Wimberley 7 Acres Commercial Development

A distinguished project by:

Wimland, LLC

Contributing Zone Plan Report

Wimberley, Texas
August 2023

Prepared by:

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Wimberley 7 Acres Commercial Development					**2. Regulated Entity No.:**				
3. Customer Name: Wimland, LLC					**4. Customer No.:**				
5. Project Type: **(Please circle/check one)**	New		Modification		Extension		Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		6.511	
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			Grassy Swale and Batch Extended Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Guadalupe River Basin			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	_X_	___	___
Region (1 req.)	_X_	___	___
County(ies)	_X_	___	___
Groundwater Conservation District(s)	_X_Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley X_Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Jessica Calhoun, P.E.
Print Name of Customer/Authorized Agent Jessica Calhoun 8/23/23 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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jessica Calhoun, P.E.

Date: 08/17/2023

Signature of Customer/Agent:

Jessica Calhoun

Regulated Entity Name: Wimberley 7 Acres Commerical Development

Project Information

1. County: Hays
2. Stream Basin: Guadalupe River Basin
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Hutchison Utt
   Entity: Wimland LLC
   Mailing Address: 1206 W. Slaughter Lane
   City, State: Austin, TX Zip: 78748
   Telephone: 512-531-9800 Fax: _____
   Email Address: hutch@impactcomsrv.com

5. Agent/Representative (If any):
   Contact Person: Jessica Calhoun, P.E.
   Entity: HMT Engineering & Surveying
   Mailing Address: 290 S. Castell Avenue, Ste. 100
   City, State: New Braunfels, TX Zip: 78130
   Telephone: 830-625-8555 Fax: 830-625-8556
   Email Address: jessica.calhoun@hmtnb.com

6. Project Location:

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

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

   Beginning at TCEQ Austin regional office, turn right on Park 35 Circle, then turn right onto the I-35 Frontage Road, continue onto I-35, take the exit to US-183 Hwy N./Lampasas, continue on US-183, take the TX-1 Loop S exit to Mopac Blvd. South, go right toward TX-45, continue on TX-45, in 2 miles turn left on FM 1826, in 8 miles turn left onto Ranch to Market 150, then turn right onto Elder Hill Road, in 4 miles turn left onto Ranch Road 12 S, in 5 miles turn right onto Jacobs Well road, then the site will be on the left in about 3 miles.

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

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

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

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

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

☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

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

12. The type of project is:

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

13. Total project area (size of site): 6.572 Acres

Total disturbed area: 3.997 Acres

14. Estimated projected population: 50

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	25,836	÷ 43,560 =	0.593
Parking	14,115	÷ 43,560 =	0.324
Other paved surfaces	60,732	÷ 43,560 =	1.394
Total Impervious Cover	100,683	÷ 43,560 =	2.311

Total Impervious Cover 2.311 **÷ Total Acreage** 6.572 **X 100 =** 35.170**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

☐ Dispenser clearly labeled

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel 48209C0219F effective 09/02/2005.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

    ☐ N/A

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

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

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

    ☐ N/A

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

    ☐ N/A

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

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

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

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

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

    ☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

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

Administrative Information

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

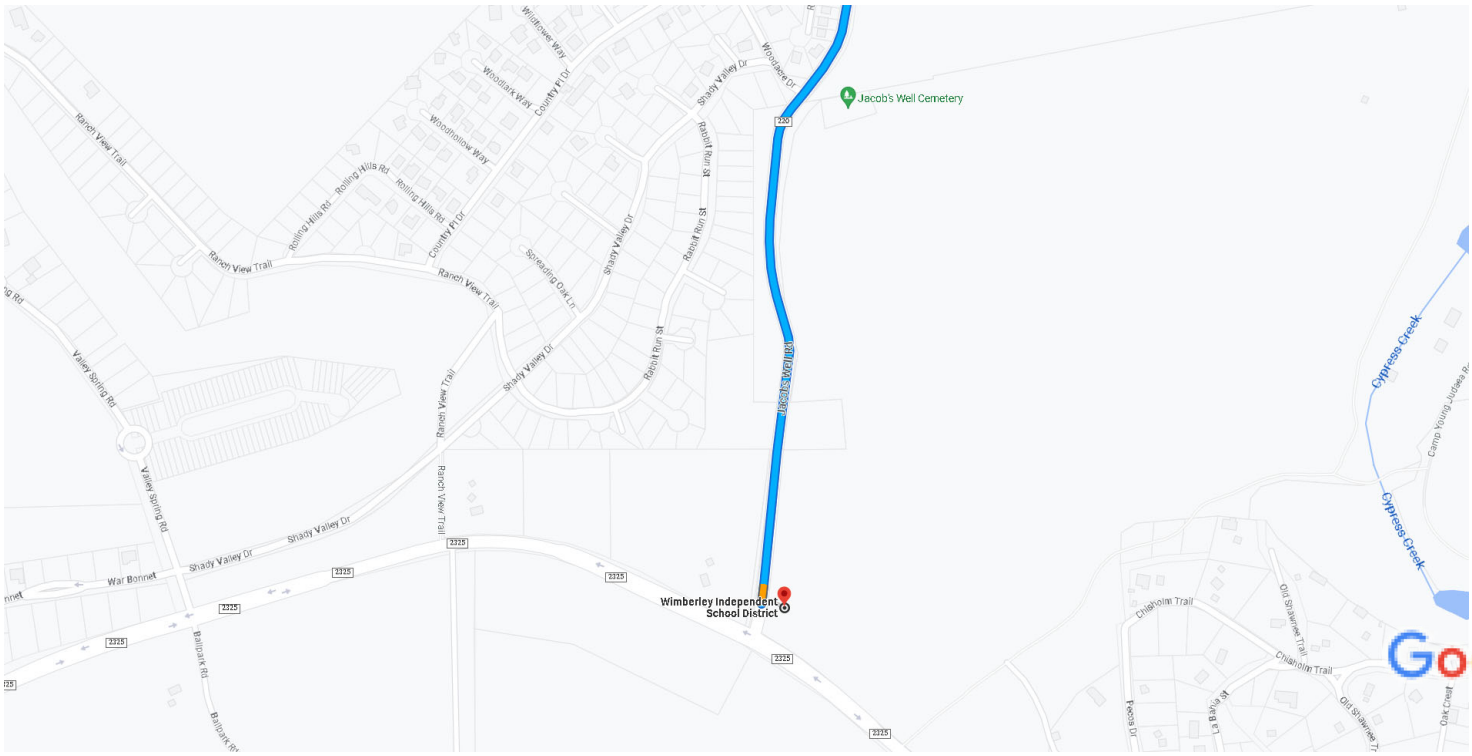
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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

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

12100 Park 35 Cir, Austin, TX 78753 to Wimberley Independent School District, Texas

Drive 49.6 miles, 1 hr 30 min



12100 Park 35 Cir

Austin, TX 78753

Take Park 35 Cir to S I-35 Frontage Rd

2 min (0.4 mi)

1. Head south toward Park 35 Cir

164 ft

2. Turn right toward Park 35 Cir

377 ft

3. Turn right onto Park 35 Cir

0.3 mi

Take TX-1 Loop S/MoPac/S MoPac Expy, Farm to Market Rd 1826, Elder Hill Rd and Ranch Rd 12 S to Jacobs Well Rd in Hays County

59 min (49.2 mi)

4. Turn right onto S I-35 Frontage Rd

0.4 mi

5. Take the ramp on the left onto I-35 S

2.9 mi

6. Take the exit toward US-183 Hwy N

0.2 mi

7. Take the ramp to U.S. 183 N/Lampasas

0.5 mi

8. Merge onto US-183 Hwy N

3.0 mi

9. Take the TX-1Loop exit toward Mopac Blvd

0.4 mi

10. Keep left at the fork, follow signs for TX-1 Loop S/Mopac Blvd S and merge onto TX-1 Loop S/MoPac/S MoPac Expy

18.0 mi

11. Keep right at the fork to continue toward TX-45 W

0.3 mi

12. Continue onto TX-45 W

2.2 mi

13. Use the middle lane to turn left onto Farm to Market Rd 1826

8.6 mi

14. Turn left onto Ranch to Market Rd 150

0.6 mi

15. Turn right onto Elder Hill Rd

4.2 mi

16. Turn left onto Ranch Rd 12 S

5.0 mi

17. Turn right onto Jacobs Well Rd

Destination will be on the left

2.9 mi

Wimberley Independent School District

SHEET	B
DATE:	JUNE 2023
DRAWN BY:	ZAH
DESIGNED BY:	ZAH
CHECKED BY:	JC
REVIEWED BY:	JC
PROJECT NO.:	487.003

WIMBERLEY 7 ACRE COMMERCIAL

ATTACHMENT B - USGS/EDWARDS RECHARGE ZONE MAP

6/2/2023

CIVIL SITE CONSTRUCTION PLANS

DRAFT

HMT ENGINEERING & SURVEYING
200 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 1053600

CONTRIBUTING ZONE PLAN
ATTACHMENT C
Project Narrative

The proposed Wimberley 7 Acres Commercial Development project is located at the corner of FM 2325 and Jacobs Well Road, Wimberley, Texas. The site is located within the City of Woodcreek ETJ. The project site covers a total of 6.511 acres. However, we are proposing driveways into the county ROW and TxDOT's property, these driveways sum to an area of 0.061 acres. Therefore, the total project area we will be using for calculations will be 6.572 acres. The project site is located in the middle of a watershed (Guadalupe River) and has no offsite area draining to the site. Runoff that is uphill of this site is captured on Jacobs Well Rd before reaching the site. The site is currently undeveloped (undisturbed/not cleared) with no existing impervious cover.

Wimland, LLC is proposing a multiuse commercial development that will include a gas station. This development will include the construction of 25,836 square feet (0.593 acres) of structures, 14,115 square feet (0.324 acres) of parking, and 60,732 square feet (1.394 acres) of roadway. These improvements create an increase of 100,683 square feet (2.311 acres) of impervious cover. The improvement area for total site development, phase 1 will be built first. There was previously no impervious cover and the proposed conditions the impervious cover is 2.311 acres or 35.17% at full development of the project area. The permanent BMPs that are being used on this site are batch extended detention basin and grassy swale.

CONTRIBUTING ZONE PLAN
ATTACHMENT D
Factors Affecting Water Quality

The Wimberley 7 Acres Commercial Development includes the construction of 100,683 square feet (2.311 acres) of impervious cover of structures, driveways, and roadway. The factor affecting water quality is runoff sediment transport from construction work being performed and upon completion from the commercial area. The runoff from the site may include contaminates from the gas station located on site. The runoff will travel to a grassy swale then to a batch extended detention or directly to the batch detention. This will reduce sedimentation and contaminates in runoff to the downstream areas. This will slow velocities to reduce sedimentation off site.

CONTRIBUTING ZONE PLAN
ATTACHMENT E
Volume and Character of Stormwater

The Wimberley 7 Acres Commercial Development project area cover 6.572 acres. The Existing Drainage Area Map and Proposed Drainage Area Map can be found on Sheet C5.01 and C5.02, respectively.

There is no existing impervious cover on the 6.572 acres. The proposed construction will increase the impervious cover to be 2.311 acres or 35.17% at full development of the site. The 35.17% impervious cover will require permanent BMPS. These will include grassy swale and a batch extended detention. Additionally, temporary BMPS have been designed, using the current Technical Guidance Manual, to treat stormwater during construction so that the water quality entering any surface water or ground water is not adversely affected.

The existing and proposed runoff from the site was determined using the SCS Method and the Hays County Standard Specifications. The existing Runoff Curve Number's (CN) for the undeveloped site is a weighted average of 77 (woods) and 78 (meadow) both with a Hydrologic Soil Group of D. The proposed conditions CN is a weighted average of impervious (roofs, driveways, and paved road with open ditches), good condition lawns, woods, and meadows. The rainfall frequency values were taken from the NOAA Atlas 14. The Existing and Proposed calculations resulting flows are attached below.

0 30 60 120
HORIZONTAL SCALE: 1:60

LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	DRAINAGE AREA
TC TC	TIME OF CONCENTRATION
A–1	POINT OF CONCENTRATION
	DRAINAGE FLOW DIRECTION
DA / ACRES	DRAINAGE AREA LABEL

DRAINAGE AREA EX-1

COVER TYPE	COLOR	ACRES
WOODS – GRASS COMBINATION – FAIR (SOIL D)		6.51 AC
	TOTAL	6.51 AC

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

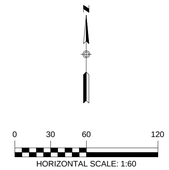
EXISTING DRAINAGE AREA

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	June 2023
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

SHEET
C5.01



LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	DRAINAGE AREA
TC TC	TIME OF CONCENTRATION
A–1	POINT OF CONCENTRATION
	DRAINAGE FLOW DIRECTION
DA / ACRES	DRAINAGE AREA LABEL

DRAINAGE AREA DA

COVER TYPE	COLOR	ACRES
WOODS – GRASS COMBINATION – FAIR (SOIL D)		6.57 AC
	TOTAL	6.57 AC

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

PROPOSED DRAINAGE AREA

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	June 2023
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

SHEET
C5.02

Drawing Name: N:_Projects\487 - IMPACT Commercial Services, LLC\003 - Wimberley 7-acres - Mixed Use Development\C01\487.003_DRNG.dwg User: mkolb Aug 14, 2023 - 3:20pm

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

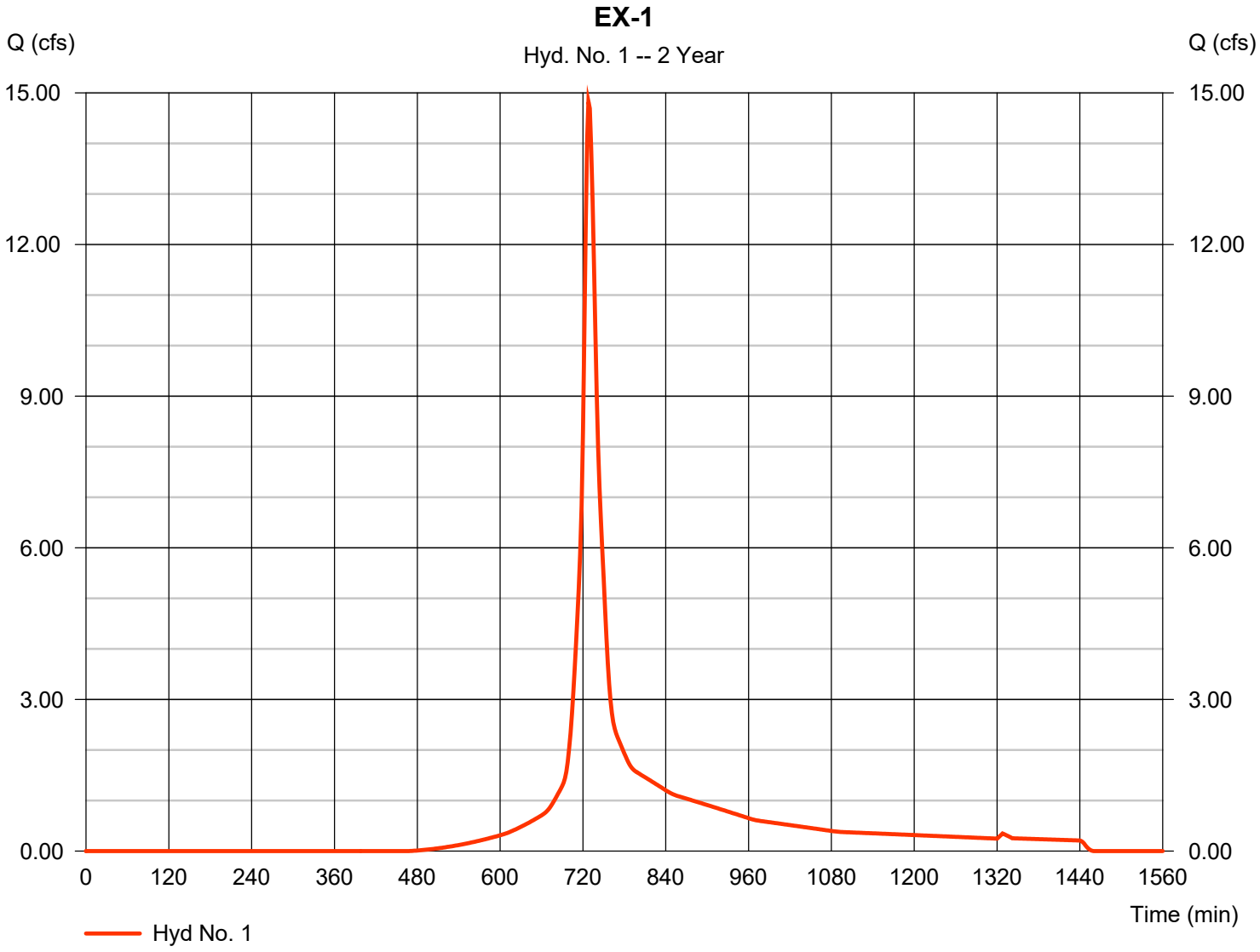
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	14.83	2	728	56,823	------	------	------	EX-1
2	SCS Runoff	15.21	2	728	58,684	------	------	------	DA-1
3	SCS Runoff	3.315	2	720	8,623	------	------	------	DA-2
4	Reservoir	7.310	2	744	99,669	2	1026.56	17,209	POND
5	Combine	7.780	2	742	108,292	3, 4	------	------	DA Total

Hydrograph Report

Hyd. No. 1

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 14.83 cfs
Storm frequency	= 2 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 56,823 cuft
Drainage area	= 6.510 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 10.40 min
Total precip.	= 4.15 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No. 1

EX-1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 4.15		0.00		0.00		
Land slope (%)	= 3.58		0.00		0.00		
Travel Time (min)	**= 6.82**	**+**	**0.00**	**+**	**0.00**	**=**	**6.82**
Shallow Concentrated Flow							
Flow length (ft)	= 278.00		0.00		0.00		
Watercourse slope (%)	= 5.72		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.86		0.00		0.00		
Travel Time (min)	**= 1.20**	**+**	**0.00**	**+**	**0.00**	**=**	**1.20**
Channel Flow							
X sectional flow area (sqft)	= 50.00		0.00		0.00		
Wetted perimeter (ft)	= 100.00		0.00		0.00		
Channel slope (%)	= 2.50		0.00		0.00		
Manning's n-value	= 0.030		0.015		0.015		
Velocity (ft/s)	=4.94						
			0.00				
					0.00		
Flow length (ft)	({0})714.0		0.0		0.0		
Travel Time (min)	**= 2.41**	**+**	**0.00**	**+**	**0.00**	**=**	**2.41**

Total Travel Time, Tc ..... 10.40 min

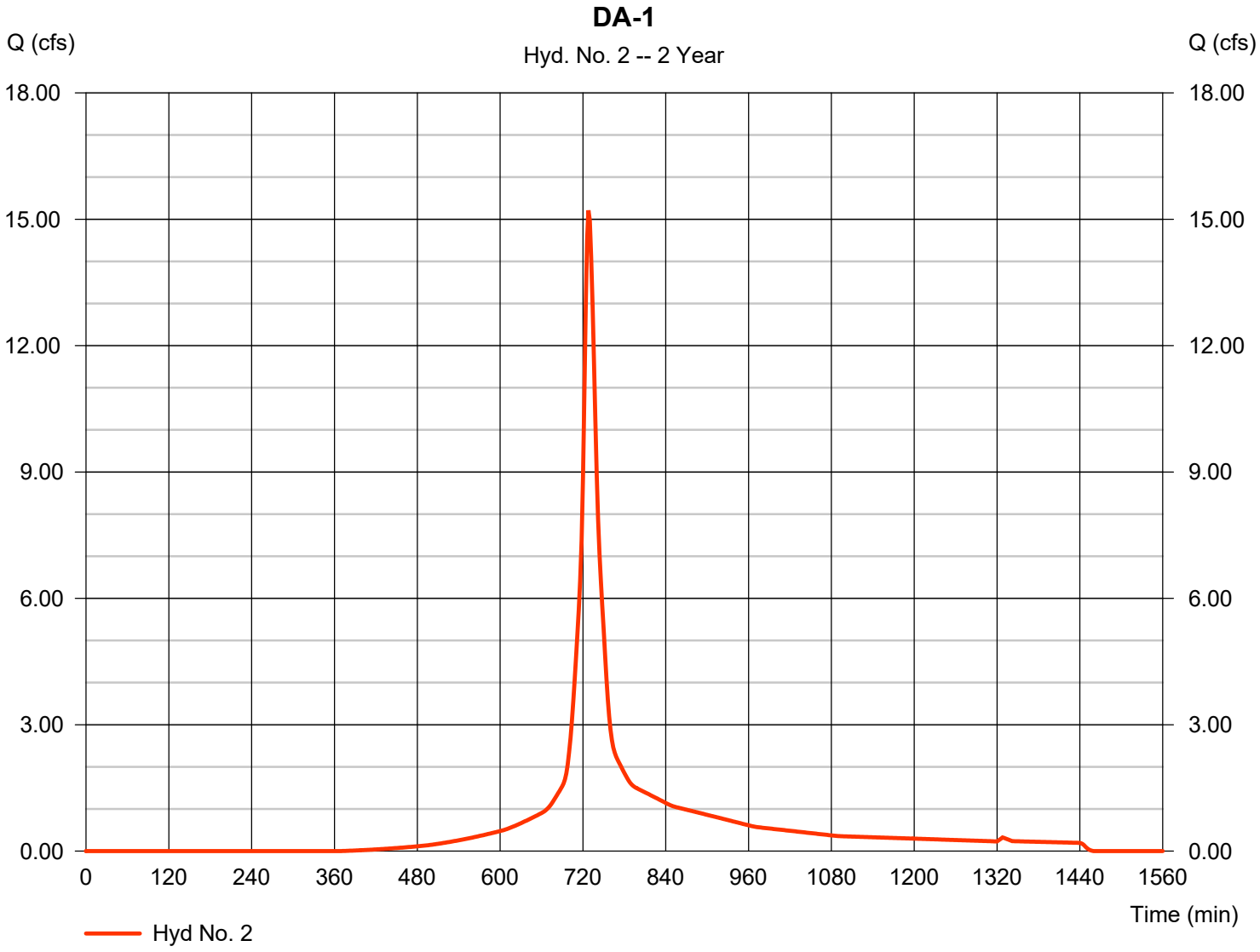
Hydrograph Report

Hyd. No. 2

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	15.21 cfs
Storm frequency	=	2 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	58,684 cuft
Drainage area	=	5.650 ac	Curve number	=	87*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.80 min
Total precip.	=	4.15 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.899 x 98) + (3.751 x 82)] / 5.650



