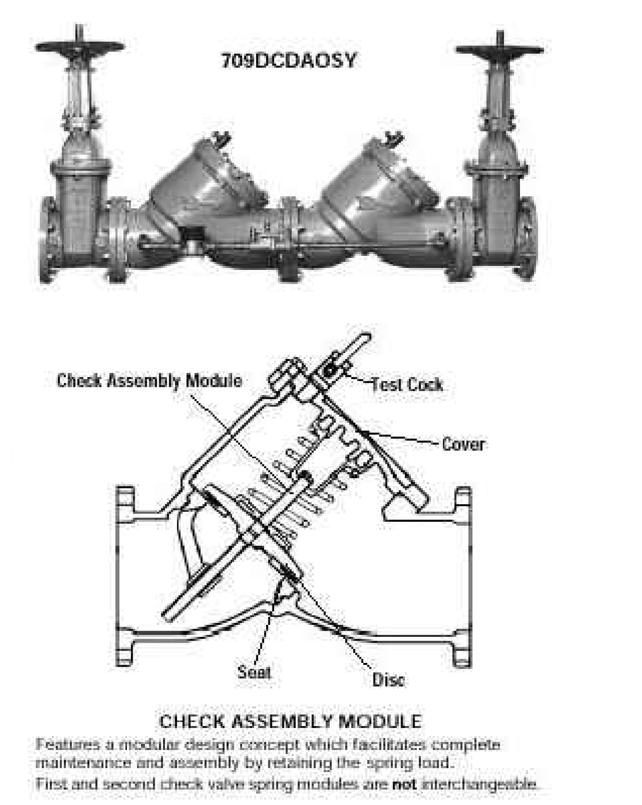
Modular check design concept facilitates maintenance and assembly access. All sizes are standardly equipped with resilient seated OS&Y shutoff valves, ⅝ x ¾ (16 x 19mm) meter and ball type test cocks.

FEATURES

- *Body construction fused epoxy coated cast iron.*
- *Replaceable bronze seats.*
- *Maximum flow at low pressure drop.*
- *Compact for economy combined with performance.*
- *Design simplicity for easy maintenance.*
- *Furnished with ⅝ x ¾ (16 x 19mm) meter Model 25, bronze.*
- *No special tools required for servicing.*

SPECIFICATIONS

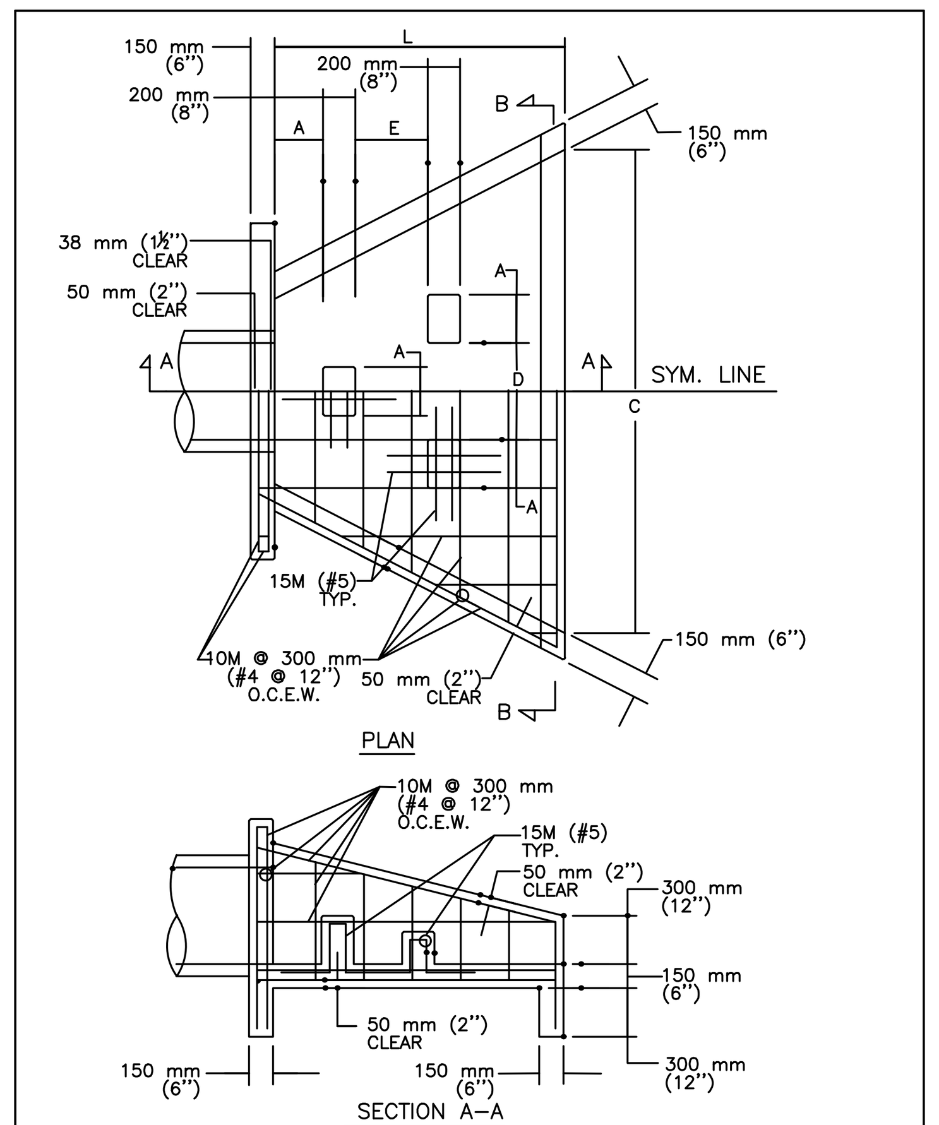
A double check detector backflow preventer shall be installed on fire protection systems when connected to a potable water supply. Degree of hazard present is determined by the local authority having jurisdiction. The unit shall be a complete assembly including UL listed resilient seated OS&Y shutoff valves and test cocks. The unit shall be UL/FM approved with UL/FM approved OS&Y shutoff valves. The auxiliary line shall consist of an approved backflow preventer and water meter. The assembly shall meet the basic requirements of ASSE 1048; AWWA Std. C510 for Double Check Valves. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California and shall be a Watts Regulator Company Series 709DCDA OSY.



