

8/7/2023

Mr. Franklin Anciano  
License & Permit Specialist  
Edwards Aquifer Protection Program  
Texas Commission on Environmental Quality

RE: Asian American Cultural Center Redevelopment  
Administrative Review Update No. 1  
NORA #22-110

Dear Franklin:

The following are responses to staff comments dated July 26, 2023.

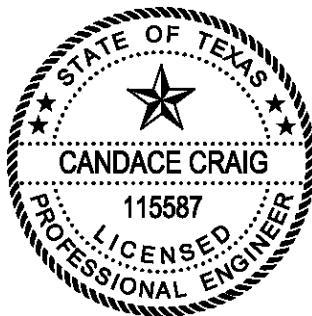
- Attachment F - Construction Plans. Plan sheets are missing. Please sign and P.E. seal the TSS Calculations.  
**Response: The construction plans are provided in the Update (pdf page 38-56). The TSS Calculations are signed by PE and provided in the Update (pdf page 35-37).**
- Attachment G - Inspection, Maintenance, Repair and Retrofit Plan. Must be signed by the Owner/Responsible Party.  
**Response: The Inspection, Maintenance, Repair and Retrofit Plan are signed by the owner and provided in the Update (pdf page 31-33).**

If you have any questions or need additional information during review, please contact me by e-mail at [ccraig@noraeng.com](mailto:ccraig@noraeng.com) or by phone at (737) 264-3081.

Sincerely,  
NORA Engineering & Planning LLC

A handwritten signature in black ink that reads "Candace Craig".

Candace Craig, PE  
President



AACC\_EXP\_U1\_Comment Response\_20230807.docx

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### Our Review of Your Application

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

### Administrative Review

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

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

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

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

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

### Technical Review

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

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

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

**Mid-Review Modifications**

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

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

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

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

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

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

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

<b>1. Regulated Entity Name:</b> Asian American Cultural Center Redevelopment					<b>2. Regulated Entity No.:</b> Not Available				
<b>3. Customer Name:</b> Asian American Cultural Center LLC					<b>4. Customer No.:</b> Not Available				
<b>5. Project Type:</b> (Please circle/check one)	New		Modification		Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential		Non-residential			<b>8. Site (acres):</b>		2.74	
<b>9. Application Fee:</b>	\$500.00		<b>10. Permanent BMP(s):</b>			Vegetative Filter Strips			
<b>11. SCS (Linear Ft.):</b>	N/A		<b>12. AST/UST (No. Tanks):</b>			N/A			
<b>13. County:</b>	Travis		<b>14. Watershed:</b>			Walnut Creek			

# Application Distribution

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

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf)

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Candace Craig

Print Name of Customer/Authorized Agent

07/10/2023

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):

# General Information Form

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Candace Craig

Date: 07/10/2023

Signature of Customer/Agent:



## Project Information

1. Regulated Entity Name: Asian American Cultural Center Redevelopment

2. County: Travis

3. Stream Basin: Walnut Creek

4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

Recharge Zone

Transition Zone

6. Plan Type:

WPAP

SCS

Modification

AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: Amy Wong Mok  
Entity: Asian American Cultural Center LLC  
Mailing Address: 11713 Jollyville Rd  
City, State: Austin, TX Zip: 78759  
Telephone: (512) 336-5069 FAX: \_\_\_\_\_  
Email Address: amy@asianamericanc.com

8. Agent/Representative (If any):

Contact Person: Candace Craig, PE  
Entity: Nora Engineering & Planning LLC  
Mailing Address: 5114 Balcones Woods Dr., Ste. 307-122  
City, State: Austin, TX Zip: 78759  
Telephone: (737) 264-3081 FAX: \_\_\_\_\_  
Email Address: ccraig@noraeng.com

9. Project Location:

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

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

11713 Jollyville Rd, Austin, TX 78759

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

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

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

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

- Survey staking will be completed by this date: \_\_\_\_\_

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

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

15. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Uncleared)
- Other: \_\_\_\_\_

### ***Prohibited Activities***

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and



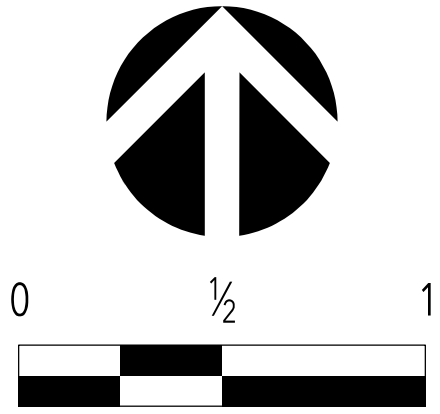
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

### ***Administrative Information***

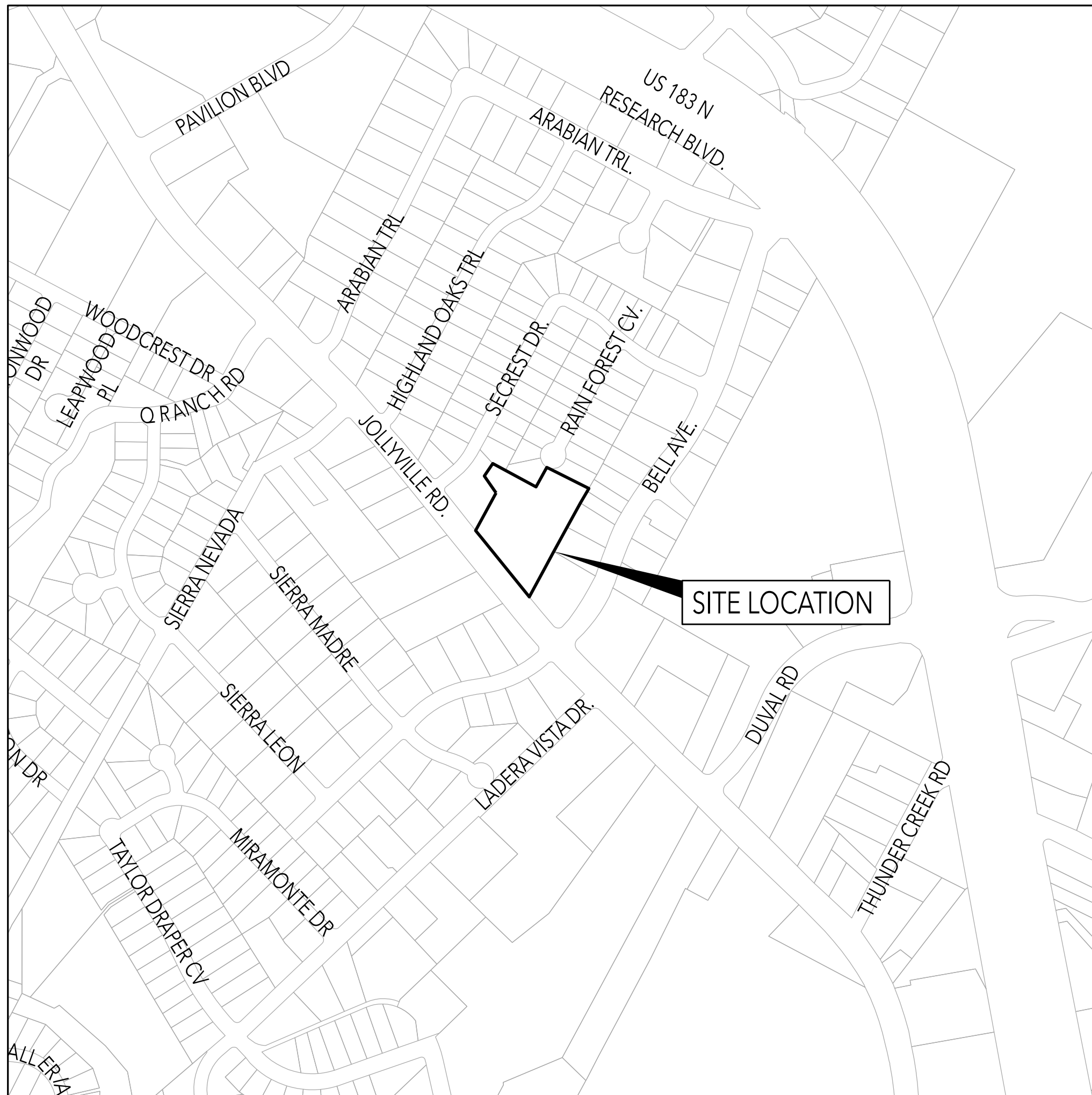
18. The fee for the plan(s) is based on:

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
  - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
  - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
  - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
  - A request for an extension to a previously approved plan.
19.  Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
  - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
  - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20.  Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21.  No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

# ATTACHMENT A



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

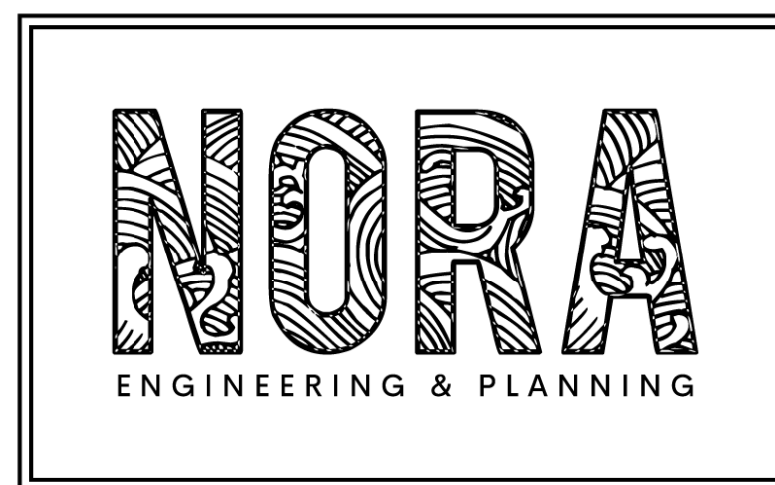


VICINITY MAP - NOT TO SCALE  
 COA Grid #: MH35      MAPSCO Page #: 464M, 464R

## ROAD MAP

**ASIAN AMERICAN CULTURAL CENTER**  
 11713 JOLLYVILLE RD | AUSTIN, TX 78759

DATE:	PROJ. NO.:	REF. SHT.	EXHIBIT NO.	SCALE:
6/2/2023	22-110			1" = 2000'



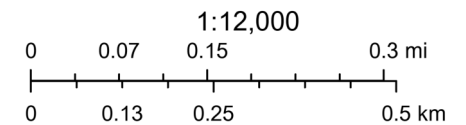
TBPELS # F-23249  
 5114 BALCONES WOODS DRIVE  
 SUITE 307-122 |  
 AUSTIN, TX 78759  
 WWW.NORAENG.COM  
 (737) 264-3080

# Attachment B: USGS Edwards Aquifer Recharge Zone Map



5/30/2023, 4:33:16 PM

- City/Place
- Edwards Aquifer Boundary
- Edwards Aquifer Boundary central line
- TX Counties
- 7.5 Minute Quad Grid
- TCEQ\_EDWARDS\_OFFICIAL\_MAPS

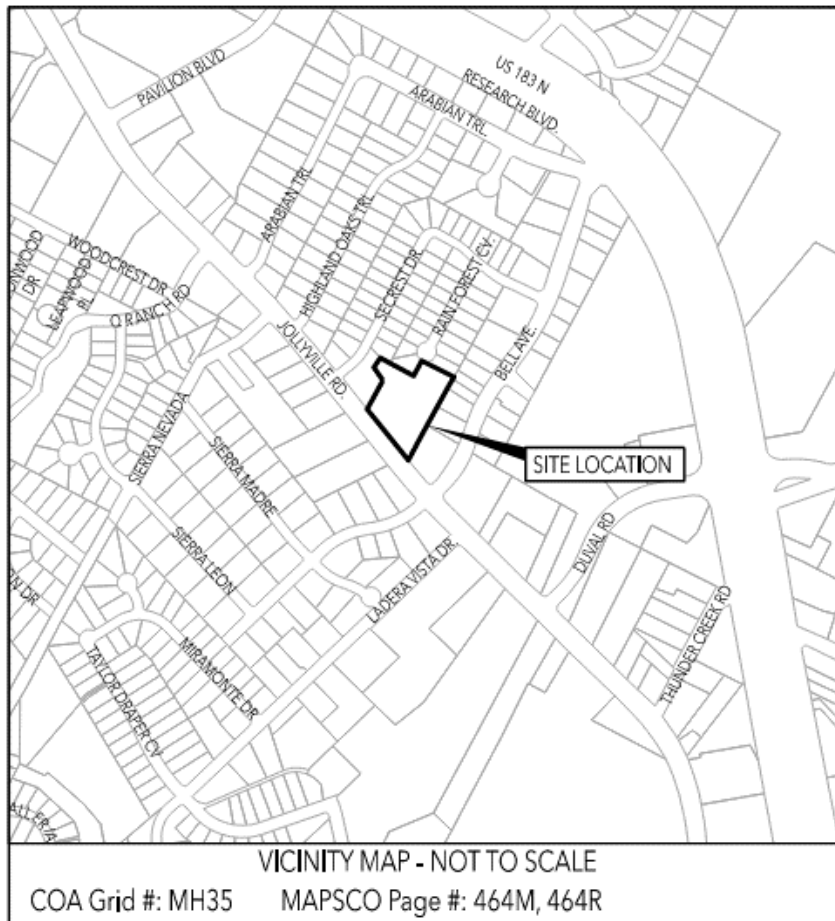


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, TCEQ, Esri Community Maps Contributors, Austin Community College. City

Web AppBuilder for ArcGIS

## General Information Form ATTACHMENT C

Asian American Cultural Center (AACC) Redevelopment is a proposed daycare project on a 2.74-acre lot. The current land use on the site is daycare. The limit of construction is 0.52-acre. The site is currently developed, and the proposed impervious coverage is 35,847-SF (0.82-acre, 30.0%). The new impervious coverage is 4,273-SF, redeveloped impervious coverage is 2,285-SF, and the existing impervious cover proposed to remain is 29,289-SF. The proposed improvements include a 2-story residential style 6,949-SF building to replace two existing buildings on the site. Other improvements include utility lines to serve the new building and associated sidewalks. The project will result in a decrease in impervious coverage from 31.9% to 30.0%. The proposed building is located over an area of the site that is currently developed with buildings and other improvements. AACC is located in the City of Austin, in the desired development zone, and is within the Walnut Creek watershed. The location of the site is depicted in **Figure 1 (Vicinity Map)**.



**Figure 1: Vicinity Map**

WPAP02\_f-0587\_general\_info\_form\_AttachmentC.docx

The site is surrounded by single family to the East, single family and commercial to the South, Jollyville Road to the West, and single family and commercial to the North. There is 0.78-acre of off-site drainage area that sheets through the site. The Permanent BMP for the new and redeveloped impervious cover is vegetative filter strips.



# Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Candace Craig, PE

Date: 07/10/2023

Signature of Customer/Agent:

  
Type text here

Regulated Entity Name: Asian American Cultural Center Redevelopment

## Exception Request

- Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

## Administrative Information

- 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.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

**RECHARGE AND TRANSITION ZONE EXCEPTION REQUEST FORM**  
**ATTACHMENTS A - B**

**ATTACHMENT A: NATURE OF EXCEPTION**

Asian American Cultural Center Redevelopment is a proposed redevelopment project on a 2.7-acre lot. The site is currently developed, and the proposed impervious coverage is 35,847-SF (0.82-acre, 30.0%). The new impervious coverage is 4,273-SF, redeveloped impervious coverage is 2,285-SF, and the existing impervious cover proposed to remain is 29,289-SF. The project will result in a decrease in impervious coverage from 31.9% to 30.0%, we respectfully request approval as an Exception.

**ATTACHMENT B - DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION**

The stormwater from this site will be mitigated by vegetative filter strips and routed to the existing adjacent site.

The TSS calculation for the site is attached as Exhibits to Attachment F of the Permanent Stormwater Section. Per the TCEQ Total Suspended Solids (TSS) Removal Calculation Criteria, this project is required to treat a total of 2,385 pounds of TSS based on a total project area of 2.74 acres and 0.82 total acres of proposed impervious cover. Thus, the required TSS removal resulting from the proposed development is lower than before, we respectfully request approval as an Exception.

# 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: Candace Craig, PE

Date: 07/10/2023

Signature of Customer/Agent:



Regulated Entity Name: Asian American Cultural Center Redevelopment

## 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: \_\_\_\_\_

### ***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 ATTACHMENTS A - J**

### **ATTACHMENT A: SPILL RESPONSE ACTION**

During construction, the general contractor should take actions to prevent leaks or spills of pollutants to drainage systems or waterways including education, training of contractors and subcontractors and enforcement of safety measures. Spill cleanup and control materials should be stored at an easily accessible area of the site. In the event a spill occurs, the responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions including initiating efforts to stop the discharge or spill to minimize the impact to the public health and the environment, neutralize the effects of the incident, remove the discharged or spilled substances, and safely dispose of the wastes. Do not bury or wash spills with water and do not allow it to discharge into drainage facilities or watercourses.

For significant or hazardous spills that are in reportable quantities, notify TCEQ by telephone as soon as possible and within 24 hours at (512) 339-2929 between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

### **ATTACHMENT B - POTENTIAL SOURCES OF CONTAMINATION**

Potential sources of contamination include fuel, paint, sanitary/septic waste, cleaning chemicals soil, fertilizer, construction debris and other fluids for construction equipment.

### **ATTACHMENT C - SEQUENCE OF MAJOR ACTIVITIES**

1. Installation of erosion and sedimentation controls.
2. Pre-construction meeting.
3. Clearing and grubbing of the site.
4. Rough grading and preparation for building pads.
5. Installation of underground utilities
6. Building construction
7. Install flatwork
8. Final grading, site revegetation and landscaping

### **ATTACHMENT D - TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES**

Proposed temporary BMPs include stabilized construction entrances, construction staging and storage areas, a concrete washout area, inlet protection and silt fencing. These temporary BMP measures are intended to contain the sediment transported by stormwater runoff.

## **ATTACHMENT E - REQUEST TO TEMPORARILY SEAL A FEATURE**

Not Applicable.

## **ATTACHMENT F - STRUCTURAL PRACTICES**

Vegetative Filter Strips are designed in accordance with City of Austin Standards provides erosion resistant for the site.

## **ATTACHMENT G - DRAINAGE AREA MAP**

The drainage area map is included as **Exhibit 1**.

## **ATTACHMENT H - TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS**

Not Applicable.

## **ATTACHMENT I - INSPECTION AND MAINTENANCE FOR BMPS**

Inspection and Maintenance for BMPs will be performed in accordance with a stormwater pollution prevention plan (SWPPP) which will be submitted and approved by TCEQ prior to construction. 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 construction entrance, construction staging and storage areas, concrete washout area, inlet protection and silt 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. Records including inspection logs shall be maintained with the SWPPP document posted at the site.

## **ATTACHMENT J - SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES**

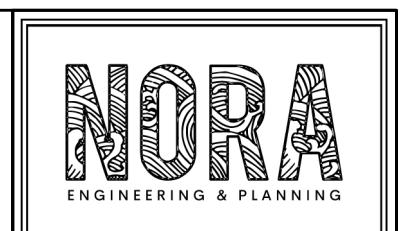
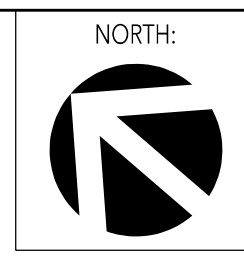
The contractor should minimize disturbed areas and protect natural features and soil to the greatest extent practicable. The vegetative stabilization of areas disturbed by construction shall be as specified in the site plan, Sheet ECM Appendix P-1 Erosion Control Note No. 9.

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

### **EXHIBITS:**

1. Existing and Proposed Drainage Area Map





TPELS # F-23249  
 5114 BALCONES WOODS DRIVE  
 SUITE 307-122 | AUSTIN, TX 78759  
 WWW.NORAENG.COM  
 (737) 264-3080

**LEGEND**

- × XXX.X SPOT ELEVATION-EXISTING
- XXX.X SPOT ELEVATION-PROPOSED
- CONTOUR-EXISTING
- CONTOUR-PROPOSED
- FLOW ARROW
- STORM SEWER-EXISTING
- STORM SEWER-PROPOSED
- STORM INLET
- SIDEWALK
- RETAINING WALL-PROPOSED
- CURB AND GUTTER-PROPOSED
- FLOWLINE
- PROPOSED BIKE RACK
- HC PARKING SIGN (SEE DTL SHEET)
- TG TOP OF GRATE
- TW TOP OF WALL
- TC TOP OF CURB
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- OS-1 DRAINAGE AREA ID
- OS-2 DRAINAGE AREA ACREAGE



**EXISTING CN**

Curve Number Calculations

Basin ID	Area	Impervious	Area Composed of:				CN <sup>w</sup>
			Soil B CN = 61	Soil C CN = 74	Soil D CN = 80	Impervious CN = 98	
E-1	2.7	32	0.0	0.0	1.9	0.9	85.7
OS-1	0.8	39	0.0	0.0	0.5	0.3	87.0
OS-2	0.7	49	0.0	0.0	0.4	0.3	88.7

CN Parameters Used:  
 Soil B: Open Space (Good) CN = 61  
 Soil C: Open Space (Good) CN = 74  
 Soil D: Open Space (Good) CN = 80  
 Impervious: CN = 98

**EXISTING TIME OF CONCENTRATION**

Time of Concentration Calculations

Basin ID	Area	Z <sub>1</sub>	Z <sub>2</sub>	Z <sub>3</sub>	L <sub>sheet</sub>	L <sub>shallow</sub>	L <sub>channel</sub>	Time of Concentration (min)		
								T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>
E-1	2.7	891	897.5	881	0	100	473.3	3.3	0	0
OS-1	0.8	894	890.8	885	0	100	191.4	0	0	0
OS-2	0.7	894	891.3	887	0	100	197.8	0	0	0

Sheet Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	L <sub>sheet</sub>	Time of Concentration (min)		
				T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>
E-1	891	887.5	100	0.035	0.15	6.9
OS-1	894	890.8	100	0.032	0.15	7.1
OS-2	894	891.3	100	0.027	0.15	7.6

Shallow Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	L <sub>shallow</sub>	Time of Concentration (min)		
				T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>
E-1	887.5	881	473.328	0.014	0.14	3.3
OS-1	890.8	885	191.4199	0.030	0.9	0.9
OS-2	891.3	887	197.7726	0.022	1.1	1.1

Channel Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	L <sub>channel</sub>	Time of Concentration (min)				
				T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>		
E-1	0	0	0	N/A	0.500	0.012	N/A	N/A
OS-1	0	0	0	N/A	0.750	0.012	N/A	N/A
OS-2	0	0	0	N/A	0.750	0.012	N/A	N/A

Time of Concentration Summary

Basin ID	Area	ac	Impervious	CN	T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>	T <sub>total</sub>
E-1	2.7	10.2	8.0	85.7	3.3	0	0	6.1
OS-1	0.8	8.0	8.0	87.0	4.8	0	0	4.8
OS-2	0.7	8.7	8.7	88.7	5.2	0	0	5.2

**EXISTING HYDROLOGIC SUMMARY**

Basin ID	Area	ac	Impervious	CN	T <sub>1</sub>	T <sub>2</sub>	T <sub>3</sub>	T <sub>total</sub>	Q <sup>10</sup>	Q <sup>25</sup>	Q <sup>100</sup>
E-1	2.7	32	85.7	10	7.5	13.1	16.7	22.6			
OS-1	0.8	39	87.0	8	2.2	3.8	4.8	6.4			
OS-2	0.7	49	88.7	9	2.0	3.4	4.4	5.8			

REVISION DESCRIPTION

REV #	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			



ASIAN AMERICAN CULTURAL CENTER  
 11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
 EXISTING DRAINAGE AREA PLAN

SCALE: 1" = 30'  
 SHEET # 11 OF 19  
 SP-2023-C

SITE PLAN APPROVAL  
 FILE NUMBER: SP-2023-C APPLICATION DATE: SHEET 11 OF 19  
 APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
 PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