TR55 Tc Worksheet

Hyd. No. 2

DA-1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 4.15		0.00		0.00		
Land slope (%)	= 5.14		0.00		0.00		
Travel Time (min)	**= 5.90**	**+**	**0.00**	**+**	**0.00**	**=**	**5.90**
Shallow Concentrated Flow							
Flow length (ft)	= 84.00		71.00		0.00		
Watercourse slope (%)	= 5.55		5.55		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.80		4.79		0.00		
Travel Time (min)	**= 0.37**	**+**	**0.25**	**+**	**0.00**	**=**	**0.62**
Channel Flow							
X sectional flow area (sqft)	= 50.00		0.00		0.00		
Wetted perimeter (ft)	= 100.00		0.00		0.00		
Channel slope (%)	= 2.50		0.00		0.00		
Manning's n-value	= 0.040		0.015		0.015		
Velocity (ft/s)	=3.70						
			0.00				
					0.00		
Flow length (ft)	({0})961.0		0.0		0.0		
Travel Time (min)	**= 4.33**	**+**	**0.00**	**+**	**0.00**	**=**	**4.33**

Total Travel Time, Tc ..... 10.80 min

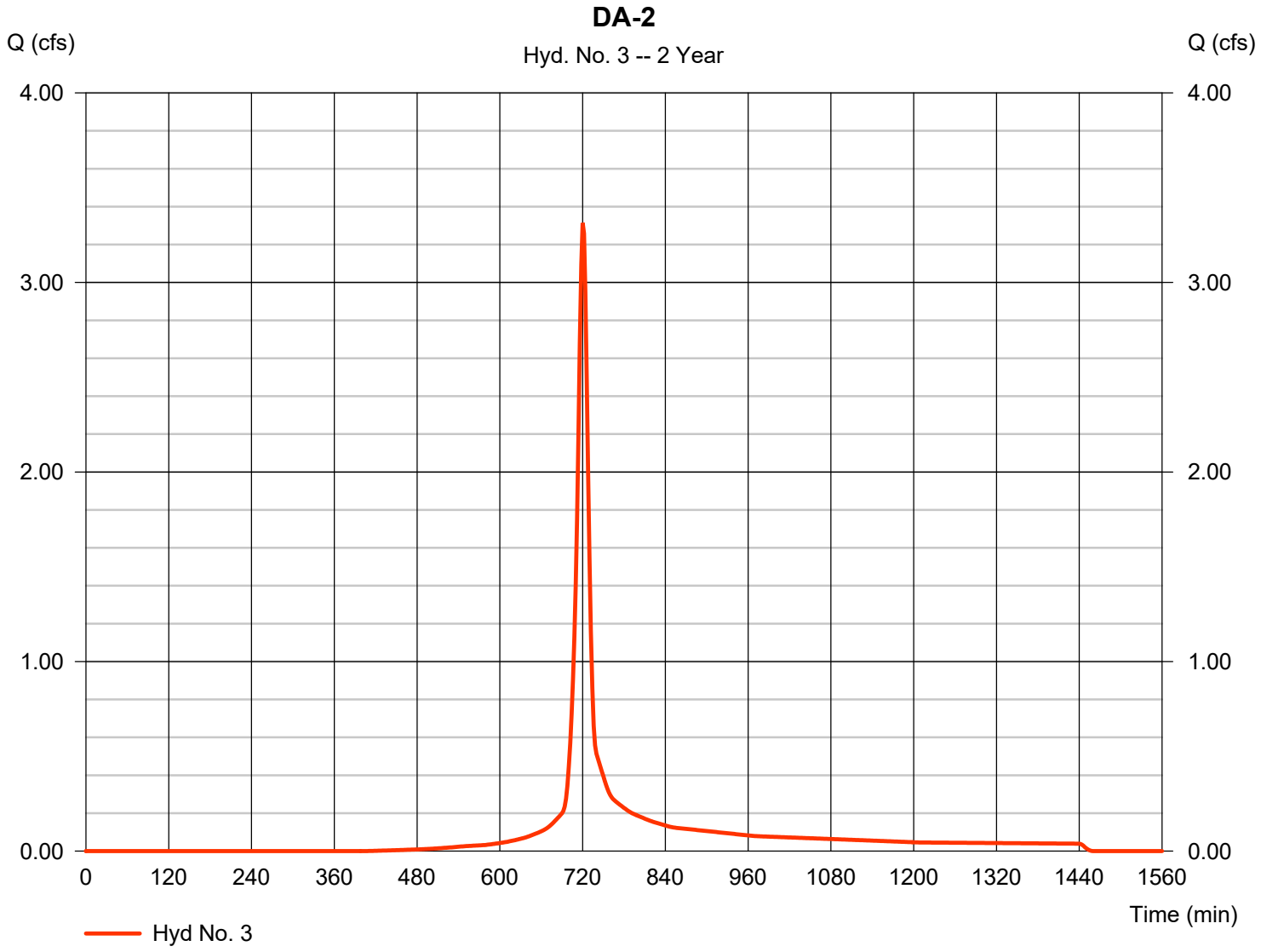
Hydrograph Report

Hyd. No. 3

DA-2

Hydrograph type	= SCS Runoff	Peak discharge	= 3.315 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8,623 cuft
Drainage area	= 0.920 ac	Curve number	= 84*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 4.15 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.810 x 82) + (0.110 x 98)] / 0.920



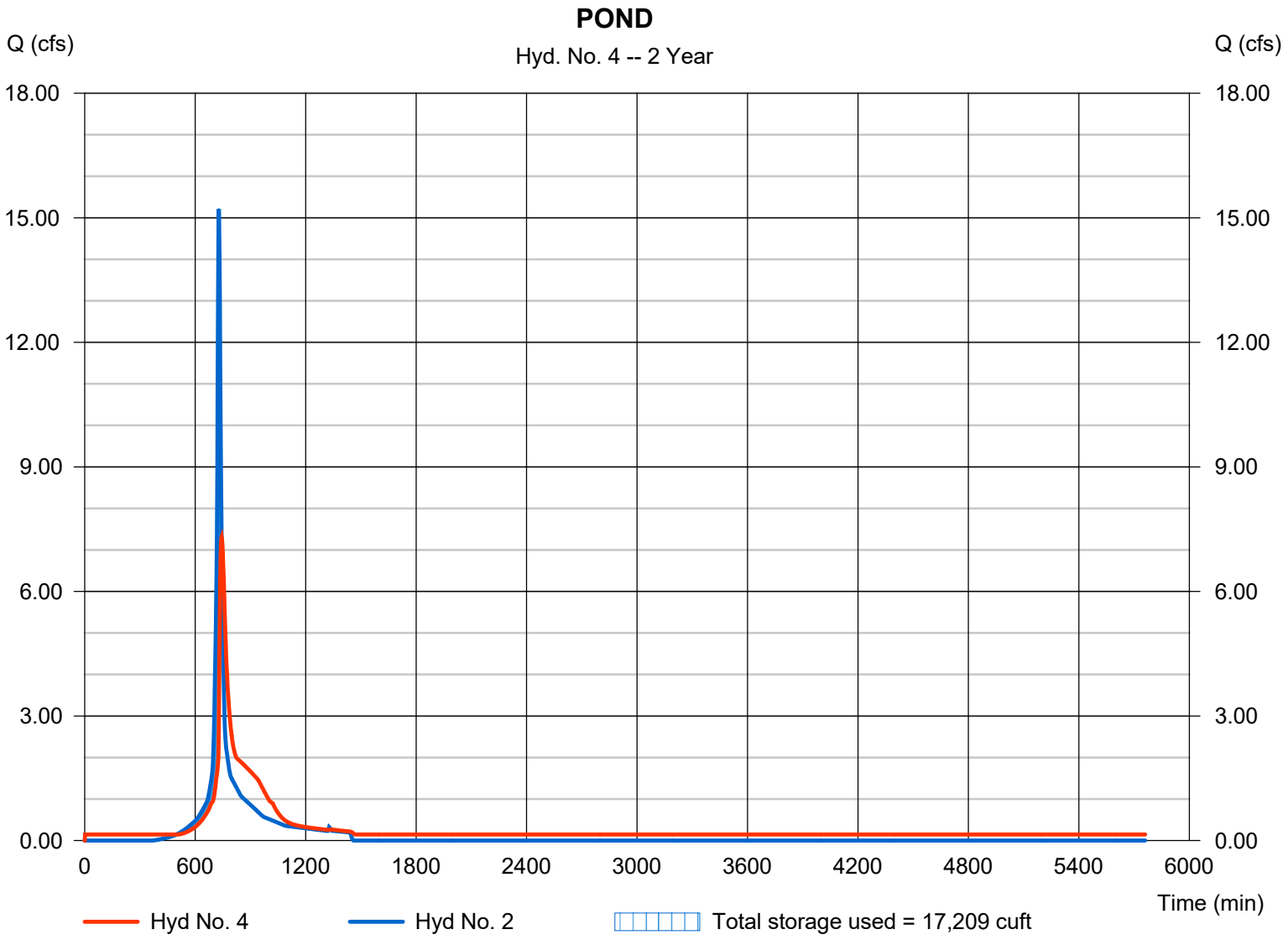
Hydrograph Report

Hyd. No. 4

POND

Hydrograph type	=	Reservoir	Peak discharge	=	7.310 cfs
Storm frequency	=	2 yrs	Time to peak	=	744 min
Time interval	=	2 min	Hyd. volume	=	99,669 cuft
Inflow hyd. No.	=	2 - DA-1	Max. Elevation	=	1026.56 ft
Reservoir name	=	POND 1	Max. Storage	=	17,209 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - POND 1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 1024.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1024.00	2,395	0	0
1.00	1025.00	6,637	4,516	4,516
1.75	1025.75	8,353	5,621	10,137
2.00	1026.00	8,154	2,063	12,201
3.00	1027.00	9,639	8,897	21,097
4.00	1028.00	11,166	10,403	31,500
5.00	1029.00	12,482	11,824	43,324

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1023.79	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

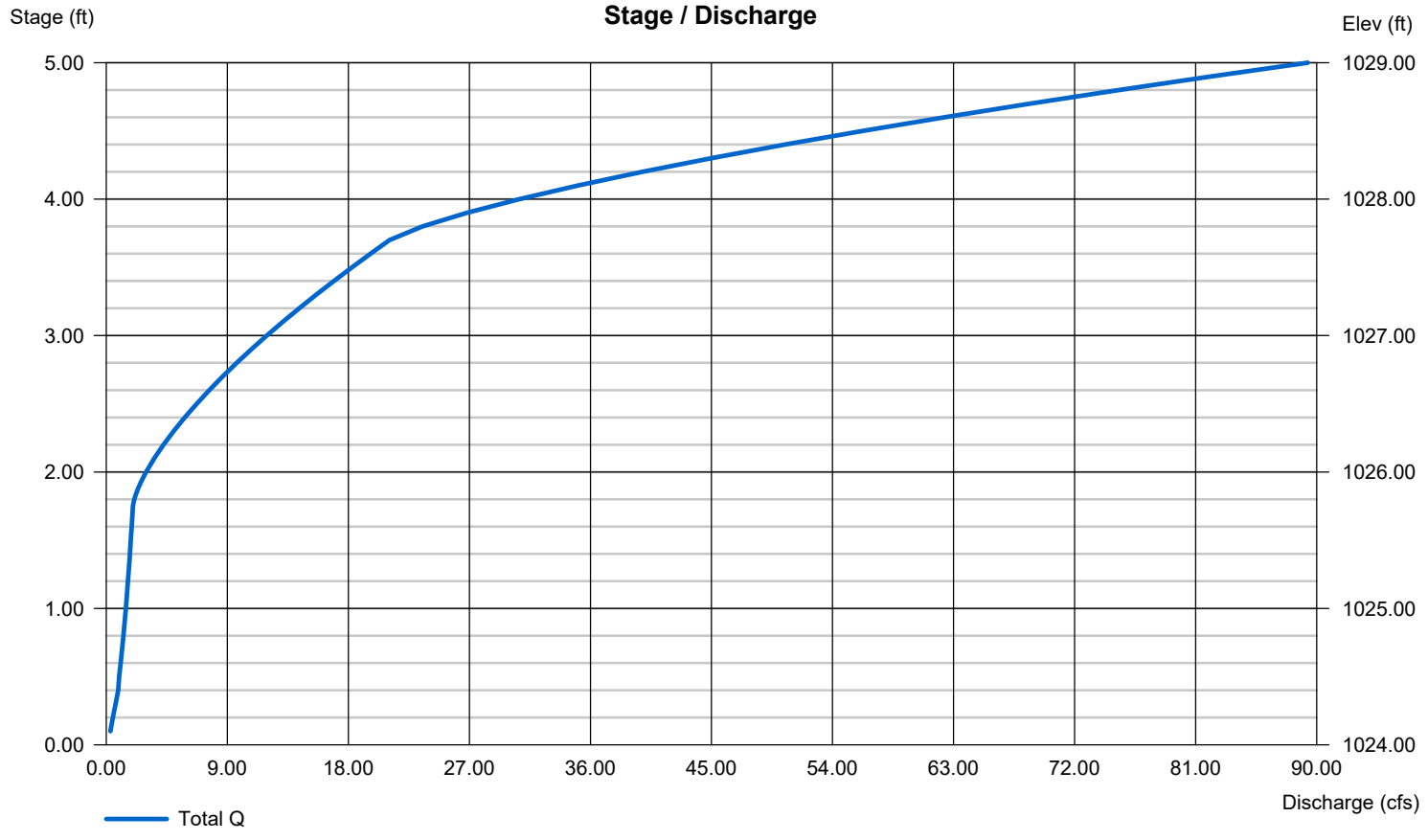
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 2.00	Inactive	9.50	0.00
Crest El. (ft)	= 1025.75	1025.30	1027.70	0.00
Weir Coeff.	= 3.33	0.80	3.33	3.33
Weir Type	= Rect	35 degV	Rect	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

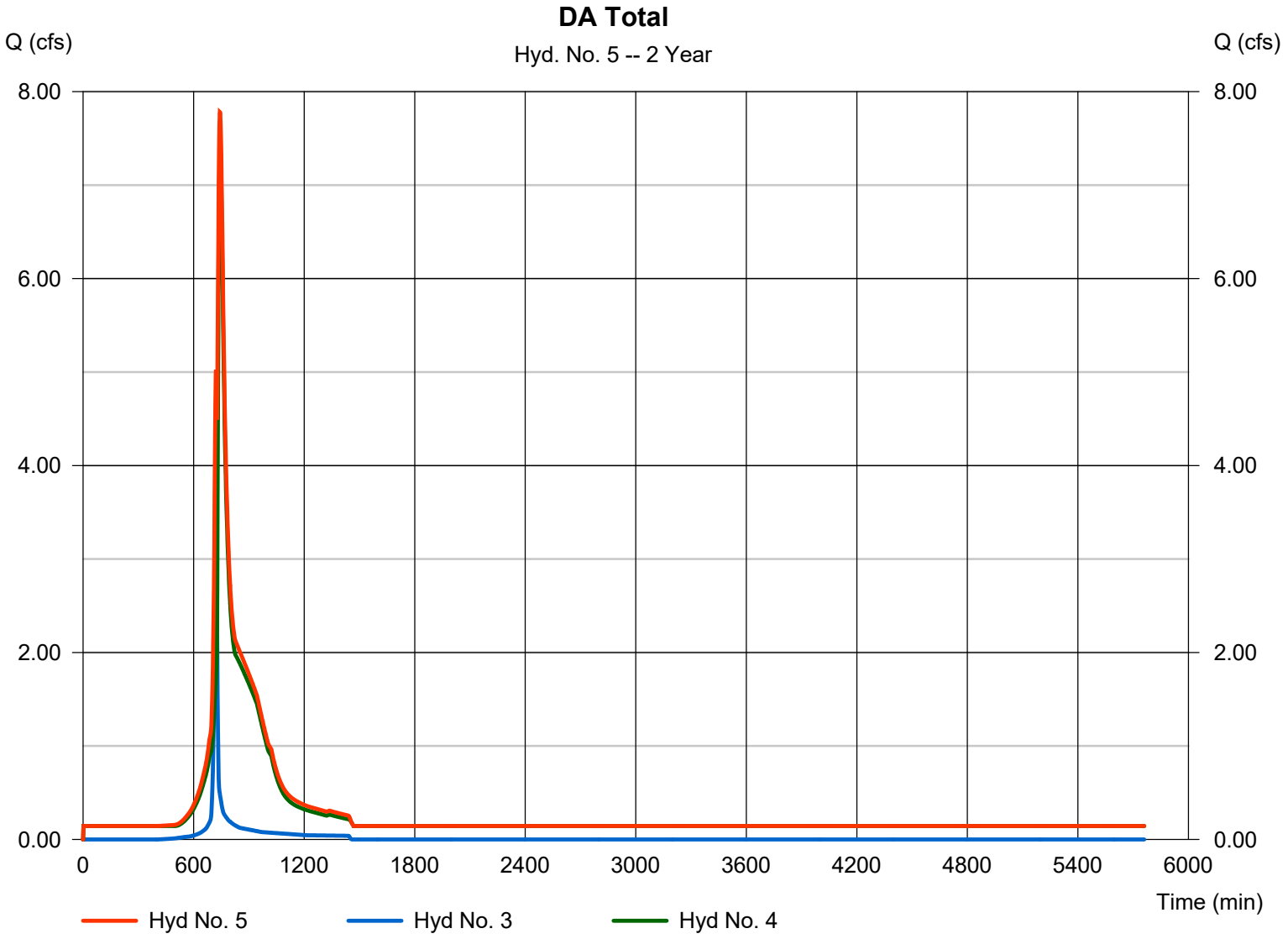


Hydrograph Report

Hyd. No. 5

DA Total

Hydrograph type	= Combine	Peak discharge	= 7.780 cfs
Storm frequency	= 2 yrs	Time to peak	= 742 min
Time interval	= 2 min	Hyd. volume	= 108,292 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.920 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

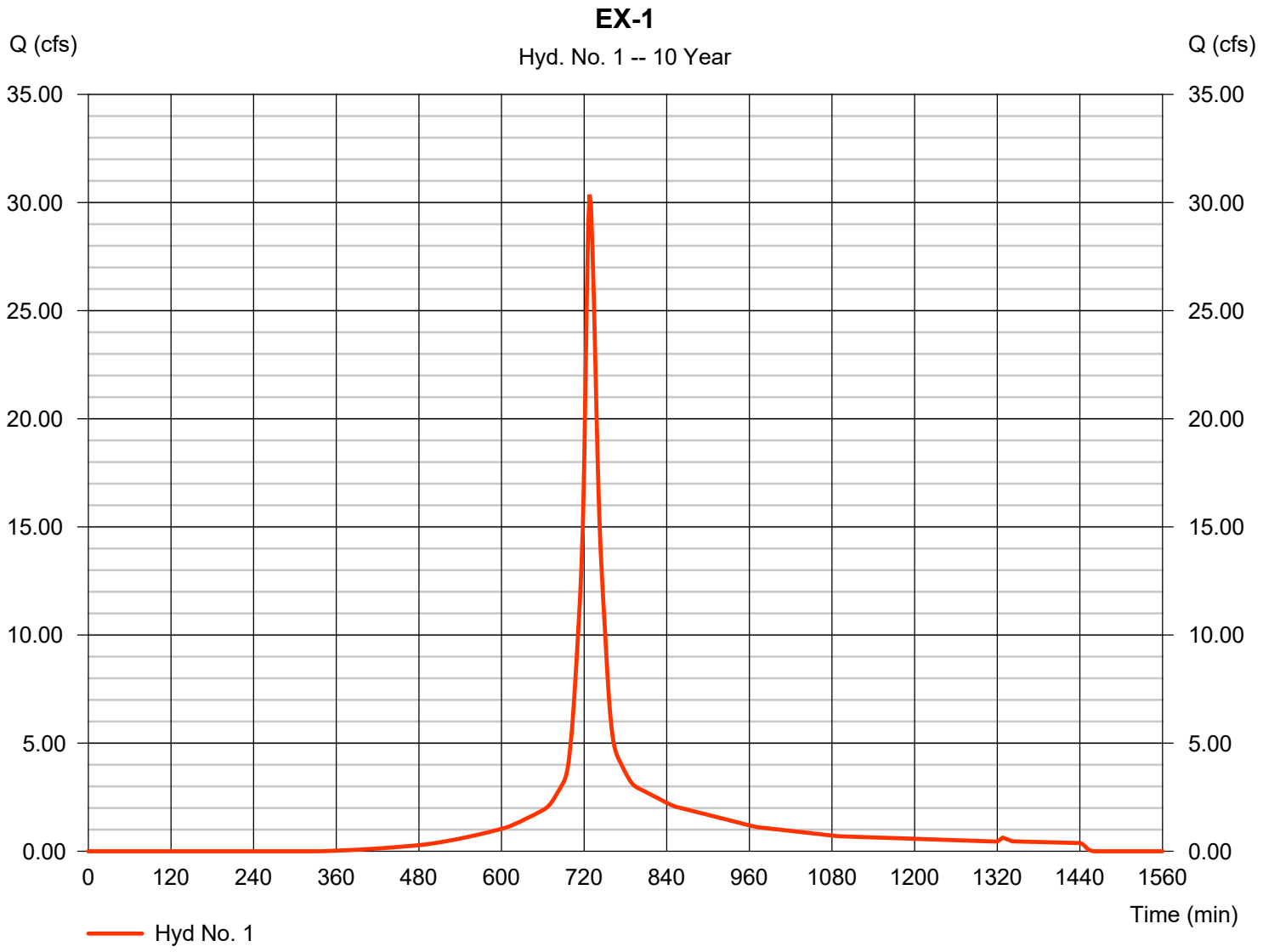
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	30.37	2	728	117,752	------	------	------	EX-1
2	SCS Runoff	28.81	2	728	114,051	------	------	------	DA-1
3	SCS Runoff	6.533	2	720	17,407	------	------	------	DA-2
4	Reservoir	19.29	2	738	153,662	2	1027.57	27,071	POND
5	Combine	20.39	2	736	171,063	3, 4	------	------	DA Total

Hydrograph Report

Hyd. No. 1

EX-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	30.37 cfs
Storm frequency	=	10 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	117,752 cuft
Drainage area	=	6.510 ac	Curve number	=	82
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.40 min
Total precip.	=	6.91 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484