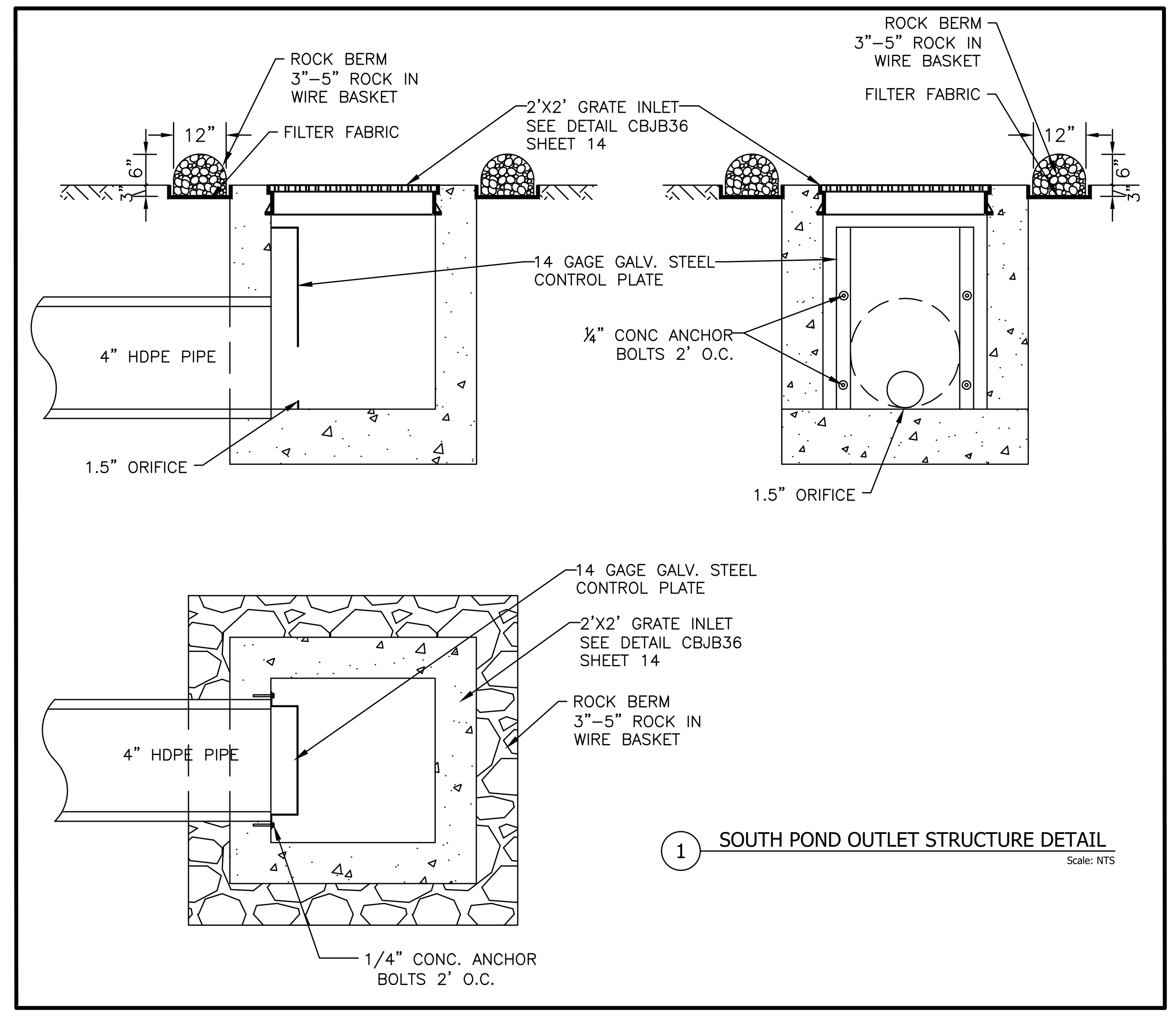
Features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load. First and second check valve spring modules are not interchangeable.

Now Available, WattsBox Insulated Enclosures. For more information, send for ES-WB or ES-WB-T.

USA: 815 Chestnut Street, North Andover, MA 01845-6098
Canada: 5435 North Service Road, Burlington, Ontario L7L 5H7

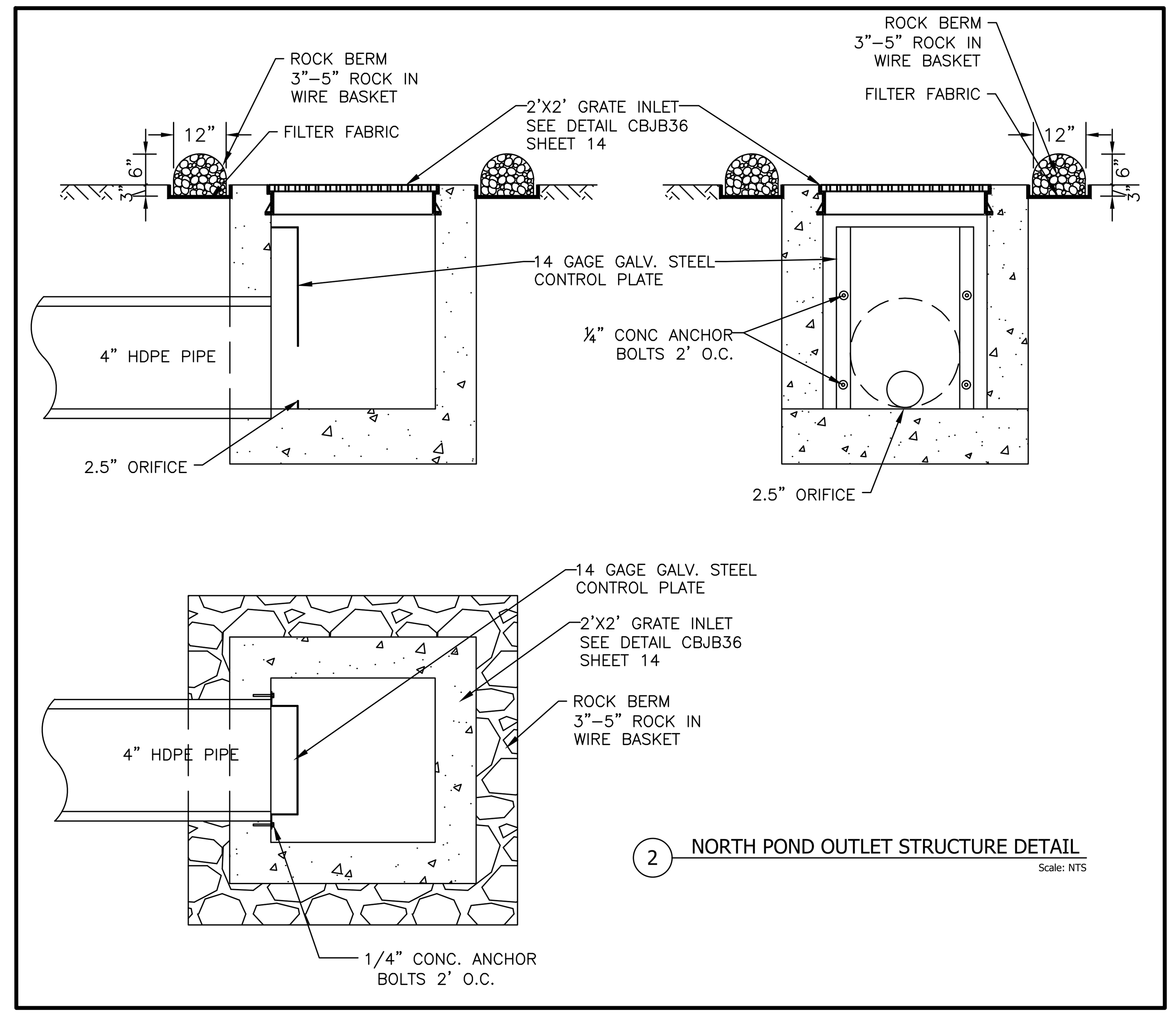


CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER	08/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2