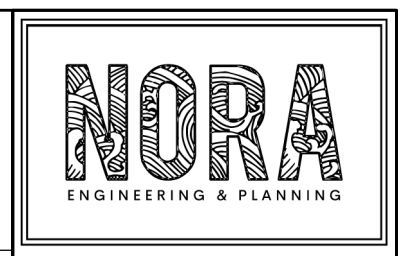
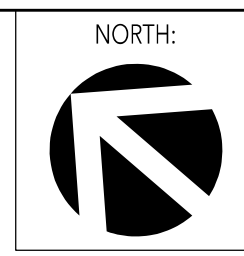
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV. 1: CORRECTION 1:  
 REV. 2: CORRECTION 2:  
 REV. 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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TPELS # F-23249  
 5114 BALCONES WOODS DRIVE  
 SUITE 307-122 | AUSTIN, TX 78759  
 WWW.NORAENG.COM  
 (737) 264-3080

**LEGEND**

- × XXX.X SPOT ELEVATION- EXISTING
- XXX.X SPOT ELEVATION- PROPOSED
- - - - - CONTOUR- EXISTING
- - - - - CONTOUR- PROPOSED
- FLOW ARROW
- S Storm Sewer- EXISTING
- S Storm Sewer- PROPOSED
- STORM INLET
- ▭ SIDEWALK
- ▭ RETAINING WALL- PROPOSED
- ▭ CURB AND GUTTER- PROPOSED
- FLOWLINE
- PROPOSED BIKE RACK
- HC PARKING SIGN (SEE DTL SHEET)
- TG TOP OF GRATE
- TW TOP OF WALL
- TC TOP OF CURB
- - - - - DRAINAGE AREA BOUNDARY
- - - - - TIME OF CONCENTRATION
- OS-1 DRAINAGE AREA ID
- OS-2 DRAINAGE AREA ACREAGE



**PROPOSED CN**

Curve Number Calculations

Basin ID	Area	Impervious	Soil B CN = 61	Soil C CN = 74	Soil D CN = 80	Impervious CN = 98	CN weighted
P1	2.7	30	0.0	0.0	1.9	0.8	85.4
OS-1	0.8	39	0.0	0.0	0.5	0.3	87.0
OS-2	0.7	49	0.0	0.0	0.4	0.3	88.7

CN Parameters Used:  
 Soil B: Open Space (Good) CN = 61  
 Soil C: Open Space (Good) CN = 74  
 Soil D: Open Space (Good) CN = 80  
 Impervious: CN = 98

**PROPOSED TIME OF CONCENTRATION**

Time of Concentration Calculations

Basin ID	Area	Z <sub>1</sub>	Z <sub>2</sub>	Z <sub>3</sub>	L <sub>sheet</sub>	L <sub>shallow</sub>	L <sub>channel</sub>
P1	2.7	891	887.5	881	0	100	473.3
OS-1	0.8	894	890.8	885	0	100	191.4
OS-2	0.7	894	891.3	887	0	100	197.8

Sheet Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	t <sub>sheet</sub>	t <sub>shallow</sub>	t <sub>channel</sub>
P1	891	887.5	100	0.035	0.15
OS-1	894	890.8	100	0.032	0.15
OS-2	894	891.3	100	0.027	0.15

Shallow Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	t <sub>shallow</sub>	t <sub>channel</sub>
P1	887.5	881	473.3228	0.014
OS-1	890.8	885	191.4199	0.030
OS-2	891.3	887	197.7726	0.022

\*OS1-OS8, BP1a, BP1b, BP3a - paved; BP1c, BP2, BP3b, BP4 - unpaved

Channel Flow Calculations

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	L <sub>channel</sub>	t <sub>channel</sub>
P1	881	0	0	N/A
OS-1	885	0	0	N/A
OS-2	887	0	0	N/A

Time of Concentration Summary

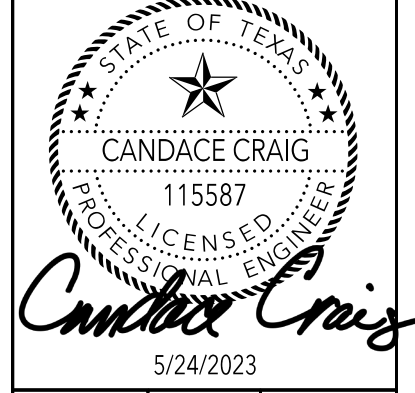
Basin ID	Area	t <sub>channel</sub>	t <sub>shallow</sub>	t <sub>sheet</sub>	t <sub>total</sub>
P1	2.7	0	0.014	100	100.014
OS-1	0.8	0	0.030	100	100.030
OS-2	0.7	0	0.022	100	100.022

**PROPOSED HYDROLOGIC SUMMARY**

Basin ID	Area	Impervious	CN weighted	ToC	Q <sup>2</sup>	Q <sup>10</sup>	Q <sup>25</sup>	Q <sup>100</sup>
P1	2.7	30	85.4	10	7.4	13.0	16.7	22.5
OS-1	0.8	39	87.0	8	2.2	3.8	4.8	6.4
OS-2	0.7	49	88.7	9	2.1	3.5	4.4	5.8

POINT OF ANALYSIS	Existing	Proposed
Q <sup>2</sup>	11.7	11.7
Q <sup>10</sup>	20.3	20.2
Q <sup>25</sup>	25.9	25.9
Q <sup>100</sup>	34.8	34.8

REVISION DESCRIPTION	DATE	BY	REV #



ASIAN AMERICAN CULTURAL CENTER  
 11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
**PROPOSED DRAINAGE AREA PLAN**

SCALE: 1" = 30'  
 0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

**C.D.R.2**  
 SHEET # 12 OF 19  
 SP-2023-\_\_\_C

SITE PLAN APPROVAL  
 FILE NUMBER: SP-2023-\_\_\_C APPLICATION DATE: SHEET \_\_\_ OF 19  
 APPROVED BY COMMISSION ON: \_\_\_/\_\_\_/2023 UNDER SECTION 112 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_/\_\_\_/2023 CASE MANAGER: \*  
 PROJECT EXPIRATION DATE (CED #970905-A) \_\_\_/\_\_\_/2023 DWPZ \_\_\_ DDZ \_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV. 1: CORRECTION 1: \_\_\_\_\_  
 REV. 2: CORRECTION 2: \_\_\_\_\_  
 REV. 3: CORRECTION 3: \_\_\_\_\_

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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# Permanent Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Candace Craig, PE

Date: 07/10/2023

Signature of Customer/Agent

  
\_\_\_\_\_

Regulated Entity Name: Asian American Cultural Center Redevelopment

## Permanent Best Management Practices (BMPs)

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

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.  
 N/A
- These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.  
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

N/A

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

N/A

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

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

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

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

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

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

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

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

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

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
  - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
  - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7.  **Attachment C - BMPs for On-site Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
  - Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8.  **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9.  The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
  - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10.  **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
  - TCEQ construction notes
  - All geologic features
  - All proposed structural BMP(s) plans and specifications
- N/A

11.  **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
  - Signed by the owner or responsible party
  - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
  - A discussion of record keeping procedures
- N/A
12.  **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13.  **Attachment I -Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

### ***Responsibility for Maintenance of Permanent BMP(s)***

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

14.  The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15.  A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A

## PERMANENT STORMWATER SECTION ATTACHMENTS A - I

### ATTACHMENT A: 20% OR LESS IMPERVIOUS COVER WAIVER

Not Applicable

### ATTACHMENT B - BMPS FOR UPGRADIENT STORMWATER

There is 0.78-acre of off-site drainage area that sheets through the site, and 0.70-acre of off-site drainage area diverts to the Southern West and flows through the boundary of the site. The curve number selected for undeveloped/pervious area within the off-site contributing area was based on well condition grassland, or range with hydrologic D soil group (as verified by the NRCS).

### ATTACHMENT C - BMPS FOR ON-SITE STORMWATER

The stormwater from this site will be mitigated by vegetative filter strips. The proposed impervious coverage is decreased from 38,081 square feet (31.9% of the total area) to 35,847 square feet (30.0% of the total area). Consequently, this reduction in impervious coverage is expected to correspondingly decrease the volume of stormwater runoff generated by the site.

The Proposed Drainage Area Map (DR2, sheet 12 of 19) is attached in temporary stormwater section attachment G, showing the drainage area sheet flows through the site included with the impervious cover. The onsite volume of stormwater for 2-year, 10-year, 25-year, and 100-year storm events are shown on Sheets DR1 and DR2,

The stormwater in urbanized areas can include contaminants such as heavy metals, petroleum hydrocarbons, pesticides, and a variety of organic chemicals on paved and landscape areas. Routine site inspections and disposal of accumulated sediment and other material should be conducted to maintain the longevity and effectiveness of the stormwater management system and minimize negative water quality impacts to waterways downstream from the site. These materials are normally classified as special wastes when disposed of in municipal landfills. These pollutants will be treated by the existing wet pond servicing the site.

Per the TCEQ Total Suspended Solids (TSS) Removal Calculation Criteria, this project is required to treat a total of 2,385 pounds of TSS based on a total project area of 2.74 acres and 0.82 total acres of proposed impervious cover. Since the proposed impervious cover is decreased, the required TSS removals decreased. The TSS calculation for the construction plan is attached as **Exhibit 1**.

### ATTACHMENT D - BMPS FOR SURFACE STREAMS

Not Applicable

### ATTACHMENT E - REQUEST TO SEAL FEATURES

Not Applicable

### ATTACHMENT F - CONSTRUCTION PLANS

Construction plans are attached as **Exhibit 2**.

EXP06\_f-0600\_permanent\_stormwater\_Attachment A-I.docx

## ATTACHMENT G - INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The following are inspection, maintenance, repair and retrofit plans for stormwater BMPs existing and proposed for the site.

### General Site Maintenance

The following guidelines should be used as an inspection and maintenance plan that should be performed at least twice annually:

- Identify, replant, and restore eroded areas. Add a level spreader, energy dissipation, or other repairs as required to ensure that erosion is not repeated.
- Identify areas that do not have acceptable vegetated covers (80% or higher for most BMPs). Reseed, add soil, and irrigate as required to ensure that coverage requirements are met.
- Additional mowing may be performed for site aesthetics. Export clippings from site to prevent release of nutrients from decaying plant matter. Remove any woody growth, especially from embankments, berms, and swales. For swales, grass should not be regularly mowed below four inches.
- Use non-chemical methods for maintaining health of vegetation. Pesticides, herbicides, or fertilizers should only be used as a last option, and then as minimally as possible. Fertilizer should rarely be required because runoff will typically contain sufficient nutrient loads.
- Irrigation may be required in order to maintain acceptable levels of vegetated coverage, especially for engineered vegetated strips.
- Prevent over-compaction of BMP components that rely partially or wholly on infiltration (vegetation strips, bioretention bed, infiltration trenches and basins). Mowing and other maintenance should be performed with hand equipment or a light-weight lawn tractor.
- Prevent over-compaction of BMP components that rely partially or wholly on infiltration (vegetation strips, bioretention bed, infiltration trenches and basins). Mowing and other maintenance should be performed with hand equipment or a light-weight lawn tractor.
- Identify any other problems. A detailed inspection may be required.

### Vegetative Filter Strips

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to ensure the health of the plants including:

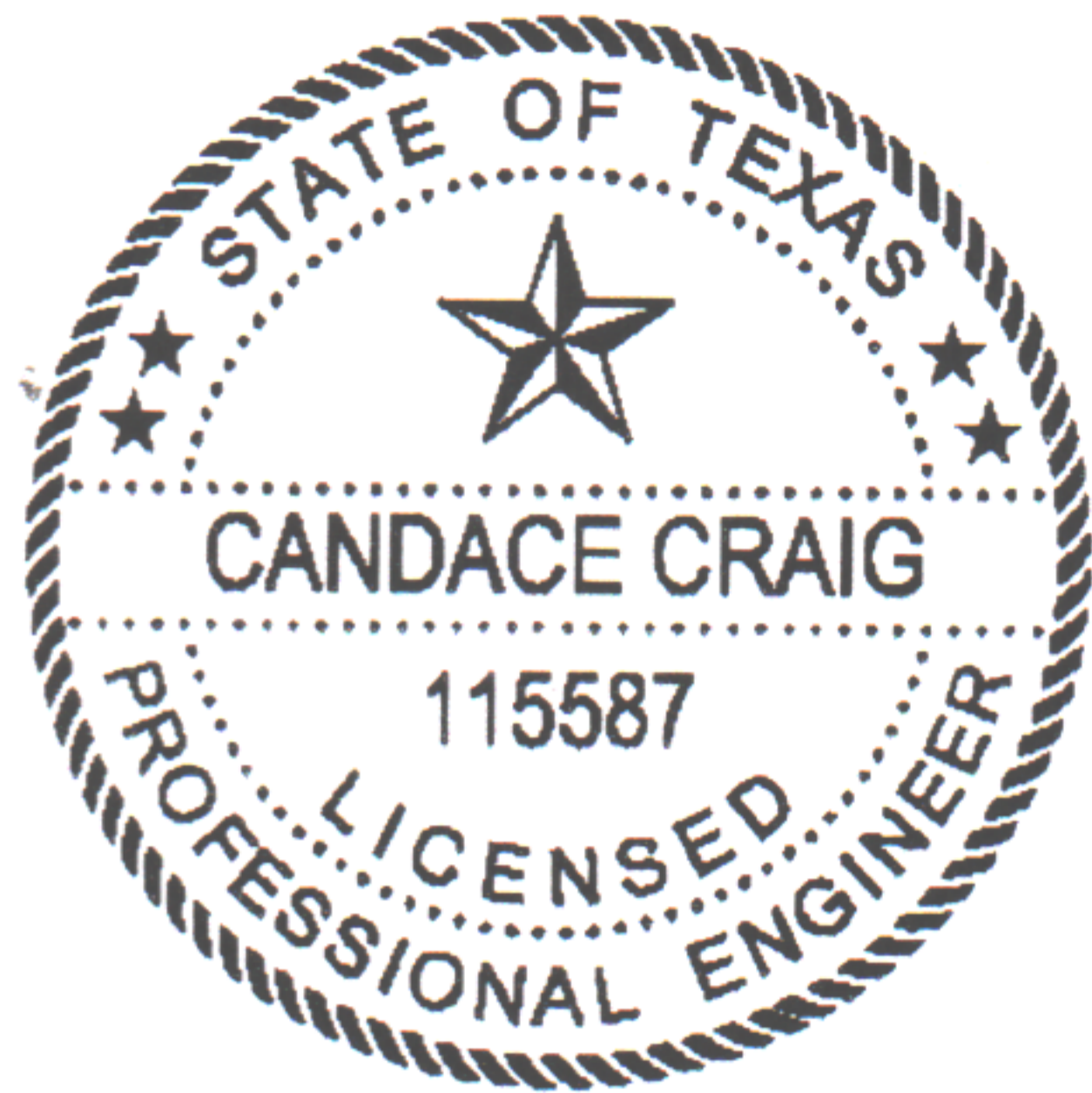
- *Pest Management.* An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

- *Seasonal Mowing and Lawn Care.* 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.
- *Inspection.* 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 restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.
- *Debris and Litter Removal.* Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.
- *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.
- *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.

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's entity having ownership or control of the property (such as without limitation, an owner's association, new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity assumes such obligation in writing or ownership is transferred.



An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information.



*Candace Craig*

Prepared by:

Candace Craig, PE

Date:

08/01/2023

Responsible Party for Maintenance: Asian American Cultural Center, LLC

Address: 11713 Jollyville Rd, Austin, TX 78759

Owner Contact: Amy Wong Mok

Telephone Number: (512) 336-5069

Signature :

A handwritten signature in black ink, appearing to read "Amy Wong Mok", written over a horizontal line.

Date :

8-2-2023

## **ATTACHMENT H - PILOT-SCALE FIELD TESTING PLAN**

Not Applicable

## **ATTACHMENT I - MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION**

The stormwater from this site will sheet and route to the south corner of the Jollyville Road.

### **EXHIBITS:**

1. Total Suspended Solids (TSS) Removal Calculation
2. Construction Plan

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Asian American Cultural Center Redevelopment**

Date Prepared: **6/15/2023**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

**1. The Required Load Reduction for the total project:**

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$  = 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 =	<b>Travis</b>	
Total project area included in plan * =	<b>2.74</b>	acres
Predevelopment impervious area within the limits of the plan * =	<b>0.87</b>	acres
Total post-development impervious area within the limits of the plan * =	<b>0.82</b>	acres
Total post-development impervious cover fraction * =	<b>0.30</b>	
P =	<b>32</b>	inches

$L_{M \text{ TOTAL PROJECT}}$  = **-44** lbs.

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

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

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

Drainage Basin/Outfall Area No. =	<b>1</b>	
Total drainage basin/outfall area =	<b>2.74</b>	acres
Predevelopment impervious area within drainage basin/outfall area =	<b>0.87</b>	acres
Post-development impervious area within drainage basin/outfall area =	<b>0.82</b>	acres
Post-development impervious fraction within drainage basin/outfall area =	<b>0.30</b>	
$L_{M \text{ THIS BASIN}}$ =	<b>-44</b>	lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP = **Vegetated Filter Strips**  
Removal efficiency = **85** percent

DATE 08/01/2023



*Candace Craig*

NORA Engineering & Planning LLC  
TBPELS # F-23249

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

$A_C = 2.74$  acres  
 $A_I = 0.82$  acres  
 $A_P = 1.92$  acres  
 $L_R = 800$  lbs

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

Desired  $L_{M \text{ THIS BASIN}} = 3482$  lbs.

$F = 4.35$

**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 = 0.26  
 On-site Water Quality Volume = 10255 cubic feet

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

Off-site area draining to BMP = 0.78 acres  
 Off-site Impervious cover draining to BMP = 0.30 acres  
 Impervious fraction of off-site area = 0.38

Off-site Runoff Coefficient = **0.30**  
Off-site Water Quality Volume = **3392** cubic feet

Storage for Sediment = **2729**

**Total Capture Volume (required water quality volume(s) x 1.20) = 16377** 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 Not Applicable**

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

**8. Extended Detention Basin System Not Applicable**

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 Not Applicable**

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 Not Applicable**

Designed as Required in RG-348

Pages 3-63 to 3-65

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



**ORDINANCE REQUIREMENTS**

- 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
- 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- 5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
- 7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN – OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
- 8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- 9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

**COMPATIBILITY**

- 1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- 2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- 3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES, OR PROPERTY ZONED RESIDENTIAL.
- 4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
- 5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

**FIRE DEPARTMENT**

- 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 FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- 3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- 4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- 5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- 6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF 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.

**GENERAL CONSTRUCTION NOTES**

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

**DEVELOPER INFORMATION**

OWNER \_\_\_\_\_ PHONE # \_\_\_\_\_

OWNER ADDRESS \_\_\_\_\_

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS \_\_\_\_\_ PHONE # \_\_\_\_\_

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE \_\_\_\_\_ PHONE # \_\_\_\_\_

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE \_\_\_\_\_ PHONE # \_\_\_\_\_

**ACCESSIBILITY SITE NOTES**

SITE GRADING SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS EXISTING AT THE TIME OF PLAN APPROVAL. GRADING SHOWN ON THE PLANS IS INTENDED TO COMPLY WITH SUCH STANDARDS AND SHOULD THE CONTRACTOR DETERMINE THAT COMPLIANCE WITH THE STANDARDS IS NOT CONSISTENT WITH THE SITE PLAN OR ELEVATIONS, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR A REMEDY.

**ACCESSIBLE ROUTES (SIDEWALKS, PATHS, ETC.)**

- 1. RUNNING SLOPES SHALL NOT EXCEED 1 :20 (5%) OTHER THAN FOR RAMPS. SEE RAMP REQUIREMENTS BELOW.
- 2. CROSS SLOPE SHALL NOT EXCEED 1 :50 (2%).
- 3. GROUND SURFACES SHALL BE RELATIVELY FIRM, STABLE AND SMOOTH. GRANITE PATHS WHERE SHOWN ON THE PLANS SHALL BE SUFFICIENTLY COMPACTED.
- 4. CHANGES IN LEVEL SHALL NOT EXCEED 1/2 ". 1/2" CHANGE IN LEVEL MUST HAVE A BEVELED EDGE OF 1:2. 1/4" CHANGE IN LEVEL OR LESS DOES NOT HAVE TO PROVIDE A BEVELED EDGE.
- 5. MANEUVERING CLEARANCE (60") AT ACCESSIBLE ENTRANCES SHALL NOT EXCEED 1:50 (2% SLOPE).
- 6. A 60" X 60" PASSING SPACE SHALL BE PROVIDED EVERY 200' ALONG AN ACCESSIBLE ROUTE.

**PARKING**

- 1. SLOPE IN ACCESSIBLE PARKING AREAS (PARKING SPACE AND ACCESS AISLE) SHALL NOT EXCEED 1:50 (2%) SLOPE IN ALL DIRECTIONS.
- 2. EACH ACCESSIBLE PARKING SPACE SHALL PROVIDE AN ADJACENT ACCESS AISLE (5' FOR STANDARDS ACCESSIBLE SPACES AND 8' FOR VAN ACCESSIBLE SPACES).
- 3. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY:
  - (1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
  - (2) THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
    - (A) IN ALL CAPITAL LETTERS;
    - (B) WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
    - (C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE.
- 4. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- 5. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
  - (A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
  - (B) BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;
  - (C) BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
  - (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
  - (E) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN NOTE (5)(A) SATISFIES NOTE 5.
- 6. WHERE THE ACCESSIBLE ROUTE PASSES IN FRONT OF VEHICLES, WHEEL STOPS SHALL BE PROVIDED TO PREVENT VEHICLES FROM PULLING UP AND BLOCKING THE ACCESSIBLE ROUTE. ENOUGH SPACE SHALL BE ALLOWED TO MAINTAIN A MINIMUM OF 36" WIDE ACCESSIBLE ROUTE.

**CURB RAMPS**

- 1. SLOPE SHALL NOT EXCEED 1:12 (8.3%). FLARED SIDES SHALL NOT EXCEED 1 :10. CROSS SLOPE SHALL NOT EXCEED 1:50 (2%).
- 2. FULL WIDTH AND DEPTH OF CURB RAMP SURFACES SHALL PROVIDE A CONTRASTING LIGHT REFLECTIVE VALUE (COLOR) AND TEXTURE. TEXTURE MAY CONSIST OF TRUNCATED DOMES OR 3/4" WIDE GROOVES, 1/4" DEEP AND 2" APART. COLOR SHALL CONTRAST AT LEAST 70% FROM ADJACENT SURFACES.
- 3. MINIMUM RAMP WIDTH SHALL BE 36".
- 4. WHERE AN ACCESSIBLE ROUTE CROSSES A CURB RAMP, IT SHALL CIRCUMVENT THE CURB RAMP SO AS TO NOT REQUIRE THE USER TO CROSS OVER THE CURB RAMP.
- 5. CURB RAMPS ARE NOT PERMITTED TO PROJECT INTO THE ACCESSIBLE PARKING ACCESS AISLES.
- 6. TRANSITIONS FROM GUTTER OR STREET TO CURB RAMPS SHALL BE FLUSH.

**OTHER RAMPS**

- 1. MAXIMUM SLOPE SHALL BE 1:12 (8.3%).
- 2. RAMPS OVER 6' IN LENGTH REQUIRE HANDRAILS ON BOTH SIDES.
- 3. HANDRAIL HEIGHT SHALL BE 34" - 36" ABOVE RAMP SURFACE.
- 4. HANDRAIL DIAMETER - 1.25" TO 1.5".
- 5. EDGE PROTECTION IS REQUIRED WHERE DROP OFFS OCCUR.
- 6. 12" MINIMUM HANDRAIL EXTENSIONS ARE REQUIRED AT LANDINGS, EXCEPT WHERE HANDRAILS ARE CONTINUOUS. HANDRAIL EXTENSIONS SHALL EXTEND IN THE SAME DIRECTION AS THE RAMP.
- 7. MAXIMUM RUN BETWEEN LANDINGS SHALL BE 30'.
- 8. 60" LEVEL (2% MAX. SLOPE) LANDINGS REQUIRED AT TOP AND BOTTOM OF EACH RUN. A 60" X 60" LANDING REQUIRED WHERE A RAMP CHANGES DIRECTION.