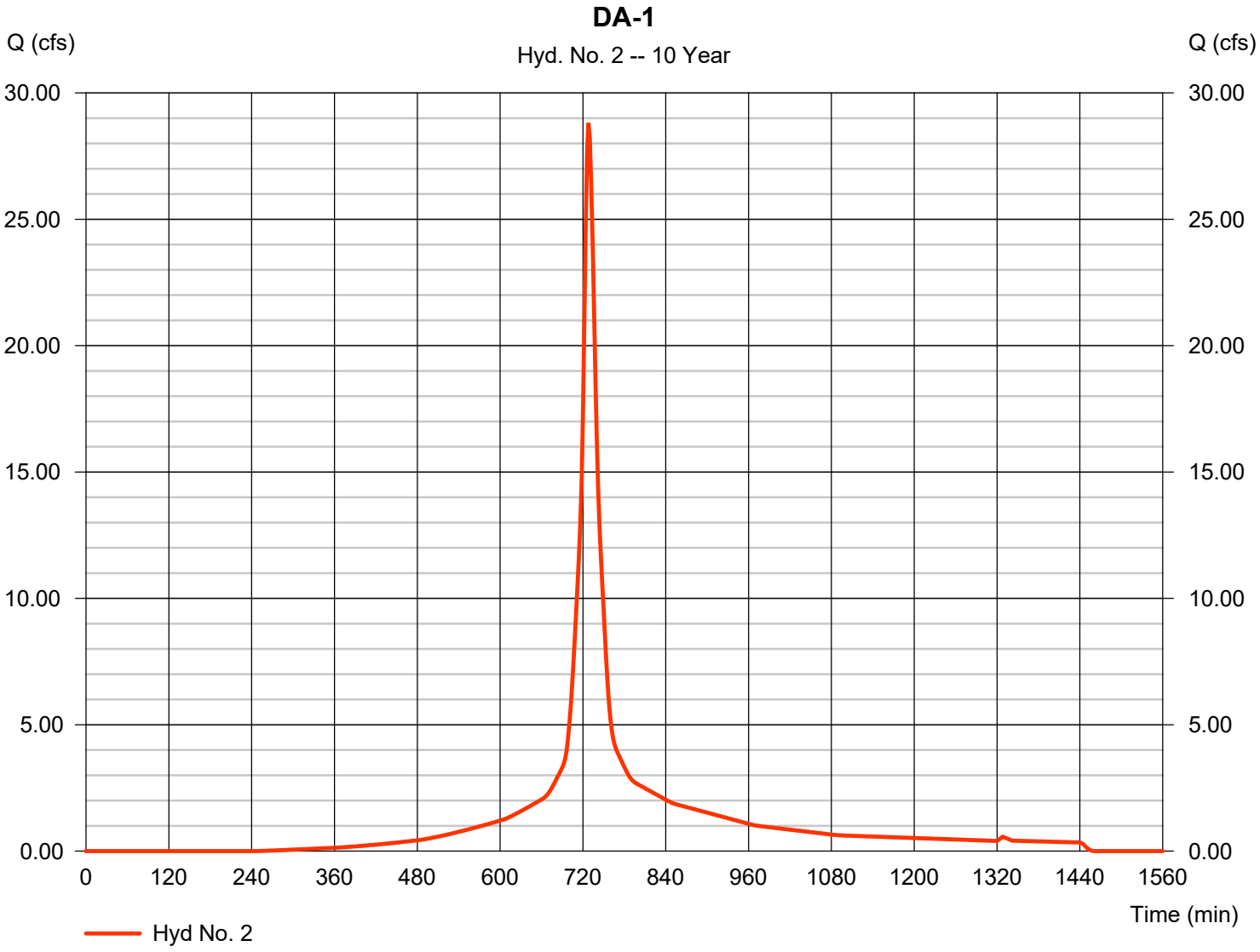
Hydrograph Report

Hyd. No. 2

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	28.81 cfs
Storm frequency	=	10 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	114,051 cuft
Drainage area	=	5.650 ac	Curve number	=	87*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.80 min
Total precip.	=	6.91 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.899 x 98) + (3.751 x 82)] / 5.650



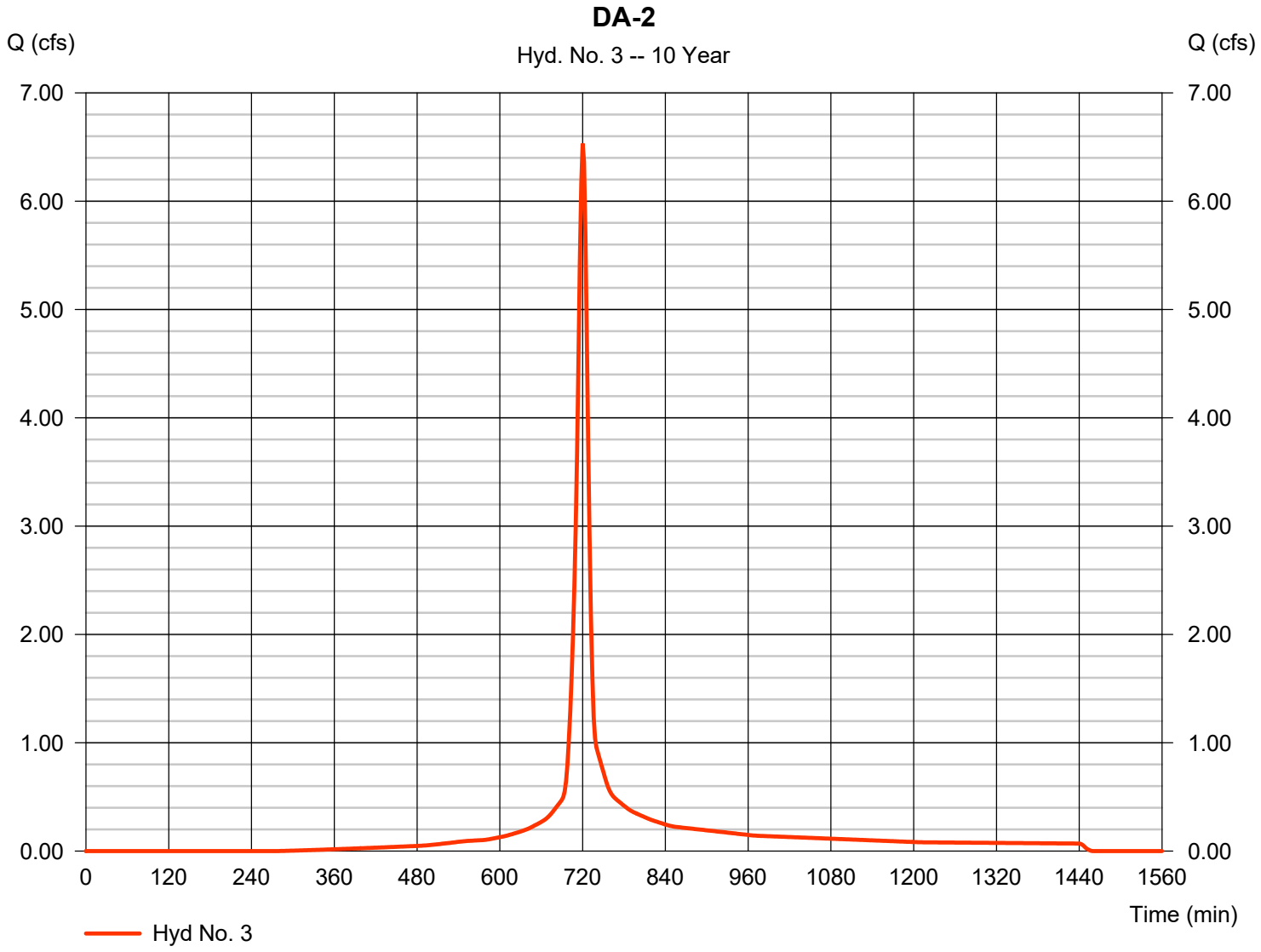
Hydrograph Report

Hyd. No. 3

DA-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.533 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	17,407 cuft
Drainage area	=	0.920 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	6.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.810 x 82) + (0.110 x 98)] / 0.920



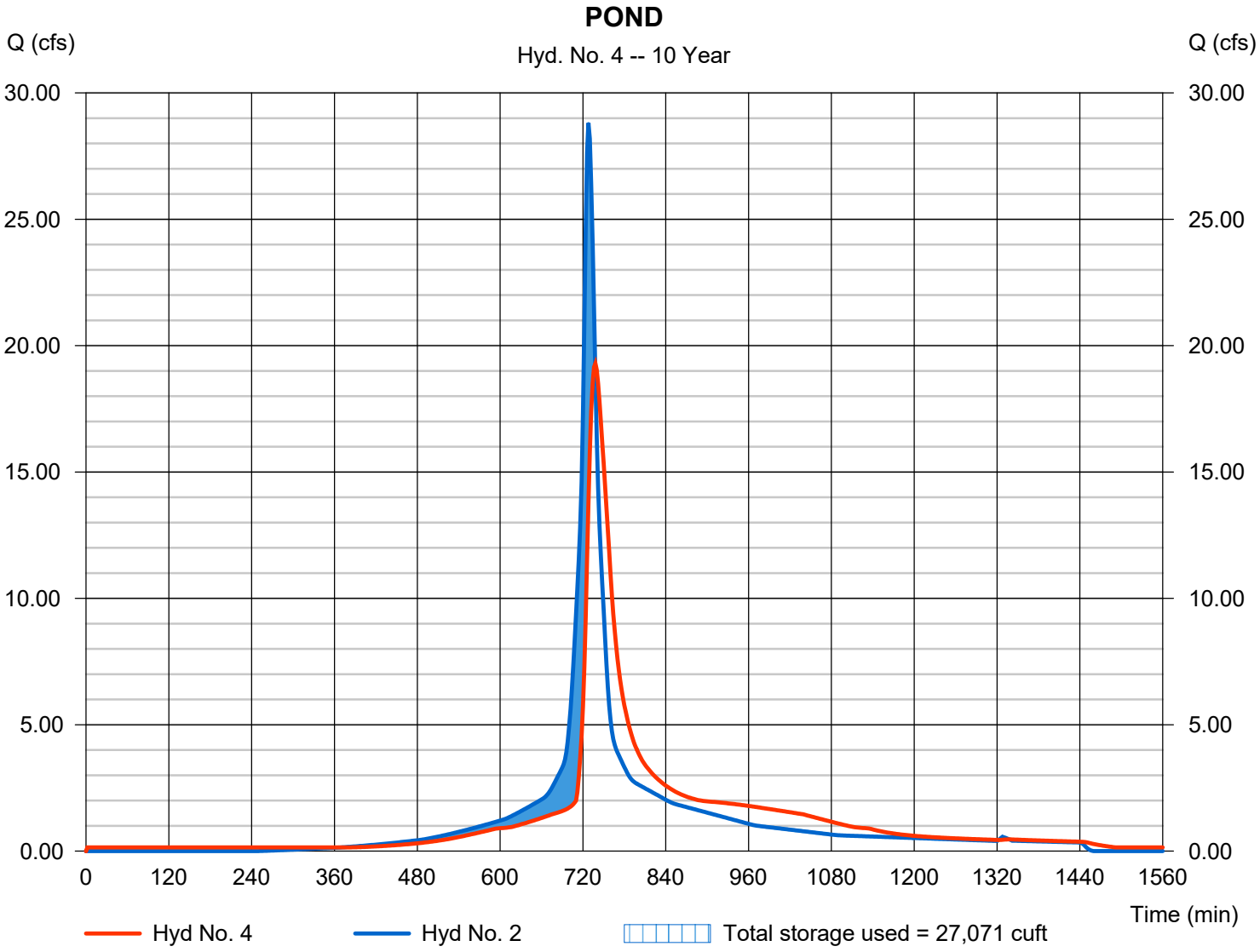
Hydrograph Report

Hyd. No. 4

POND

Hydrograph type	=	Reservoir	Peak discharge	=	19.29 cfs
Storm frequency	=	10 yrs	Time to peak	=	738 min
Time interval	=	2 min	Hyd. volume	=	153,662 cuft
Inflow hyd. No.	=	2 - DA-1	Max. Elevation	=	1027.57 ft
Reservoir name	=	POND 1	Max. Storage	=	27,071 cuft

Storage Indication method used.

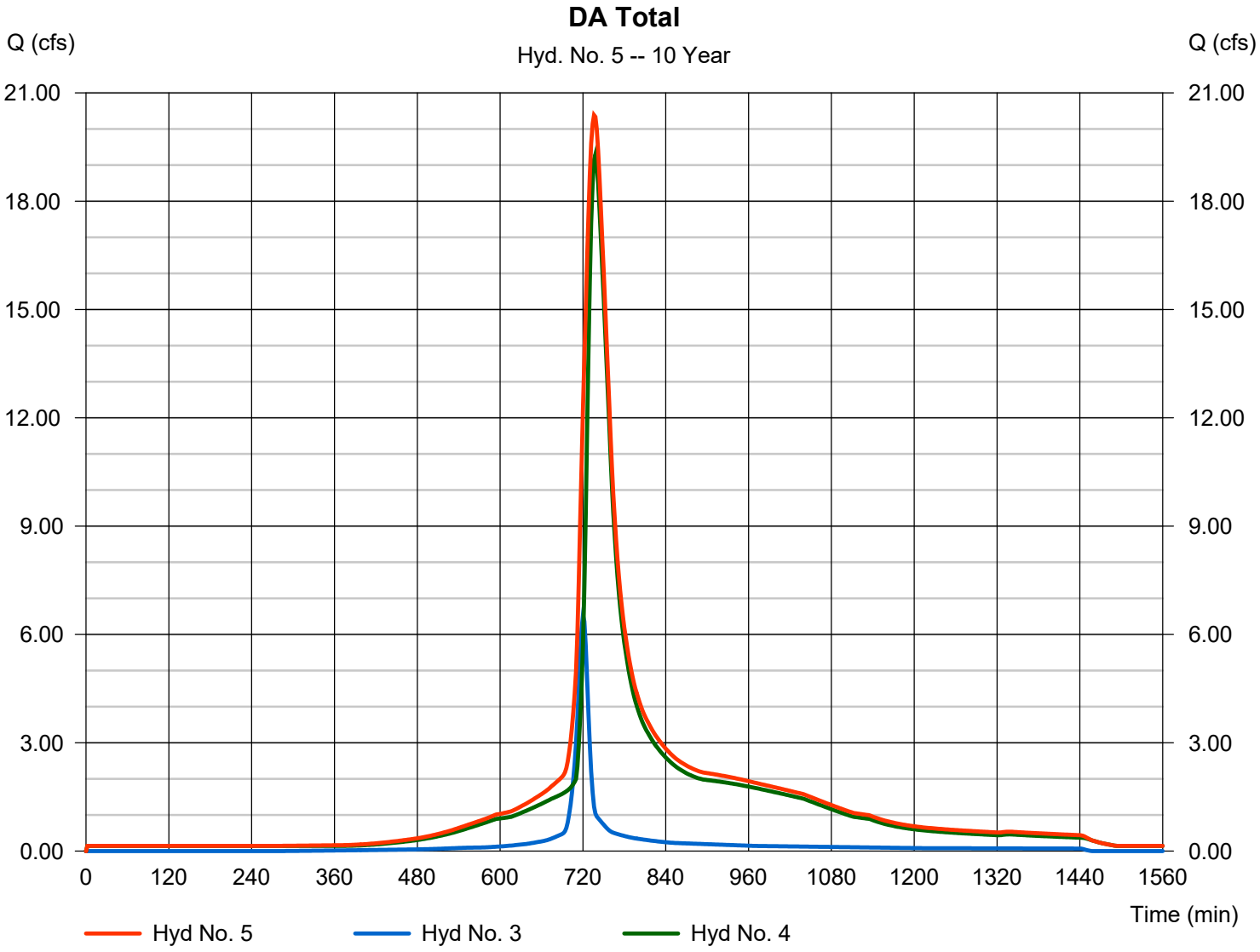


Hydrograph Report

Hyd. No. 5

DA Total

Hydrograph type	=	Combine	Peak discharge	=	20.39 cfs
Storm frequency	=	10 yrs	Time to peak	=	736 min
Time interval	=	2 min	Hyd. volume	=	171,063 cuft
Inflow hyds.	=	3, 4	Contrib. drain. area	=	0.920 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

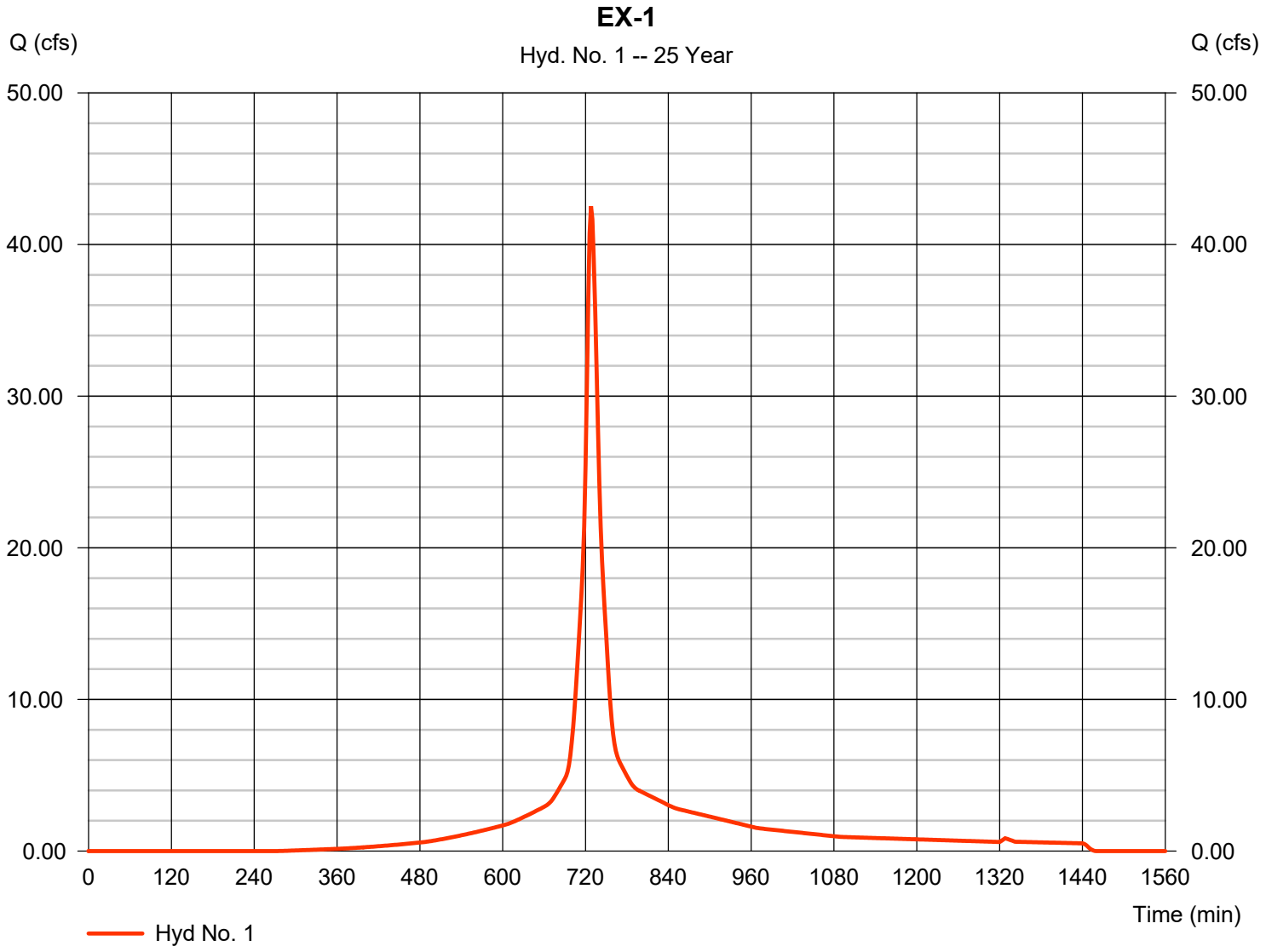
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	42.53	2	728	167,220	------	------	------	EX-1
2	SCS Runoff	39.25	2	728	158,096	------	------	------	DA-1
3	SCS Runoff	9.026	2	720	24,478	------	------	------	DA-2
4	Reservoir	32.10	2	734	197,031	2	1028.03	31,870	POND
5	Combine	34.30	2	734	221,509	3, 4	------	------	DA Total

Hydrograph Report

Hyd. No. 1

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 42.53 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 167,220 cuft
Drainage area	= 6.510 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 10.40 min
Total precip.	= 9.05 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



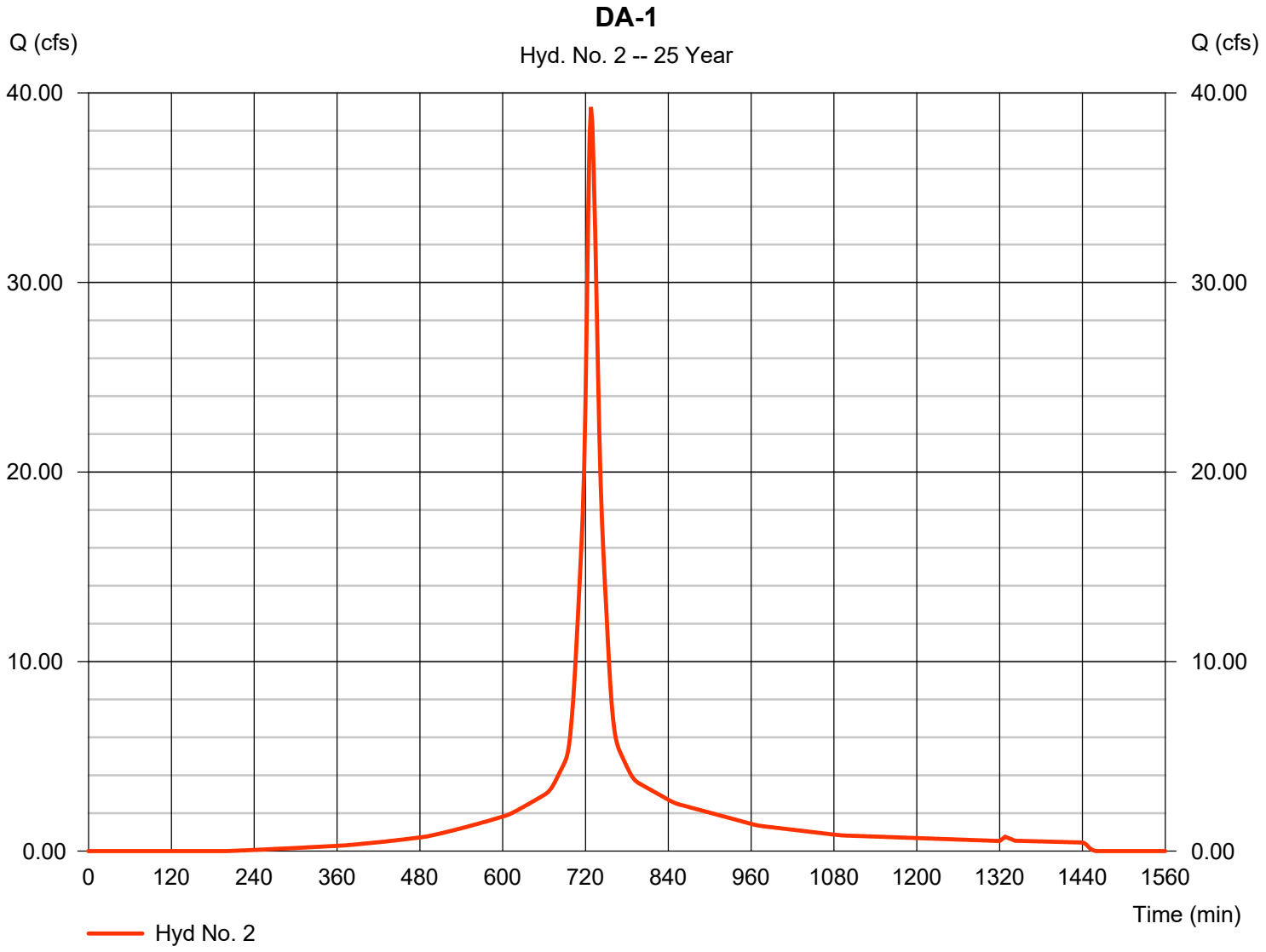
Hydrograph Report

Hyd. No. 2

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	39.25 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	158,096 cuft
Drainage area	=	5.650 ac	Curve number	=	87*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.80 min
Total precip.	=	9.05 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.899 x 98) + (3.751 x 82)] / 5.650