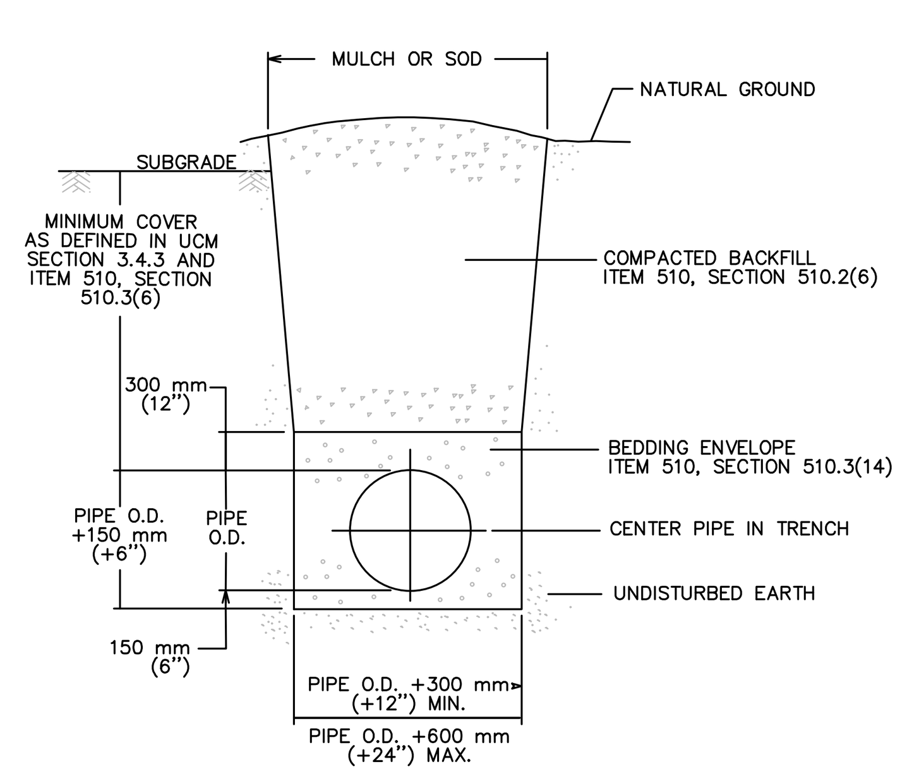
1 SOUTH POND OUTLET STRUCTURE DETAIL

Scale: NTS



2 NORTH POND OUTLET STRUCTURE DETAIL

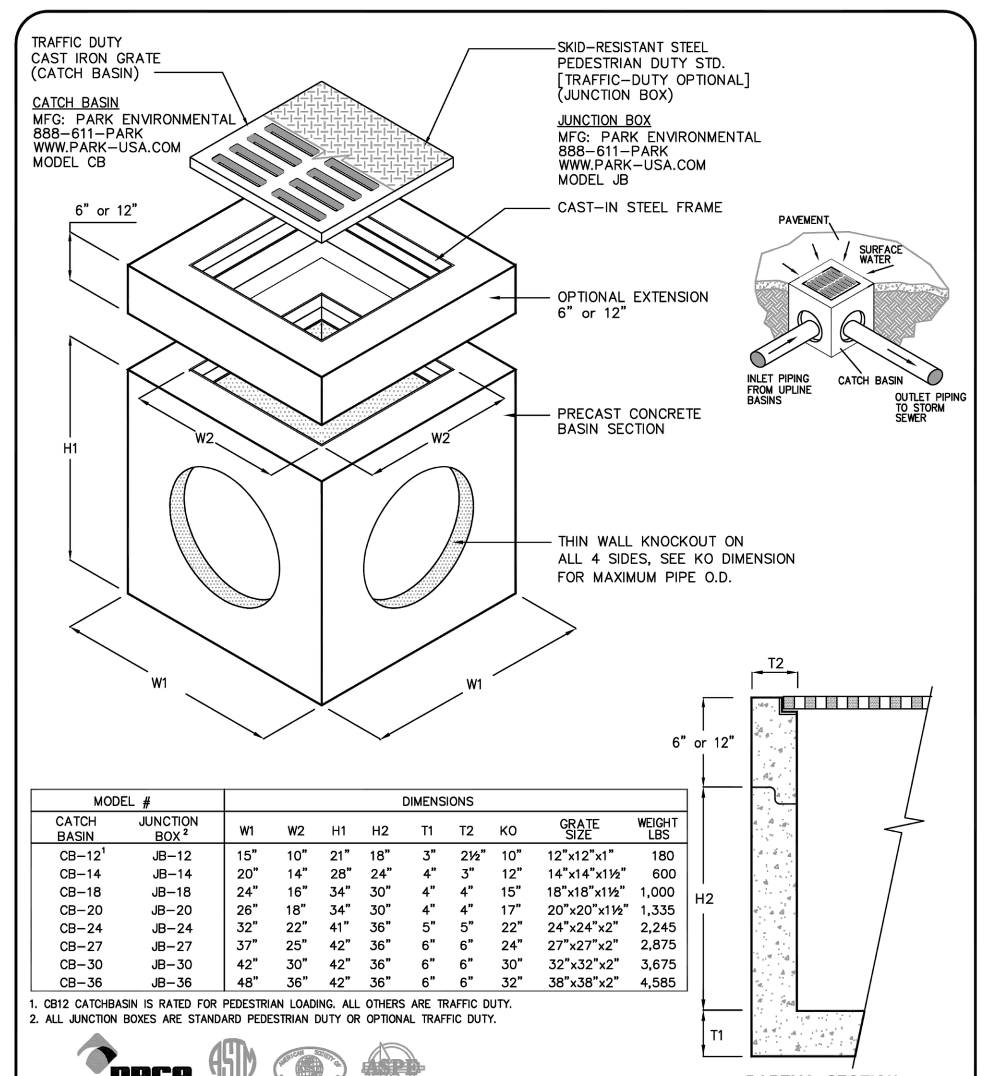
Scale: NTS



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"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