**AUSTIN ENERGY STANDARD NOTES (AUSTIN ENERGY DESIGN CRITERIA 1.16.0)**

- 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 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 CONTRACTOR 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/DEVELOPER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 4. THE OWNER 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 CONTRACTOR.

**TRAFFIC CONTROLS NOTES**

- 1. 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 TEMPORARY TRAFFIC CONTROL SECTION OF THE DEPARTMENT OF TRANSPORTATION PLANNING AND SUSTAINABILITY.
- 2. CONTRACTOR SHALL NOTIFY THE TEMPORARY TRAFFIC CONTROL SECTION OF THE DEPARTMENT OF TRANSPORTATION PLANNING AND SUSTAINABILITY (974-2217) AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY.
- 3. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF AUSTIN FOR WORK WITHIN THE STREET R.O.W. PER THE FOLLOWING:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

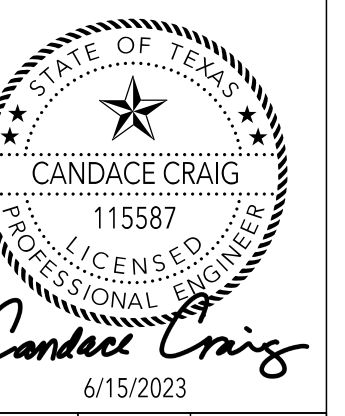
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.



TPELS # F-23249  
5114 BALCONES WOODS DRIVE  
SUITE 307-122 | AUSTIN, TX 78759  
WWW.NORAENG.COM  
(737) 264-3080

REVISION DESCRIPTION	DATE	BY	REV #
			1
			2
			3
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			6
			7
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			9
			10



ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
GENERAL NOTES

SITE PLAN APPROVAL SHEET 2 OF 19  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023  
APPROVED BY COMMISSION ON: 7/2023 UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) 7/2023 CASE MANAGER: \*  
PROJECT EXPIRATION DATE (CED #970905-A) 7/2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: GR-MU-CO

REV 1: \_\_\_\_\_ CORRECTION 1: \_\_\_\_\_  
REV 2: \_\_\_\_\_ CORRECTION 2: \_\_\_\_\_  
REV 3: \_\_\_\_\_ CORRECTION 3: \_\_\_\_\_

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C.G.N.1

SHEET # 2 OF 19

SP-2023-0208C

**GENERAL NOTES**

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.  
 "REVIEWED BY AUSTIN WATER" APPLIES ONLY TO AW PUBLIC FACILITIES. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

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

**FIRE FLOW TEST DATA**

AUSTIN FIRE DEPARTMENT  
 FIRE PREVENTION DIVISION  
 6310 Williamson Drive Dr., Austin, Texas 78752  
 afd@fire.austintexas.gov

Hydrant Flow Test Report

TEST DATE: 05/10/2023  
 TIME: 11:00 AM  
 TESTER: JES  
 COMPANY: ATY/ATF  
 PREVENTION: TWYMAN, MICHAEL

RESIDUAL HYDRANT

RESIDUAL HYDRANT # 74775  
 MAIN SIZE (IN) 16

BLK # 11700  
 STREET NAME JOLLYVILLE  
 RD # 809

STATIC PRESSURE (PSI) 50  
 RESIDUAL PRESSURE (PSI) 48

FLOW HYDRANT

FLOW HYDRANT # 74754  
 MAIN SIZE (IN) 16

BLK # 11700  
 STREET NAME JOLLYVILLE  
 RD # 809

STATIC PRESSURE (PSI) 46  
 RESIDUAL PRESSURE (PSI) 44

Comments: 0.5 - Adjusted coefficient  
 using 27' test - 11.9  
 @ 100' above - 11.9

FLOW RATE (GPM) - 895

NOTE: This information represents the water supply characteristics in the immediate area at the time and date tested. The City of Austin does not guarantee the data or the representation of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate for the location of the project in question and that any differences in elevation between the test location and project are accounted for and reflected in the hydrant calculations.

AFD # 6300024

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

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

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

**Onsite Water Reuse & AW Reclaimed Information**

Does this development have a total gross floor building area of 250,000 square feet or more?

YES  
 NO

Distance to nearest existing AW reclaimed main?

250' or less  
 251' to 500'  
 Greater than 500'

**Automated Metering Information**

Is this project within the current service area of AW's Data Collection Units (DCUs)?

YES  
 NO

Does this project require a dedicated easement for DCU infrastructure?

YES  
 NO

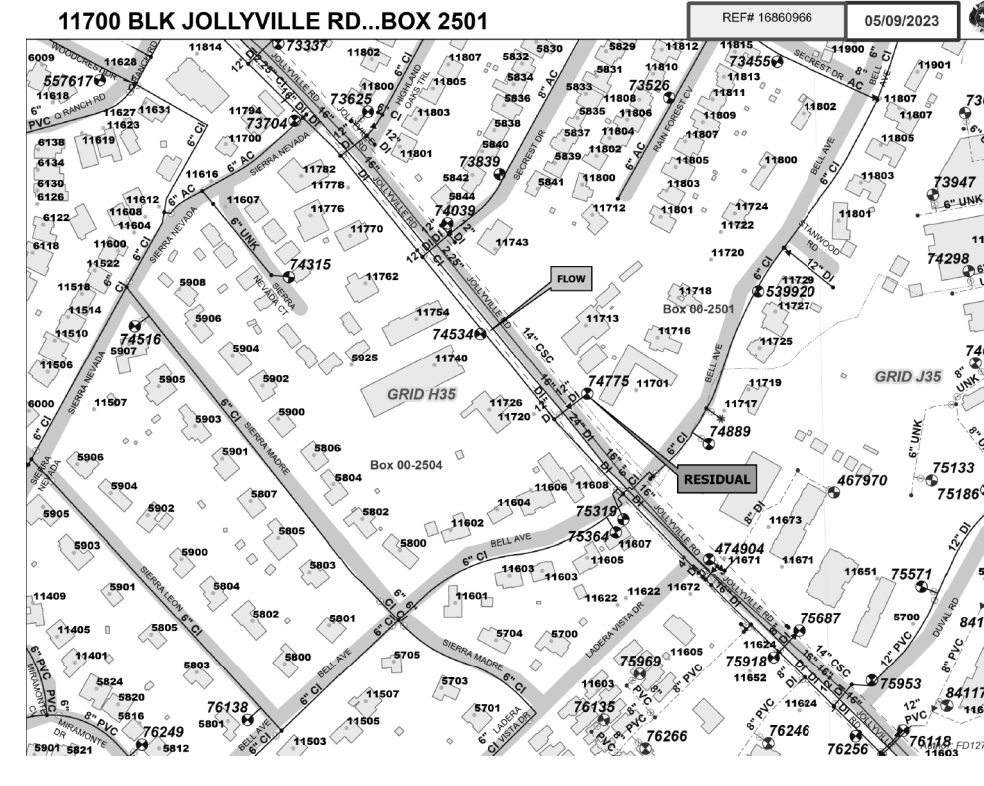
**AULCC Requirement**

Does this project require an AULCC review?

YES  
 NO

IF YES, PLEASE PROVIDE UCC# \_\_\_\_\_

**FIRE FLOW MAP**



**AW INFRASTRUCTURE INFORMATION**

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

EXPAND OR REDUCE TABLE AS NEEDED  
 THE INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

**PROJECT INFORMATION<sup>1</sup>**

**FIRE, DOMESTIC AND IRRIGATION DEMAND DATA**

GRID NUMBER:	8H15
MAPSCO NUMBER:	4646-4646
AW INTERSECTION NUMBER:	11642
BUILDING SIZE IN SQUARE FEET:	6949 SF
BUILDING TYPE PER IFC:	1-A
BUILDING HEIGHT:	30.5 FT
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	2180 GPM
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	1500 GPM
REDUCED FIRE FLOW PER 75% FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	438 GPM
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	1900 GPM
DOMESTIC WATER DEMAND IN GPM:	29 GPM
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHMETERS (CIRCLE APPLICABLE ITEM):	50
AUSTIN WATER PRESSURE ZONE:	Northwest A
STATIC WATER PRESSURE IN PSI:	50
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	50
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	50
MAXIMUM IRRIGATION DEMAND:	NA
FIRE LINE VELOCITY: 6" SIZE OF FIRE LINE	780
DOMESTIC LINE VELOCITY: 2" SIZE OF DOMESTIC LINE	0.0548 ft/s
LIVING UNIT EQUIVALENTS (LUEs)	2.7

NOTE: LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.

- WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.
- MIN FIRE FLOW: DESIGN ENGINEER MUST INDICATE VALUES WHICH COMPLY WITH IFC TABLES B105.1(2) OR B105.2 (REQUIRED OR REDUCED FIRE FLOWS). MIN FIRE FLOW VALUE SHALL BE NO LESS THAN 1000 GPM FOR NFPA 13 SYSTEMS OR 1500 GPM FOR NFPA 13R SYSTEMS (FOOTNOTES a and b FOR TABLE B105.2).
- IF DEMAND, OTHER THAN MINIMUM FIRE FLOW, IS UTILIZED IN FIRE LINE VELOCITY DETERMINATION, ENGINEERING JUSTIFICATION SHALL BE SHOWN ON THIS SHEET WITH APPLICABLE DATA AND CALCULATIONS.

**INSPECTION NOTES**

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

**STANDARD CONSTRUCTION NOTES October 1, 2021**

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A ROW PERMIT FROM AUSTIN TRANSPORTATION DEPT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. ACTIVITY WITHIN RIGHT-OF-WAY SHALL COMPLY WITH APPROVED TOP.
- AT LEAST 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY IN PUBLIC ROW OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE CITY OF AUSTIN INSPECTION GROUP (AUSTIN TRANSPORTATION, DEVELOPMENT SERVICES, OR PUBLIC WORKS); SEE CURRENT NOTIFICATION REQUIREMENTS AT WWW.AUSTINTEXAS.GOV.
- THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 5095, AND CITY/COUNTY CONSTRUCTION INSPECTORS.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1845.04.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29), FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
- ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAIL(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER); REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-2000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ON-SITE UTILITY WORK.
- ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL AND TCEQ CHAPTERS 210, 217, AND 290.
- PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.
- ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM - VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1280.
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR.
- THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT DATA FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

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

**Meter(s) Requirement for Project:**  
 Address: 11713 Jollyville Road  
 Proposed Use: Domestic  
 Type: Positive Displacement  
 Size: 1" GPM Range: 3-50  
 Service Units: 2.5

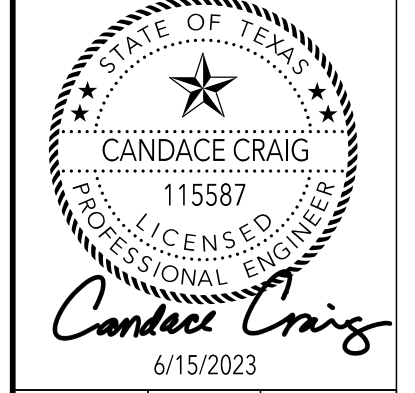
**Meter(s) Requirement for Project:**  
 Address:  
 Proposed Use:  
 Type:  
 Size: GPM Range:  
 Service Units:

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

CITY OF AUSTIN  
 AUSTIN WATER  
 October 2021  
 VERSION 2.0  
 STANDARD NO.  
 1 OF 1



REVISION DESCRIPTION	DATE	BY	REV #
			1
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ASIAN AMERICAN CULTURAL CENTER  
 11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
 AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES FOR COMMERCIAL SITES AND SUBDIVISION PLANS

**AUSTIN WATER REVIEW BLOCK**

SITE PLAN APPROVAL SHEET 3 OF 19  
 FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023  
 APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
 PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV 1: CORRECTION 1:  
 REV 2: CORRECTION 2:  
 REV 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

AW EXPIRATION STAMP  
 THREE YEARS FROM THE DATE OF SIGN-OFF

C.A.W.O.

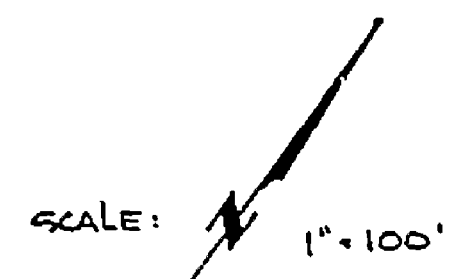
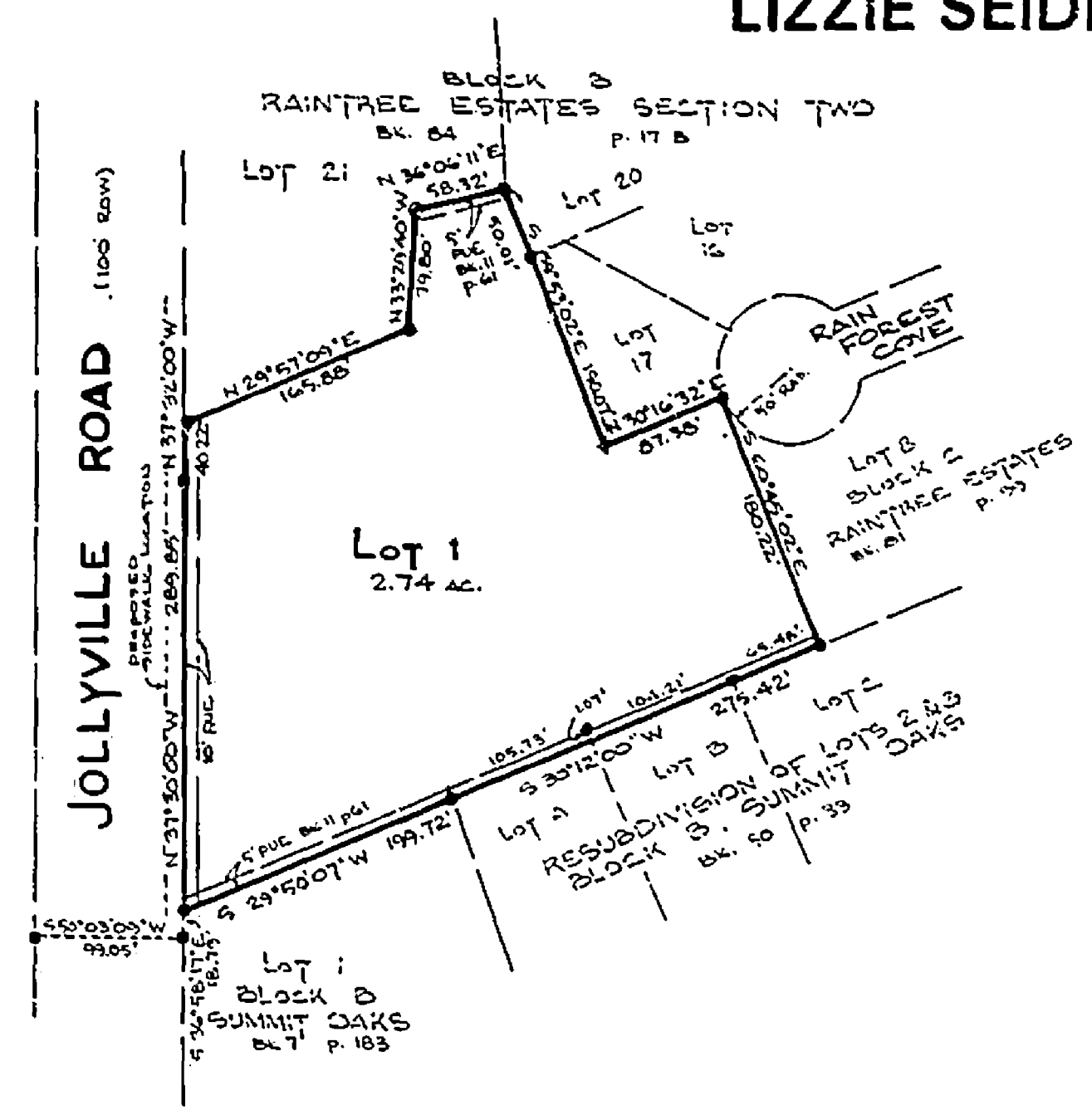
SHEET # 3 OF 19  
 SP-2023-0208C



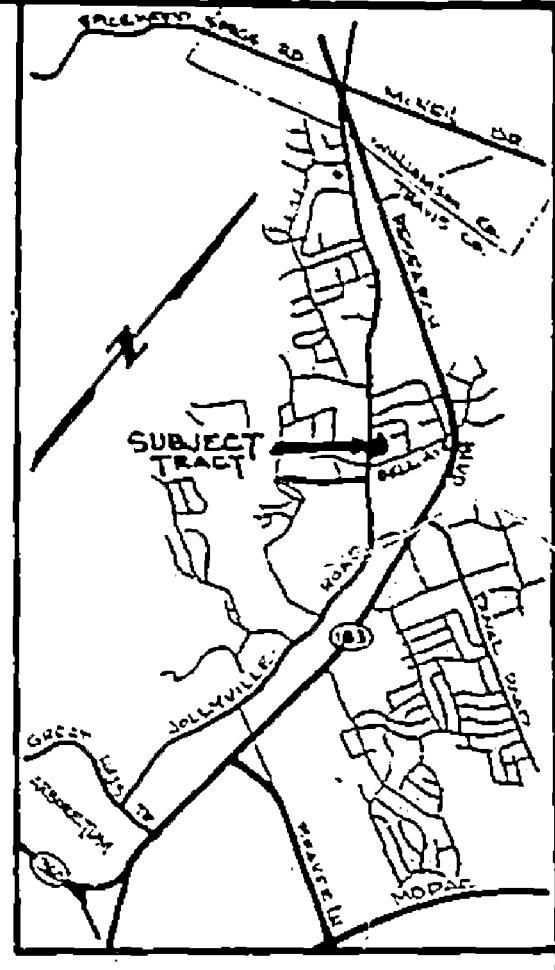
Vol. 92 Page 192  
PLAT RECORD, TRAVIS COUNTY, TEXAS

MISC. FILM CODE  
00009334919

# RESUBDIVISION OF LOTS A & C, LIZZIE SEIDERS SUBDIVISION



- LEGEND**
- CONCRETE MONUMENT FOUND
  - PINCHED TOP IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - 60 D NAIL FOUND
  - PL NAIL FOUND



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:  
That the Jewish Federation of Austin acting herein, by and through its Executive Director, Wayne Silverman, owner of 2.74 acres of land, same being portions of Lot A and Lot C of the Lizzie Seiders Subdivision, a subdivision in the City of Austin, Travis County, Texas, of record in BK. 11, P. 61, Plat Records of Travis County, Texas, as conveyed to the Jewish Community Council of Austin, by deed, recorded in V. 8956, P. 620, Real Property Records of Travis County, Texas, said property having been zoned for usage other than one or two residential units per lot for the immediate preceding five years, and there being no restrictions limiting said subdivision to one or two residential units per lot, pursuant to Chapter 212.015, of the Local Government Code, do hereby resubdivide said 2.74 acres of the land in accordance with the attached plat, to be known as the

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Department of Planning and Development, City of Austin, County of Travis, Texas, this the 16th day of November, 1993 A.D.

*Alice Gleason*  
for Jim Smith, Director  
Department of Planning and Development

FILED FOR RECORD, this the 23rd day of Nov., 1993 A.D. at 4:00 o'clock P.M.  
Dana DeBeauvoir, County Clerk, Travis County, Texas.

*D. Leal*  
Deputy  
M. LEAL



### RESUBDIVISION OF LOTS A & C, LIZZIE SEIDERS SUBDIVISION

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

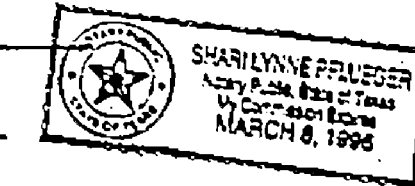
WITNESS MY HAND, the date as shown below.

*Wayne Silverman* - 10/5/93  
Wayne Silverman  
Executive Director, Jewish Federation of Austin  
11713 Jollyville Road  
Austin, TX 78759

STATE OF TEXAS:  
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Wayne Silverman, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.  
WITNESS MY HAND AND SEAL OF OFFICE, this the 15 day of October, 1993 A.D.

*Shari Lynne Pelueque*  
Notary Public in and for Travis County, Texas



**SURVEYOR'S CERTIFICATION:**  
I, Judith J. McGray, am authorized under the laws of the State of Texas to practice the profession of Surveying, and hereby certify that this plat complies with the surveying portion of Title 13 of the Austin City Code of the City of Austin, is true and correct to the best of my knowledge and was prepared from an actual survey made on the ground by me or under my supervision.

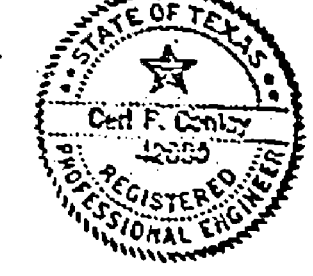
*Judith J. McGray* 10-25-93  
Judith J. McGray, Reg. Prof. Land Surveyor No. 2093 Date  
McGray & McGray Land Surveyors, Inc.  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 512/451-8591

### ENGINEER'S CERTIFICATION

I Carl P. Conley, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 13 of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.  
No portion of this tract is within the boundaries of the 100 year floodplain according to data from the Federal Flood Insurance Administration FIRI panel #48457C0195 E, dated June 16, 1993 for the City of Austin, Travis County, Texas and Incorporated Areas.

WITNESS MY HAND THIS 16th DAY OF July, A.D. 1993.

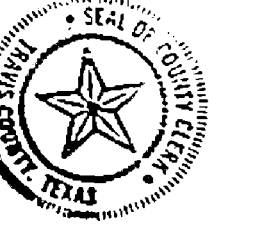
*Carl P. Conley*  
Carl P. Conley, P.E., No. 42880  
1301 S. Cap. Tx Hwy., Ste. A-134  
Austin, Tx 78746



STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing, and its Certificate of Authentication was filed for record in my office on the 23rd day of Nov., 1993 A.D. at 4:00 o'clock P.M. and duly recorded on the 23rd day of Nov., 1993 A.D. at 4:00 o'clock P.M. in the Plat Records of said County and State in Plat Book No. 92, Page(s) 192.  
WITNESS MY HAND and seal of the Office of the County Clerk, the 23rd day of Nov., 1993 A.D.

*Dana DeBeauvoir*  
Dana DeBeauvoir, County Clerk, Travis County, Texas.

*D. Leal*  
Deputy  
M. LEAL



- NOTES:**
1. Driveway access is prohibited to Rain Forest Cove.
  2. Building set back lines shall be in conformance with City of Austin zoning ordinance requirements.
  3. All restrictions and notes from the previous existing subdivision, Lizzie Seiders Subdivision (BK. 11, Pg. 61) shall apply.
  4. All water and wastewater system improvements must be in accordance to City of Austin Water and Wastewater System Design Criteria and Specification. All water and wastewater plans must be presented to the City of Austin Water and Wastewater Utility for review and approval. All water and wastewater construction must be inspected by the City of Austin.
  5. No building will be occupied until the building is connected to the City of Austin water and wastewater system.
  6. Prior to any new construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lot 1 requires approval of a separate Waterway Development permit.
  7. WATERSHED STATUS - This subdivision is located in the Walnut Creek watershed, is classified as suburban and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City Land Development Code.
  8. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and other ordinances and regulations of the City.
  9. Before the property may be used or developed for any residential purpose that would trigger Parkland Dedication requirements, adequate parkland must be provided to serve the residences, or a fee shall be paid in lieu thereof, according to the standards and regulations contained in Title 13, Austin City Code of 1981, as amended.
  10. Public sidewalks along Jollyville Road are required to be constructed by the property owner after the storm sewers are constructed by the City of Austin. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
  11. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated Nov 25, 1993, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.  
For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Vol. 209, Pg. 221, in the Deed Records of Travis County, Texas.