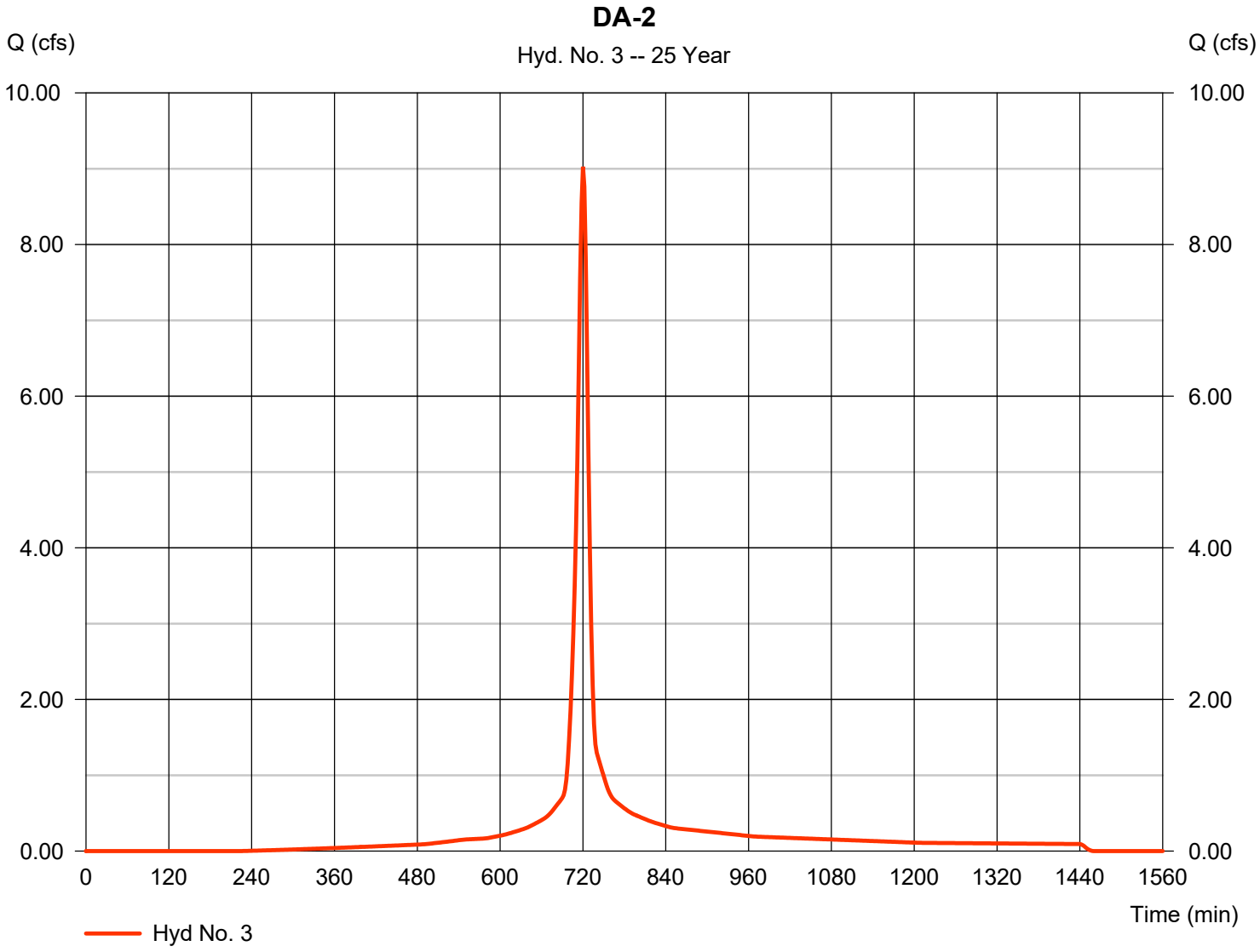
Hydrograph Report

Hyd. No. 3

DA-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.026 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	24,478 cuft
Drainage area	=	0.920 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	9.05 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.810 x 82) + (0.110 x 98)] / 0.920



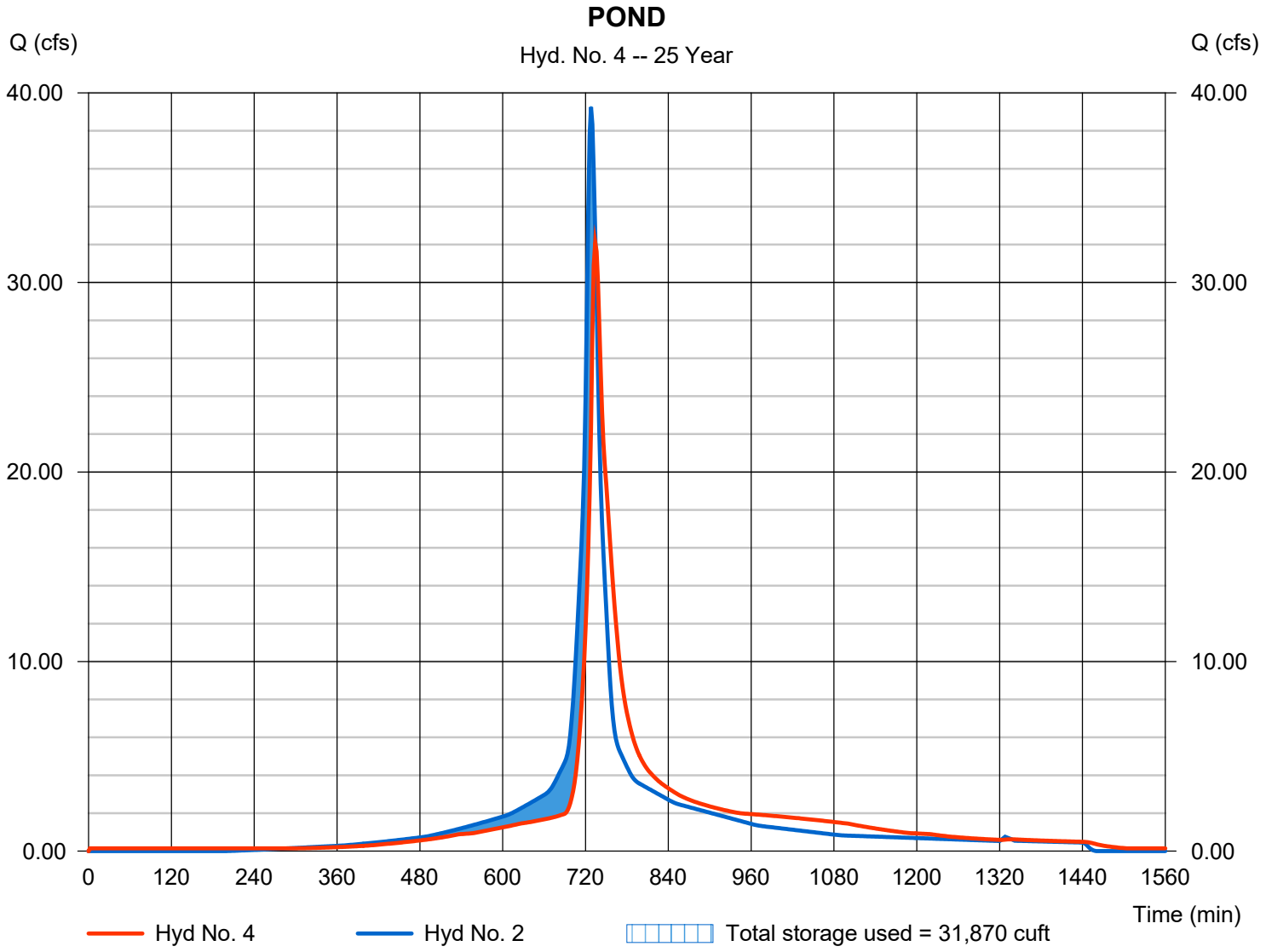
Hydrograph Report

Hyd. No. 4

POND

Hydrograph type	=	Reservoir	Peak discharge	=	32.10 cfs
Storm frequency	=	25 yrs	Time to peak	=	734 min
Time interval	=	2 min	Hyd. volume	=	197,031 cuft
Inflow hyd. No.	=	2 - DA-1	Max. Elevation	=	1028.03 ft
Reservoir name	=	POND 1	Max. Storage	=	31,870 cuft

Storage Indication method used.

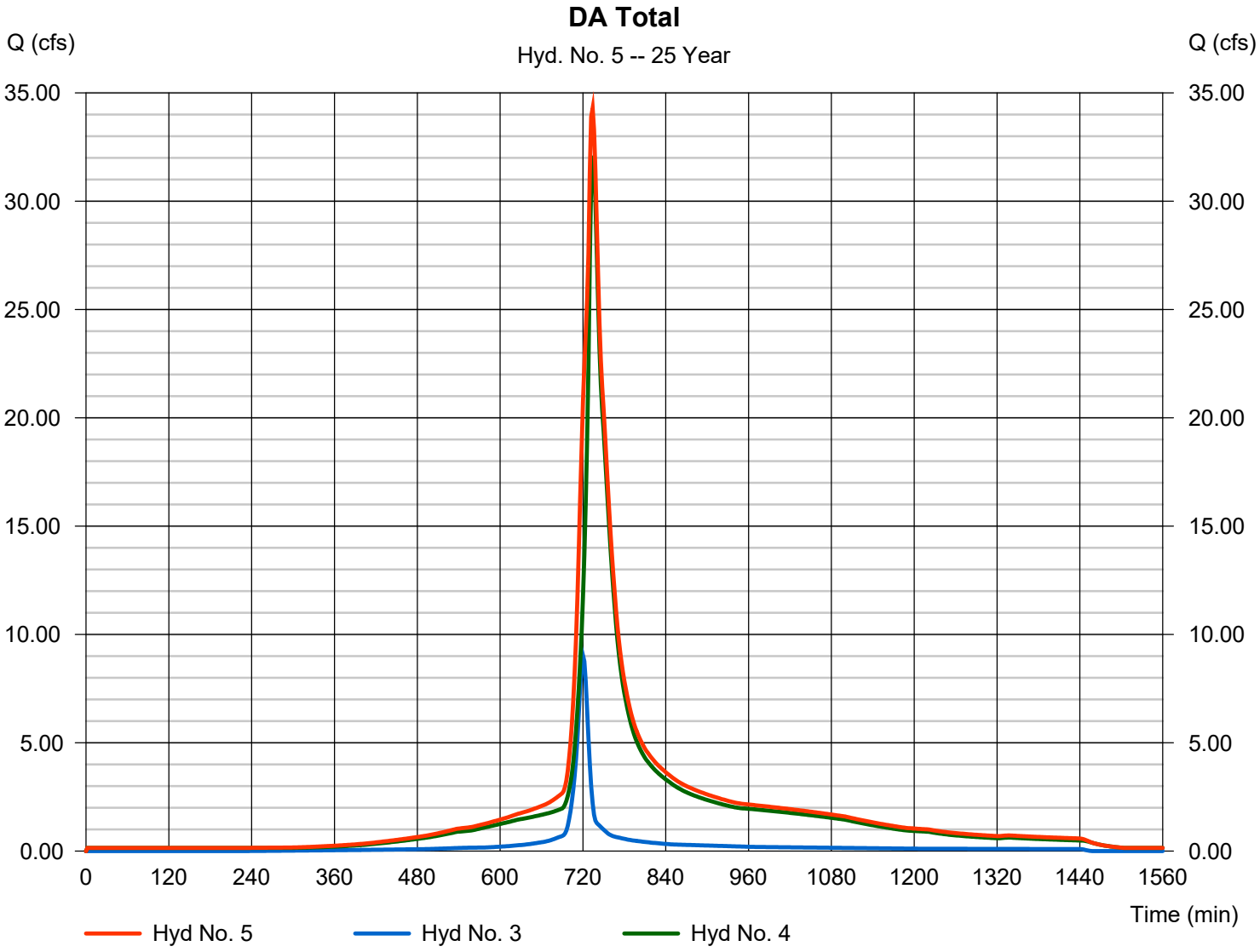


Hydrograph Report

Hyd. No. 5

DA Total

Hydrograph type	=	Combine	Peak discharge	=	34.30 cfs
Storm frequency	=	25 yrs	Time to peak	=	734 min
Time interval	=	2 min	Hyd. volume	=	221,509 cuft
Inflow hyds.	=	3, 4	Contrib. drain. area	=	0.920 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

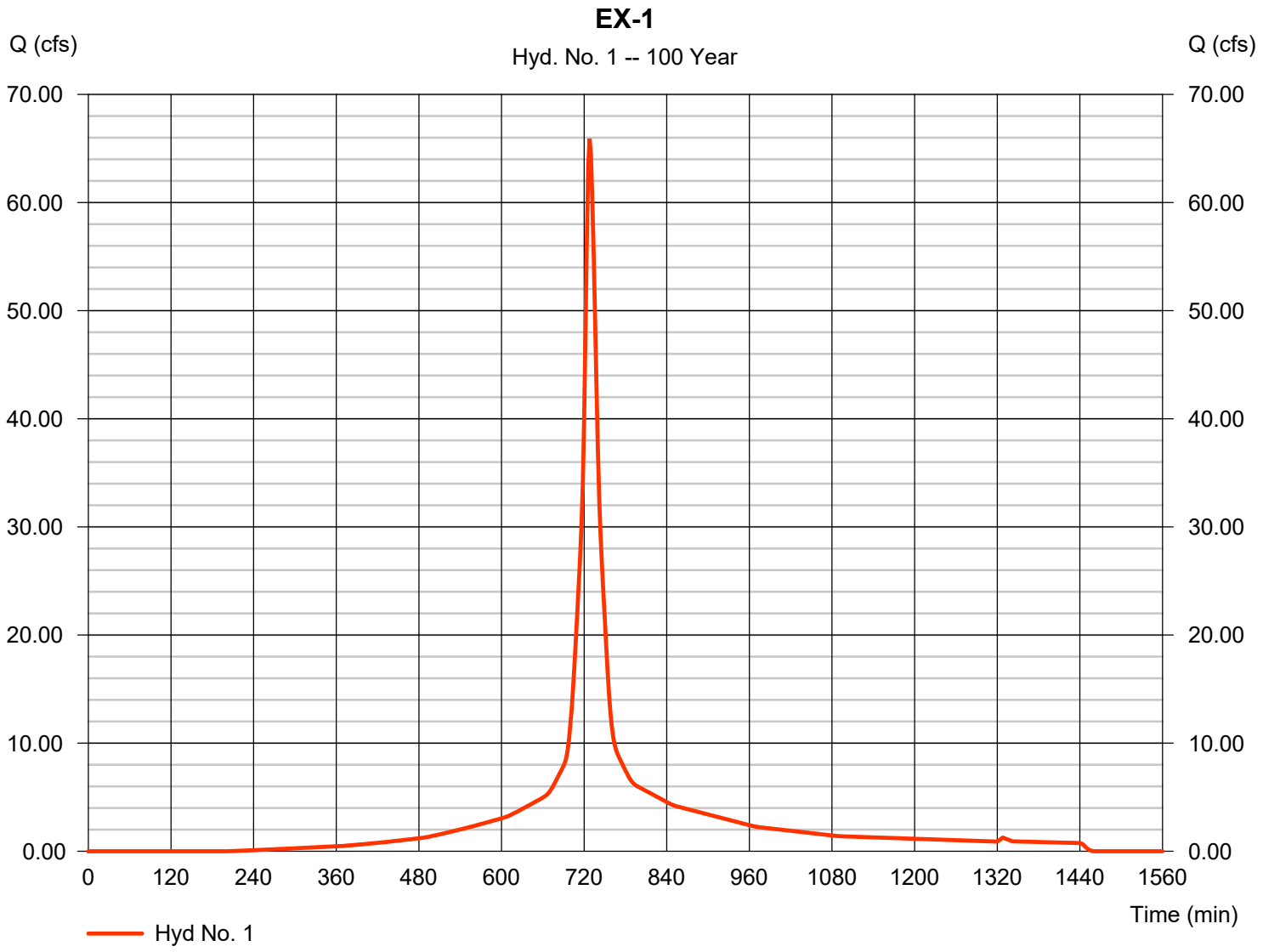
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	65.91	2	728	265,339	------	------	------	EX-1
2	SCS Runoff	59.27	2	728	244,541	------	------	------	DA-1
3	SCS Runoff	13.81	2	720	38,437	------	------	------	DA-2
4	Reservoir	54.20	2	732	282,723	2	1028.46	36,993	POND
5	Combine	58.91	2	730	321,175	3, 4	------	------	DA Total

Hydrograph Report

Hyd. No. 1

EX-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	65.91 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	265,339 cuft
Drainage area	=	6.510 ac	Curve number	=	82
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.40 min
Total precip.	=	13.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484



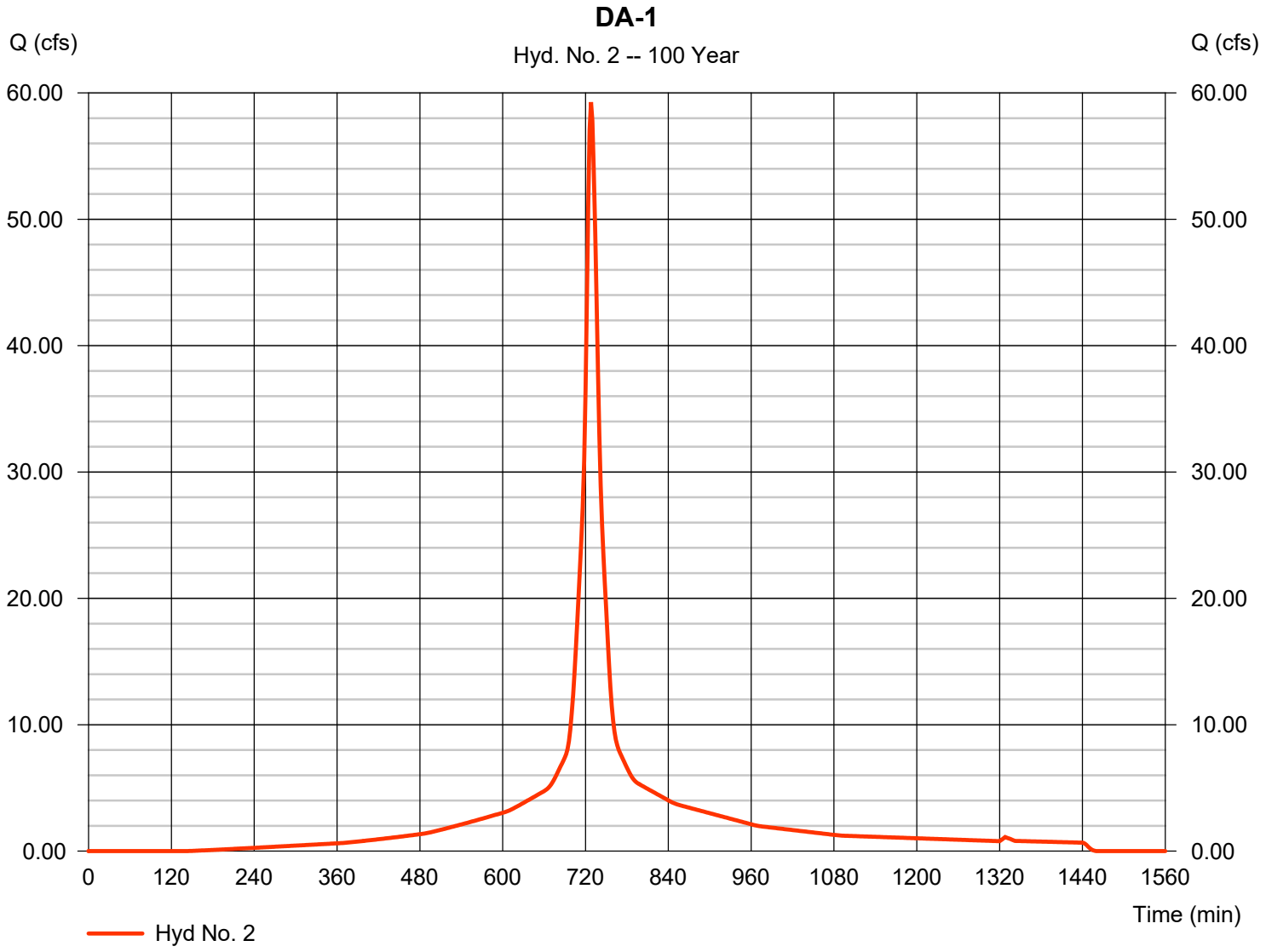
Hydrograph Report

Hyd. No. 2

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	59.27 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	244,541 cuft
Drainage area	=	5.650 ac	Curve number	=	87*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	10.80 min
Total precip.	=	13.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.899 x 98) + (3.751 x 82)] / 5.650