MODEL #		DIMENSIONS								
CATCH BASIN	JUNCTION BOX [2]	W1	W2	H1	H2	T1	T2	KO	GRATE SIZE	WEIGHT LBS
CB–12[1]	JB–12	15"	10"	21"	18"	3"	2½"	10"	12"x12"x1"	180
CB–14	JB–14	20"	14"	28"	24"	4"	3"	12"	14"x14"x1½"	600
CB–18	JB–18	24"	16"	34"	30"	4"	4"	15"	18"x18"x1½"	1,000
CB–20	JB–20	26"	18"	34"	30"	4"	4"	17"	20"x20"x1½"	1,335
CB–24	JB–24	32"	22"	41"	36"	5"	5"	22"	24"x24"x2"	2,245
CB–27	JB–27	37"	25"	42"	36"	6"	6"	24"	27"x27"x2"	2,875
CB–30	JB–30	42"	30"	42"	36"	6"	6"	30"	32"x32"x2"	3,675
CB–36	JB–36	48"	36"	42"	36"	6"	6"	32"	38"x38"x2"	4,585

1. CB12 CATCHBASIN IS RATED FOR PEDESTRIAN LOADING. ALL OTHERS ARE TRAFFIC DUTY.
2. ALL JUNCTION BOXES ARE STANDARD PEDESTRIAN DUTY OR OPTIONAL TRAFFIC DUTY.

©Park 2010

SPECIFICATIONS

CONCRETE : Class II concrete with of design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

C.I. CASTINGS: Cast iron frames and grates are manufactured of gray cast iron conforming to ASTM A48-76 Class 35.

PARK ENVIRONMENTAL EQUIPMENT — 888-611-PARK www.park-USA.com "Expect the Best!"

CATCH BASIN MODEL CB - 12" THRU 36"
JUNCTION BOX MODEL JB - 12" THRU 36"

SCALE: NONE | DWG. NO. CBJB36 | DATE: 2010 | REV. A

MATERIALS

Size 3" to 10" (76-250mm) have epoxy coated cast iron body, replaceable bronze seat and disc holder; stainless steel trim and durable, tight-seating rubber check valve discs.

All sizes furnished with bronze body ball valve test cocks, outside stem and yoke (OS&Y) shutoff valves UL/FM listed. No. 709DCDA bypass line unit consists of an approved No. 007 double check valve and ⅝ x ¾ (16 x 19mm) water meter.

AVAILABLE MODELS

Suffix:

OS&Y - outside stem & yoke resilient seated gate valves
CFM - with cubic feet per minute
GPM - with gallons per minute meter
LF - less gate valves (4" - 10")(100-250mm)

PRESSURE - TEMPERATURE

Sizes 3" through 10" (76-250mm) are suitable for supply pressures up to 175 psi (12.06 bars) and water temperatures to 110°F (43°C) constant, 140°F (60°C) intermittent.

STANDARDS

AWWA Standard C510
CSA B.64, ASSE 1048
UL Classified file No. EX 3185

With OS&Y gate valves.

APPROVALS

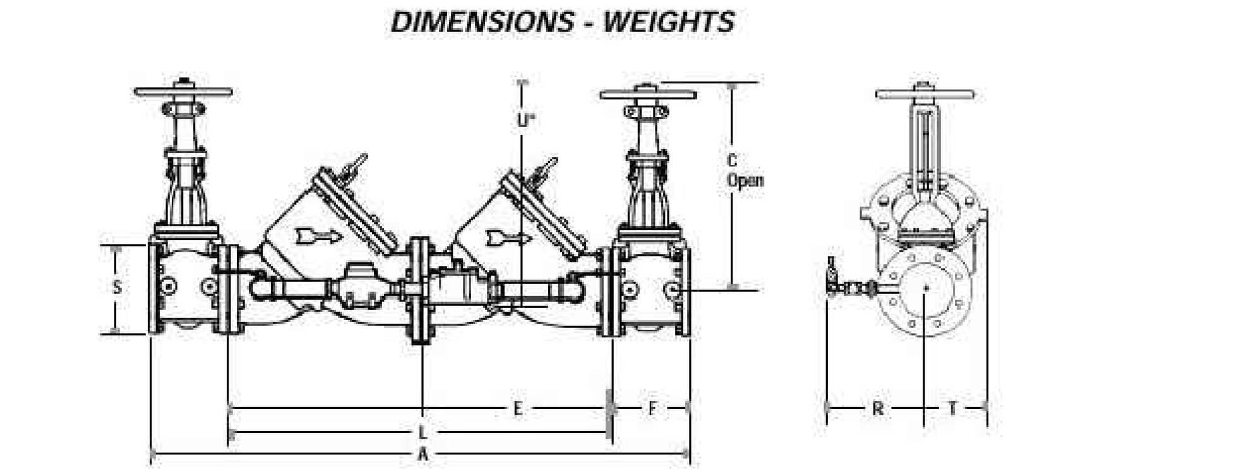
AWWA, CSA, UL Classified, FM approved

Approved by the foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. (Sizes 4" through 10" (100-250mm) approved for horizontal and vertical "flow up". Size 3" (76mm) approved for horizontal only.)

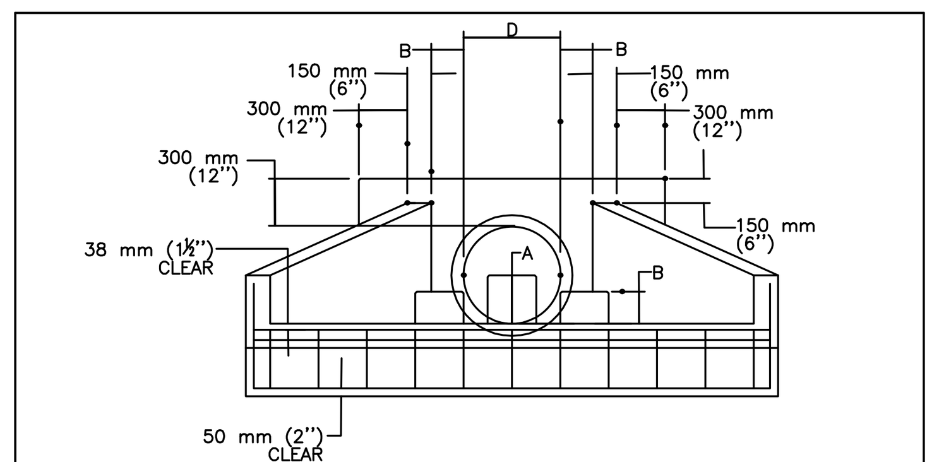
Factory Mutual approved 4" - 10" vertical "flow up".