**NORA**  
ENGINEERING & PLANNING

TPBELS # F-23249  
5114 BALCONES WOODS DRIVE  
SUITE 307-122 | AUSTIN, TX 78759  
WWW.NORAENG.COM  
(737) 264-3080

REV #	DATE	REVISION DESCRIPTION



ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
FINAL PLAT

SITE PLAN APPROVAL SHEET 4 OF 19  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023  
APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
PROJECT EXPIRATION DATE (CED #97095-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO  
REV. 1: CORRECTION 1:  
REV. 2: CORRECTION 2:  
REV. 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C.P.L.O.  
SHEET # 4 OF 19  
SP-2023-0208C

11-23-93

6365

42100

C8-93-0015.0A





SITE GR-MU-CO ZONING	ACRE	SF	% RATIO	PERMITTED
TOTAL SITE AREA	2.741	119,410	0.14:1	1:1 (MAX)
FLOOR TO AREA RATIO		16,383	12.1%	75% (MAX)
BUILDING COVERAGE		14,504	12.1%	75% (MAX)
SIDEWALK IMPERVIOUS COVER		384	0.3%	
PARKING/DRIVEWAY IC		20,958	17.6%	
OTHER IMPERVIOUS COVER		0	0.0%	
TOTAL IMPERVIOUS COVER		35,847	30.0%	65% (MAX)*

Landuse	Size/ Employees	Parking Ratio	Required Parking		Required Parking w/ Reductions
			Subtotal	Total Reductions*	
DAY CARE	15	1 Space / 1 Employee	15	0	15
			Standard	HC	Total
			26	2 (min) 1 van (min)	28
				Bicycle Parking Provided (greater of 5 or 5% of Required Spaces)	5

**BUILDING TABLES:**

PROJECT:	ASIAN AMERICAN CULTURAL CENTER REDEVELOPMENT
BUILDING:	NEW BUILDING
LDC ZONING USE:	CIVIC/CARE SERVICES (COMMERCIAL)
CATEGORY/CLASSIFICATION:	884.8 MSL
FF:	SLAB
FOUNDATION TYPE:	6,949 SF
TOTAL SF (BUILDING):	5,070 SF
TOTAL SF (OCCUPANCY):	GROUP U: UTILITY
OCCUPANCY:	33.0 FT
HEIGHT:	2 STORIES
STORIES:	5,070 SF
LEVEL 1:	1,879 SF
LEVEL 2:	



- LEGEND**
- SITE PLAN BOUNDARY
  - ACCESSIBLE ROUTE
  - FIRE LANE
  - LIMIT OF CONSTRUCTION
  - SIDEWALK
  - ACCESSIBLE PARKING W/ SIGN
  - PARKING WHEEL STOP
  - CURB RAMP
  - FINISH FLOOR ELEVATION
  - NUMBER OF PARKING SPACES
  - TREE

NORTH

**NORA**  
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WWW.NORAENG.COM  
(737) 264-3080

REVISION DESCRIPTION	DATE	BY	REV #
			1
			2
			3
			4
			5

STATE OF TEXAS  
CANDACE CRAIG  
115587  
LICENSED PROFESSIONAL ENGINEER  
Candace Craig  
6/15/2023

ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE ROAD, AUSTIN, TEXAS 78759

SITE PLAN

SITE PLAN APPROVAL  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023 SHEET 7 OF 19  
APPROVED BY COMMISSION ON: 7/2023 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC): 7/2023 CASE MANAGER: DDZ  
PROJECT EXPIRATION DATE (CED #970905-A): 7/2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV. 1: CORRECTION 1:  
REV. 2: CORRECTION 2:  
REV. 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SCALE:  
1" = 30'

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

**C.SP.1**

SHEET # 7 OF 19  
SP-2023-0208C

**APPENDIX Q-1  
NET SITE AREA**

1	GROSS SITE AREA =	=	2.74 ACRES
<b>SITE DEDUCTIONS:</b>			
2	CRITICAL WATER QUALITY ZONE (CWOZ)	=	0.00 ACRES
3	WATER QUALITY TRANSITION ZONE (WQTZ)	=	0.00 ACRES
4	WASTEWATER IRRIGATION AREAS	=	0.00 ACRES
5	<b>DEDUCTION SUBTOTAL</b>	=	<b>0.00 ACRES</b>
6	<b>UPLAND AREA (GROSS SITE AREA MINUS DEDUCTION SUBTOTAL)</b>	=	<b>2.74 ACRES</b>
<b>NET SITE AREA CALCULATIONS:</b>			
7	AREA OF UPLANDS WITH SLOPES 0-15%	= 2.71 X 100% =	2.71 ACRES
8	AREA OF UPLANDS WITH SLOPES 15-25%	= 0.03 X 40% =	0.01 ACRES
9	AREA OF UPLANDS WITH SLOPES 25-35%	= 0.00 X 20% =	0.00 ACRES
10	AREA OF UPLANDS WITH SLOPES >35%	= 0.00 X 0% =	0.00 ACRES
11	<b>NET SITE AREA</b>	=	<b>2.72 ACRES</b>



**APPENDIX Q-2  
IMPERVIOUS COVER  
SUBURBAN WATERSHEDS**

1	IMPERVIOUS COVER ALLOWED AT	65.00 % X (GROSS SITE AREA) =	1.78 ACRES
<b>PROPOSED IMPERVIOUS COVER</b>			
2	EXISTING IMPERVIOUS COVER PROPOSED TO REMAIN	=	0.67 ACRES
3	PROPOSED NEW IMPERVIOUS COVER	=	0.15 ACRES
4	<b>TOTAL PROPOSED IMPERVIOUS COVER</b>	=	<b>0.82 ACRES</b>
<b>ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY</b>			
5	TOTAL ACREAGE WITH SLOPES 15-25%	= 0.03 ACRES X 10% =	0.00 ACRES
<b>PROPOSED IMPERVIOUS COVER ON SLOPES</b>			
SLOPES	IMPERVIOUS COVER		DRIVEWAYS / ROADWAYS
	ACRES	% of CATEGORY	
6 0-15%	2.71	12.61%	0.48
7 15-25%	0.03	0.00%	0.00
8 25-35%	0.00	0.00%	0.00
9 Over 35%	0.00	0.00%	0.00
10 GROSS SITE AREA	2.74		

**LEGEND**

- LIMITS OF CONSTRUCTION
- MULCH SOCK
- \*\*\*\*\* TREE PROTECTION
- CONSTRUCTION STAGING AREA
- CONCRETE WASHOUT AREA
- 1/2 CRZ
- 1/4 CRZ
- TREE
- TREE: HERITAGE
- TREE TO BE REMOVED

- NOTES**
- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND / OR MODIFY EROSION / SEDIMENTATION CONTROLS ON SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
  - THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. SEE \_\_\_\_\_ FOR MEASURES.
  - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
  - IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I].
  - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MITIGATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
  - SEE SHEET \_\_\_\_\_ FOR EROSION CONTROL CALCULATIONS
  - ALL ON-SITE EROSION CONTROL MEASURES TO INCLUDE SILT FENCE AND ROCK BERM ARE NOT REQUIRED PRIOR TO ON-SITE TREE REMOVAL. ONCE ON-SITE TREE REMOVAL IS COMPLETE ALL ON-SITE EROSION CONTROL MEASURES SHALL BE INSTALLED.

TREE#	(H)HERITAGE	SIZE	SPECIES	INDIVIDUAL TRUNK SIZES
6639	H	31.5'	LIVE OAK	31.4"
6640		20.5'	LIVE OAK	20.4"
6641		17.5'	LIVE OAK	17.7"
6642	H	26.5'	LIVE OAK	26.5"
6643	H	25.0'	LIVE OAK	24.9"
6644		17.0'	LIVE OAK	17.0"
6645		20.5'	LIVE OAK	20.5"
6646	H	26.5'	CEDAR ELM	7.4' 9.0' 12.0' 12.5"
6647	H	37.5'	LIVE OAK	13.5' 20.0' 20.5"
6648		23.5'	LIVE OAK	15.0' 16.0"
6649		19.0'	ARIZONA ASH	7.2' 8.5' 11.3"
6650		22.5'	LIVE OAK	9.9' 10.7' 12.2"
6651	H	33.5'	LIVE OAK	33.4"
6652		17.5'	LIVE OAK	17.4"
6653	H	28.5'	LIVE OAK	28.5"
6654		26.0'	HACKBERRY	8.0' 9.0' 10.7' 12.2"
6655		10.0'	CEDAR ELM	9.8"
6656		11.0'	CEDAR ELM	10.8"
6657		11.0'	CEDAR ELM	11.2"
6658	H	31.5'	CEDAR ELM	15.5' 23.9"
6659		15.0'	LIVE OAK	14.9"
6660		17.0'	LIVE OAK	16.8"
6661		22.0'	LIVE OAK	22.2"
6662		15.0'	CEDAR ELM	14.9"
6663		11.5'	CEDAR ELM	5.8' 8.8"
R 6664		16.5'	CHINESE FALLOW	16.3"
R 6665		17.0'	CHINESE FALLOW	16.8"
6666		18.5'	LIVE OAK	18.3"
6667		11.0'	LIVE OAK	5.9' 8.2"
6668		14.5'	LIVE OAK	6.3' 11.2"
6669		12.5'	LIVE OAK	5.0' 9.9"
6670		19.5'	LIVE OAK	12.4' 13.2"
6671		23.0'	LIVE OAK	7.1' 8.9' 15.0"
6672		19.0'	LIVE OAK	12.0' 13.0"
6673		12.5'	LIVE OAK	12.7"
6674		9.5'	LIVE OAK	9.3"
6675		10.5'	LIVE OAK	10.6"
6676		10.0'	LIVE OAK	10.1"
6677		9.5'	LIVE OAK	9.3"
6678		11.0'	LIVE OAK	11.0"
6679		13.0'	LIVE OAK	12.8"
6680		19.0'	ARIZONA ASH	19.2"
6681		11.0'	LIVE OAK	11.0"
6682		13.0'	LIVE OAK	13.2"
6683		13.0'	LIVE OAK	13.2"
R 6685		15.5'	PLUM	6.1' 6.0' 9.0"
6686		21.5'	ARIZONA ASH	21.3"
6687		13.0'	CEDAR ELM	13.1"
6688		9.0'	HACKBERRY	9.0"
6689		12.0'	LIVE OAK	12.0"
6690		10.5'	LIVE OAK	10.5"
6691	H	39.0'	LIVE OAK	23.0' 27.6"
6692		9.0'	HACKBERRY	9.0"
6693		8.0'	LIVE OAK	8.2"
6694		15.5'	HACKBERRY	5.0' 6.0' 10.0"
6695		11.0'	LIVE OAK	11.1"
6696		14.0'	LIVE OAK	13.9"
6697		13.5'	HACKBERRY	13.4"
6698		10.5'	CEDAR ELM	10.5"
6699		20.5'	HACKBERRY	6.0' 10.0' 12.3"
6700		9.5'	CEDAR ELM	9.6"
6701		11.5'	CEDAR ELM	11.6"
6702		9.0'	HACKBERRY	8.8"
6703		10.5'	CEDAR ELM	10.4"
6704		12.5'	HACKBERRY	12.5"
6705		11.0'	HACKBERRY	10.9"
6706		9.0'	LIVE OAK	8.8"
6707		14.0'	HACKBERRY	14.0"
6708		12.5'	HACKBERRY	6.5' 9.2"
6709		9.5'	HACKBERRY	4.0' 7.7"
6710		7.5'	HACKBERRY	7.4"
6711		9.0'	HACKBERRY	9.0"
6712		12.5'	HACKBERRY	12.5"
6713		24.0'	HACKBERRY	8.2' 19.8"
6714		15.5'	HACKBERRY	10.0' 10.3"
6715		13.0'	HACKBERRY	13.2"
6716		9.0'	HACKBERRY	9.0"
6717		41.0'	CHINABERRY	6.0' 7.0' 8.0' 9.0' 9.0' 10.0' 12.0"

**SCALE:**  
1" = 30'

**IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE**

**C.E.V.1**

SHEET # 8 OF 19

SP-2023-0208C

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REVISION DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1			
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STATE OF TEXAS  
CANDACE CRAIG  
115587  
LICENSED PROFESSIONAL ENGINEER  
Candace Craig  
6/15/2023

ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN

11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN

SP-2023-0208C

**APPENDIX P-1: EROSION CONTROL NOTES**

- 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).
- 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:
    - INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
    - PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)
    - SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED
    - SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS
    - SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
    - ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS
    - CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
      - MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
      - CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
      - STABILIZE SOILS
      - PROTECT SLOPES
      - PROTECT STORM DRAIN INLETS
      - ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
      - RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
      - ESTABLISH STABILIZED CONSTRUCTION EXITS
      - 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.
- 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.
- 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 ENVIRONMENTALINSPECTORS@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.
- 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 APPROVED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- 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.
- 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.
- 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. IN ADDITION, IF THE PROJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER, THE PROJECT MANAGER MUST NOTIFY THE TRAVIS COUNTY BALCONES CANYONLANDS CONSERVATION PRESERVE (BCCP) BY EMAIL AT BCCP@TRAVISCOUNTYTX.GOV. CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE VOID MUST STOP.
- TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
  - ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 6015.3(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 6015.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 6015 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.

**APPENDIX P-1: EROSION CONTROL NOTES (CONTINUED)**

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

**TEMPORARY VEGETATIVE STABILIZATION:**

- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (*PASCOPHYMUM 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.
- 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 6045 OR 6095.
  - FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 6065, 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.
  - HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
  - 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.
  - WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND STANDARD SPECIFICATION 6045 OR 6095.

**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:**

- 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.
- 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 6045 OR 6095.
  - FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 6065, 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.
  - HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
  - 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 SEEDED 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.
  - 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.
  - WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 6045 AND 6095.

**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 EROSIIVE 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 EROSIIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

- DEVELOPER INFORMATION:
  - OWNER \_\_\_\_\_
  - PHONE # \_\_\_\_\_
  - ADDRESS \_\_\_\_\_
  - OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: \_\_\_\_\_
  - PHONE # \_\_\_\_\_
  - PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: \_\_\_\_\_
  - PHONE # \_\_\_\_\_
  - PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: \_\_\_\_\_
  - PHONE # \_\_\_\_\_
- 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-2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION**

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- 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.
- 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.
- 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:
  - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
  - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
  - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
  - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
  - 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;
  - 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);
  - 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;
  - 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.
- 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.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 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.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 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.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- 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).
- 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-4: STANDARD SEQUENCE OF CONSTRUCTION**

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

- 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 EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE - CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
- THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND 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.
- 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).
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
- BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
- 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.
- PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO CONCURRENTLY WITH REVEGETATION OF SITE.
- COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
- UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES 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.
- 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-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 ENSURE COORDINATION WITH THE CITY ARBORIST.

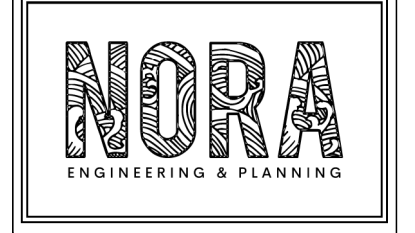
PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION,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

SITE PLAN APPROVAL	SHEET	OF	19
FILE NUMBER: SP-2023-0208C	APPROVED BY COMMISSIONION ON: 7/2023	UNDER SECTION	112 OF
CHAPTER 25.5 OF THE CITY OF AUSTIN CODE	EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER:	DWZ
PROJECT EXPIRATION DATE (CED #970905-A)		DWPZ	DDZ

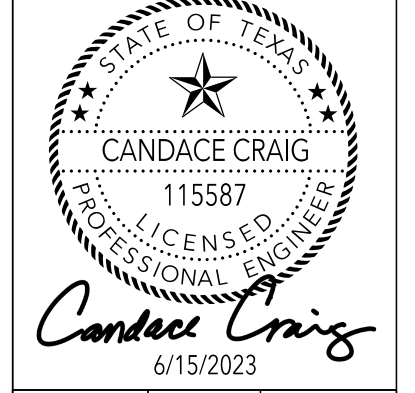
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	ZONING:	GR-MU-CO
RELEASED FOR GENERAL COMPLIANCE:	CORRECTION 1:	
	CORRECTION 2:	
	CORRECTION 3:	