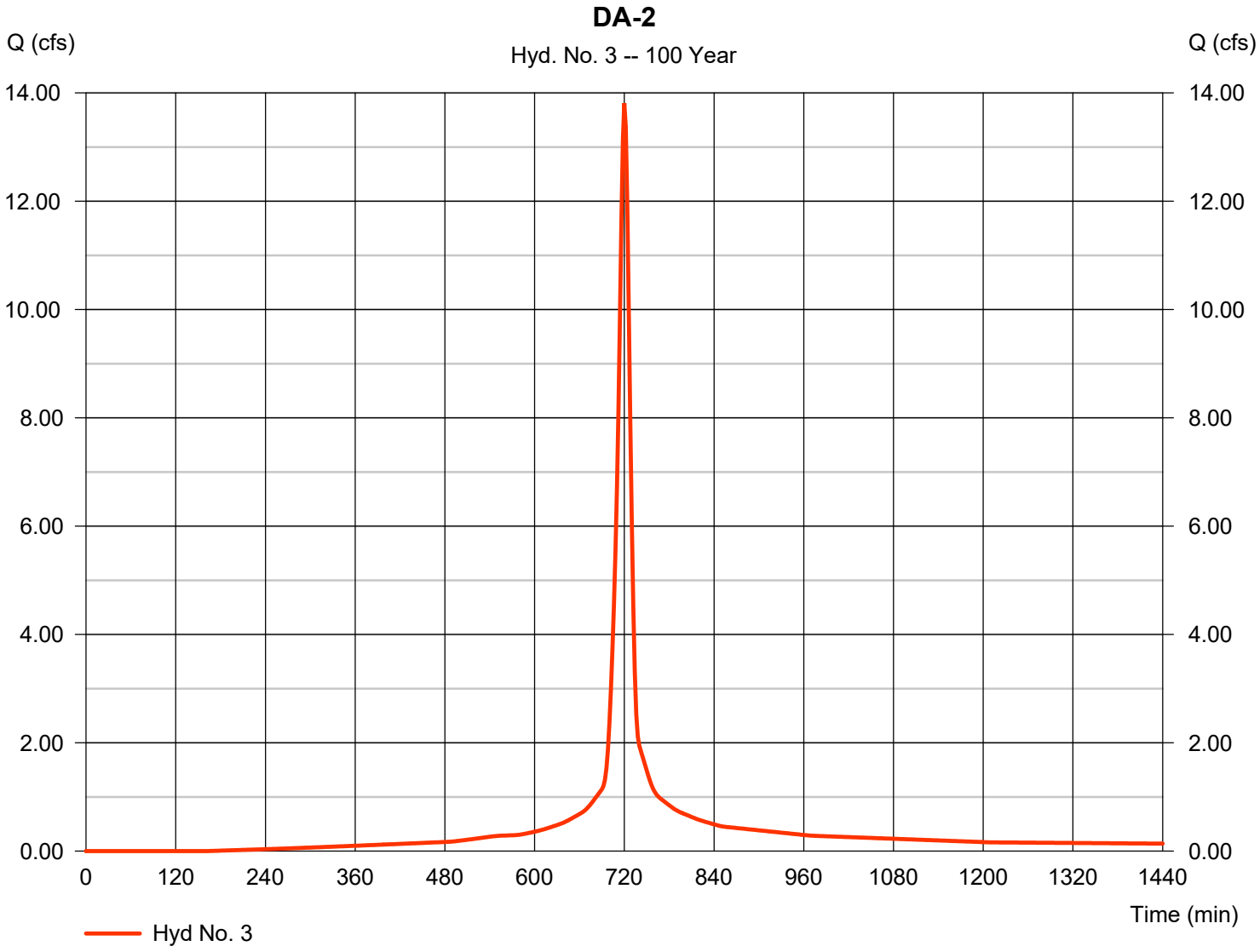
Hydrograph Report

Hyd. No. 3

DA-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	13.81 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	38,437 cuft
Drainage area	=	0.920 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	13.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.810 x 82) + (0.110 x 98)] / 0.920



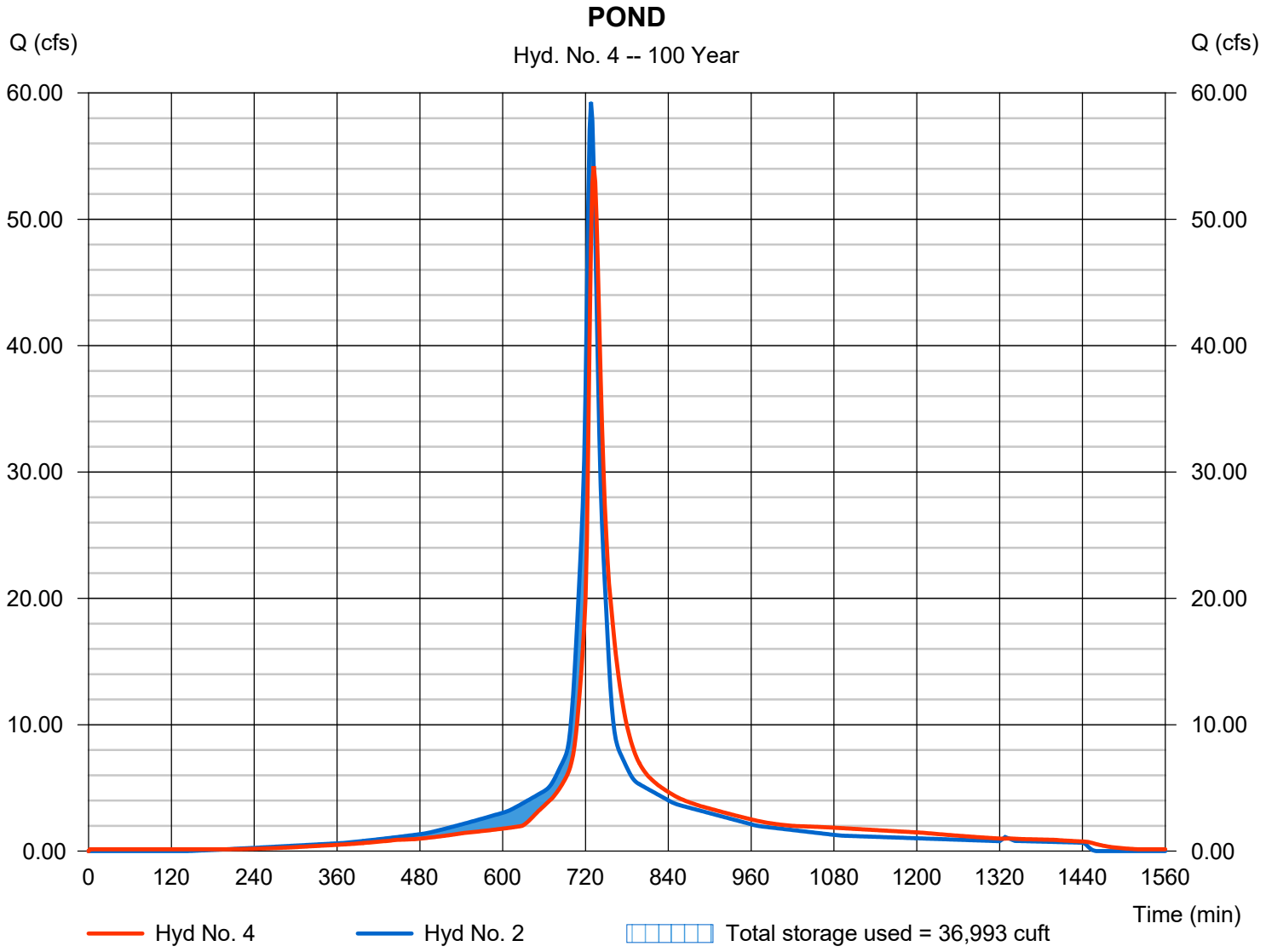
Hydrograph Report

Hyd. No. 4

POND

Hydrograph type	=	Reservoir	Peak discharge	=	54.20 cfs
Storm frequency	=	100 yrs	Time to peak	=	732 min
Time interval	=	2 min	Hyd. volume	=	282,723 cuft
Inflow hyd. No.	=	2 - DA-1	Max. Elevation	=	1028.46 ft
Reservoir name	=	POND 1	Max. Storage	=	36,993 cuft

Storage Indication method used.

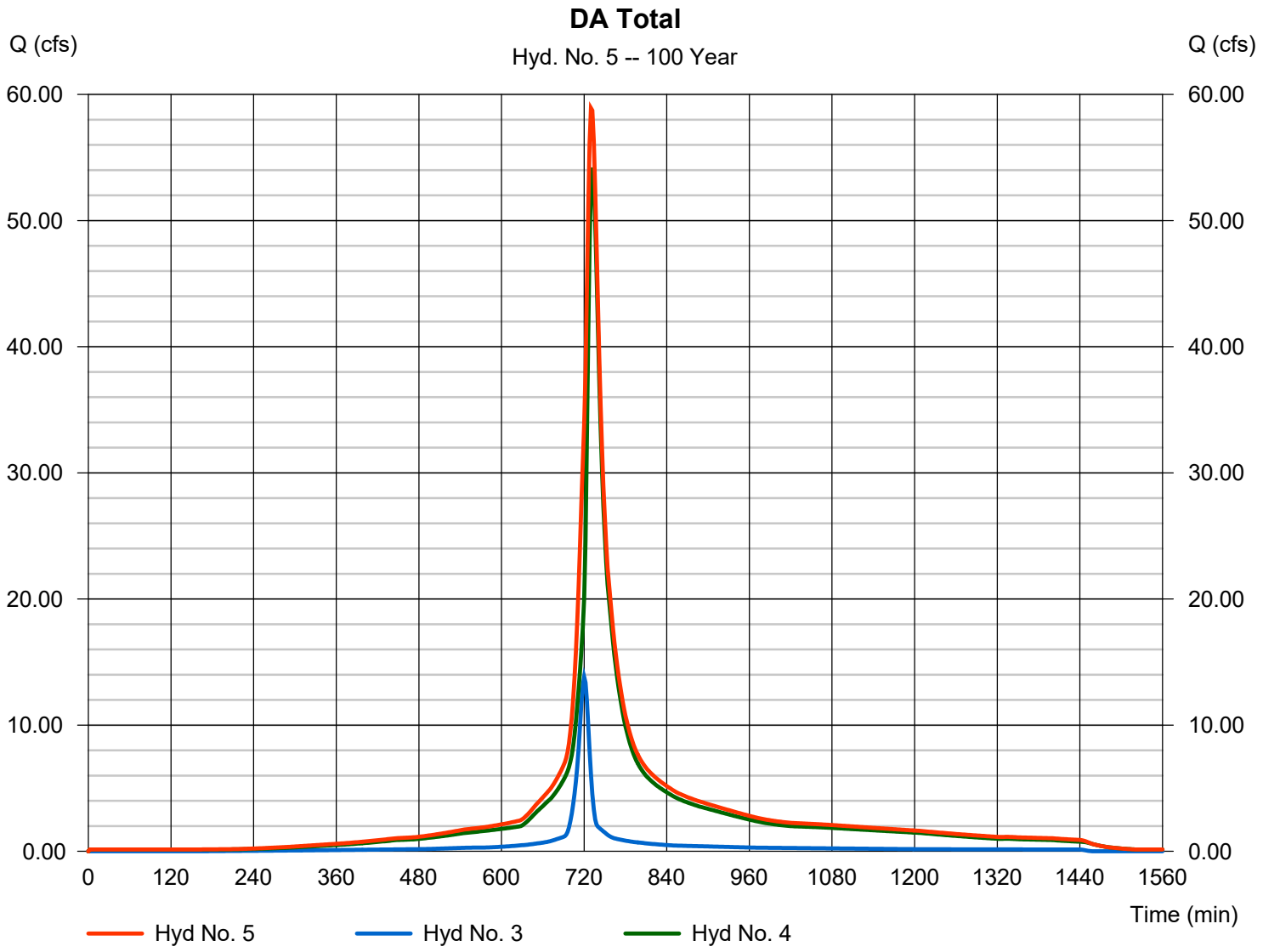


Hydrograph Report

Hyd. No. 5

DA Total

Hydrograph type	=	Combine	Peak discharge	=	58.91 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	321,175 cuft
Inflow hyds.	=	3, 4	Contrib. drain. area	=	0.920 ac



Hays County Development Services

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

August 4, 2023

To Whom It May Concern:

Re: On Site Sewage Facility Suitability (OSSF) for the Wimberley Food Box Convenience Store located at TBD FM 2325, Wimberley, Texas 78676, parcel ID: R134008.

I have completed my preliminary review of the planning materials submitted in support of the above referenced development in Hays County. I concur with Dennis Ku, P.E., findings that this proposed 2.996-acre lot can be adequately served by individual on-site sewage facilities. This lot will be restricted to generate no more than 889.8 gallons of wastewater per day. This tract of land will be served by public water.

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

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

Sincerely,

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

KU & ASSOCIATES

Civil Engineering ▪ Consulting

July 25, 2023

Matthew Vestal
HMT Engineering and Surveying
290 S. Castell Ave, Suite 100
New Braunfels, Texas 78130

RE: Soil survey & OSSF compatibility
Aveyns Court Subdivision, Lots 1
Hays County, Texas

TYPE SOILS AND DRAINAGE

This location was surveyed by Hays Environmental in an OSSF Facility Plan report (Report) dated April 12 for soil types and their compatibility with development and installation of septic systems. According to the Report, tested soils are relatively shallow and have a moderate clay content and are a part of the Brackett soil series of the Adobe and Low Stony Hills range sites. Th soil profile consists of a brown-reddish clay loam of 4-14 inches with areas of tan caliche present in the areas of the site.

No portion of the property is located in Flood Zone A according to FEMA Map # 48209C0219F, effective on 9/2/2005.

Currently no septic systems are permitted on the property. This property is located on the Edwards Aquifer Contributing Zone and is located in the Rough Hollow USGS quadrangle map.

OSSF TYPES

Since the site has shallow depth soils with a moderate clay content with fair soil absorption characteristics, a variety of septic systems are suitable depending on each lot. Recommended On Site Sewage Facilities (OSSF) for this site are aerobic treatment plants with spray or drip irrigation or Low Pressure dosing. Adequate space is available for any of the referenced OSSF's and their respective replacement areas.

Property will be served by Aqua Texas water system and service to each lot must be routed in such a way to provide a minimum of 10' separation from any part of each OSSF.

Best regards,

Dennis C. Ku, P.E.,

P.O. Box 90614
Austin, TX 78709

F-17923

Tel: (512) 518-4280

OSSF Sizing

Water usage and field requirements:

Convenience Store and Liquor Store Qavg = 600 GPD , Qpeak = 800 GPD based on historical water usage and smaller than typical store.

Aerobic Treatment Plant (Drip Irrigation Low Pressure Dosing
A= Q/Ra Ra= 0.2 g/sf (Type III Soil) C-Store A= 800/0.2 = 4,000 sf.

CONTRIBUTING ZONE PLAN
ATTACHMENT J
BMPs for Upgradient Stormwater

There are no permanent BMPs for upgradient stormwater for the Wimberley 7 Acres Commercial Development because the runoff that is upgradient of the site is captured on Jacobs Well Road before reaching the site.

CONTRIBUTING ZONE PLAN
ATTACHMENT K
BMPs for On-Site Stormwater

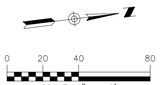
The site will include two BMPs in series. The first is a 240’ grassy swale and the second is a batch extended detention. 1.26 acres (19.172%) of the runoff will be mitigated through the grassy swale and the batch extended detention with a TSS removal of 87.75%, and 4.36 acres (66.342%) will be only mitigated through the batch extended detention with a TSS removal of 91%. 0.952 acres (14.486%) will not be treated and runs off the site in the south west corner. To achieve 80% TSS removal for the whole site 2,074 lbs. need to be removed from the storm water. The grassy swale removes 393 lbs. and the batch extended detention basin removes more than 1980.5 lbs., therefore the requirement for 80% TSS removal is met.

TREE LIST

TREE NO.	SIZE AND DESCRIPTION
1934	11" SPANISH OAK
1935	9" SPANISH OAK
1936	10" SPANISH OAK
1937	9" LIVE OAK
1938 (M)	9.5" CEDAR ELM
1939 (M)	11.5" LIVE OAK
1940	8" LIVE OAK
1941	8" LIVE OAK
1942	8" SPANISH OAK
1943	20" CEDAR
1944 (M)	12" CEDAR
1945 (M)	29" CEDAR
1946	8" LIVE OAK
1947	8" LIVE OAK
1948	19" CEDAR
1949	8" LIVE OAK
1950	10" CEDAR ELM
1951	8" LIVE OAK
1952	8" LIVE OAK
1953	8" LIVE OAK
1954	8" LIVE OAK
1955	11" LIVE OAK
1956	9" LIVE OAK
1957	9" LIVE OAK
1958	8" LIVE OAK
1959 (M)	12" LIVE OAK
1960	8" CEDAR ELM
1961	9" LIVE OAK
1962 (M)	13" LIVE OAK
1963	10" LIVE OAK
1964	9" LIVE OAK
1965	9" LIVE OAK
1966	12" CEDAR
2801	8" SPANISH OAK
2802	10" LIVE OAK
2803	9" LIVE OAK
2804	8" LIVE OAK
2805	9" CEDAR
2806 (M)	16.5" SPANISH OAK
2807	8" SPANISH OAK
2808 (P) (M)	21" LIVE OAK
2809	10" LIVE OAK
2810	17" LIVE OAK
2811	16" LIVE OAK
2812 (M)	17.5" LIVE OAK
2813 (M)	18" LIVE OAK (FULL LOSS)
2814 (P) (M)	22" LIVE OAK
2815	8" LIVE OAK
2816 (M)	15.5" SPANISH OAK
2817	8" LIVE OAK
2818 (M)	14.5" LIVE OAK
2819	10" LIVE OAK
2820	9" LIVE OAK
2821	9" LIVE OAK
2822 (M)	11.5" LIVE OAK
2823	8" LIVE OAK
2824	11" SPANISH OAK
2825	9" LIVE OAK
2826	9" LIVE OAK
2827	11" LIVE OAK
2828	14" LIVE OAK
2829	9" SPANISH OAK
2830	10" LIVE OAK
2831 (H) (M)	30" LIVE OAK
2832 (M)	18.5" LIVE OAK
2833	8" LIVE OAK
2834	12" LIVE OAK
2835	8" LIVE OAK
2836	8" LIVE OAK
2837	10" LIVE OAK (Damaged)
2838	15" LIVE OAK (Damaged)
2839	12" LIVE OAK
2840	9" LIVE OAK
2841	8" LIVE OAK
2842	13" LIVE OAK
2843 (M)	14.5" LIVE OAK
2844	8" POST OAK
2845 (M)	13.5" LIVE OAK
2846	11" LIVE OAK
2847 (M)	12.5" LIVE OAK
2848	9" LIVE OAK
2849	11" LIVE OAK
2850	9" LIVE OAK
2851 (M)	11.5" LIVE OAK
2852 (M)	27" SPANISH OAK
2853	8" SPANISH OAK
2854 (M)	22" SPANISH OAK
2855 (M)	11" LIVE OAK
2856	8" LIVE OAK
2857	9" LIVE OAK
2858 (M)	14" LIVE OAK
2859 (M)	12" LIVE OAK
2860	9" LIVE OAK
2861	9" LIVE OAK
2862	16" SPANISH OAK
2863	11" LIVE OAK
2864	10" LIVE OAK
2865	14" LIVE OAK
2866	9" SPANISH OAK
2867 (M)	19.5" SPANISH OAK
2868	8" LIVE OAK
2869	8" LIVE OAK
2870 (M)	16.5" SPANISH OAK
2871	8" LIVE OAK
2872 (M)	29" SPANISH OAK
2873 (M)	20.5" SPANISH OAK
2874 (M)	14.5" SPANISH OAK
2875 (M)	18.5" SPANISH OAK
2876	10" LIVE OAK
2877	9" LIVE OAK
2878	8" LIVE OAK
2879	10" LIVE OAK
2880 (M)	13" SPANISH OAK
2881	9" LIVE OAK
2882 (M)	10.5" LIVE OAK
2883 (M)	15" LIVE OAK
2884	11" LIVE OAK
2885	10" LIVE OAK
2886	8" LIVE OAK
2887 (M)	14" LIVE OAK
2888	8" LIVE OAK
2889	9" LIVE OAK
2890 (M)	17.5" SPANISH OAK
2891	10" LIVE OAK
2892 (M)	15" LIVE OAK
2893 (M)	12" SPANISH OAK
2894	11" LIVE OAK
2895	15" LIVE OAK
2896	10" LIVE OAK
2897	11" LIVE OAK
2898 (M)	11" SPANISH OAK
2899	9" LIVE OAK
2900	8" LIVE OAK
2901	8" LIVE OAK
2902	8" LIVE OAK
2903 (M)	18" LIVE OAK
2904	8" LIVE OAK
2905 (M)	11.5" LIVE OAK
2906 (M)	23" SPANISH OAK
2907 (M)	31" SPANISH OAK
2908	8" LIVE OAK
2909	8" LIVE OAK
2910 (M)	17.5" SPANISH OAK
2911 (M)	21.5" SPANISH OAK
2912 (M)	20.5" SPANISH OAK
2913 (M)	17" SPANISH OAK
2914 (M)	16" SPANISH OAK
2915	9" SPANISH OAK
2916 (M)	14" SPANISH OAK
2917	9" LIVE OAK
2918 (M)	13" LIVE OAK
2919	9" LIVE OAK
2920	9" LIVE OAK
2921	8" LIVE OAK
2922	9" LIVE OAK
2923	8" LIVE OAK
2924 (P) (M)	20" LIVE OAK
2925	8" LIVE OAK
2926	18" LIVE OAK
2927	9" LIVE OAK
2928 (M)	15.5" LIVE OAK
2929 (M)	50.5" SPANISH OAK
2930 (M)	28.5" SPANISH OAK
2931 (M)	17" SPANISH OAK
2932	11" SPANISH OAK
2933 (M)	16.5" SPANISH OAK
2934 (M)	16" SPANISH OAK
2935 (M)	16" SPANISH OAK
2936	9" LIVE OAK
2937	8" LIVE OAK
2938	11" LIVE OAK
2939	8" LIVE OAK
2940 (M)	10.5" LIVE OAK
2941	8" LIVE OAK
2942 (M)	15.5" LIVE OAK
2943	8" LIVE OAK
2944	8" LIVE OAK
2945	8" LIVE OAK
2946	9" LIVE OAK
2947	9" LIVE OAK
2948	8" LIVE OAK
2949 (M)	12.5" LIVE OAK
2950 (M)	14.5" LIVE OAK
2951	9" LIVE OAK
2952	10" LIVE OAK
2953	8" LIVE OAK
2954	8" LIVE OAK
2955	9" LIVE OAK
2956	9" LIVE OAK
2957	8" LIVE OAK
2958	8" LIVE OAK
2959 (M)	15.5" SPANISH OAK
2960 (M)	15" SPANISH OAK
2961	9" SPANISH OAK
2962	9" SPANISH OAK
2963	10" LIVE OAK
2964	11" SPANISH OAK
2965	8" LIVE OAK
2966	9" LIVE OAK
2967	8" LIVE OAK
2968	8" LIVE OAK
2969	8" LIVE OAK
2970	8" LIVE OAK
2971	12" LIVE OAK
2972	9" LIVE OAK
2973	11" LIVE OAK
2974	8" LIVE OAK
2975	8" LIVE OAK
2976 (M)	16" SPANISH OAK
2977	10" LIVE OAK
2978	10" LIVE OAK
2979 (M)	11.5" LIVE OAK
2980 (M)	17" LIVE OAK
2981	9" LIVE OAK
2982	12" LIVE OAK
2983	9" LIVE OAK
2984 (M)	15.5" SPANISH OAK
2985 (M)	14.5" SPANISH OAK
2986	10" SPANISH OAK
2987	9" SPANISH OAK
2988	8" LIVE OAK
2989	8" LIVE OAK
2990	8" LIVE OAK
2991	9" LIVE OAK
2992 (M)	13.5" LIVE OAK
2993	9" LIVE OAK
2994	8" LIVE OAK
2995	9" LIVE OAK
2996	12" LIVE OAK
2997	13" SPANISH OAK
2998 (M)	13.5" LIVE OAK
2999	8" CEDAR ELM
3000 (M)	14.5" SPANISH OAK