IMPORTANT: INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS.

DIMENSIONS - WEIGHTS



Size (DN) in.	Size (DN) mm	A in.	A mm	C in.	C mm	E in.	E mm	F in.	F mm	L in.	L mm	R in.	R mm	S in.	S mm	T in.	T mm	U* in.	U* mm	Weight OS&Y† lbs.	Weight OS&Y† kgs.
3	80	40	1016	18⅞	479	12	305	8	203	24	610	14	356	7½	191	3	76	14	356	190	86
4	100	52	1321	22¾	578	17	432	9	229	34	864	15	381	9	229	6	152	14	356	403	183
6	150	62½	1588	30⅛	765	21	533	10½	267	41½	1054	16	406	11	279	7½	191	16	406	727	330
8	200	75	1905	37¾	959	26	660	11½	292	52	1321	17	432	13	330	9	229	21	533	1327	602
10	250	90	2286	45¾	1162	32	813	13	330	64	1626	18	457	16	406	10¼	260	25	635	2093	949



SECTION B–B

NOTES:

1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S, CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1.067 m (42")	1.219 m (48")	1.372 m (54")	1.524 m (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	343 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STANDARD HEADWALL AND ENERGY DISSIPATORS	
RECORD COPY SIGNED BY BILL GARDNER	08/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

STATE OF TEXAS — BROOKS HUNTER SHADBURNE 74382 — LICENSED PROFESSIONAL ENGINEER — 06/14/23

ICONIC

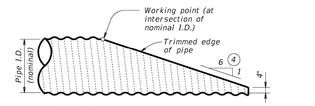
14721 FITZHUGH RD
AUSTIN, TX 78736

REV.	DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 20-021	DATE: 06/14/23
CAD: DA/MM	CHK'D BY: HS
ENGINEER: HS	CHK'D BY:
SCALE:	

DETAILS: UTILITY

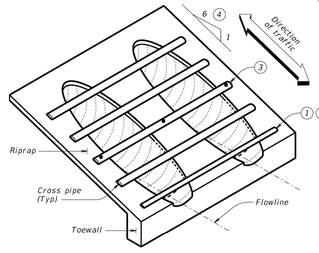
SITE CIVIL PLAN



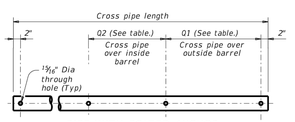
NOTE: All cross pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

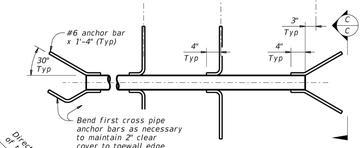
(Showing corrugated metal pipe (CMP) culvert Details at reinforced concrete pipe (RCP) culvert are similar.)



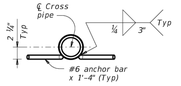
ISOMETRIC VIEW OF TYPICAL INSTALLATION



PIPE WITH BOLTED ANCHOR

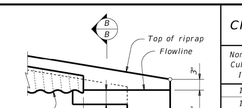


PIPE WITH ANCHOR BARS



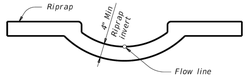
SECTION C-C

CROSS PIPE DETAILS



DETAIL "A"

(Showing invert with corrugated metal pipe (CMP) culvert. Reinforced concrete pipe (RCP) culvert details are similar. Cross pipes not shown for clarity.)



SECTION B-B

(Cross pipes not shown for clarity.)

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES (2)

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

(1) The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.

(2) Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1#2" standard pipe (4" O.D.) for the first bottom pipe.

(3) Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.

(4) Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.

(5) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".

(6) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.

MATERIAL NOTES:

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

Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B), or API 5LX52.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

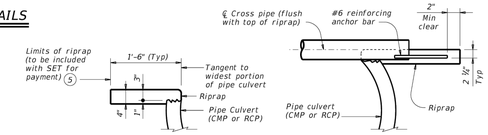
GENERAL NOTES:

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

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

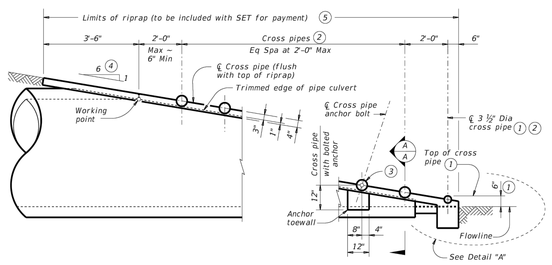
Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".

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



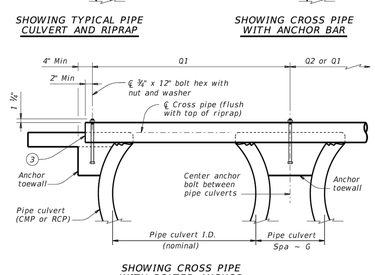
SHOWING TYPICAL PIPE CULVERT AND RIPRAP

SHOWING CROSS PIPE WITH ANCHOR BAR



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details at corrugated metal pipe (CMP) culvert are similar.)



SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT

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

SETP-PD

FILE:	setppse-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT	february 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

STATE OF TEXAS — HUNTER SHADBURNE — 74382 — REGISTERED PROFESSIONAL ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS		
REV. DATE:	DESCRIPTION	APPROVED BY

JOB: 20-021		DATE: 06/14/23	
CAD: DK/MM		CHK'D BY: HS	
ENGINEER: HS		CHK'D BY:	
SCALE:			

TXDOT DETAILS

SITE CIVIL PLAN

15 of 17

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: ICONIC
Date Prepared: 5/17/2023

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

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

where:

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

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

County =	HAYS	
Total project area included in plan * =	2.03	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	1.127	acres
Total post-development impervious cover fraction * =	0.55	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	1,012	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	0.43	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	0.340234594
Post-development impervious area within drainage basin/outfall area =	0.34	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.80		
$L_{M\ THIS\ BASIN}$ =	305	lbs.	

3. Indicate the proposed BMP Code for this basin.

Batch

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 80 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	0.37	acres	170
A_I =	0.30	acres	
A_P =	0.07	acres	
L_R =	276	lbs	

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

Desired $L_{M\ THIS\ BASIN}$ = 296 lbs.

F = 1.07

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.65	
On-site Water Quality Volume =	3,483	cubic feet

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

Off-site area draining to BMP =	0.02	acres
Off-site Impervious cover draining to BMP =	0.02	acres
Impervious fraction of off-site area =	1.00	
Off-site Runoff Coefficient =	0.82	
Off-site Water Quality Volume =	225	cubic feet
Storage for Sediment =	742	
Total Capture Volume (required water quality volume(s) x 1.20) =	4,450	cubic feet

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

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	NA	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	NA	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

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

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

10. Bioretention System Designed as Required in RG-348 Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = NA cubic feet

11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool =	NA	cubic feet	Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation =	NA	cubic feet	Total Capacity should be the Permanent Pool Capacity plus a second WQV.