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



TPBELS # E-23249  
5114 BALCONES WOODS DRIVE  
SUITE 307-122 | AUSTIN, TX 78759  
WWW.NORAENG.COM  
(737) 264-3080

REVISION DESCRIPTION									
DATE									
BY									
REV #	1	2	3	4	5	6	7	8	9

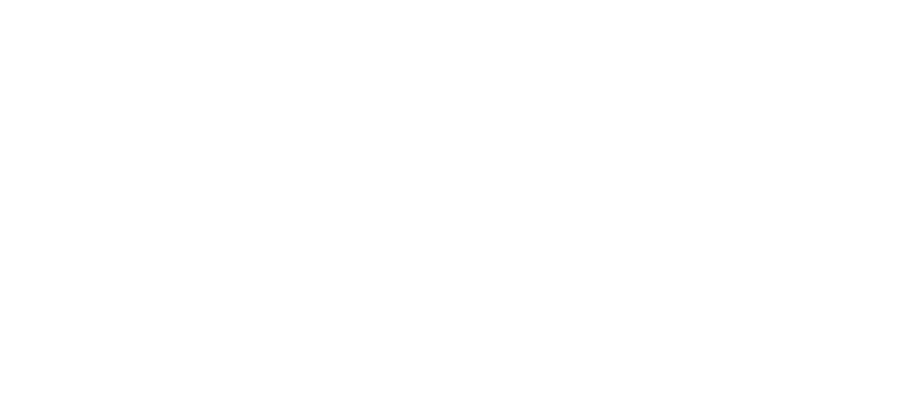
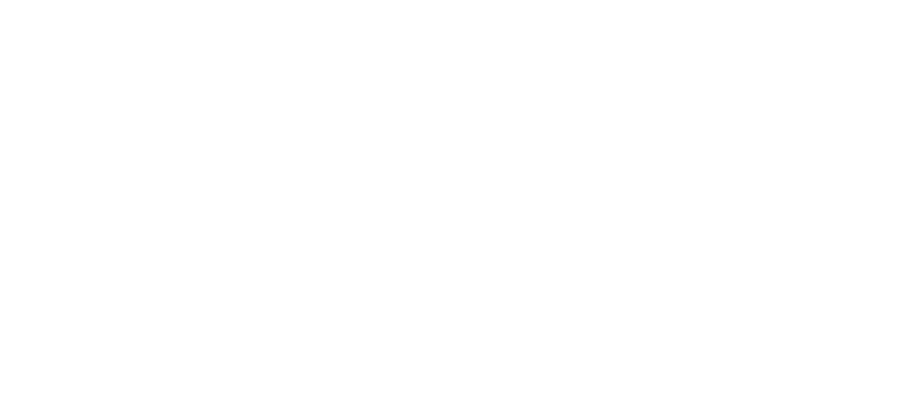
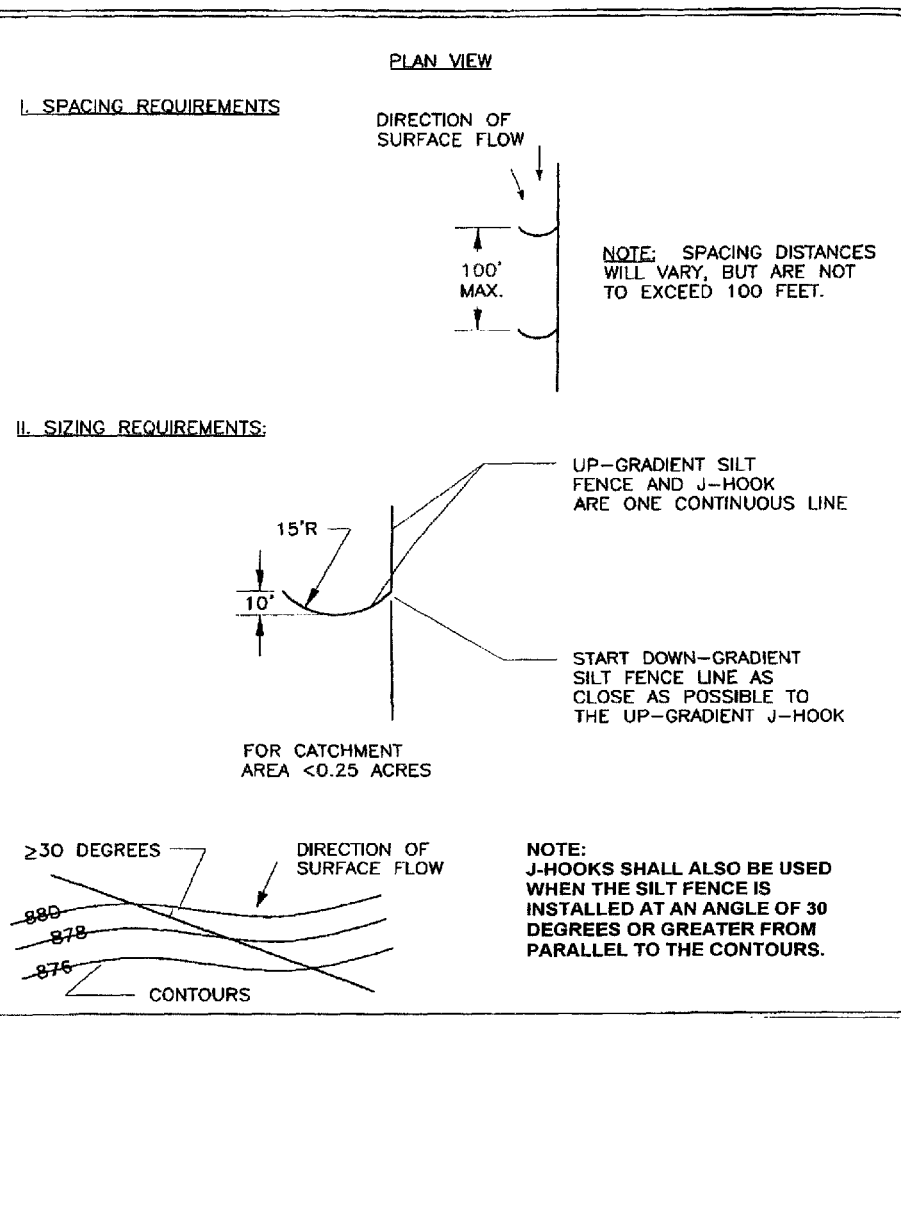
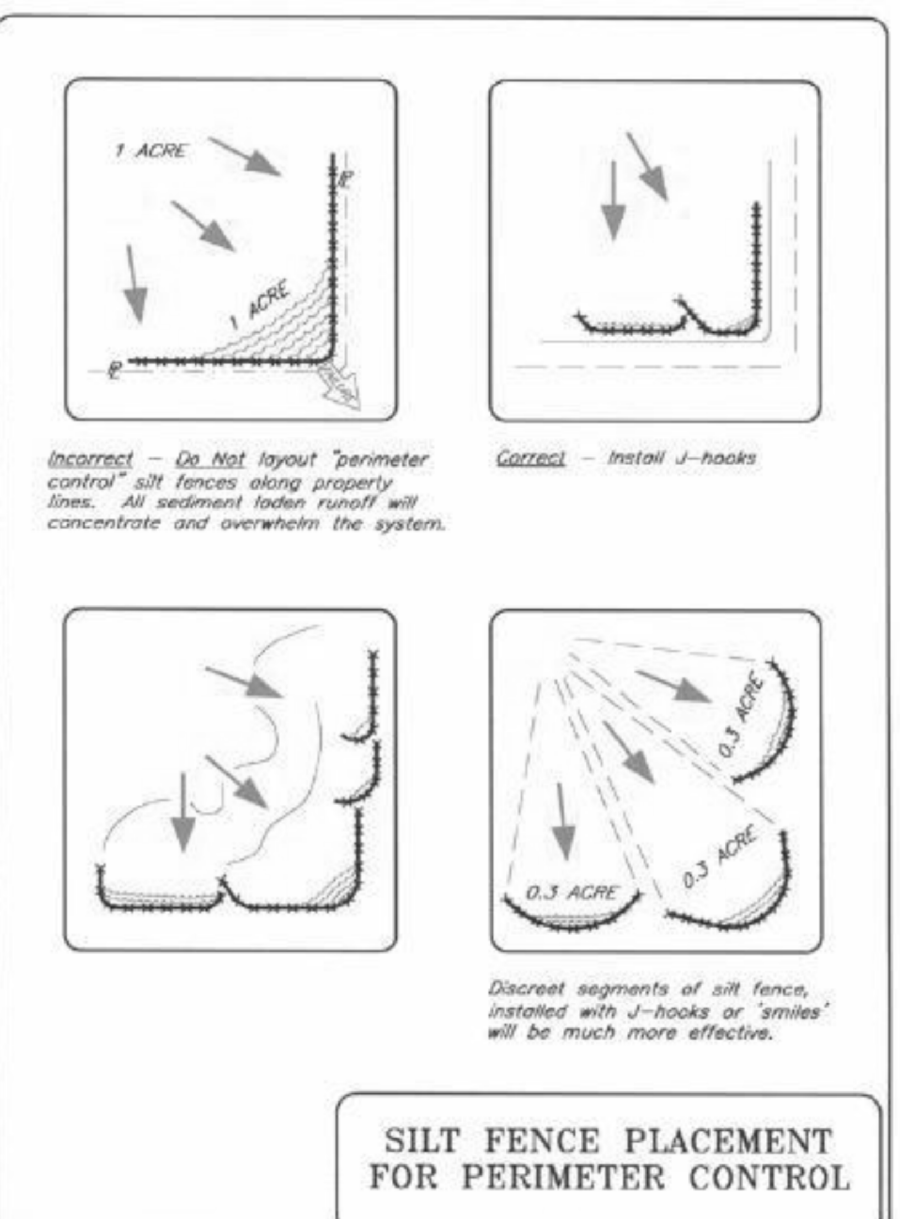
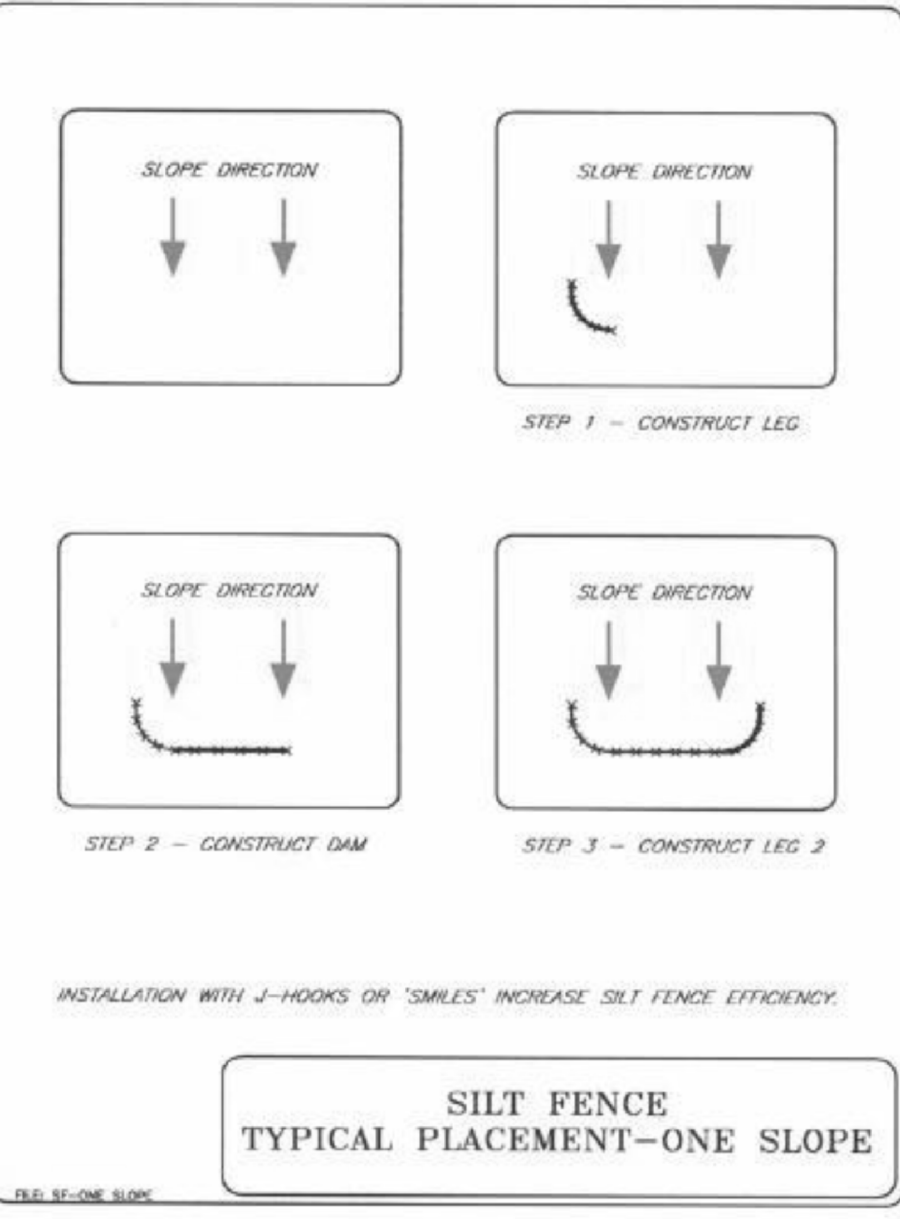
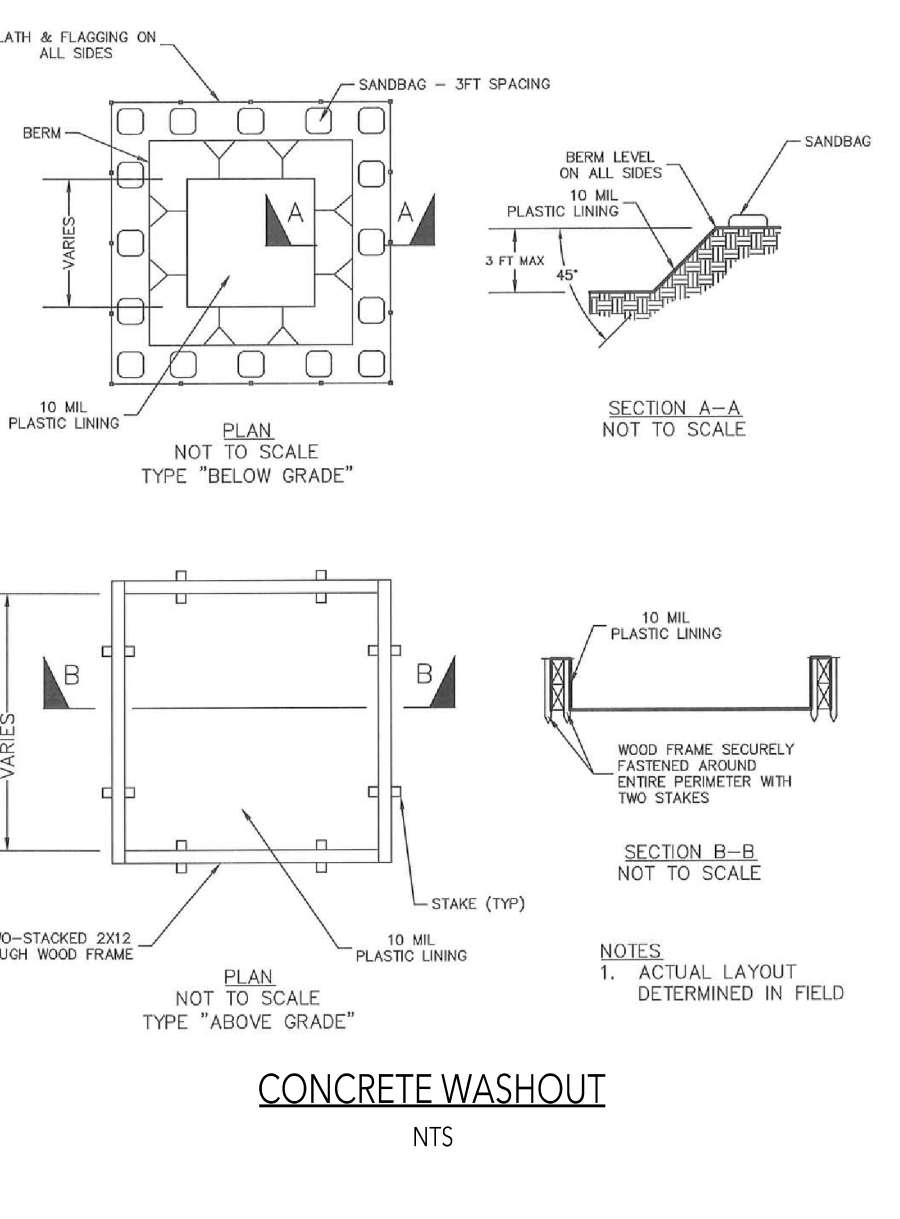
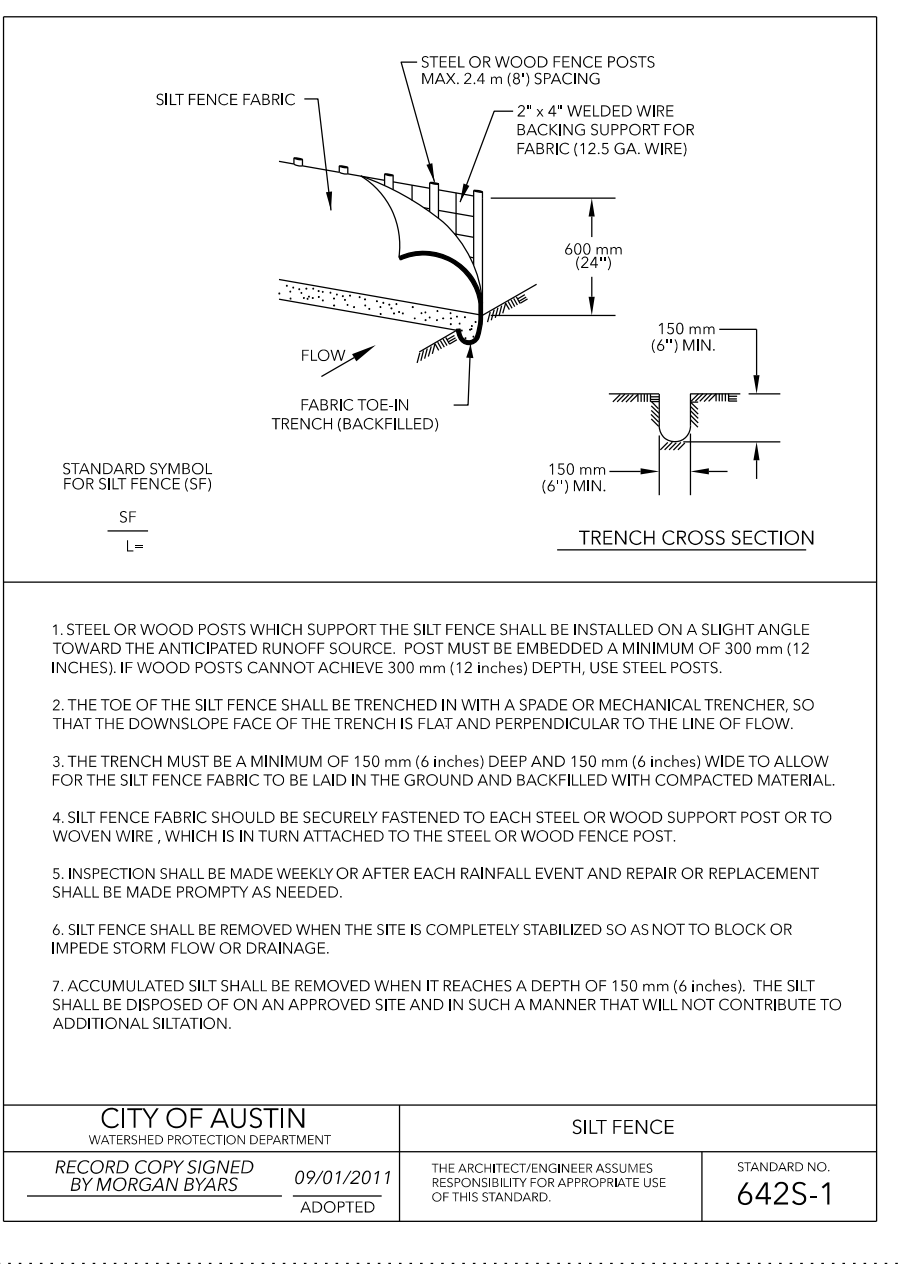
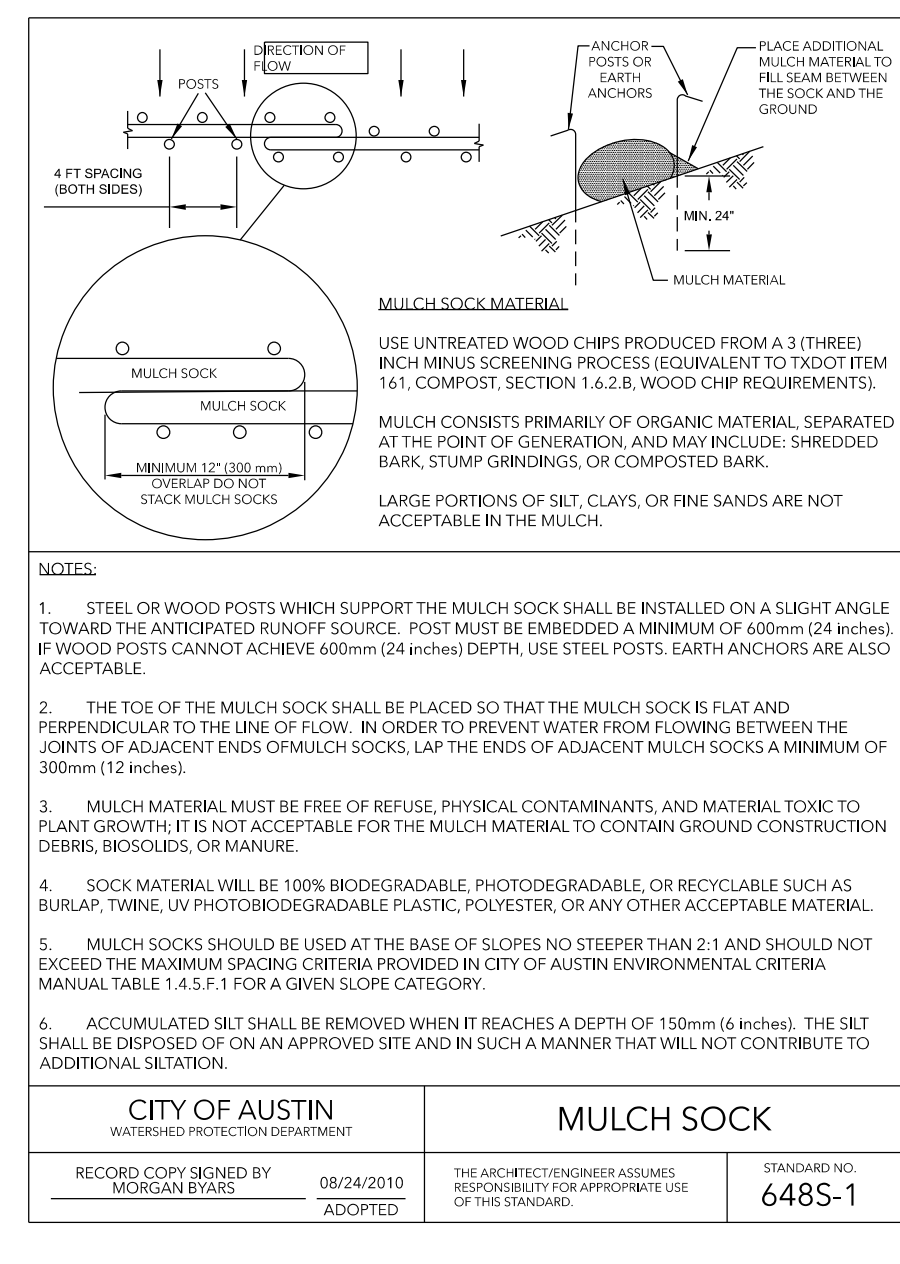
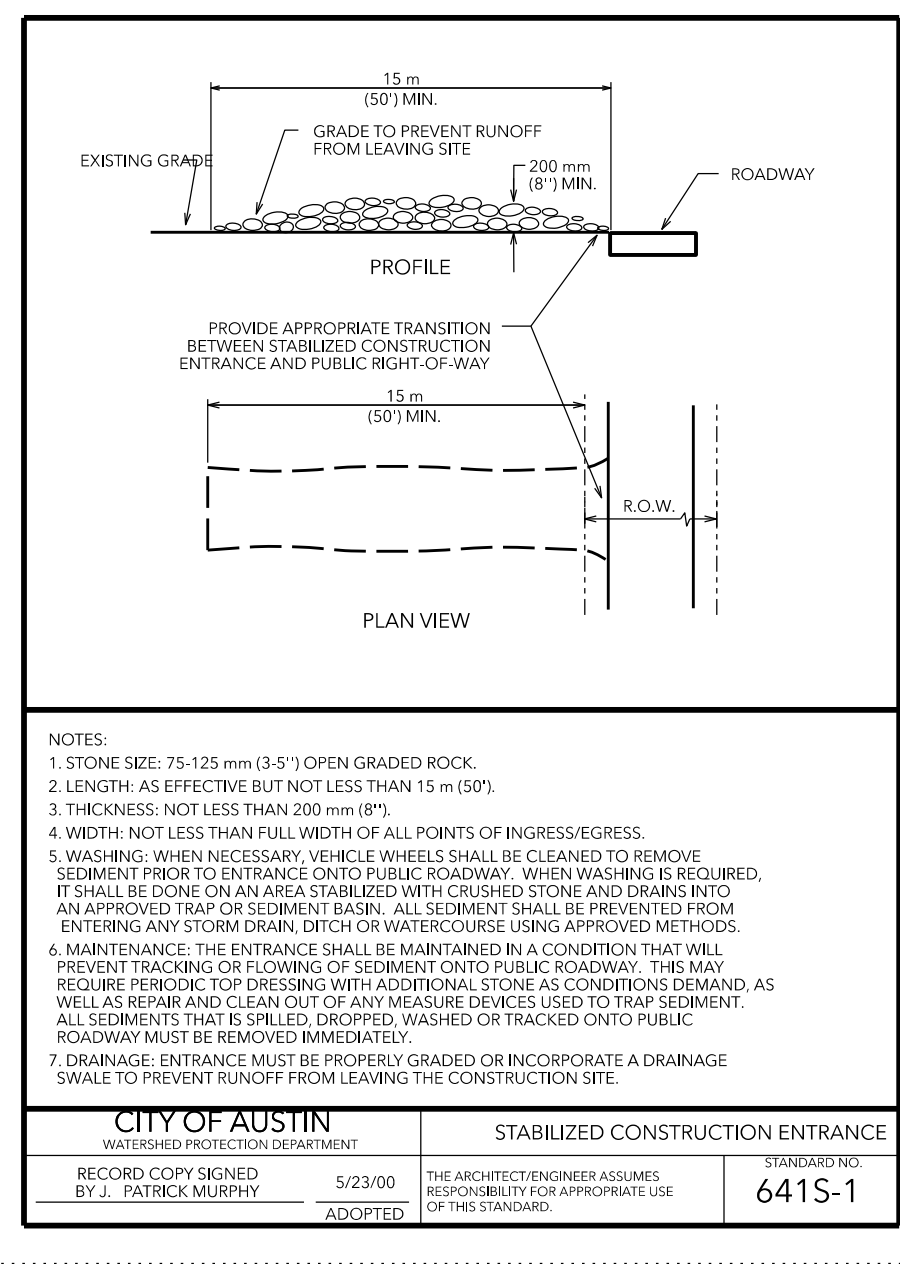
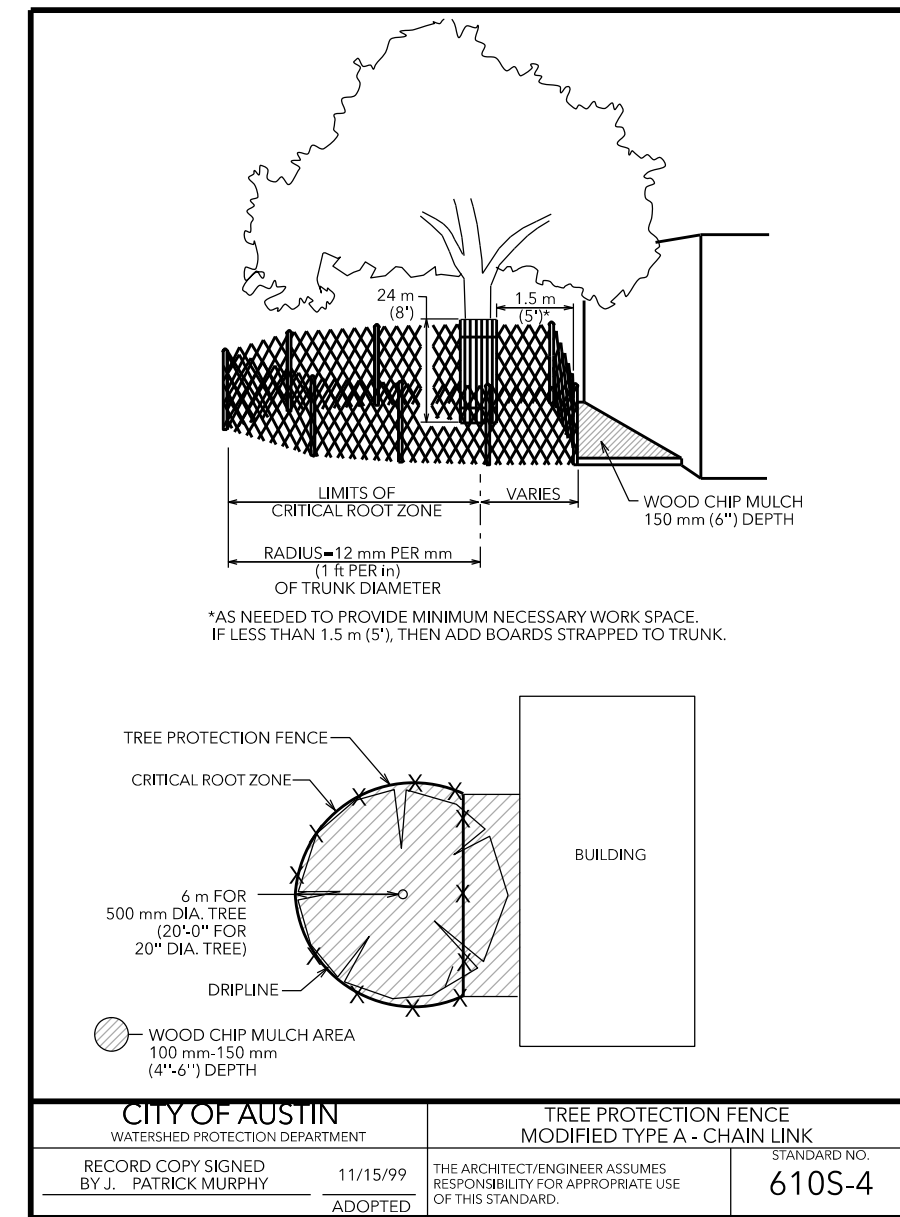
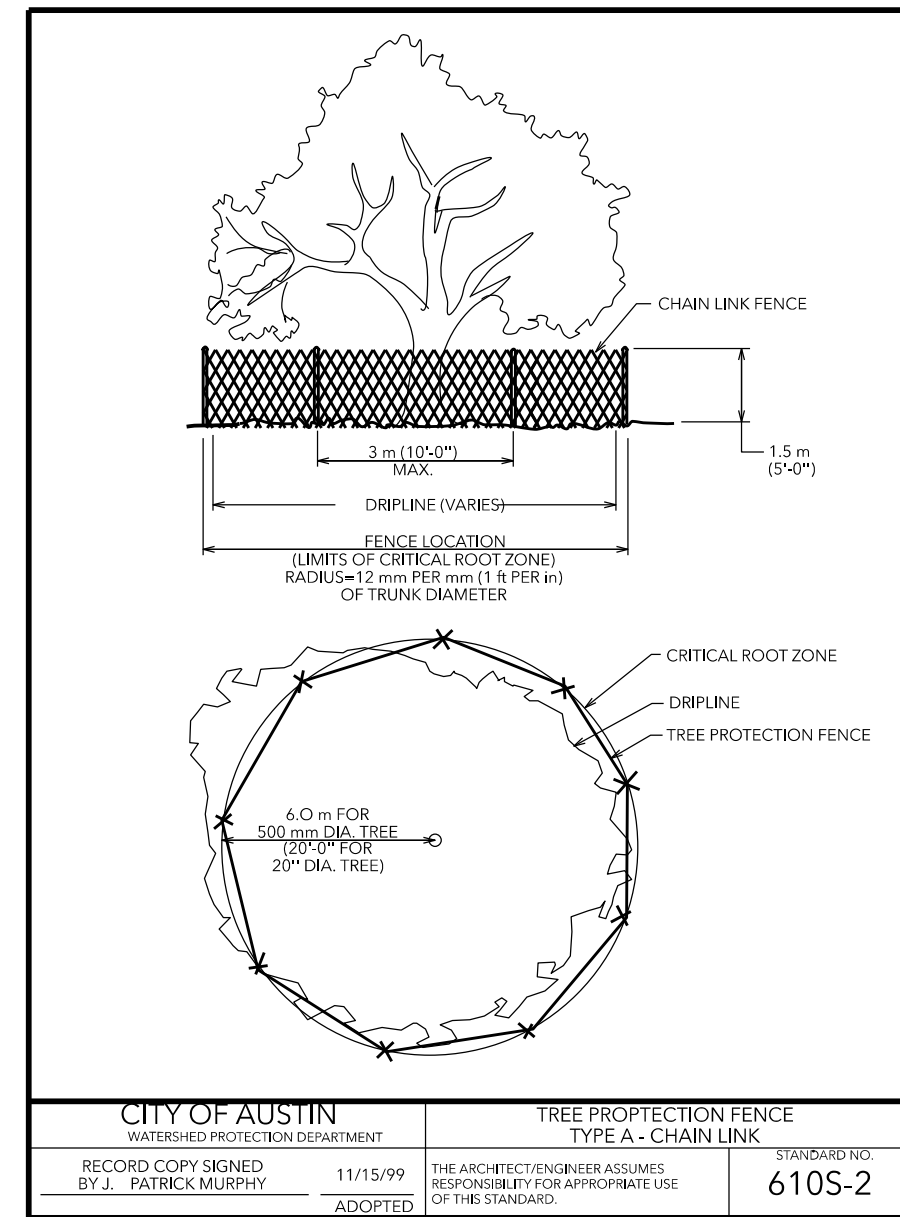
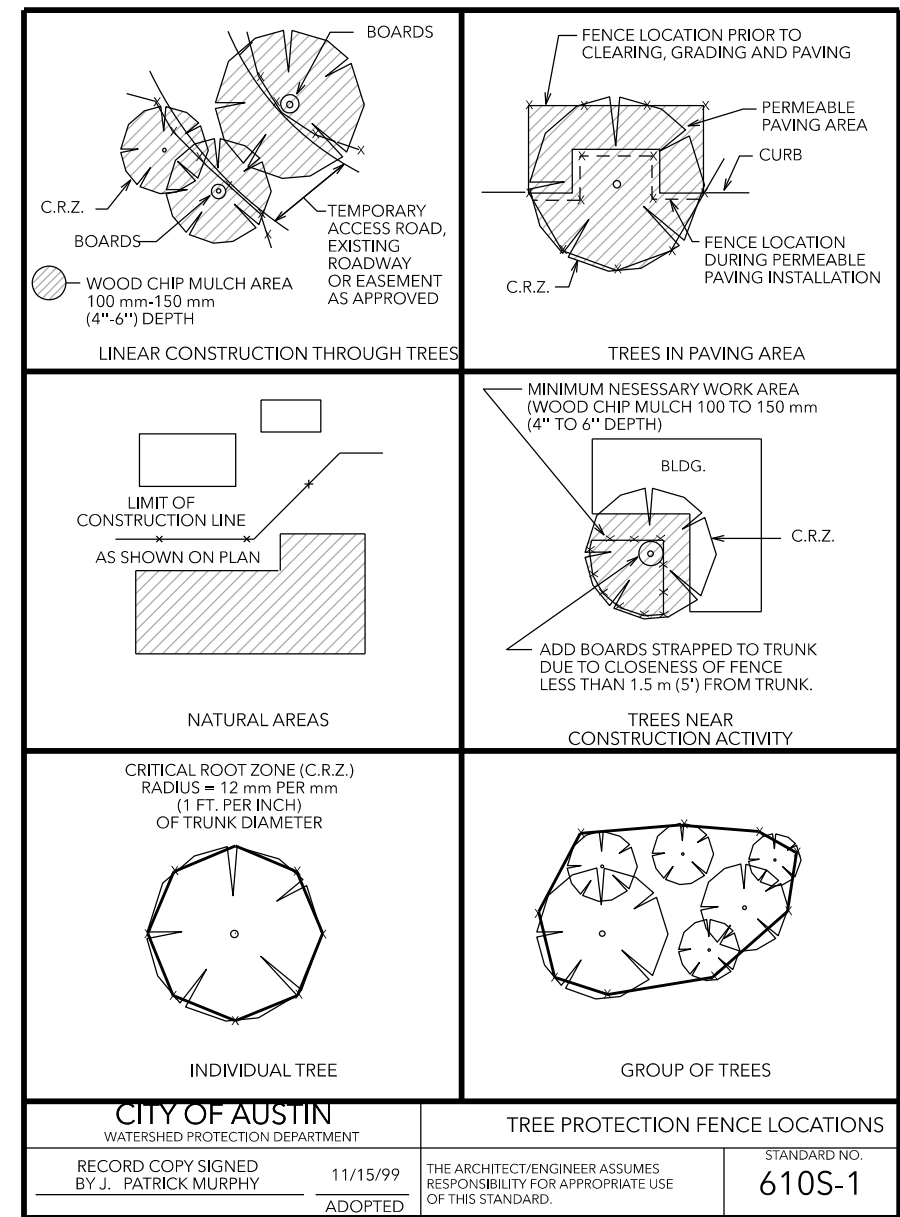


ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
EROSION/SEDIMENTATION CONTROL & TREE PROTECTION NOTES

C.E.V.2

SHEET # 9 OF 19

SP-2023-0208C



REVISION DESCRIPTION	DATE	BY	REV #
			1
			2
			3
			4
			5
			6
			7
			8
			9
			10



ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
EROSION/SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

SITE PLAN APPROVAL SHEET \_\_\_ OF 19  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023  
APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \* DDZ  
PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV 1: CORRECTION 1:  
REV 2: CORRECTION 2:  
REV 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

**LEGEND**

- × XXX.X SPOT ELEVATION-EXISTING
- XXX.X SPOT ELEVATION-PROPOSED
- - - - - CONTOUR-EXISTING
- - - - - CONTOUR-PROPOSED
- FLOW ARROW
- S+— S+— S+— STORM SEWER-EXISTING
- S+— S+— S+— STORM SEWER-PROPOSED
- STORM INLET
- ▭ SIDEWALK
- ▭ RETAINING WALL-PROPOSED
- ▭ CURB AND GUTTER-PROPOSED
- FLOWLINE
- PROPOSED BIKE RACK
- HC PARKING SIGN (SEE DTL SHEET)
- TG TOP OF GRATE
- TW TOP OF WALL
- TC TOP OF CURB
- - - - - DRAINAGE AREA BOUNDARY
- - - - - TIME OF CONCENTRATION
- OS-1 DRAINAGE AREA ID
- OS-2 DRAINAGE AREA ACREAGE



**EXISTING CN**

**Curve Number Calculations**

Basin ID	Area	Impervious	Area Composed of:				CN <sup>w</sup>
			Soil B CN = 61	Soil C CN = 74	Soil D CN = 80	Impervious CN = 98	
E-1	2.7	32	0.0	0.0	1.9	0.9	85.7
OS-1	0.8	39	0.0	0.0	0.5	0.3	87.0
OS-2	0.7	49	0.0	0.0	0.4	0.3	88.7

CN Parameters Used:  
Soil B: Open Space (Good) CN = 61  
Soil C: Open Space (Good) CN = 74  
Soil D: Open Space (Good) CN = 80  
Impervious: CN = 98

**EXISTING TIME OF CONCENTRATION**

**Time of Concentration Calculations**

Basin ID	Area	Z				Sheet	Channel	L
		Z <sub>1</sub>	Z <sub>2</sub>	Z <sub>3</sub>	Z <sub>4</sub>			
E-1	2.7	891	897.5	881	0	100	473.3	0
OS-1	0.8	894	890.8	885	0	100	191.4	0
OS-2	0.7	894	891.3	887	0	100	197.8	0

**Sheet Flow Calculations**

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	Sheet		Sheet	Channel
			L	n		
E-1	891	887.5	100	0.035	0.15	6.9
OS-1	894	890.8	100	0.032	0.15	7.1
OS-2	894	891.3	100	0.027	0.15	7.6

**Shallow Flow Calculations**

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	Shallow		Shallow	Channel
			L	n		
E-1	887.5	881	473.328	0.014	3.3	3.3
OS-1	890.8	885	191.4199	0.030	0.9	0.9
OS-2	891.3	887	197.7726	0.022	1.1	1.1

**Channel Flow Calculations**

Basin ID	Z <sub>1</sub>	Z <sub>2</sub>	Channel		Channel	Channel		
			L	n				
E-1	0	0	0	N/A	0.500	0.012	N/A	N/A
OS-1	0	0	0	N/A	0.750	0.012	N/A	N/A
OS-2	0	0	0	N/A	0.750	0.012	N/A	N/A

**Time of Concentration Summary**

Basin ID	Area	T <sub>oc</sub>	
		min	hr
E-1	2.7	10.2	6.1
OS-1	0.8	8.0	4.8
OS-2	0.7	8.7	5.2

**Existing Hydrologic Summary**

Basin ID	Area	Impervious	CN <sup>w</sup>	ToC	Q <sup>2</sup>	Q <sup>25</sup>	Q <sup>100</sup>
					min.	ft <sup>3</sup> /s	ft <sup>3</sup> /s
E-1	2.7	32	85.7	10	7.5	13.1	16.7
OS-1	0.8	39	87.0	8	2.2	3.8	4.8
OS-2	0.7	49	88.7	9	2.0	3.4	4.4

SITE PLAN APPROVAL  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: SHEET 7 OF 19  
APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV. 1: CORRECTION 1:  
REV. 2: CORRECTION 2:  
REV. 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
EXISTING DRAINAGE AREA PLAN

SCALE: 1" = 30'  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

C.D.R.1

SHEET # 11 OF 19  
SP-2023-0208C

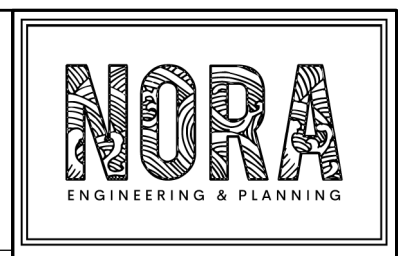
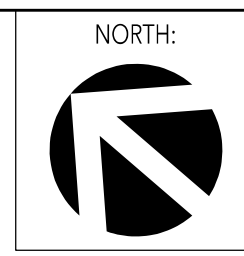
STATE OF TEXAS  
CANDACE CRAIG  
115587  
LICENSED PROFESSIONAL ENGINEER  
Candace Craig  
6/15/2023

REVISION DESCRIPTION  
DATE  
BY  
REV #

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6/15/2023







TPELS # F-23249  
 5114 BALCONES WOODS DRIVE  
 SUITE 307-122 | AUSTIN, TX 78759  
 WWW.NORAENG.COM  
 (737) 264-3080

**LEGEND**

- × EX XXX.X SPOT ELEVATION-EXISTING
- XXX.X SPOT ELEVATION-PROPOSED
- CONTOUR-EXISTING
- CONTOUR-PROPOSED
- FLOW ARROW
- STORM SEWER-EXISTING
- STORM SEWER-PROPOSED
- STORM INLET
- ▨ SIDEWALK
- ▨ RETAINING WALL-PROPOSED
- ▨ CURB AND GUTTER-PROPOSED
- FLOWLINE
- PROPOSED BIKE RACK
- HC PARKING SIGN (SEE DTL SHEET)
- TG TOP OF GRATE
- TW TOP OF WALL
- TC TOP OF CURB

**NOTES**

1. CONTRACTOR TO CALL ONE CALL AT 512-344-8377 PRIOR TO ANY WORK IN ROW.
2. GRADING SHALL BE DONE IN ACCORDANCE WITH ACCESSIBILITY NOTES ON SHEET 2.
3. ALL SIDEWALKS, PARKING AREAS AND DRIVEWAYS SHALL BE PAVEMENT.
4. ALL RETAINING WALL TALLER THAN 30 INCHES SHALL HAVE SAFETY HANDRAIL WALL & HANDRAIL DETAILS PER STRUCTURAL DESIGN OF RETAINING WALL BY OTHERS.
5. FFE ELEVATION SHOWN ON THESE PLANS IS THE ELEVATION OF THE STAIR LANDING AT THE FRONT OF THE BUILDING WHERE IT CONNECTS TO THE SIDEWALK.

REV #	DATE	REVISION DESCRIPTION



**ASIAN AMERICAN CULTURAL CENTER**  
 11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
**GRADING AND DRAINAGE PLAN**

SITE PLAN APPROVAL  
 FILE NUMBER: SP-2023-0208C APPLICATION DATE: SHEET 7 OF 19  
 APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
 PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV. 1: CORRECTION 1:  
 REV. 2: CORRECTION 2:  
 REV. 3: CORRECTION 3:

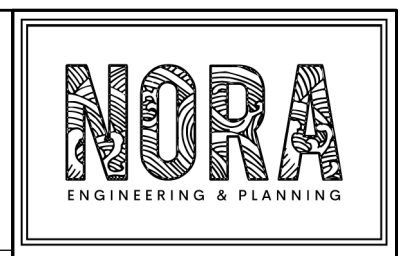
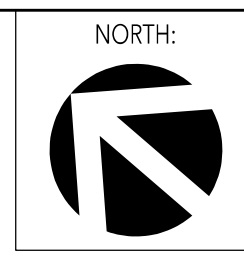
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SCALE:  
 1" = 30'  
 0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

C.G.D.1

SHEET # 13 OF 19  
 SP-2023-0208C

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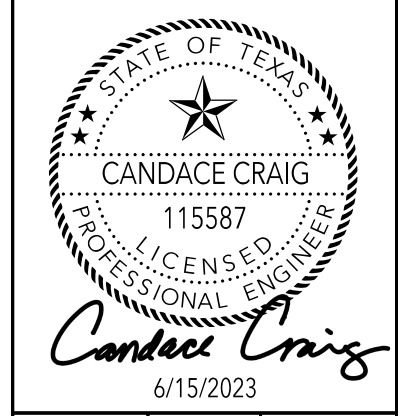
TPELS # F-23249  
 5114 BALCONES WOODS DRIVE  
 SUITE 307-122 | AUSTIN, TX 78759  
 WWW.NORAENG.COM  
 (737) 264-3080

**LEGEND**

(W)	WATER LINE- EXISTING
(W)	WATER LINE- PROPOSED
WM	WATER METER- EXISTING
WM	WATER VALVE- EXISTING
WM	WATER VALVE- PROPOSED
XXX	WATER INTERSECTION MAP NO.
(F)	FIRE LINE- PROPOSED
(F)	FIRE HYDRANT- EXISTING
(F)	FIRE HYDRANT- PROPOSED
(WW)	WASTEWATER LINE- EXISTING
(WW)	WASTEWATER LINE- PROPOSED
WM	WASTEWATER MANHOLE- EXISTING
WM	WASTEWATER MANHOLE- PROPOSED
///	PAVEMENT REPAIR



REVISION DESCRIPTION	DATE	BY	REV #



ASIAN AMERICAN CULTURAL CENTER  
 11713 JOLLYVILLE ROAD AUSTIN, TEXAS 78759  
 UTILITY PLAN

SITE PLAN APPROVAL  
 FILE NUMBER: SP-2023-0208C APPLICATION DATE: SHEET 7 OF 19  
 APPROVED BY COMMISSION ON: / / 2023 UNDER SECTION 112 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (25-5-81, LDC) / / 2023 CASE MANAGER: \*  
 PROJECT EXPIRATION DATE (CED #970905-A) / / 2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO

REV 1: CORRECTION 1:  
 REV 2: CORRECTION 2:  
 REV 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