DEMO TREE LIST

TREE NO.	SIZE AND DESCRIPTION
=1934	11" SPANISH OAK
=1935	9" SPANISH OAK
=1936	10" SPANISH OAK
=1937	9" LIVE OAK
=1943	20" CEDAR
=1944 (M)	12" CEDAR
=1945 (M)	29" CEDAR
=1946	8" LIVE OAK
=1947	8" LIVE OAK
=1948	19" CEDAR
=1949	8" LIVE OAK
=1952	8" LIVE OAK
=1953	8" LIVE OAK
=1954	8" LIVE OAK
=1955	11" LIVE OAK
=1956	9" LIVE OAK
=1957	9" LIVE OAK
=1960	8" CEDAR ELM
=2813 (M)	18" LIVE OAK (FULL LOSS)
=2820	9" LIVE OAK
=2821	9" LIVE OAK
=2822 (M)	11.5" LIVE OAK
=2823	8" LIVE OAK
=2825	9" LIVE OAK
=2826	9" LIVE OAK
=2827	11" LIVE OAK
=2829	9" SPANISH OAK
=2830	10" LIVE OAK
=2833	8" LIVE OAK
=2852 (M)	27" SPANISH OAK
=2853	8" SPANISH OAK
=2854 (M)	22" SPANISH OAK
=2879	10" LIVE OAK
=2880 (M)	13" SPANISH OAK
=2890 (M)	17.5" SPANISH OAK
=2891	10" LIVE OAK
=2892 (M)	15" LIVE OAK
=2903 (M)	18" LIVE OAK
=2904	8" LIVE OAK
=2948	8" LIVE OAK
=2949 (M)	12.5" LIVE OAK
=2952	10" LIVE OAK
=2953	8" LIVE OAK
=2954	8" LIVE OAK
=2955	9" LIVE OAK
=2956	9" LIVE OAK
=2957	8" LIVE OAK
=2960	8" LIVE OAK
=2961	9" LIVE OAK
=2962	10" LIVE OAK
=2963	10" LIVE OAK
=2984 (M)	15.5" SPANISH OAK
=2985 (M)	14.5" SPANISH OAK
=2986	10" SPANISH OAK
=2987	9" SPANISH OAK
=2988	8" LIVE OAK
=2990	8" LIVE OAK
=2991	9" LIVE OAK
=2992 (M)	13.5" LIVE OAK
=2993	9" LIVE OAK
=2998 (M)	13.5" LIVE OAK
=2999	8" CEDAR ELM
=3000 (M)	14.5" SPANISH OAK



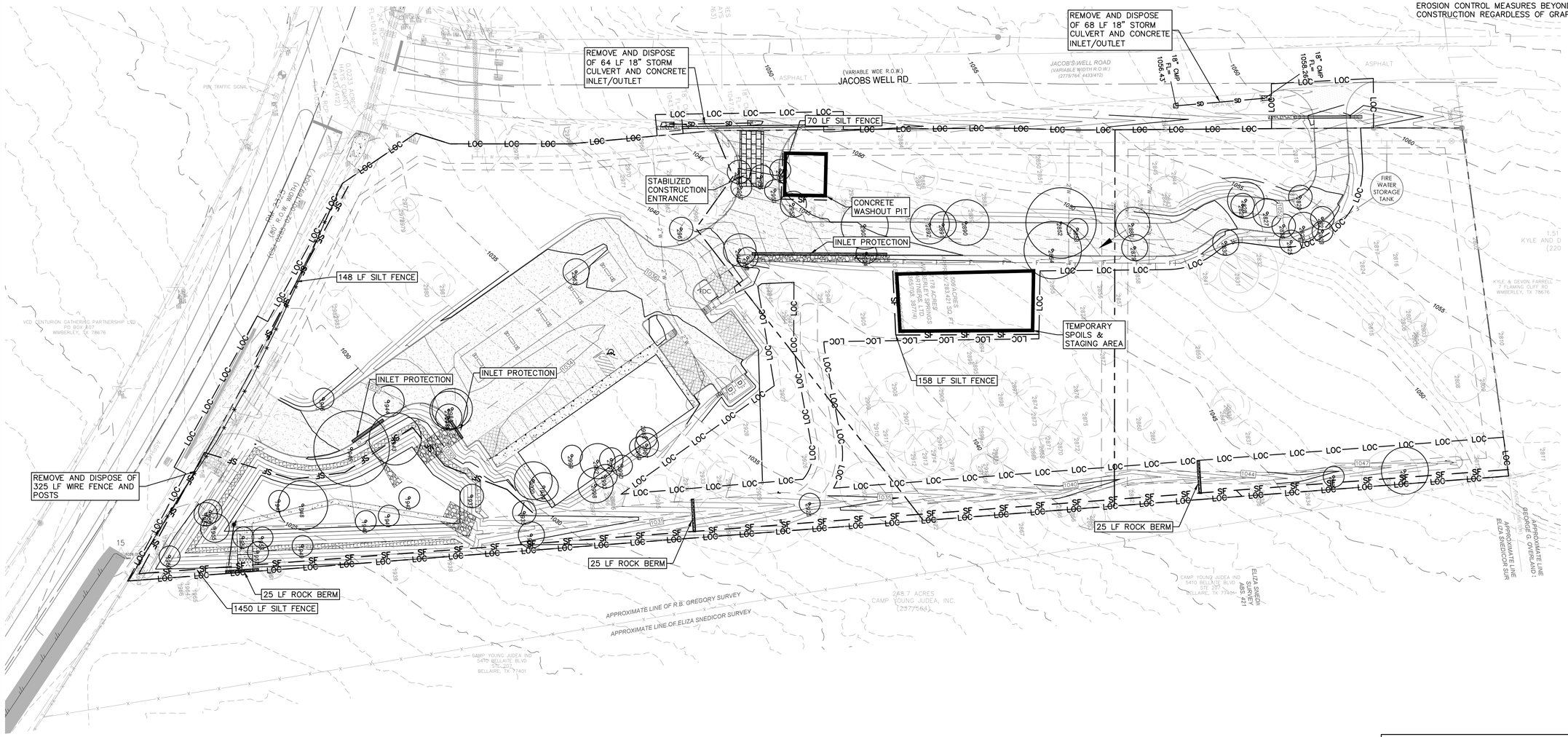
LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SF SF — SILT FENCE
- LOC LOC — LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

NOTE:

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINEWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.



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HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

EROSION CONTROL PLAN

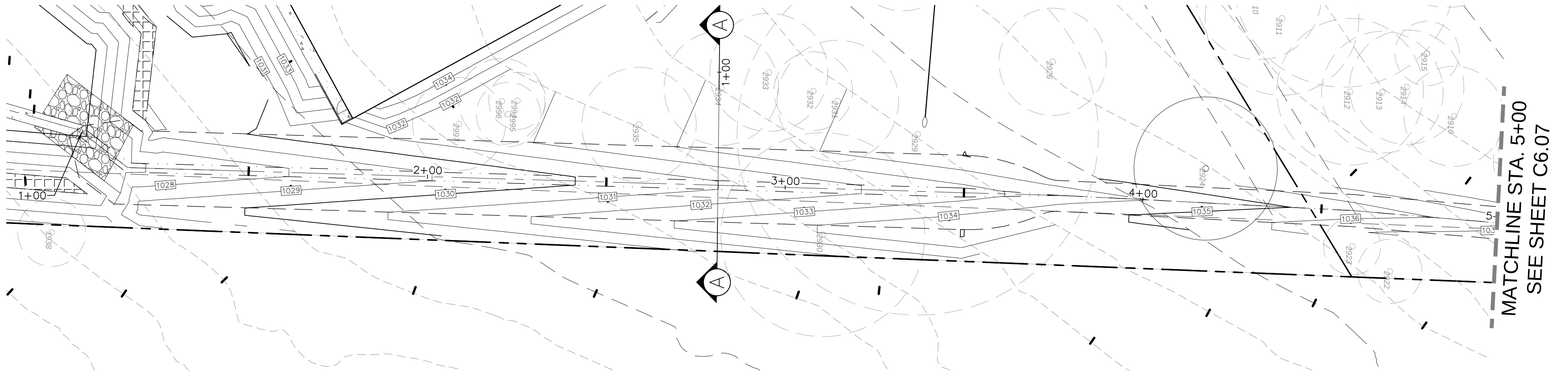
WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

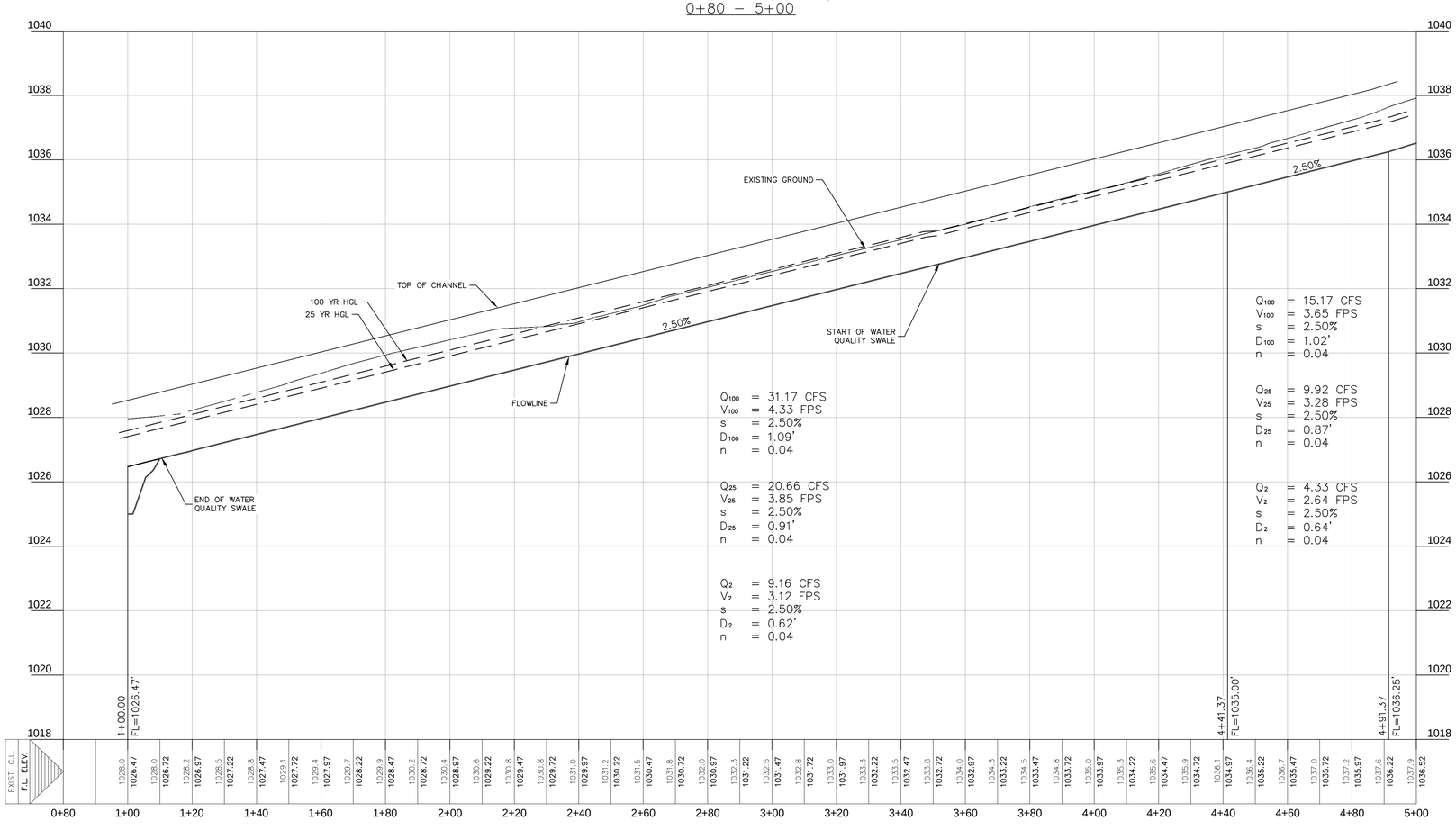
DATE:	June 2023
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

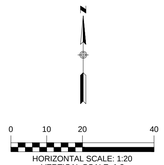
SHEET

C1.01



GRASSY SWALE (1 OF 2)
0+80 – 5+00





LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.C.	SINGLE BOX CULVERT
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING

DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

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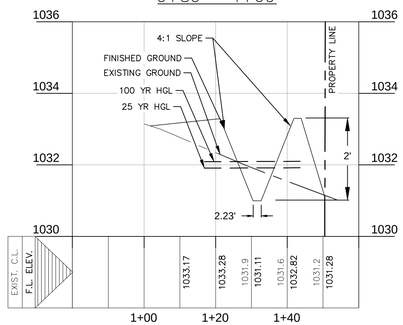
E. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.

F. MAINTENANCE VEHICLE FOR POND ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

WATER QUALITY GRASSY SWALE	
ITEM	QUANTITY
WQ SWALE LENGTH	240 FEET
EFFICIENCY	70%

GRASSY SWALE CS A–A
0+80 – 1+60



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STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

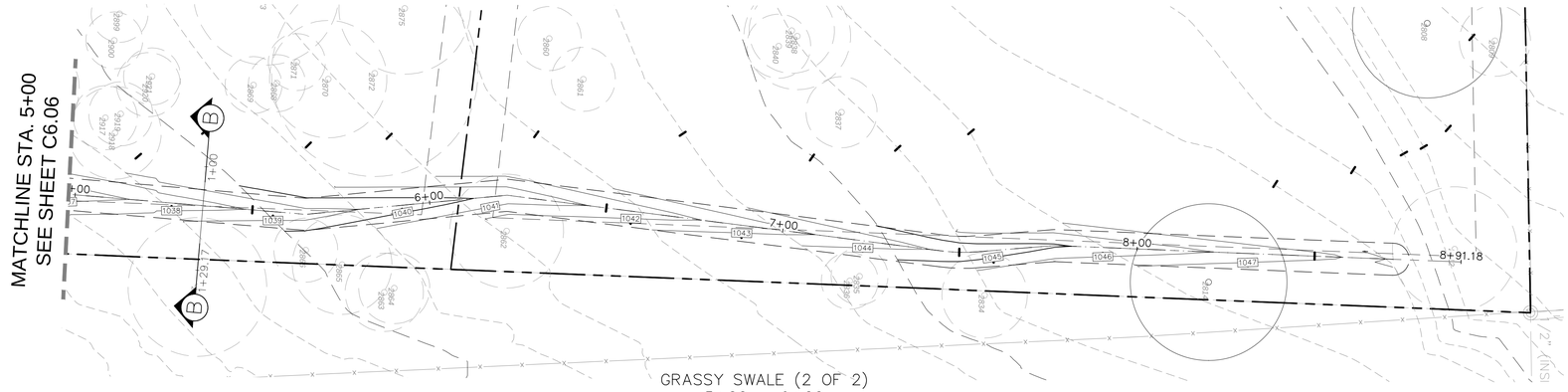
WATER QUALITY GRASSY SWALE (1 OF 2)

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

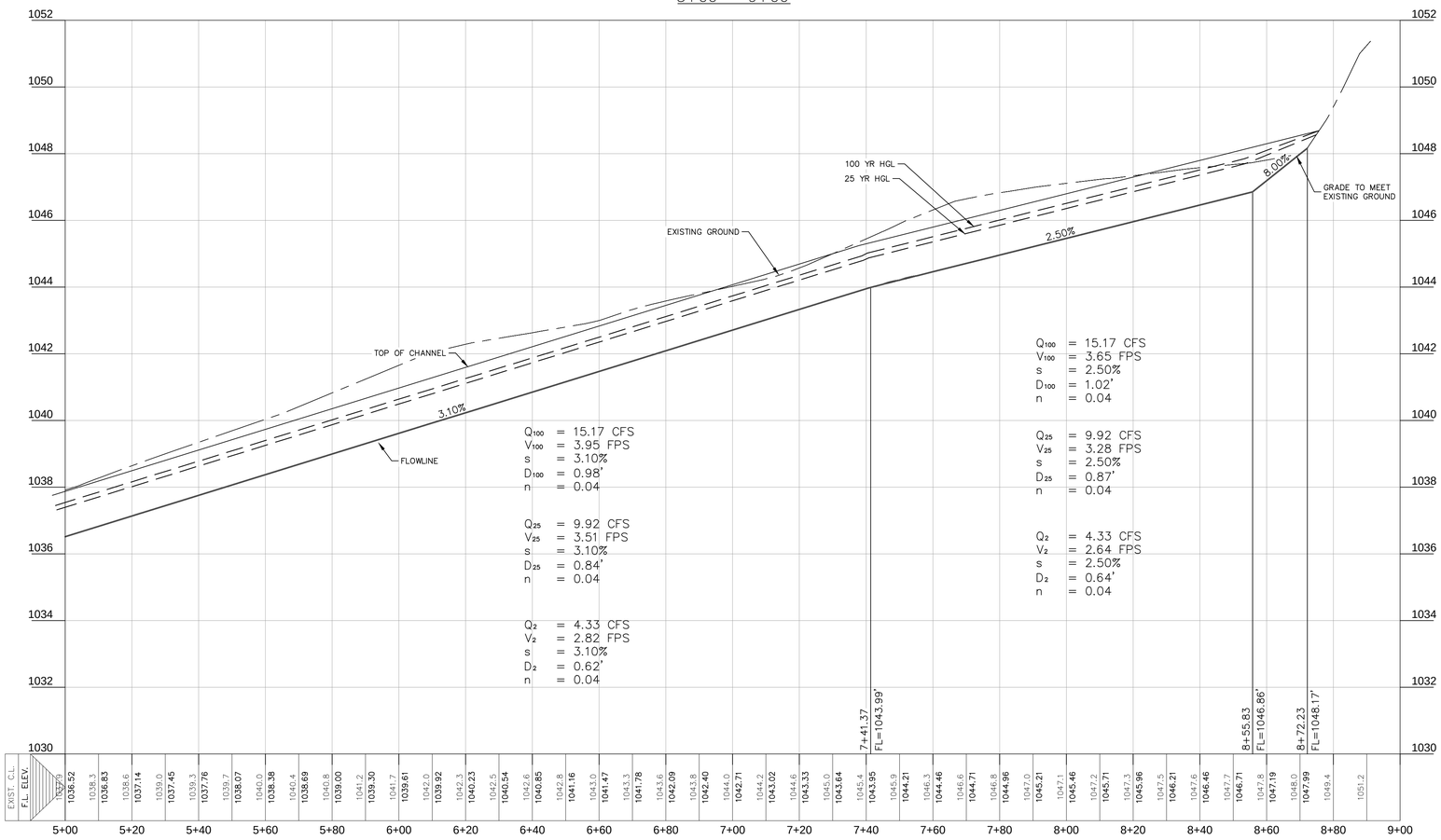
NO.	REVISION DESCRIPTION	REVISION DATE

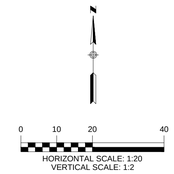
DATE: June 2023
DRAWN BY: MK
DESIGNED BY: MV
REVIEWED BY: SWH
HMT PROJECT NO.: 487.003

SHEET
C6.06



GRASSY SWALE (2 OF 2)
5+00 – 9+00





LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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	PROPOSED STORM DRAIN LINE
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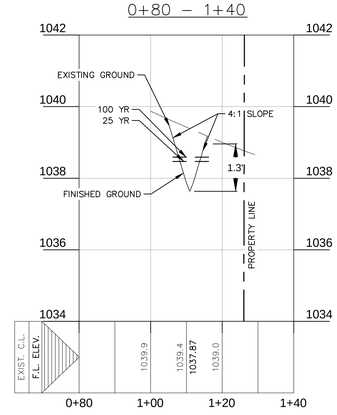
SWALE CS B–B
0+80 – 1+40



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8/14/2023

WATER QUALITY GRASSY SWALE (2 OF 2)

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

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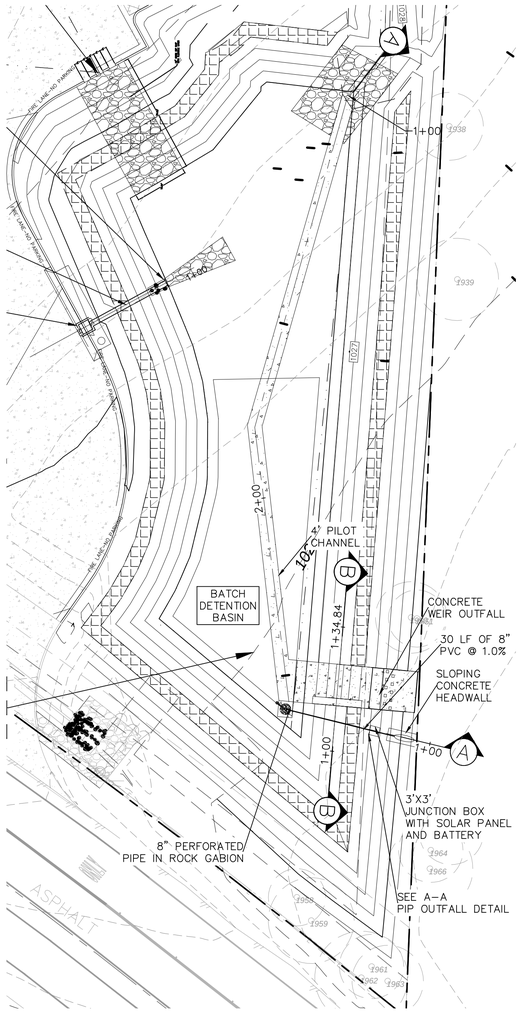
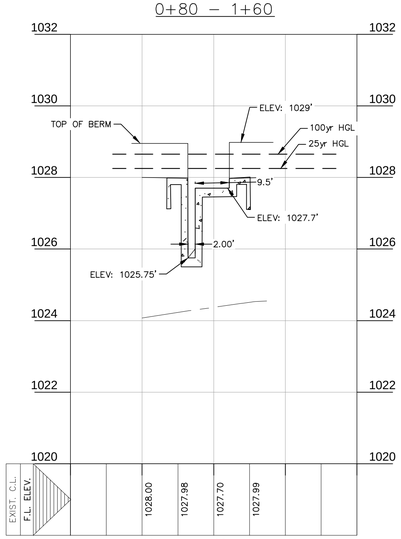
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

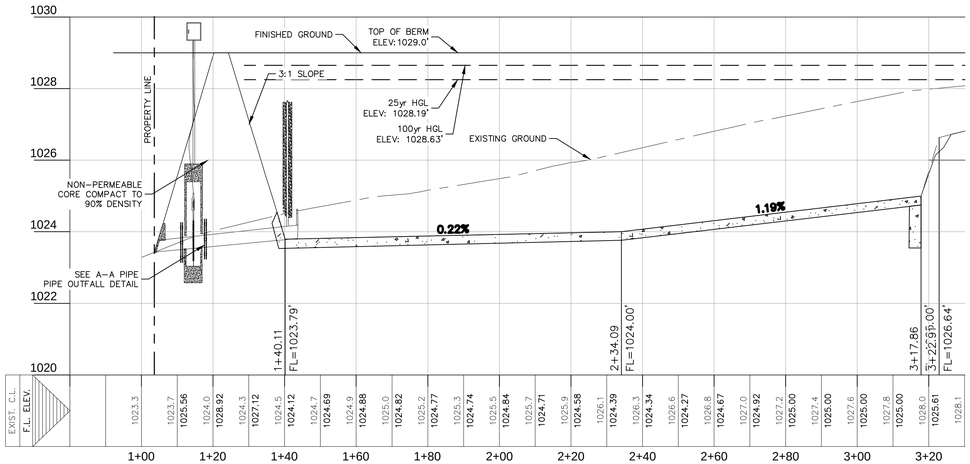
SHEET
C6.07

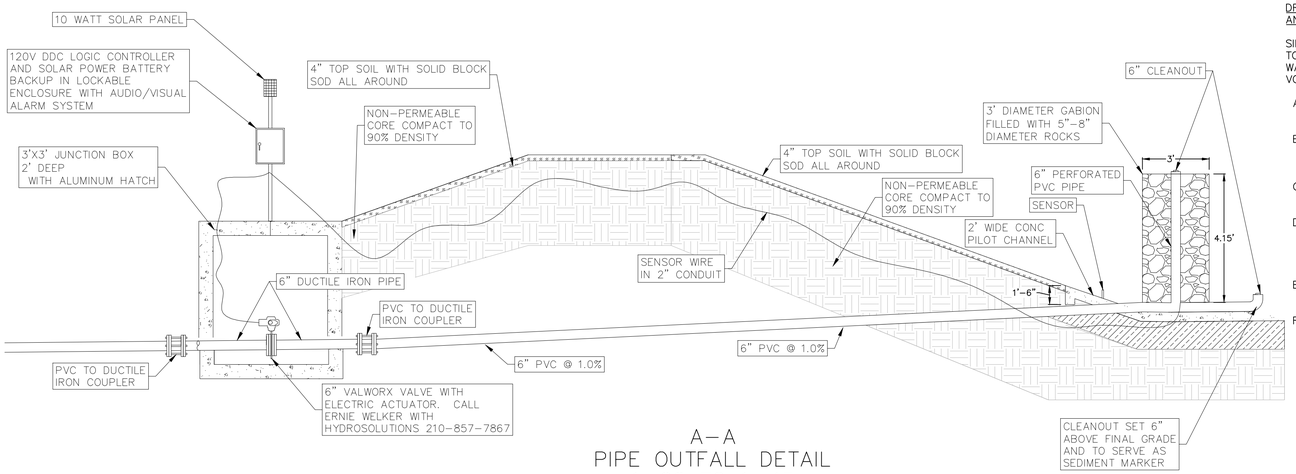


WEIR OUTFALL B-B
0+80 – 1+60

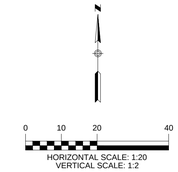


STORM BASIN A-A
0+80 – 3+60





A-A
PIPE OUTFALL DETAIL
1+00 TO 1+45
N.T.S.