12. Constructed Wetlands Designed as Required in RG-348 Pages 3-71 to 3-73

Required Water Quality Volume for Constructed Wetlands = NA cubic feet

13. AquaLogic™ Cartridge System Designed as Required in RG-348 Pages 3-74 to 3-78

** 2005 Technical Guidance Manual (RG-348) does not exempt the required 20% increase with maintenance contract with AquaLogic™.

Required Sedimentation chamber capacity =	NA	cubic feet
Filter canisters (FCs) to treat WQV =	NA	cartridges
Filter basin area (RIA_F) =	NA	square feet

14. Stormwater Management StormFilter® by CONTECH

Required Water Quality Volume for Contech StormFilter System = NA cubic feet

THE SIZING REQUIREMENTS FOR THE FOLLOWING BMPs / LOAD REMOVALS ARE BASED UPON FLOW RATES - NOT CALCULATED WATER QUALITY VOLUMES

15. Grassy Swales Designed as Required in RG-348 Pages 3-51 to 3-54

Design parameters for the swale:

Drainage Area to be Treated by the Swale = A =	8.00	acres	
Impervious Cover in Drainage Area =	4.00	acres	
Rainfall intensity = i =	1.1	in/hr	
Swale Slope =	0.01	ft/ft	
Side Slope (z) =	3		
Design Water Depth = y =	0.33	ft	
Weighted Runoff Coefficient = C =	0.54		
A_{CS} = cross-sectional area of flow in Swale =	13.17	sf	
P_W = Wetted Perimeter =	40.62	feet	
R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.32	feet	
n = Manning's roughness coefficient =	0.2		

15A. Using the Method Described in the RG-348

Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$

$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ = 38.51 feet

Q = CiA = 4.71 cfs

To calculate the flow velocity in the swale:

V (Velocity of Flow in the swale) = Q/A_{CS} = 0.36 ft/sec

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = 107.24 feet

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters must be modified and the solver rerun.

15B. Alternative Method using Excel Solver

Design Q = CiA =	4.71	cfs	
Manning's Equation Q =	0.76	cfs	Error 1 = 3.95
Swale Width=	6.00	ft	

Instructions are provided to the right (green comments).

Flow Velocity	0.36	ft/s	
Minimum Length =	107.24	ft	

Instructions are provided to the right (blue comments).

Design Width =	6	ft	
Design Discharge =	0.76	cfs	Error 2 = 3.95
Design Depth =	0.33	ft	
Flow Velocity =	0.32	cfs	
Minimum Length =	97.48	ft	

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters may be modified and the solver rerun.
If any of the resulting values still do not meet the design requirement set forth in RG-348, widening the swale bottom value may not be possible.

16. Vegetated Filter Strips Designed as Required in RG-348 Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.
The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.

If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.

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STATE OF TEXAS
HEATHER SHADBURNE
74382
REGISTERED PROFESSIONAL ENGINEER
06/14/23

ICONIC
14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 20-021 DATE: 06/14/23
CAD: DA/MM CHK'D BY: HS
ENGINEER: HS CHK'D BY:
SCALE:

TCEQ CALCS.

SITE CIVIL PLAN

16 of 17

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

8. All excavated material that will be stored on-site must have proper E&S controls.

9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

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

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STATE OF TEXAS
HUNTER SHADBURNE
74382
REGISTERED PROFESSIONAL ENGINEER
06/14/23

ICONIC

14721 FITZHUGH RD
AUSTIN, TX 78736

REVISIONS		
REV. DATE:	DESCRIPTION	APPROVED BY:

JOB: 20-021		DATE: 06/14/23	
CAD: DA/MM		CHK'D BY: HS	
ENGINEER: HS		CHK'D BY:	
SCALE:			

TCEQ NOTES

SITE CIVIL PLAN

AUSTIN CIVIL ENGINEERING

ICONIC
Attachment N

14271 Fitzhugh Rd, Austin, TX 78736

Engineered Vegetative Filter Strips

Maintenance Plan

Responsible Party:
VV PROPERTY GROUP LLC
14271 Fitzhugh Rd
Austin, TX 78736

AUSTIN CIVIL ENGINEERING

1.0 System Description

Nonpoint source pollution control at 14271 Fitzhugh Rd, Austin, TX is provided by engineered vegetative filter strips. Engineered vegetative filter strips are flat (slope <10%), vegetated sections of land that accept low velocity sheet flow, providing storage and infiltration of pollutants with a nonpoint source pollutant removal rate of 80% when the contributing drainage area does not exceed 72 feet in the direction of flow.

2.0 Major Maintenance and Construction Requirements (ECM 1.6.3C4)

a. Pest Management – An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

b. Mowing - If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

c. Inspections-- Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and 3-91 restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

d. Debris and Litter Removal-- Debris and litter shall be removed during regular mowing.

e. Sediment Removal-- Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

f. Grass Reseeding and Mulching -- A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the

grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

3.0 Inspections

Inspections of the system shall be performed twice annually, with an additional inspection performed immediately following a 25-year or 100-year frequency storm. Each inspection shall be documented in the table below with any deficiencies noted, whether a repair, maintenance, or retrofit action was required to resolve the issue, and finally with the date of the deficiency being resolved.

Inspection Log					
Date of Inspection	**Inspector**	**Deficiency Discovered?**	**Repair (R), Maintenance (M), Retrofit (RF) Required?**	**Corrective Action Taken**	**Date of Resolution of Deficiency**

Signature of owner/responsible party:

Signature: [signature] Date: 8/3/2020

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.

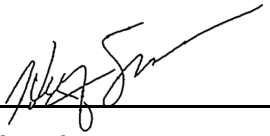
Signature

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: Hunter Shadburne

Date: 5/15/2023

Signature of Customer/Agent:



Regulated Entity Name: ICONIC

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: Barton 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.

TEMPORARY STORMWATER SECTION

Attachment A

Spill Response Actions

The following is a description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances. The proceeding excerpts are from the City of Austin Watershed Department Clean Water Fact Sheets:

Petroleum Spills Response

Do not flush spills away with water. Instead, contain them immediately, before they reach a storm drain and spread to a creek or lake. Also, do not put yourself or others in danger. Before containment, evaluate what materials have spilled, make a thorough assessment of risk, and determine how to contain the spill safely. If safe containment is possible, immediately stop the spread of liquids using absorbent materials. Keep spill containment and clean up materials appropriate for the type and quantities of hazardous chemicals used or stored at your facility. The Watershed Protection Department provides a list of absorbent material suppliers. Immediately block off nearby drain (sanitary or storm sewer). It is much costlier to decontaminate inside of a storm sewer pipe and /or restore a contaminated creek than it is to purchase spill containment materials.