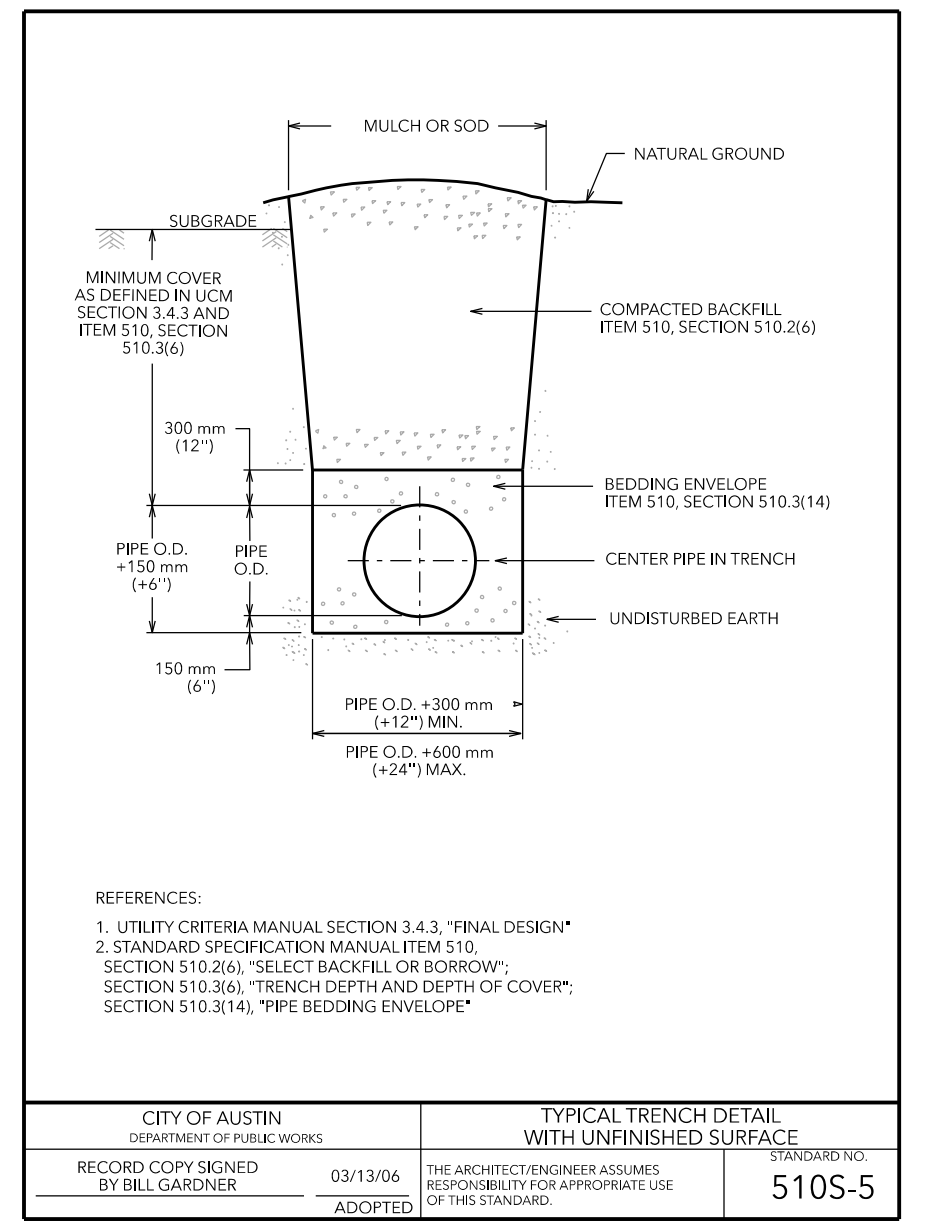
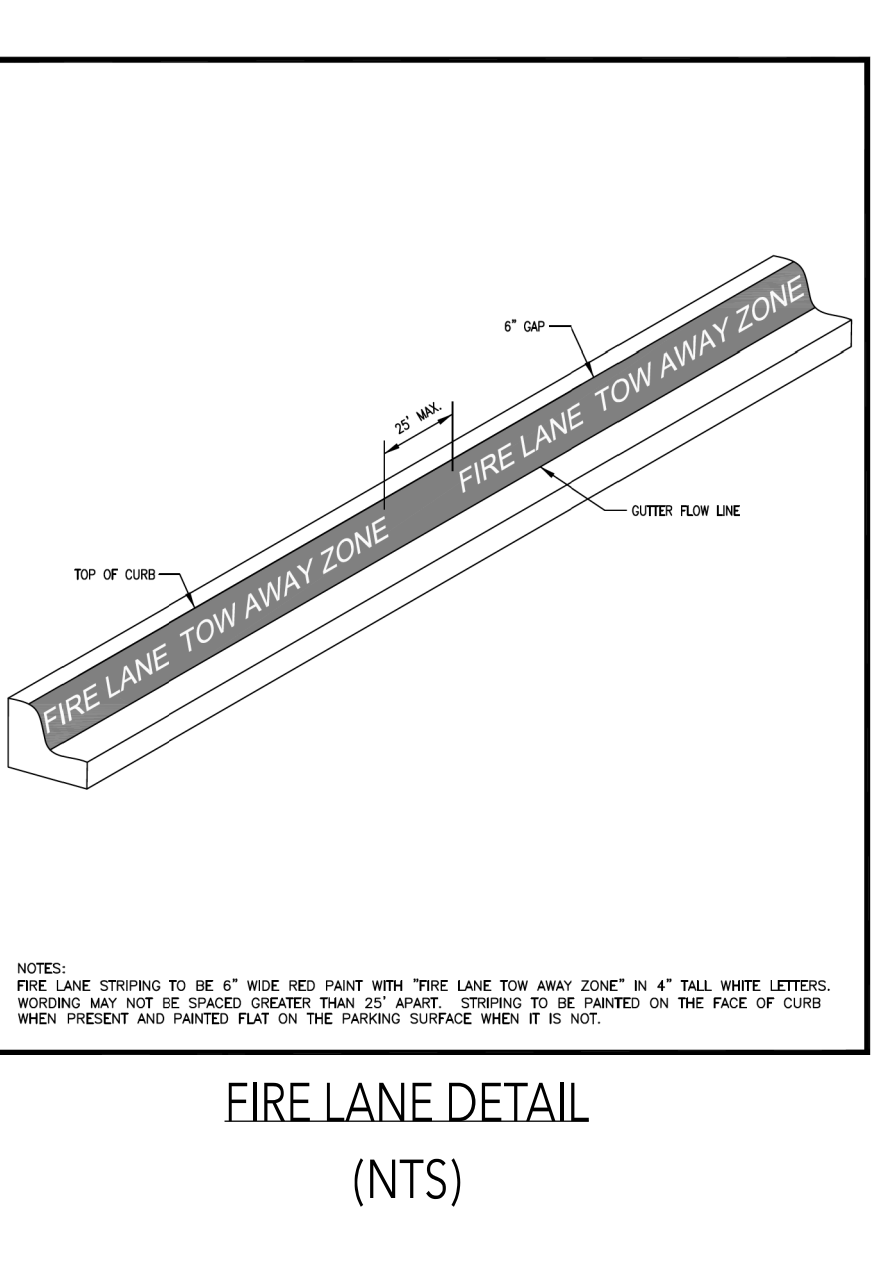
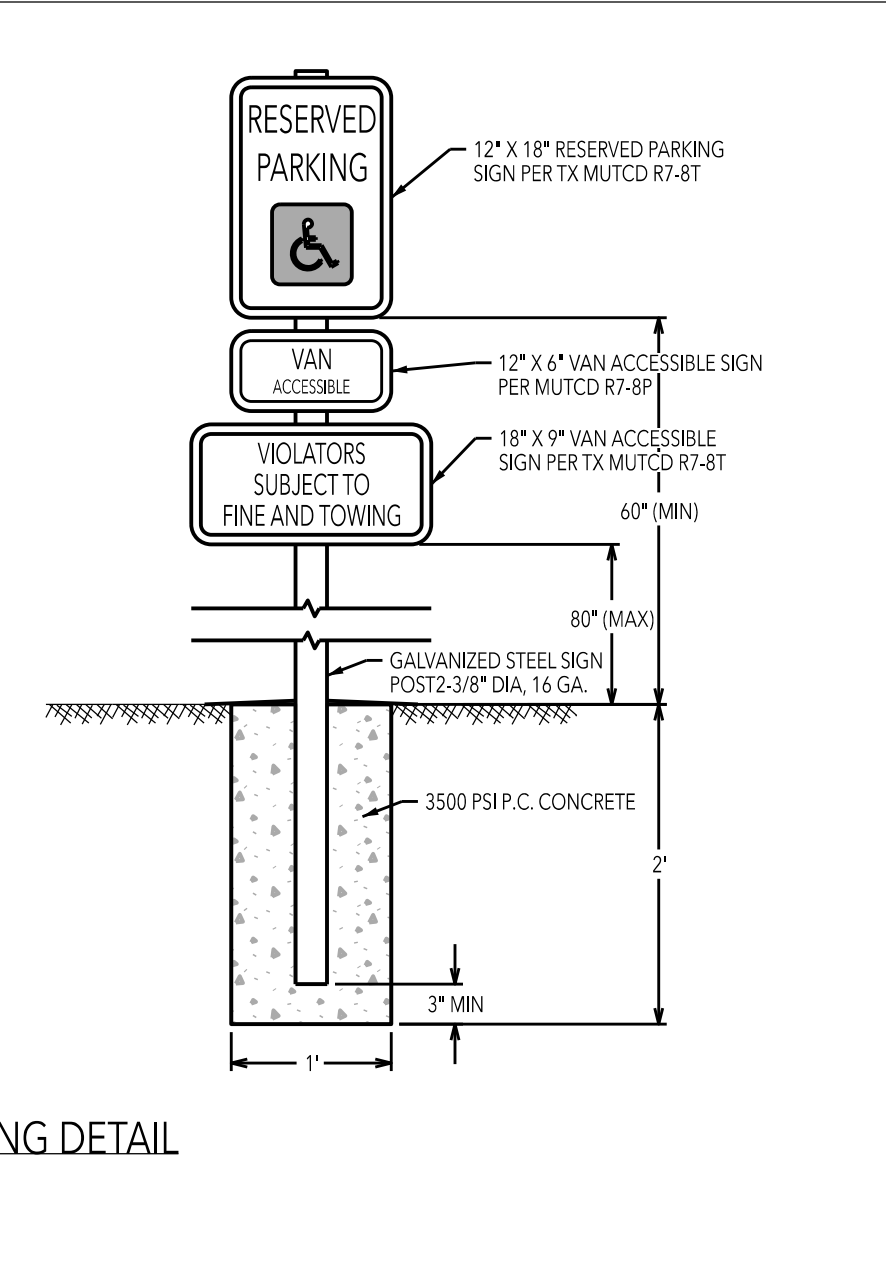
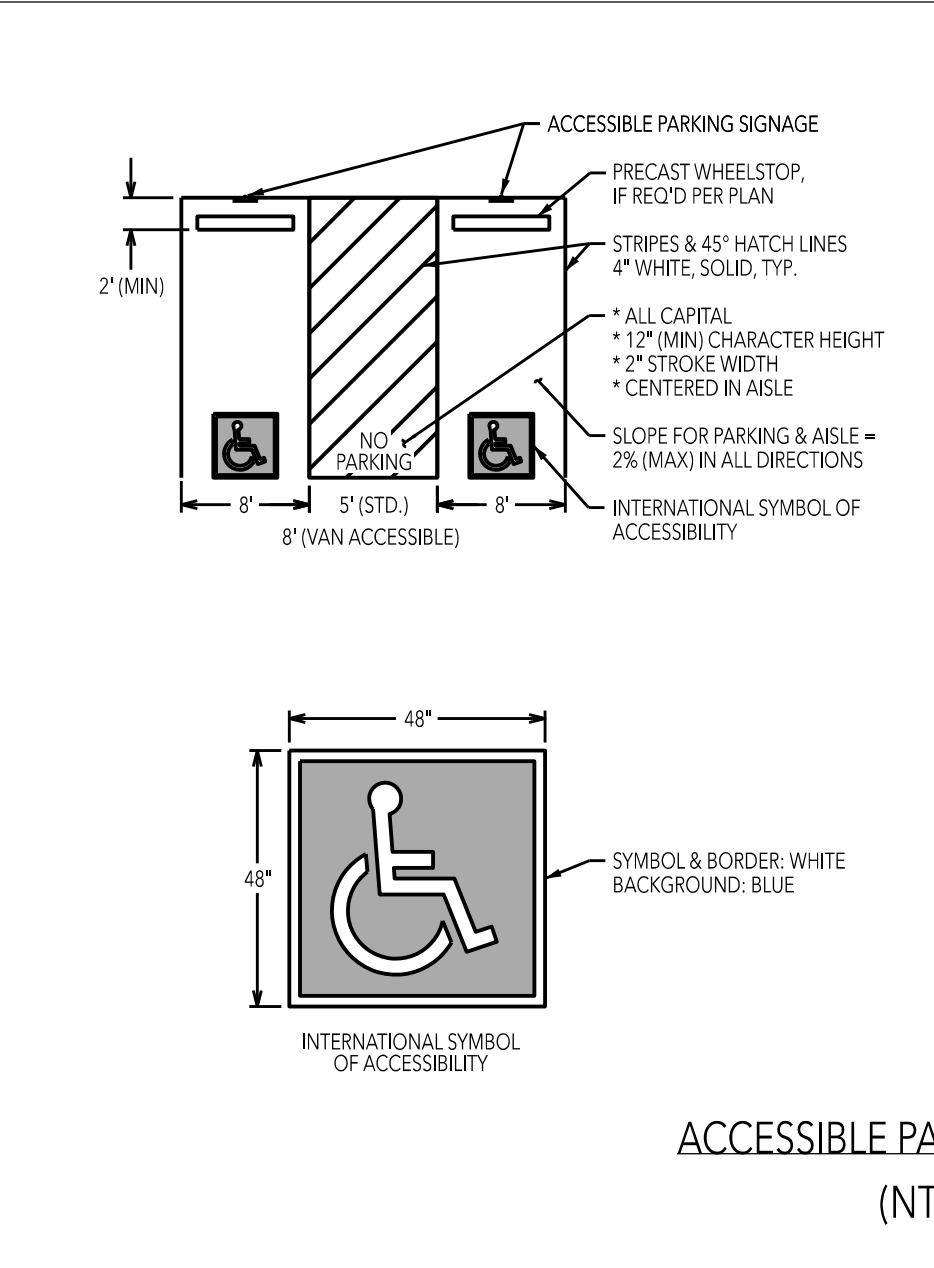
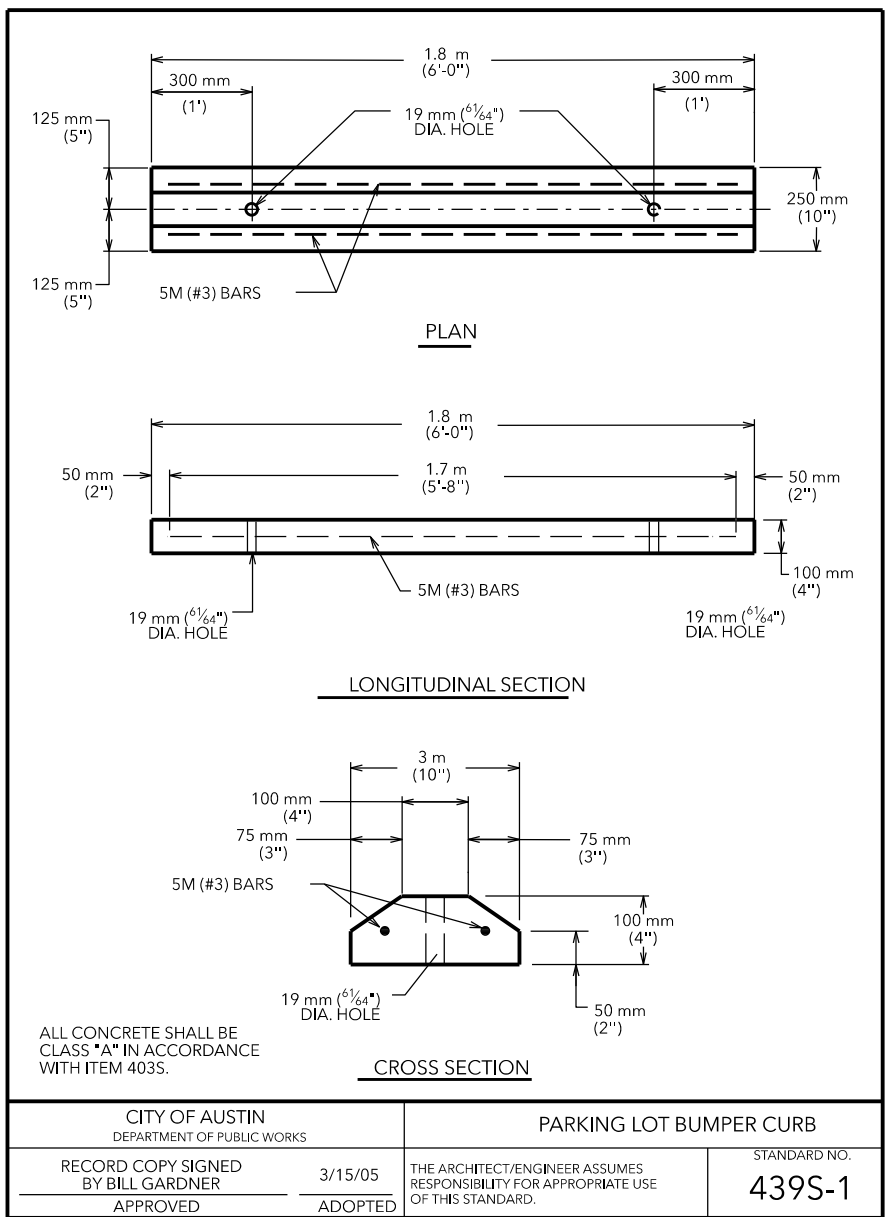
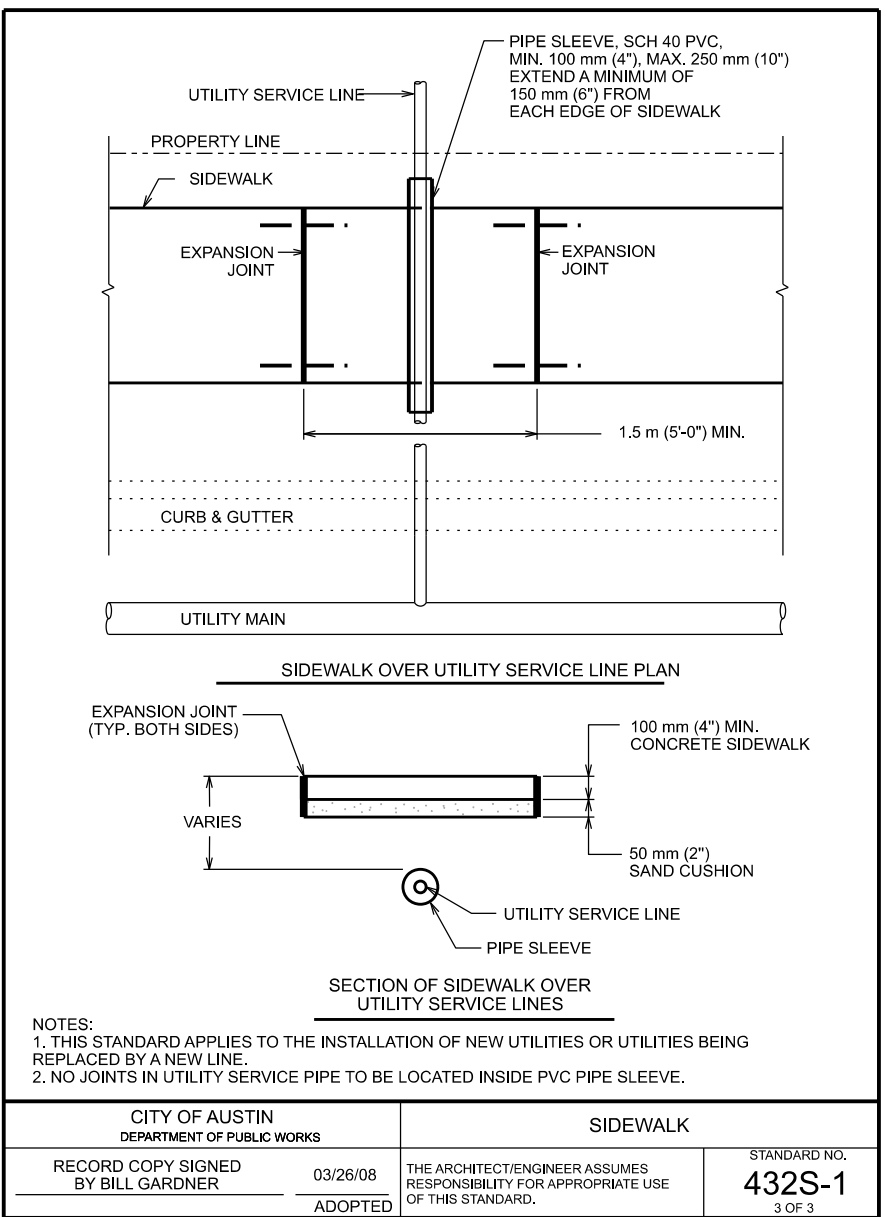
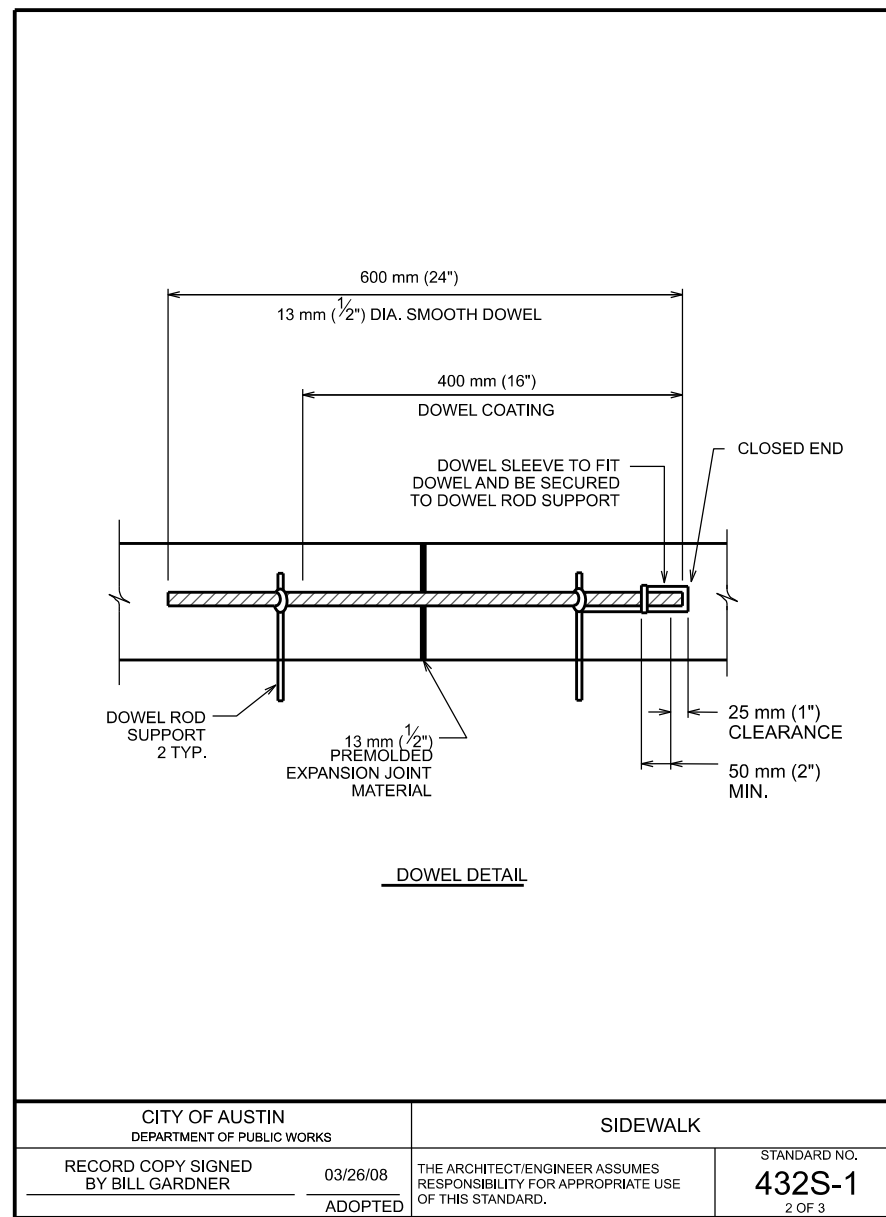
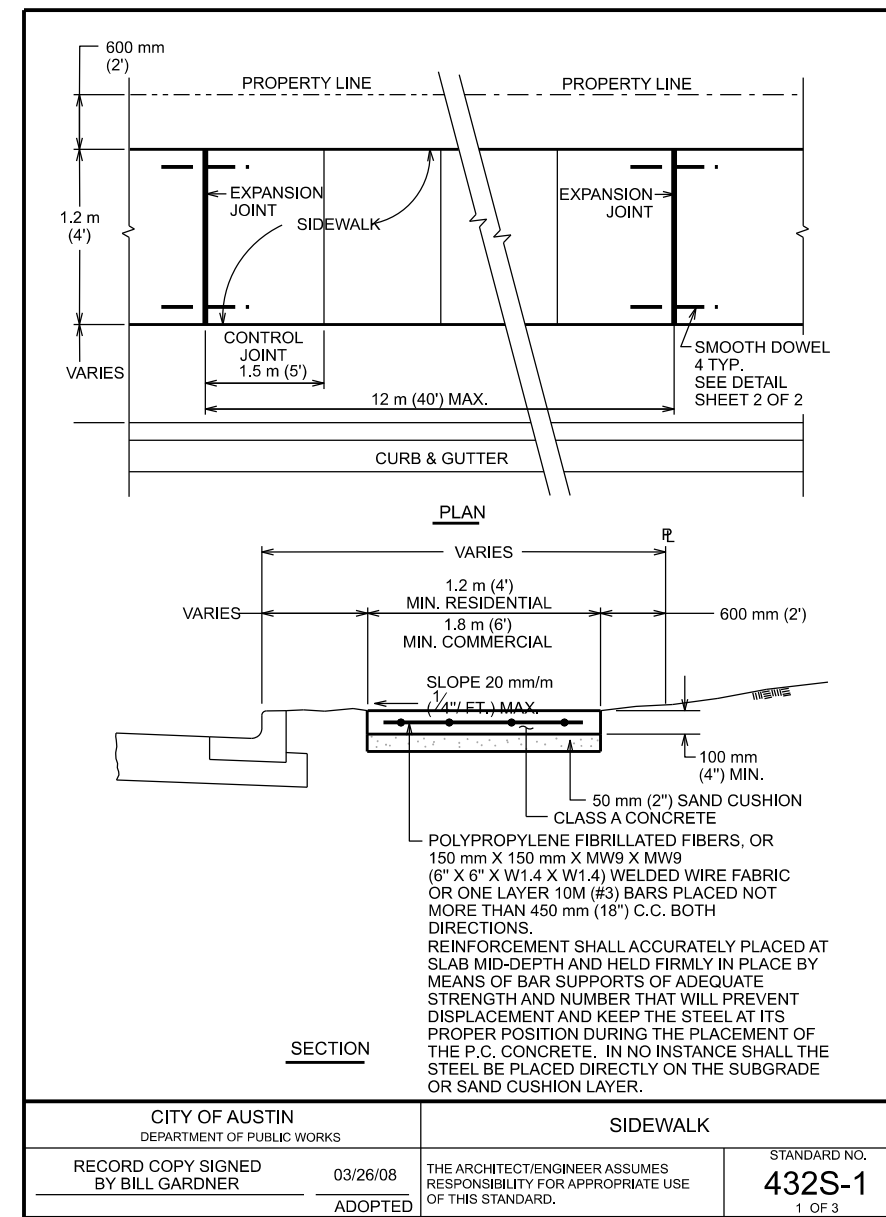
SCALE:  
 1" = 30'  
 0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

C.U.T.1

SHEET # 14 OF 19  
 SP-2023-0208C

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REVISION DESCRIPTION	DATE	BY	REV #



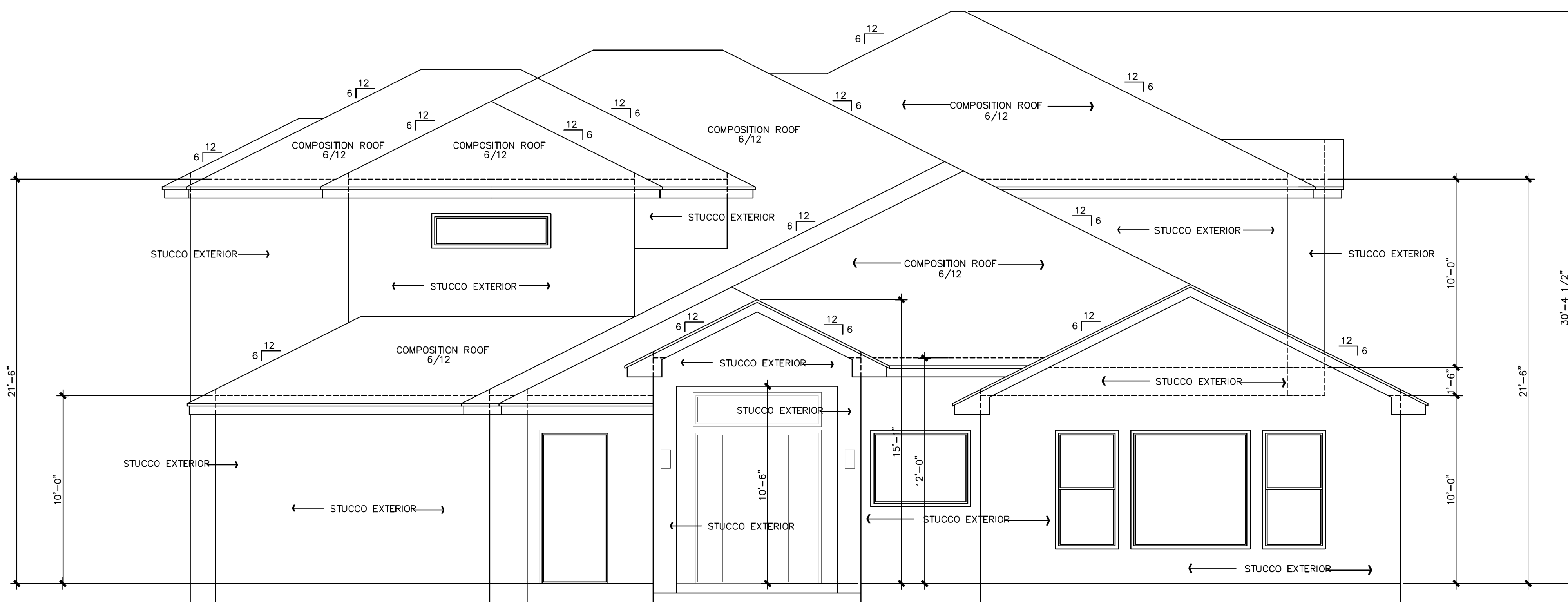
ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
STANDARD DETAILS  
SITE, CONCRETE, & TRENCH REPAIR