LEGEND

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D.E.	DRAINAGE EASEMENT
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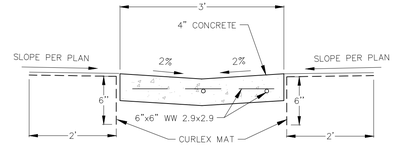

1 PILOT CHANNEL
N.T.S.

DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

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WATER QUALITY BASIN A4-1 DETAILS

ITEM	QUANTITY
WQ VOLUME REQUIRED	6,036 CF
WQ VOLUME PROVIDED	10,137 CF
WQ STORAGE DEPTH	1.75 FEET
TSS REMOVED	2,034 LBS
EFFICIENCY	91%

Row	Stage	Elevation	Contour Area	Incremental Storage	Total Storage
	(ft)	(ft)	(sqft)	(cuft)	(cuft)
0	0.00	1024.00	2,395	0.000	0.000
1	1.00	1025.00	6,637	4,516	4,516
2	1.75	1025.75	8,353	5,621	10,137
3	2.00	1026.00	8,154	2,063	12,201
4	3.00	1027.00	9,639	8,897	21,097
5	4.00	1028.00	11,166	10,403	31,500
6	5.00	1029.00	12,482	11,824	43,324

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PROFESSIONAL ENGINEER

8/14/2023

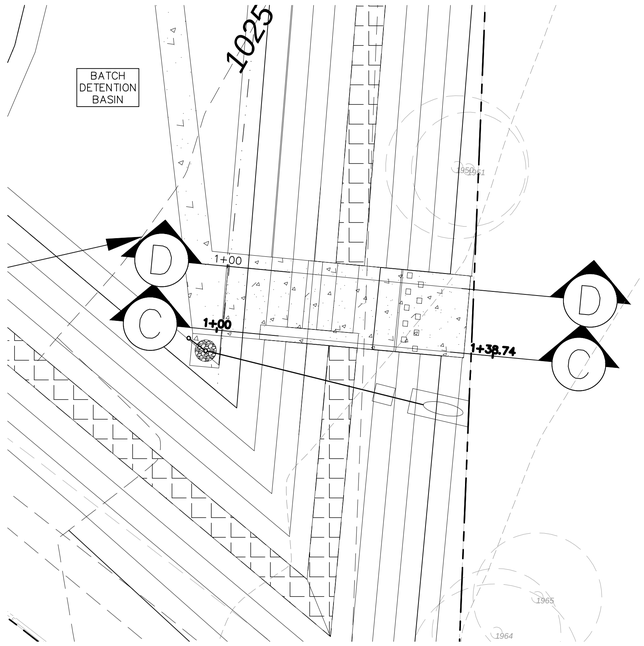
BATCH DETENTION BASIN

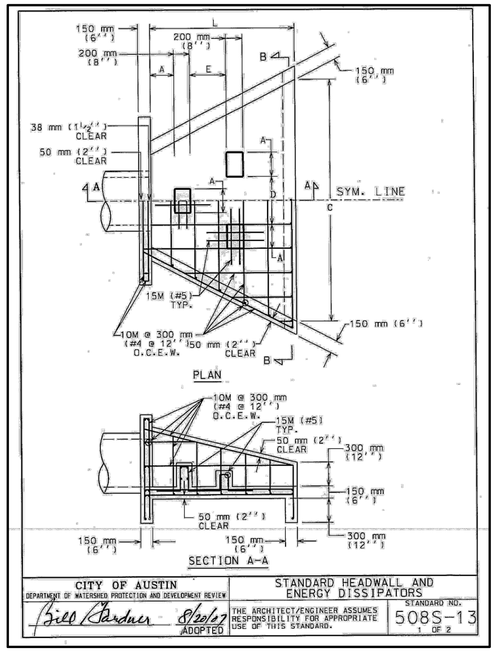
WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

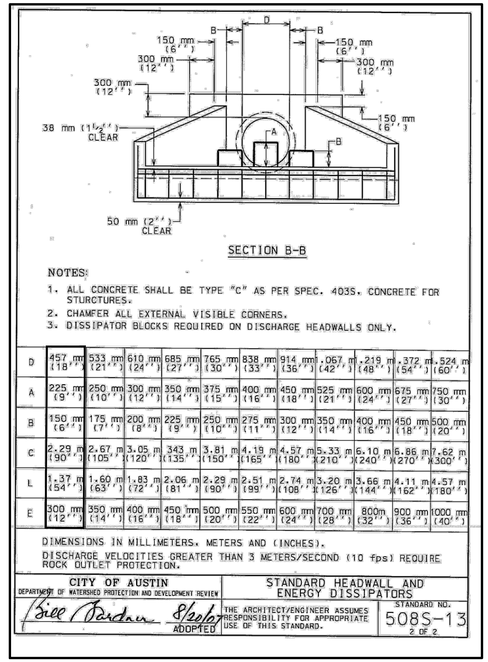
NO.	REVISION DESCRIPTION	REVISION DATE

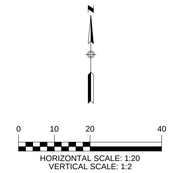
DATE: June 2023
DRAWN BY: MK
DESIGNED BY: MV
REVIEWED BY: SWH
HMT PROJECT NO.: 487.003

SHEET
C6.08









LEGEND

700	EXISTING CONTOURS
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S.B.C.	SINGLE BOX CULVERT
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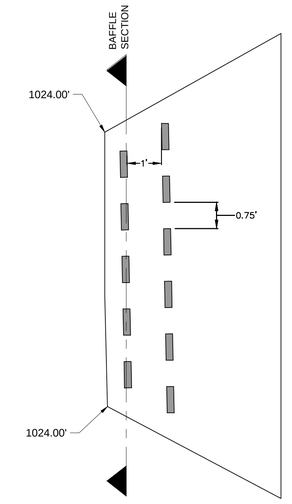
	UTILITY CROSSING

Weir Report

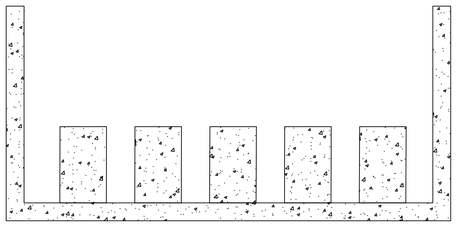
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Wednesday, Jul 5 2023

WEIR - 100 YR

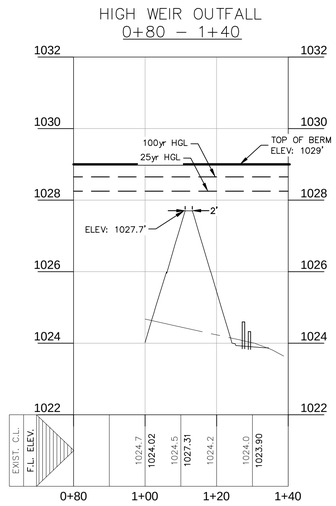
Compound Weir		**Highlighted**	
Crest	= Sharp	Depth (ft)	= 2.96
Bottom Length (ft)	= 11.50	Q (cfs)	= 65.72
Total Depth (ft)	= 3.25	Area (sqft)	= 15.51
Length, x (ft)	= 2.00	Velocity (ft/s)	= 4.24
Depth, a (ft)	= 1.95	Top Width (ft)	= 11.50
Calculations			
Weir Coeff. Cw	= 3.33		
Compute by:	Known Q		
Known Q (cfs)	= 65.72		

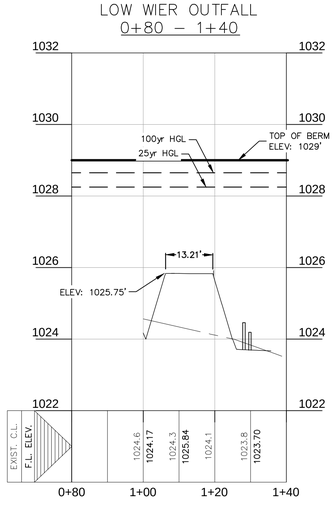


BAFFLE BLOCKS FLOWLINE DETAIL
N.T.S.



BAFFLE SECTION VIEW
N.T.S.





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WEIR OUTFALL

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: June 2023
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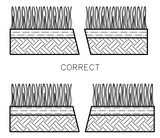
DESIGNED BY: MV
REVIEWED BY: SWH
HMT PROJECT NO.: 487.003

SHEET
C6.09

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



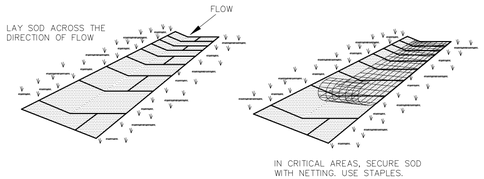
A EARA CE O OOD SOD

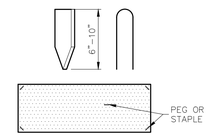
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

SOD S ALLA O





USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

A ER ALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5% TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

S E RE ARA O

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTIRLIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

S ALLA O C A ELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

E ERAL S ALLA O A DE O CO SER A O

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXCERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

S EC O A D A E A CE DEL ES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD S ALLA O DE A L

NOT–TO–SCALE

O ES O CO RAC OR EAC ASE O BAS CO S R C O

1. CONTRACTOR IS ADVISED THAT TCEQ DOES NOT ALLOW CHANGES TO PERMANENT POLLUTION ABATEMENT MEASURES WITHOUT THEIR PRIOR APPROVAL.

2. CONTRACTOR SHALL NOTIFY CERTIFYING ENGINEER WHEN BASIN CONSTRUCTION HAS PROGRESSED TO THE FOLLOWING MILESTONES:

a.) REINFORCING STEEL FOR BASIN WALL OR RIPRAP LINER HAS BEEN SET, CONCRETE HAS NOT BEEN PLACED AND DRAIN PIPE IS IN PLACE. WHERE EPDM LINER IS USED, CONTRACTOR SHALL PROVIDE ENGINEER WITH SURVEY DATA WHICH DEMONSTRATES THE LINER HAS BEEN SET AT PROPER ELEVATION AND GRADE.

b.) CONCRETE RIPRAP OR EPDM LINER IS IN PLACE AND UNDER–DRAIN SYSTEM IS IN PLACE WITHOUT GRAVEL.

c.) GRAVEL AROUND UNDER–DRAIN SYSTEM IS IN PLACE AND FILTER FABRIC IS INSTALLED AND ATTACHED TO WALLS OR RIPRAP.

d.) SAND FILTER MEDIA HAS BEEN PLACED & BASIN HAS BEEN COMPLETELY FINISHED INCLUDING SOD OR SEED PLACEMENT ON SIDE SLOPES (WHERE APPLICABLE).

3. WORK SHALL NOT CONTINUE ON THE BASIN UNTIL THE ENGINEER HAS HAD AN OPPORTUNITY TO OBSERVE THE STATUS OF CONSTRUCTION AT EACH STAGE. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 24 HOURS ADVANCE NOTICE PRIOR TO TIME THE BASIN WILL BE AT THE REQUIRED STAGE.

4. UPON SUBSTANTIAL COMPLETION, OR AS REQUESTED BY ENGINEER, CONTRACTOR TO PROVIDE CERTIFYING ENGINEER WITH FIELD SHOTS VERIFYING ELEVATIONS OF THE FOLLOWING:

- TOP OF BANK/WALL AT EACH CORNER OF BASIN
- TOE OF SLOPE AT EACH CORNER OF BASIN (INSIDE BASIN TOE)
- SPLASH PAD/INLET PIPES
- OVERFLOW WEIRS

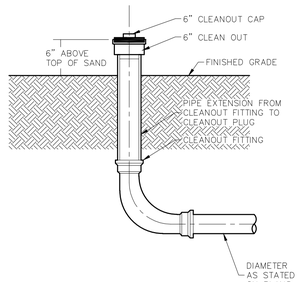
5. BEFORE FINAL ACCEPTANCE OF CONSTRUCTION BY THE OWNER, THE CONTRACTOR WILL REMOVE ALL TRASH, DEBRIS, AND ACCUMULATED SILT FROM THE BASINS AND REESTABLISH THEM TO THE PROPER OPERATING CONDITION.

6. THE MINIMUM DRAIN TIME FOR A FULL BASIN IS 24 HOURS. THE CONTRACTOR SHALL RESTRICT THE FLOW THROUGH THE BASIN BY ADJUSTING THE GATE VALVE ON THE DISCHARGE PIPE SO AS TO PROVIDE THE MINIMUM 24 HOUR DRAW–DOWN TIME.

CLA L ER S EC CA O S

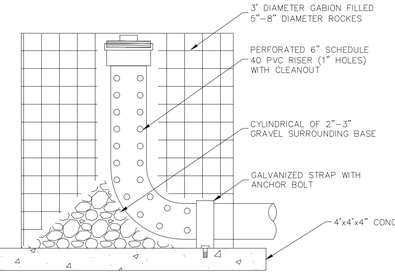
PROPERTY	TEST METHOD	SPECIFICATION
CLAY COMPACTION (%)	ASTM D 2434	
PLASTICITY INDEX OF CLAY (%)	ASTM D 423/D 424	NOT LESS THAN 15
PERMEABILITY (CM/SEC)	ASTM D 2216	NOT LESS THAN 30
CLAY PARTICLES PASSING (%)	ASTM D 422	NOT LESS THAN 30
LIQUID LIMIT OF CLAY (%)	ASTM D 2216	95% OF STANDARD PROCTOR DENSITY

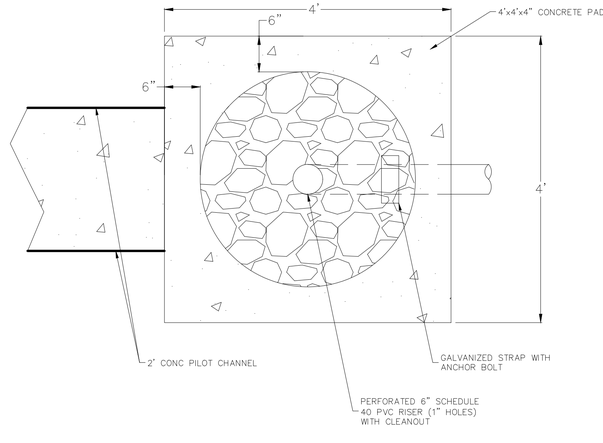
NOTES:
1. THE CLAY LINER SHALL HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES.



CLEA O DE A L

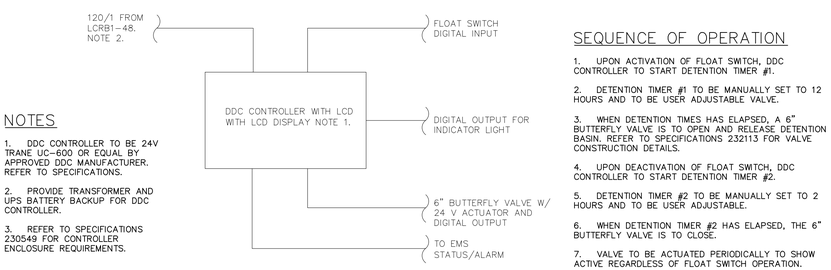
NOT–TO–SCALE





S AD E

NOT–TO–SCALE



NOTES

1. DDC CONTROLLER TO BE 24V TRANE UC–600 OR EQUAL BY APPROVED DDC MANUFACTURER. REFER TO SPECIFICATIONS.

2. PROVIDE TRANSFORMER AND UPS BATTERY BACKUP FOR DDC CONTROLLER.

3. REFER TO SPECIFICATIONS 230549 FOR CONTROLLER ENCLOSURE REQUIREMENTS.

SEQUENCE OF OPERATION

1. UPON ACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #1.

2. DETENTION TIMER #1 TO BE MANUALLY SET TO 12 HOURS AND TO BE USER ADJUSTABLE VALVE.

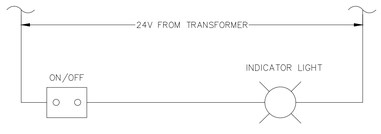
3. WHEN DETENTION TIMES HAS ELAPSED, A 6" BUTTERFLY VALVE IS TO OPEN AND RELEASE DETENTION BASIN. REFER TO SPECIFICATIONS 232113 FOR VALVE CONSTRUCTION DETAILS.

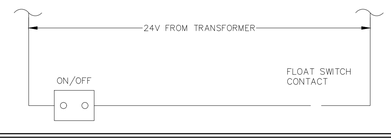
4. UPON DEACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #2.

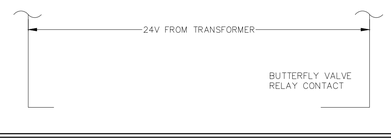
5. DETENTION TIMER #2 TO BE MANUALLY SET TO 2 HOURS AND TO BE USER ADJUSTABLE.

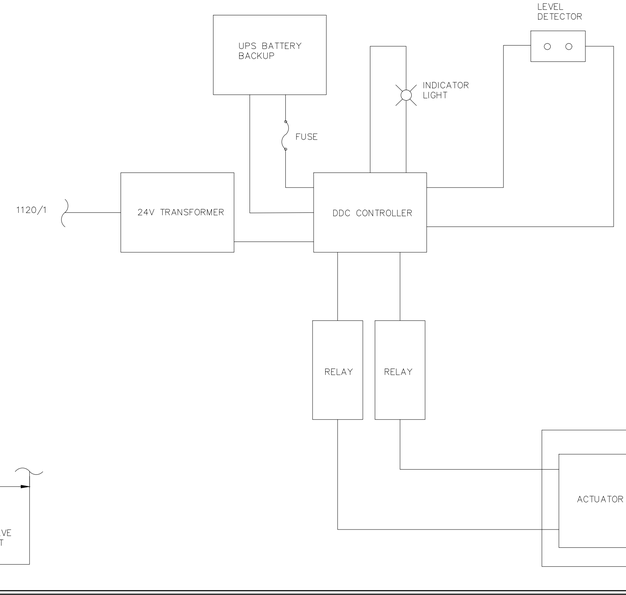
6. WHEN DETENTION TIMER #2 HAS ELAPSED, THE 6" BUTTERFLY VALVE IS TO CLOSE.