Always wear appropriate safety equipment such as gloves, coveralls, goggles, and respirators. Access Materials Safety Data Sheets (MSDS) for information about spilled materials. Keep MSDSs readily available for each chemical used or stored at the facility. A MSDS contains information that enables persons responsible for handling, using or encountering chemicals to estimate the likely harm, potential hazards and risks that might arise in emergency situations involving those chemicals. Obtain a MSDS free of charge by calling the manufacturer's phone number from the label on the chemical container.

Never leave spills unattended. Designate someone to make spill notification phone calls. Immediately notify the following agencies;

Local: Hays County Fire Department by dialing 911;

State: The TCEQ requires spills/emergency release situations to be reported per 30 TAC Sections 327.1-327.5 effective May 23, 1996. Report spills to Environmental Release Hotline or the Texas Commission on Environmental Quality (TCEQ) 1-800-832-8224; TCEQ Local office at 339-2929; or TCEQ (24-Hours) at 512/239-2507 or 512/463-7727.

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

Clean up surfaces contaminated by hazardous chemicals only if you are trained, experienced, and qualified. Excavate spills on pervious (e.g. soil) surfaces as quickly as possible to prevent spread of the contamination. Contact the Watershed Protection Department for soil cleanup instructions. Sweep up and containerize dry material spills on impervious surfaces (e.g. pavement) for proper disposal. Absorb liquid spills on impervious surfaces with sorbent materials (e.g. clay sorbent, pads, booms, etc.) and containerize for proper disposal. Do not use wet/dry shop vacuum for gasoline, solvents or other volatile fluids because of explosion hazards.

Post a site-specific spill contingency plan at your facility. This should provide step-by-step instructions in the event of a spill. Practice these steps in a "spill drill." The Watershed Protection Department provides information regarding spill contingency plans and a fact sheet detailing proper spill handling. A phone number is provided at the end of this fact sheet.

Construction Products/Wastes Spills Response

Immediately clean up spills to prevent environmental impacts, especially spreading of the spill to a storm drain and waterway. Never leave spills unattended or flush a spill with water.

Prevent spills, as much as possible, through prevention planning. Inspect vehicles and heavy equipment for leaks and repair promptly. Inspect portable toilets routinely for leaks and keep them in a secured area away from traffic and possible vandalism.

Clean up non-hazardous spills on impervious (paved) surfaces by using a sorbent material (e.g. kitty litter, sand, peat, etc.), and dispose of the waste properly. Contain hazardous or large non-hazardous spills, if it is safe, and immediately contact the Hays County Fire Department by dialing 911.

Excavate or remediate spills on pervious (soil) surfaces as quickly as possible to prevent the spread of the contamination. Any surfaces contaminated by hazardous or toxic materials should

be remediated by experienced, qualified individuals to protect the health and safety of yourself and the general public.

Report all spills to the Watershed Protection Department to receive proper clean up instructions, especially for hazardous materials and large volume spills.

Collect and dispose of cleaning activity waste properly.

Clean without creating any discharge of soaps, detergents, oil or other pollutants to a storm sewer or waterway. Ideally, wash equipment and vehicles at an approved wash facility over a drain to the sanitary sewer. If any washing must be done on site, use plain water only and make sure the wash water does not create silty runoff.

When cleaning paint equipment outside, contain wastewater in a bucket or other container and dispose of it properly. Dispose of water based or latex paint wastewater in the sanitary sewer (e.g. sink, toilet). Collect and dispose oil based paint wastes, including solvents through a hazardous waste disposal company.

When cleaning paved areas, sweep up debris, pre-treat oil stains and slick spots with dry solvent (make a paste with water, kitty litter and powdered soap), and clean large areas with approved equipment such as vacuum scrubbers that collect the wastewater for proper disposal to a sanitary drain.

The following are excerpts from the TCEQ TPDES SWPPP Worksheet instructions draft 12/02/03:

Reportable Quantities for Regulated Substances

30 Texas Administrative Code §327.4

(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.

Source Note: The provisions of this §§327.4 adopted to be effective May 23, 1996, 21 TexReg 4228.

Attachment B

Potential Sources of Contamination

- Leaking fuel or oil from construction vehicles and human litter. Refer to Attachment A for the spill response actions during construction.
- Total Suspended Solids (TSS)

Attachment C

Sequence of Major Activities

(Construction may be concurrent with other elements, but must be completed in the order shown below) –

See attached site plan

A. Install erosion controls as indicated on approved site plan.
B. Install tree protection.
C. Contact "the city". Schedule on-site pre-construction coordination meeting.
D. Evaluation of temporary erosion control installation. Review construction schedule with the erosion control plan.
E. Inspect and maintain all controls as per general notes.
F. Demolition and haul off of drives and sidewalks specified in construction plans. 0 acres
G. Construct proposed elements. 2.04 acres
H. Complete construction and install landscaping.
I. Re-vegetate disturbed areas or complete a developer's contract for the re-vegetation along with the engineer's concurrence letter. 0.502 acres
J. Project engineer inspects job and writes concurrence letter to the city. Final inspection is scheduled upon receipt of letter.
K. Receive operating permit and city clearance for occupancy.
L. Remove temporary erosion/sedimentation controls upon inspector's approval of adequate re-vegetation.

Attachment D
Temporary Best Management Practices and Measures

- A stabilized construction entrance to trap sediment and prevent it from being tracked offsite.
- A temporary spoils and construction staging area protected by silt fence has been shown on the erosion control sheet.
- The primary temporary erosion and sedimentation control is silt fencing placed on all downstream sides of construction. Silt fence is used to prevent sediment from low volume storm events from entering the drainage ways and receiving waters by capturing the sediment before it is able to leave the site.
- To prevent or reduce the discharge to pollutants to stormwater from concrete waste all concrete washout performed on site will be done within the designated concrete washout area.
- All construction debris and litter shall be collected and disposed of in designated temporary spoils and contractor staging area. Construction waste receptacles will be emptied when full and removed when project is completed.
- To provide protection against silt transport or accumulation in storm sewer systems inlet protection devices are to be utilized for each inlet on site.
- Temporary rock berms are to be utilized in order to serve as check dams in areas of concentrated flow to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow.
- Triangular sediment filter dikes are to be used to intercept and detain water-borne sediment from unprotected areas where silt fence is not feasible.
- A gravity filter bag will be utilized in order to empty the rough-cut temporary sediment basin and capture the sediment without allowing it to leave the site. The bag shall be replaced when it no longer filters sediment or passes water at a reasonable rate.