SITE PLAN APPROVAL SHEET    OF 19  
FILE NUMBER: SP-2023-0208C APPLICATION DATE:    /    / 2023  
APPROVED BY COMMISSION ON:    /    / 2023 UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC)    /    / 2023 CASE MANAGER: \*     
PROJECT EXPIRATION DATE (CED #970905-A)    /    / 2023 DWPZ    DDZ   

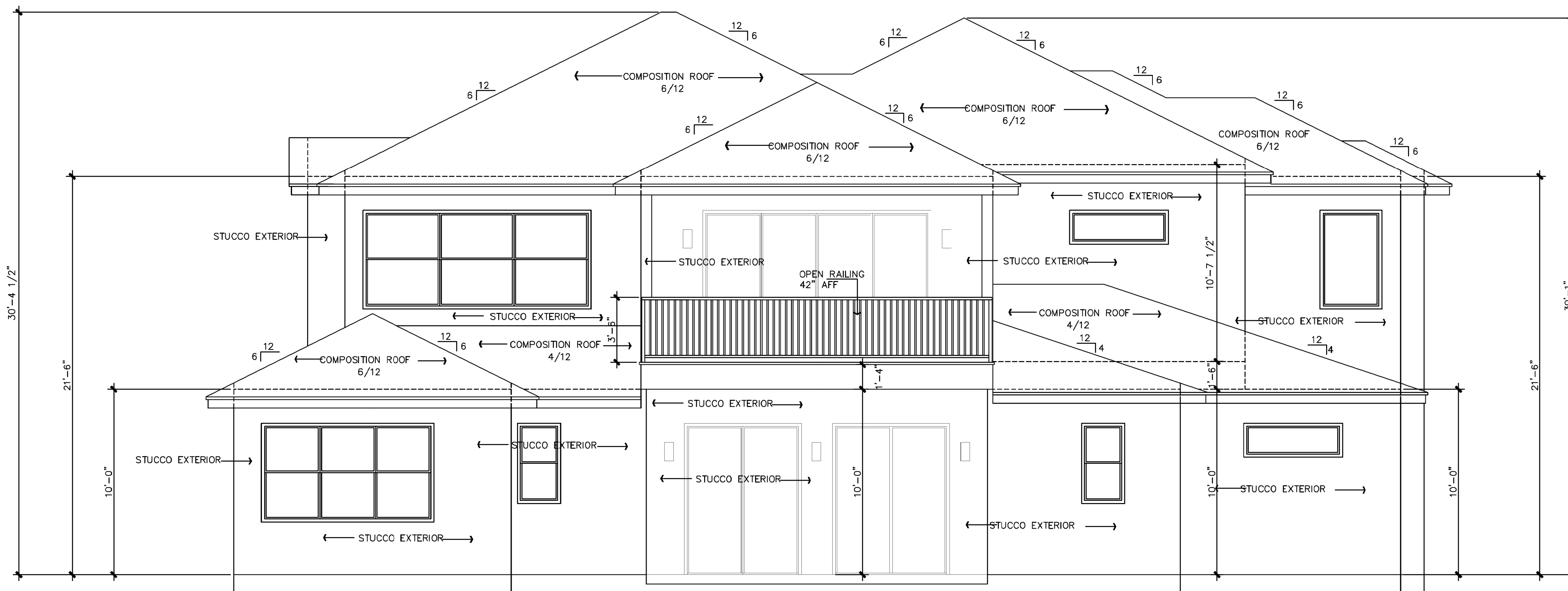
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE:    ZONING: GR-MU-CO

REV 1:    CORRECTION 1:     
REV 2:    CORRECTION 2:     
REV 3:    CORRECTION 3:   

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC/IFC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR 2019 NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

Design Originals Is A Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.

FRONT-REAR ELEVATION  
SCALE: 1/4" = 1'-0"

SITE PLAN APPROVAL	SHEET	OF	19
FILE NUMBER: SP-2023-0208C	APPROVED BY COMMISSION ON: / / 2023	UNDER SECTION	112 OF
CHAPTER	25-5	OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81, LDC)	/ / 2023	CASE MANAGER:	*
PROJECT EXPIRATION DATE (CED #970905-A)	/ / 2023	DWPZ	DDZ
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		ZONING:	GR-MU-CO
REV. 1:	CORRECTION 1:		
REV. 2:	CORRECTION 2:		
REV. 3:	CORRECTION 3:		

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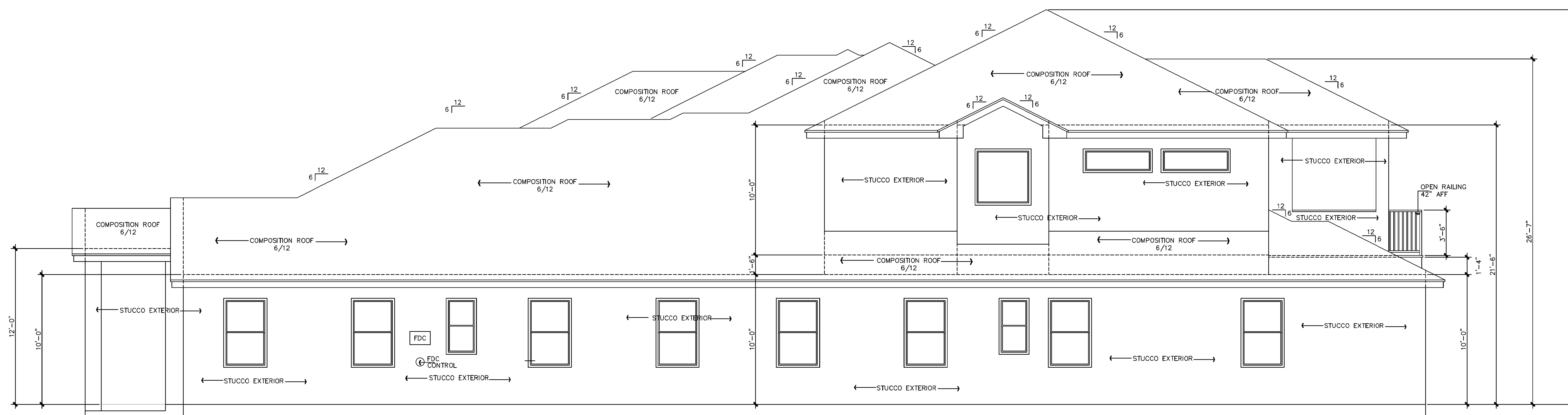
CRJ  
CUSTOM HOMES

DESIGN ORIGINALS of Texas  
home design center  
10713 RR N 620, STE. 412  
AUSTIN, TX, 78726  
OFFICE (512) 331-1175

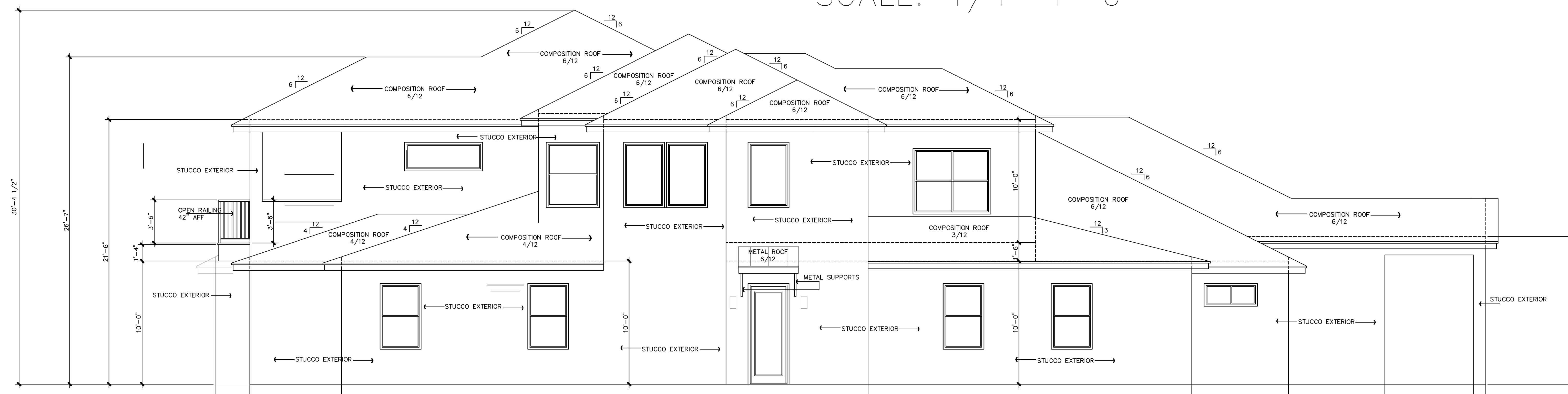
11713  
JOLLYVILLE ROAD

JOB # A10427  
DATE: 05-09-23  
REVISION:  
DRAWN BY: JCD/TMD

N.C.B.D.C.  
NATIONAL COUNCIL OF BUILDING DESIGNERS  
Robert J. Edquist  
Certification No. 44-725  
05/09/23  
N.C.B.D.C. - #44-725  
4 OF 13



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

SIDE ELEVATIONS  
SCALE: 1/4" = 1'-0"

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC/IFC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR 2019 NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

Design Originals Is A Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.

SITE PLAN APPROVAL	FILE NUMBER: SP-2023-0208C	APPLICATION DATE: 1/2023	SHEET OF 19
APPROVED BY COMMISSION ON:	2023	UNDER SECTION 112 OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE			
EXPIRATION DATE (25-5-81 LDC)	1/2023	CASE MANAGER: *	
PROJECT EXPIRATION DATE (OED #970905-A)	1/2023	DWPZ	DDZ
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		ZONING: GR-MU-CO	
REV. 1:	CORRECTION 1:		
REV. 2:	CORRECTION 2:		
REV. 3:	CORRECTION 3:		
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.			

CRJ  
CUSTOM HOMES

DESIGN ORIGINALS of Texas  
home design center

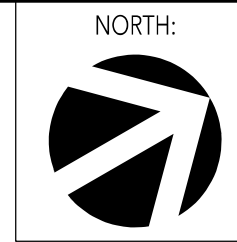
11713  
JOLLYVILLE ROAD

JOB # A10427  
DATE: 05-09-23  
REVISION:  
DRAWN BY: JCD/TMD

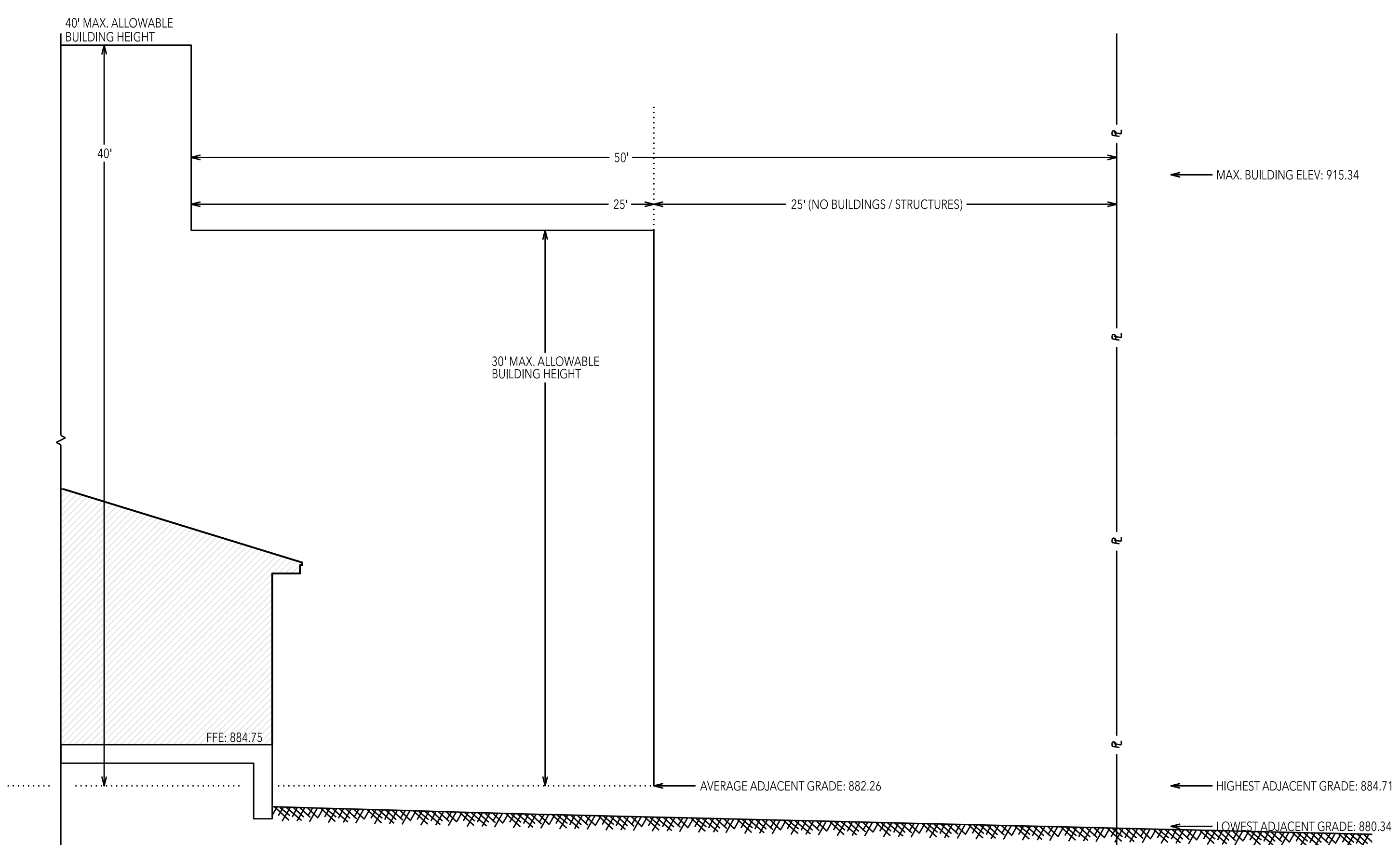
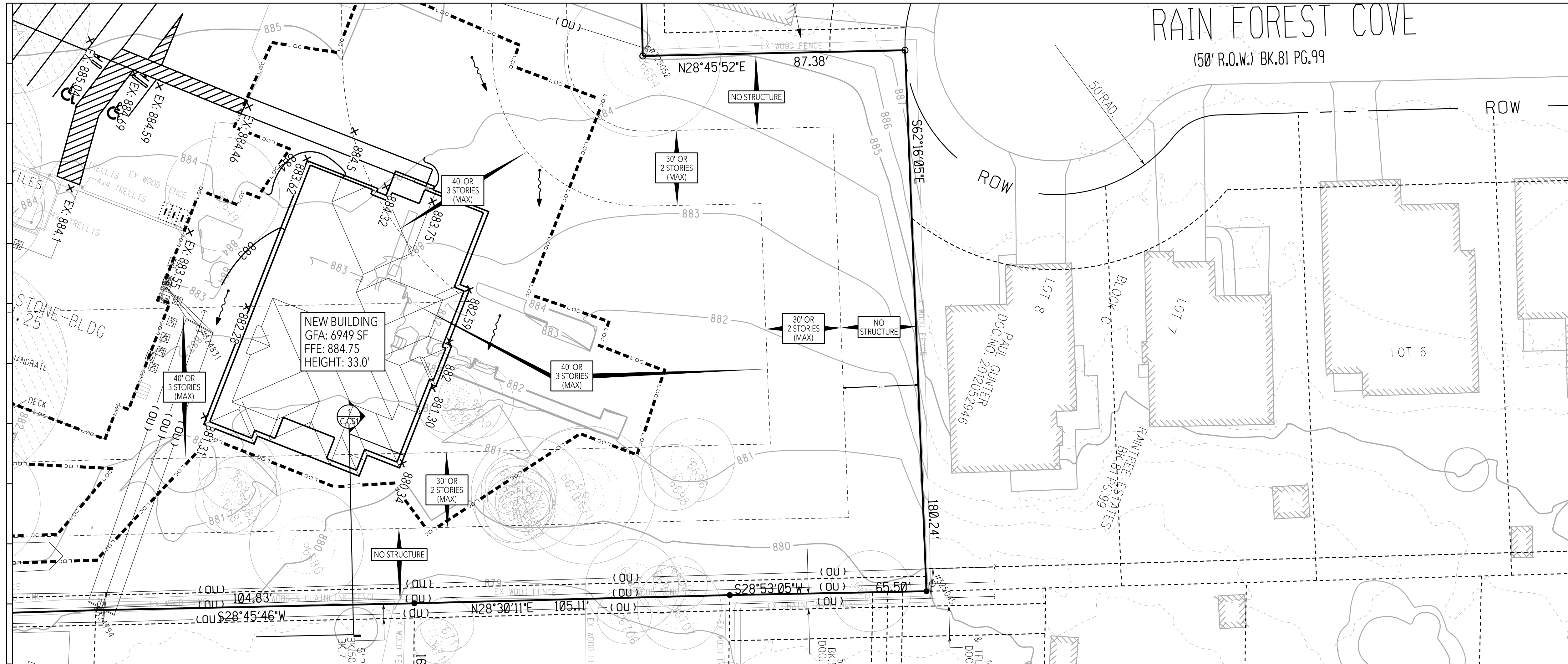
N.C.B.D.C.  
NATIONAL COUNCIL OF BUILDING DESIGNERS  
Robert J. Edgley  
Professional Building Designer  
Certification  
14863  
05/09/23  
N.C.B.D.C. - #44-725  
7 OF 13

# RAIN FOREST COVE

(50' R.O.W.) BK.81 PG.99

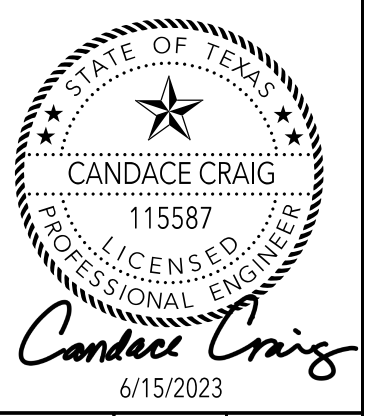


TPELS # F-23249  
5114 BALCONES WOODS DRIVE  
SUITE 307-122 | AUSTIN, TX 78759  
WWW.NORAENG.COM  
(737) 264-3080



1 COMPATIBILITY SECTION  
C.CS1 1" = 5'

REV #	DATE	BY	DESCRIPTION



ASIAN AMERICAN CULTURAL CENTER  
11713 JOLLYVILLE RD AUSTIN, TEXAS 78759  
COMPATIBILITY SECTION

SITE PLAN APPROVAL  
FILE NUMBER: SP-2023-0208C APPLICATION DATE: 7/2023 SHEET 11 OF 19  
APPROVED BY COMMISSION ON: 7/2023 UNDER SECTION 112 OF  
CHAPTER 25.5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) 7/2023 CASE MANAGER: \* DDZ  
PROJECT EXPIRATION DATE (CED #970905-A) 7/2023 DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU-CO  
REV. 1: CORRECTION 1:  
REV. 2: CORRECTION 2:  
REV. 3: CORRECTION 3:

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SCALE:  
1" = 20'  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

C.CS1

SHEET # 19 OF 19  
SP-2023-0208C

C:\Users\lhuueth\OneDrive\Documents\NORA\_DATA\Projects\AACC-22-110\CAD\Plans\Site Plan\19-AACC-S-CCS1.dgn 6/15/2023



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

I \_\_\_\_\_ Amy Wong Mok \_\_\_\_\_,  
Print Name

\_\_\_\_\_ Member \_\_\_\_\_  
Title - Owner/President/Other

of \_\_\_\_\_ Asian American Cultural Center, LLC \_\_\_\_\_  
Corporation/Partnership/Entity Name

have authorized \_\_\_\_\_ Candace Craig, PE \_\_\_\_\_  
Print Name of Agent/Engineer


of \_\_\_\_\_ NORA Engineering & Planning LLC \_\_\_\_\_  
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

  
Applicant's Signature


7-6-2023  
Date

THE STATE OF TEXAS §

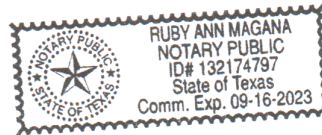
County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Amy Wong Mok 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 6<sup>th</sup> day of July, 2023

  
NOTARY PUBLIC  
Ruby Ann Magana  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/16/2023



# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Asian American Cultural Center Redevelopment

Regulated Entity Location: 11713 Jollyville Rd, Austin, TX 78759

Name of Customer: Asian American Cultural Center LLC

Contact Person: Candace Craig, PE

Phone: (737) 264-3081

Customer Reference Number (if issued): CN \_\_\_\_\_

Regulated Entity Reference Number (if issued): RN \_\_\_\_\_

### Austin Regional Office (3373)

Hays

Travis

Williamson

### San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

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

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: 

Date: 07/10/2023

# Application Fee Schedule

Texas Commission on Environmental Quality

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

## ***Water Pollution Abatement Plans and Modifications***

### ***Contributing Zone Plans and Modifications***

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

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

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

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

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

### ***Exception Requests***

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

### ***Extension of Time Requests***

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



# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN		RN

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		5/15/2000	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<b>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</b>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)				If new Customer, enter previous Customer below:	
Asian American Cultural Center, LLC					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	
07066787-22		17429434156		74-2943415	
				<b>10. DUNS Number</b> (if applicable) N/A	
<b>11. Type of Customer:</b>		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<b>12. Number of Employees</b>				<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) - as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Operator		<input type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party		<input type="checkbox"/> VCP/BSA Applicant	
<input type="checkbox"/> Other: Member					
<b>15. Mailing Address:</b>		11713 Jollyville Rd			
City		State		ZIP	
Austin		TX		78759	
ZIP + 4		N/A			
<b>16. Country Mailing Information</b> (if outside USA)				<b>17. E-Mail Address</b> (if applicable)	
N/A				amy@asianamericanc.com	
<b>18. Telephone Number</b>		<b>19. Extension or Code</b>		<b>20. Fax Number</b> (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.)

Asian American Cultural Center

**23. Street Address of the Regulated Entity:**

11713 Jollyville Rd

**(No PO Boxes)**

City	State	TX	ZIP	ZIP + 4
Austin			78759	

**24. County**

Travis

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

**25. Description to Physical Location:**

not required - address provided

**26. Nearest City****State****Nearest ZIP Code**

Austin

TX

78759

**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:**

30.420041

**28. Longitude (W) In Decimal:**

-97.752433

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

30

25

12

97

45

8.8

**29. Primary SIC Code****30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

8351

N/A

624410

N/A

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

Daycare/Preschool

**34. Mailing Address:**

11713 Jollyville Rd

**Address:**

City	State	TX	ZIP	ZIP + 4
Austin			78759	

**35. E-Mail Address:**

amy@asianamericanc.com

**36. Telephone Number****37. Extension or Code****38. Fax Number** (if applicable)

( 512 ) 336-5069

N/A

( ) -N/A

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


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

### SECTION IV: Preparer Information

<b>40. Name:</b>	Candace Craig	<b>41. Title:</b>	President
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
( 737 ) 264-3081	N/A	( ) - N/A	ccraig@noraeng.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.

<b>Company:</b>	NORA Engineering & Planning LLC	<b>Job Title:</b>	President
<b>Name (In Print):</b>	Candace Craig	<b>Phone:</b>	( 737 ) 264- 3081
<b>Signature:</b>		<b>Date:</b>	7/10/2023