Attachment E
Request to Temporarily Seal a Feature – This section is not applicable

Attachment F
Structural Practices

- The primary structural practice to divert flows away from exposed soil is the silt fence placed on all downstream sides of construction. Silt fence is used to prevent sediment from low volume storm events entering the drainage ways and receiving waters.
- Curb-and-gutter, when constructed, will also prevent flows from exposed soils.

Attachment G
Drainage Area Map – See attached drainage area map in the civil construction set

9. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct the temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions, or other ground disturbances caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Rock Berms

1. Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. Repair any loose wire sheathing.
4. The berm should be reshaped as needed during inspection.
5. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
6. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Triangular Filter Dike

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. Inspect and realign dikes as needed to prevent gaps between sections.
3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.
4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

Inlet Protection

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing.
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

As many trees and natural area as possible have been preserved, please refer to the erosion and sedimentation control plan located in the civil construction set of the "General Information" section.

All areas 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. The topsoil shall be composed of 3 parts of soil mixed with 1-part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by the U.S. Composting Council). The soil shall be locally available native soil that meets the following specifications:

- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 0.375-inch (3/8") screen.
- Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

Texture Class	Minimum	Maximum
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

B. (From 30 TAC 213.5(b)(4)(D)(i)(-b-): Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated a soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

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 cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.

A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

B. Hydromulch shall comply with Table1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

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

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
70/30 Wood/ Cellulose Blend Mulch	70% Wood 30%paper 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

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 (1/2) inch and the area shall be re-seeded in accordance with 2. below.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.

A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

B. Hydromulch shall comply with Table 2, below.

C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.

D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

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

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Thermally Refined Wood 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF
Fiber Reinforced Matrix (FRM)	75% Thermally Refined Wood 5% Reinforcing Fibers 10% Tackifier	12 months	On slopes up to 1:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

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

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 605814946

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

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

VV PROPERTY GROUP LLC

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

Prefix (Mr. Ms. Miss): Mr.

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

Title: President & Co-Founder Credentials: Click here to enter text.

Phone Number: 5125774551 EXT. Fax Number: Click here to enter text.

E-mail: ryan.huddleston@iconicimprint.com

Mailing Address: 14101 W Hwy 290, Bldg. 1800

City, State, and Zip Code: Austin, TX 78737

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: 78642

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☐ Corporation	☒ Other: Limited Liability Company
☐ Estate	

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

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

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

☒ 0-20
☐ 21-100
☐ 101-250
☐ 251-500
☐ 501 or higher

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

State Franchise Tax ID Number: 3207273536

Federal Tax ID: EIN: 84-4004292

Texas Secretary of State Charter (filing) Number: 083487965

DUNS Number (if known): N/A

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

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

Title: President Credential: Click here to enter text

Organization Name: Austin Civil Engineering, Inc.

Phone Number: 512-306-0018 Fax Number: Click here to enter text

E-mail: TeamH@austincivil.com

Mailing Address: 9501B Menchaca Rd #220

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

City, State, and Zip Code: Austin, Texas 78748

Mailing information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: 78641

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN111104469

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

b) Name of project or site (the name known by the community where it's located): Iconic

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): 12,000 SF Office/Warehouse & 6,000 SF Office with Parking lot on 2.032 Acres.

d) County or Counties (if located in more than one): Hays

e) Latitude: 30.241650 Longitude: -98.013123

f) Site Address/Location

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

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

Section A:

Street Number and Name: 14721 Fitzhugh Rd,

City, State, and Zip Code: Austin, TX 78736

Section B:

Location Description: ___

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

Zip Code where the site is located:

SECTION 4. GENERAL CHARACTERISTICS

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

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

☒ No

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

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

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **N/A**

d) What is the Secondary SIC Code(s), if applicable? **N/A**

e) What is the total number of acres to be disturbed? 1.988 -acres

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

☒ Yes

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

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

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

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

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

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? **1430B**

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

☐ Yes ☒ No

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

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Ryan Huddleston

Operator Signatory Title: President & Co-Founder

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

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

Signature (use blue ink): R. Hud Date: 7/14/23

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☒ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☒ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☒ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☒ Indian Country Lands –the facility is not on Indian Country Lands.

☒ Construction activity related to facility associated to oil, gas, or geothermal resources

☒ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

☒ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.
- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated

above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit

number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

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

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction

- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: GOLF CART KING - PHASE II

   Project/Site (RE) Physical Address: III County Road 214, Liberty Hill, Texas 78642

Staple the check or money order to this form in this space.

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

I Ryan Huddleston,
Print Name

President & Co-Founder,
Title - Owner/President/Other

of VV PROPERTY GROUP LLC,
Corporation/Partnership/Entity Name

have authorized Hunter Shadburne
Print Name of Agent/Engineer

of Austin Civil Engineering, Inc
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

R. Huddleston
Applicant's Signature

7/14/23
Date

THE STATE OF Texas §

County of Hays §

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

GIVEN under my hand and seal of office on this 14 day of July, 2023

NOTARY PUBLIC

JENNIFER L. SHELTON
My Notary ID # 129728231
Expires February 27, 2026

Jennifer Shelton
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/27/26

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Iconic
Regulated Entity Location: 14721 Fitzhugh Rd, Austin, TX 78736
Name of Customer: VV PROPERTY GROUP LLC
Contact Person: Ryan Huddleston Phone: 5125774551
Customer Reference Number (if issued):CN 605814946
Regulated Entity Reference Number (if issued):RN 111104469

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	2.032 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: R. Hud Date: 7/14/23

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

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ 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 605814946		RN 111104469

SECTION II: Customer Information

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

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

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

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

VV PROPERTY GROUP LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803487965	3207273536		

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: Limited Liability Company

12. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

14721 Fitzhugh Rd

City	State	ZIP	ZIP + 4
Austin	TX	78736	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	ryan.huddleston@iconicimprint.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*

( ) -		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☐ 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 Core 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.)*

Iconic

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	14721 Fitzhugh Road							
	City	Austin	**State**	TX	**ZIP**	78736	**ZIP + 4**	
24. County								

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.241650		**28. Longitude (W) In Decimal:**	-98.013123	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
2085	2759	424820	323111

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

34. Mailing Address:	**14721 Fitzhugh Road**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78736**	**ZIP + 4**	
35. E-Mail Address:	**ryan.huddleston@iconicimprint.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 577-4551		( ) -

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	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

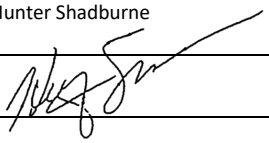
SECTION IV: Preparer Information

40. Name:	Hunter Shadburne	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 306-0018		**( )** -	TeamH@austincivil.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:	Austin Civil Engineering, Inc	**Job Title:**	President	
Name *(In Print):*	Hunter Shadburne		**Phone:**	**(** 512 **)** 306- **0018**
Signature:			**Date:**	5/15/2023