7. VALVE TO BE ACTUATED PERIODICALLY TO SHOW ACTIVE REGARDLESS OF FLOAT SWITCH OPERATION.









THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

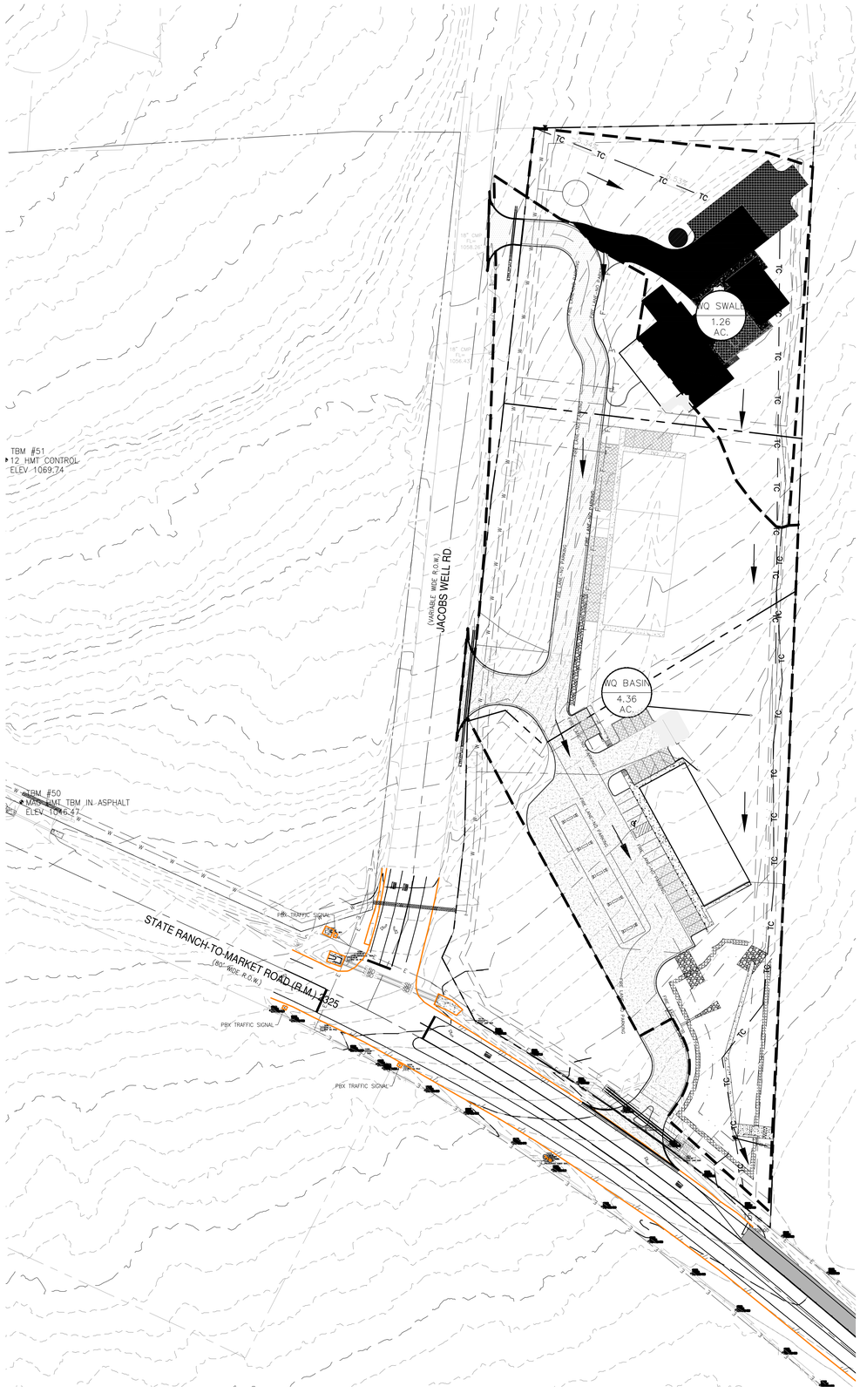
DETAILS (1 OF 3)

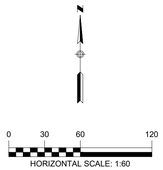
WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	June 2023
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

SHEET
C6.10





LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- DRAINAGE AREA
- TC — TC — TIME OF CONCENTRATION
- A–1 — POINT OF CONCENTRATION
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

STATE OF TEXAS
STEPHEN WADE HANZ
95422
LICENSED
PROFESSIONAL ENGINEER

8/14/2023

WATER QUALITY DRAINAGE AREAS

WIMBERLEY 7 ACRES DEVELOPMENT
WIMBERLEY, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	June 2023
DRAWN BY:	MK
DESIGNED BY:	MV
REVIEWED BY:	SWH
HMT PROJECT NO.:	487.003

SHEET

DA1

Water Quality Calculations

New Braunfels, Texas

August 2023

Prepared by:

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

General Load Reduction and TSS Removal:

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 x P)			
where:	$L_{M\ TOTAL\ PROJECT}$ =	Required TSS removal resulting from the proposed development = 80% of increased load			
	A_N =	Net increase in impervious area for the project			
	P =	Average annual precipitation, inches			
Site Data:	Determine Required Load Removal Based on the Entire Project				
	County =	Hays			
	Total project area included in plan * =	6.57	acres		
	Predevelopment impervious area within the limits of the plan * =	0.00	acres		
	Total post-development impervious area within the limits of the plan* =	2.31	acres		
	Total post-development impervious cover fraction * =	0.35			
	P =	33	inches		
	$L_{M\ TOTAL\ PROJECT}$ =	2074	lbs.		
* The values entered in these fields should be for the total project area.					
	Number of drainage basins / outfalls areas leaving the plan area =	2			

Grassy Swale:

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

Drainage Basin/Outfall Area No. =	**1**		
Total drainage basin/outfall area =	**1.26**	acres	Area that drains to pond
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
Post-development impervious area within drainage basin/outfall area =	**0.48**	acres	Impervious area that drains to pond
Post-development impervious fraction within drainage basin/outfall area =	**0.38**		
$L_{M\ THIS\ BASIN}$ =	**431**	lbs.	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**Grassy Swale**	
Removal efficiency =	**70**	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

A_C = Total On-Site drainage area in the BMP catchment area

A_I = Impervious area proposed in the BMP catchment area

A_P = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	**1.26**	acres
A_I =	**0.48**	acres
A_P =	**0.78**	acres
L_R =	**393**	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
Desired $L_{M\ THIS\ BASIN}$ =	393	lbs.		
F =	**1.00**			
15. Grassy Swales	Designed as Required in RG-348		Pages 3-51 to 3-54	
Design parameters for the swale:				
Drainage Area to be Treated by the Swale = A =	1.26	acres		
Impervious Cover in Drainage Area =	0.48	acres		
Rainfall intensity = i =	1.1	in/hr		
Swale Slope =	0.025	ft/ft		
Side Slope (z) =	4			
Design Water Depth = y =	0.33	ft		
Weighted Runoff Coefficient = C =	0.49			
A_{CS} = cross-sectional area of flow in Swale =	1.19	sf		
P_W = Wetted Perimeter =	5.00	feet		
R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.24	feet		
n = Manning's roughness coefficient =	0.2			
15A. Using the Method Described in the RG-348				
Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$				
$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ =	2.25	feet		
Q = CiA =	0.67	cfs		
To calculate the flow velocity in the swale:				
V (Velocity of Flow in the swale) = Q/A_{CS} =	0.56	ft/sec		
To calculate the resulting swale length:				
L = Minimum Swale Length = V (ft/sec) * 300 (sec) =	169.44	feet		

Batch Detention Basin:

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**2**		
	Total drainage basin/outfall area =	**5.62**	acres	Area that drains to pond
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**2.16**	acres	Impervious area that drains to pond
	Post-development impervious fraction within drainage basin/outfall area =	**0.38**		
	$L_{M\ THIS\ BASIN}$ =	**1939**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Batch Detention Basin**		
	Removal efficiency =	**91**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchment area		
	A_I =	Impervious area proposed in the BMP catchment area		
	A_P =	Pervious area remaining in the BMP catchment area		
	L_R =	TSS Load removed from this catchment area by the proposed BMP		
	A_C =	**5.62**	acres	
	A_I =	**2.16**	acres	
	A_P =	**3.46**	acres	
	L_R =	**2300**	lbs	

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
Desired $L_{M\ THIS\ BASIN}$ =	**1681**	lbs.		
F =	**0.73**			
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall a			Calculations from RG-348	Pages 3-34 to 3-36
Rainfall Depth =	**0.86**	inches		
Post Development Runoff Coefficient =	**0.30**			
On-site Water Quality Volume =	**5253**	cubic feet		
		Calculations from RG-3	Pages 3-36 to 3-37	
Off-site area draining to BMP =	**0.00**	acres		
Off-site Impervious cover draining to BMP =	**0.00**	acres		
Impervious fraction of off-site area =	**0**			
Off-site Runoff Coefficient =	**0.00**			
Off-site Water Quality Volume =	**0**	cubic feet		
Storage for Sediment =	**1051**			
Total Capture Volume (required water quality volume(s) x 1.20) =	**6303**	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.				
22. Batch Detention Basin		Designed as Required in RG-348	Pg. 28, Addendum	
Required Water Quality Volume for batch detention basin =	**6303**	cubic feet		

BMP TSS Removal Interpolation:

	Lr (lbs.)
Total TSS Removal needed	2074
Swale TSS Removal	393
Detention TSS Removal	1681

CONTRIBUTING ZONE PLAN
ATTACHMENT N
Inspection, Maintenance, Repair and Retrofit Plan

The contractor will be directed to inspect and maintain all permanent BMPs during construction. One year after construction is complete the permanent BMPs will be turned over to the Wimland, LLC. Any deficiency noted must be corrected immediately by Wimland, LLC. The maintenance guidelines were pulled from the TCEQ Document "Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices" and its addendum sheet, the documents can be referenced for a more in-depth explanation of maintenance guidelines.

Maintenance and Inspection:

(1) Specification of routine and non-routine maintenance activities to be performed:

Grassy Swale:

- *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.* Lawn mowing should be performed routinely, as needed, throughout the growing season. Grass height should not exceed 18 inches. Grass cuttings should be collected and disposed of offsite, or a mulching mower can be used. 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.

- *Inspection.* Inspect swales at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The swale 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 should 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 swale areas, particularly along highways. Any swale structures (i.e. check dams) 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 two times per year (Urbonas et al., 1992).

- *Sediment Removal.* Sediment accumulating near culverts and in channels needs to be removed when they build up to 3 inches at any spot, or cover vegetation. Excess sediment should be removed by hand or with flat-bottomed shovels. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level with the bottom of the swale. Sediment removal should be performed periodically, as determined through inspection.

- *Grass Reseeding and Mulching.* A healthy dense grass should be maintained in the channel and side slopes. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during swale establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established.

- *Public Education.* Private homeowners are often responsible for roadside swale maintenance. Unfortunately, overzealous lawn care on the part of homeowners can present some problems. For example, mowing the swale too close to the ground, or excessive application of fertilizer and pesticides will all be detrimental to the performance of the swale. Pet waste can also be a problem in swales, and should be removed to avoid contamination from fecal coliform and other waste-associated bacteria. The delegation of maintenance responsibilities to individual landowners is a cost benefit to the locality. However, localities should provide an active educational program to encourage the recommended practices.

Batch Extended Detention:

- *Inspections.* Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

- *Mowing.* The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

- *Litter and Debris Removal.* Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

- *Erosion control.* The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

- *Nuisance Control.* Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential

water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

- *Structural Repairs and Replacement.* With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

- *Sediment Removal.* A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

- *Logic Controller.* The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

(2) A schedule for maintenance activities;

a. Inspection and maintenance will be held quarterly and after rainfall events of more than one inch

(3) The batch detention basin can be accessed by vehicle as it is directly adjacent to a paved roadway;

(4) Wimland, LLC will be in charge of the oversight and scheduling of inspections and maintenance. Hutchison Utt of Wimland, LLC is named Declarant and will establish the inspection and maintenance plans for the Organization; and

(5) Inspection records will be maintained at the Wimland, LLC offices.

Party Responsible for Maintenance

7/26/2023
Date

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: Jessica Calhoun, P.E.

Date: 8/23/23

Signature of Customer/Agent:

Jessica Calhoun

Regulated Entity Name: Wimberley 7 Acres Commercial Development

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: Cypress Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT A
Spill Response Actions

Contractor to notify all appropriate authorities if more than 25 gallons of hydrocarbons are spilled. The construction plans include the required notes regarding appropriate spill response actions as directed by TCEQ. There will be no temporary storage vessels of fuel or hydrocarbons to be stored on site.

If spills of any hydrocarbons occur, construction must contain spills by immediate action. Earthen materials must be kept readily available to provide a Dike. Sand should be used to help soak fuels. Property disposal of any materials used will be required.

Contractor must promote job site awareness to all employees involved. All employees must be made aware of the provisions in this report.

Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(l) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise cleanup activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function

Clean up

(1) Clean up leaks and spills immediately.

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMP's in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(a) Contain the spread of the spill.

(b) Recover spilled materials.

(c) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with the absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities (25 gallons):

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) 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.

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts ll0, ll9 and 302, the contractor should notify the National Response Center at (800) 424-8802.

(3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City of Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/spills

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.

(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allows leaking vehicles or equipment onsite.

(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

(5) Place drip pans or absorbent materials under paving equipment when not in use.

(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are not sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of storrnwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

TEMPORARY STORMWATER SECTION
ATTACHMENT B
Potential Sources of Contamination

This project includes the construction of 25,836 square feet (0.593 acres) of building structure, 14,115 square feet (0.324 acres) of parking, and the remaining 60,732 square feet (1.394 acres) is other paved surfaces area. The possible sources of contamination include sediment transport from runoff and fuel spills by the Contractor while refueling equipment. Other small quantities of solvent for construction may be present. Contractor shall keep all fuel transfers and any other contaminants used secure. Silt Fences and rock berms will aid in the removal of transported sediment from the runoff. Please see Attachment “A” for response actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C
Sequence of Major Activities

Construction sequencing- The construction will be performed in two phases.

1. Call City Public Service (CPS) and TCEQ 48-hours prior to beginning any work. Call Dig TESS for utilities locations.
2. Install temporary erosion controls prior to any clearing and grubbing.
3. Inspect erosion controls at weekly intervals, before and after significant rainfall events to insure they are functioning properly.
4. Begin site clearing. (2.925 acres disturbed in Phase 1 and 1.072 acres disturbed in Phase 2)
5. Construct drainage improvements.
6. Road cuts to subgrade elevation. (2.925 acres disturbed in Phase 1 and 1.072 acres disturbed in Phase 2)
7. Complete fill and compaction on site to match subgrade elevations. (2.925 acres disturbed in Phase 1 and 1.072 acres disturbed in Phase 2)
8. Complete all construction per approved plans and stabilize all disturbed areas.
9. Install Streetscape and/or landscaping improvements.
10. Contact project engineer to inspect site. Final City inspection to be scheduled.
11. Complete any necessary final dress up of areas that were disturbed.
12. Remove and dispose of temporary erosion controls after site re-vegetation has occurred.

TEMPORARY STORMWATER SECTION
ATTACHMENT D
Temporary Best Management Practices and Measures

Temporary erosion controls are proposed for this project to include silt fence, inlet protection, rock berms, concrete wash out area, and a stabilized construction entrances and exits. Please see Sheet C1.01 Erosion Control Plan for all temporary erosion control details.

Temporary sediment basins are not required because there are no drainage areas greater than 10 acres disturbed on site.

Approximately 1,826 linear feet of silt fence will be used. This will be placed down gradient of all proposed construction.

Inlet protection on one curb inlet and 2 saw tooth curb cuts.

A stabilized construction entrance at the beginning of the project will be required

Rock berms will be established at the existing low points at the beginning of the project will be required.

From the TECQ RG 348 dated July 2005, silt fences provide protection. In addition, the contractor has been directed to minimize disturbance to a reasonable working space.

TEMPORARY STORMWATER SECTION
ATTACHMENT F
Structural Practices

During construction, silt fences will be used until construction is complete and vegetation and paving has been established. Additionally, the contractor will pile the spoils from excavation on the uphill side of the excavation, with a minimum of one foot between the excavation and the pile, in order to prevent storm water from entering the trenched area.

In addition, the contractor will be directed to minimize site disturbance and avoid having equipment in areas that are not necessary for the construction. Natural vegetation shall be left undisturbed and will help remove sediment if any bypass at silt fences or other structural measures occurs.

TEMPORARY STORMWATER SECTION
ATTACHMENT G
Drainage Area Map

The Existing Drainage Area Map and Proposed Drainage Area Map (with their corresponding flow calculations) can be found in in the Contribution Zone Plan Report under Attachment E.

TEMPORARY STORMWATER SECTION
ATTACHMENT I
Inspection and Maintenance of BMPs

The Contractor will be directed to inspect and maintain all temporary BMPs. The design engineer will also make regular visits to the project and will provide visual inspections as well. Any deficiency noted must be corrected immediately by the contractor.

Maintenance:

1. Inspect all silt fence, inlet protection, rock berms, concrete wash out areas and stabilized concrete entrances and exits weekly and directly after any rainfalls greater than 1 inch.
2. Remove sediment when buildup reaches 6 inches on silt fence, rock berms or install a second line of silt fence parallel.
3. Replace any torn fabric in the silt fence.
4. Replace or repair any sections crushed or collapsed in the course of construction.
5. See stormwater pollution plan details as shown in the construction plans for proper size and installation.
6. Contractor to maintain a daily log and note any deficiencies to temporary BMPs and corrective action taken. Rainfall events shall also be noted.

BMP Inspection Report
Attachment I

Operator: _____ Date: _____

Job Name: _____ Receiving Waters: _____

Location: _____ Map Grid: _____

Inspector: _____ Inspector Qualifications: _____

Is this site over the Aquifer recharge or contributing zone ____ If this site is in compliance with the SWPPP and Permit ____

Visual Inspection of the Site	Y	N	N/A	Comments
NOI Posted?				
Site Notice Posted?				
Was a copy of the NOI sent to the Reporting agency?				
SWPPP Plan in Box?				
Copy of WPAP in the box? (If applies)				
SWPPP Information updates				
Material list updated?				
Project Milestone current with intended dates?				
All current locations of BMP's Identified on plans?				
Areas under operators control clearly Identified on site map?				
Trash Containers and Restrooms noted?				
Stabilized areas updated or noted on plans?				
Site Conditions				
Entrance and exits free from off site tracking?				
Trash and Debri being contained on site?				
Material storage area effectively controlling pollutants?				
Wash out pit working order?				
Are all pollutants contained on site?				
Erosion Control devices in working order?				
Are all BMP's Adequate for this site at this times				
Hazardous Waste				
Is there materials being exposed to storm water runoff?				
Any signs of major leaks or spills?				
Any leaks or spills of reputable Quanitiy need to be reported?				

BMP Inspection Report
Attachment I

Job Name: _____ Date: _____

Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date

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

Qualified BMP Inspector: _____

BMP Inspection Report
Attachment I

Job Name: _____ Date: _____

Construction Activities and location

Block/Lot or Address	Work being done	Date

NOTES:

TEMPORARY STORMWATER SECTION
ATTACHMENT J
Schedule of Interim and Permanent Soil Stabilization Practices

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site.

If after 21 days, and construction activity will not resume, hydromulch shall be applied to all disturbed areas except in drainage channels or where slopes exceed 3:1. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

All erosion control measures must remain in place until such stabilization has successfully occurred.

Silt Fences shall be used as indicated. Owner shall consult with design engineer to determine all necessary measures to stabilize the site if construction does not resume.

TCEQ RG 348 dated July 2005 shall be used as a guide in determining these areas that may require
stabilization.

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

I Hutchison Utt,
Print Name

Owner,
Title - Owner/President/Other

of Wimland, LLC,
Corporation/Partnership/Entity Name

have authorized Jessica Calhoun, P.E., CFM
Print Name of Agent/Engineer

of HMT Engineering and Surveying
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.

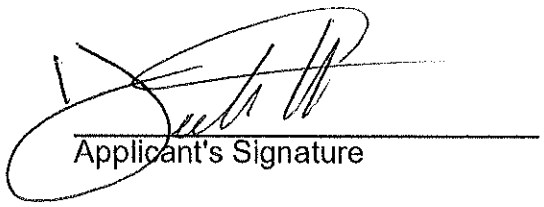
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

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

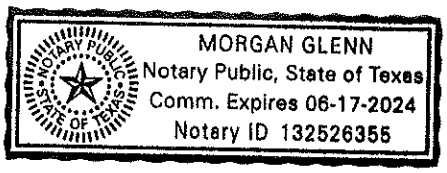
7/26/2023
Date

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared in person 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 26 day of July, 2023



Morgan Glenn
NOTARY PUBLIC

morgan glenn
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6-17-2024

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Wimberley 7 Acres Commercial Development

Regulated Entity Location: Jacobs Well Road, Wimberley, TX 78676

Name of Customer: Wimland, LLC

Contact Person: Hutchinson Utt Phone: 512-531-9800

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	6.511 Acres	$ 5000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 7/21/2023

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy) 7/21/2023

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

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

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

Wimbland, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805047130	32089729472	92-0675416	N/A

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

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:								
	1206 W. Slaughter Lane							
	City	Austin	**State**	TX	**ZIP**	78748	**ZIP + 4**	6428

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

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(512) 531-9800		( ) -

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.)*

Wimberley 7 Acres Commercial Development

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	Jacobs Well Road							
	City	Wimberley	**State**	TX	**ZIP**	78676	**ZIP + 4**	
24. County	Hays							

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

25. Description to Physical Location:	The property on the north east corner of the intersection of FM 2325 and Jacobs Well Road				
26. Nearest City			**State**	**Nearest ZIP Code**	
Wimberley			TX	78676	

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:	30.020		**28. Longitude (W) In Decimal:**	-98.130	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	01	12.1	98	07	48.1

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1542	5541	236210	238290

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

Gas Station

34. Mailing Address:	**1206 W. Slaughter Lane**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78748**	**ZIP + 4**	**6428**
35. E-Mail Address:	**hutch@impactcomsrv.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 531-9800		( ) -

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

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

SECTION IV: Preparer Information

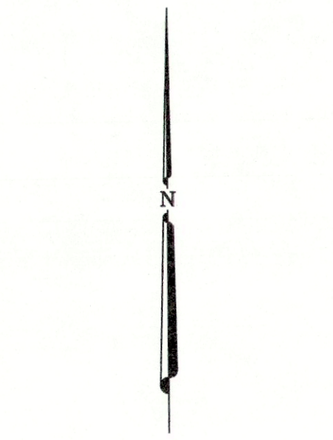
40. Name:	Zoe Hollinger	41. Title:	E.I.T.
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(830) 625-8555		(830) 625-8556	zoeh@hmtnb.com

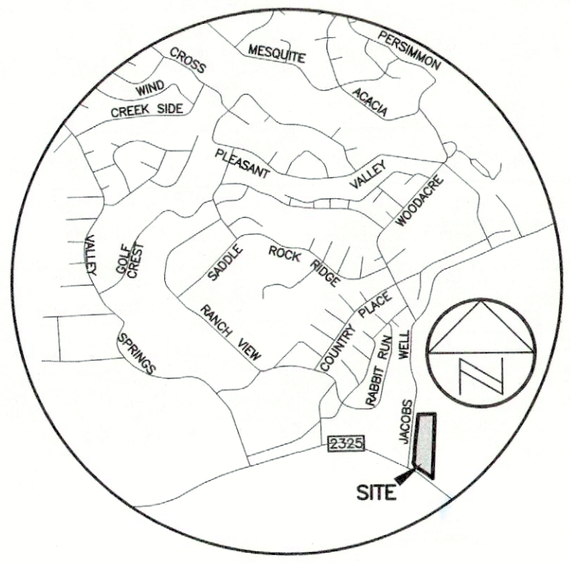
SECTION V: Authorized Signature

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

Company:	HMT Engineering & Surveying	**Job Title:**	Project Engineer
Name *(In Print):*	Jessica Calhoun, P.E., CFM	**Phone:**	(210) 255- 7873
Signature:	Jessica Calhoun	**Date:**	8/23/2023

AVEYNS COURT SUBDIVISION





LOCATION MAP
NOT TO SCALE

GEORGE G. OVERLAND SURVEY
ABS. 349

1.51 ACRES
KYLE AND DEVON FARRELL
(22042862)

STATE PLANE COORDINATES
N: 13920072.67
E: 2244081.03

APPROXIMATE LINE OF GEORGE G. OVERLAND SURVEY

APPROXIMATE LINE OF ELIZA SNEDICOR SURVEY

N88°59'01"E 269.57'

1/2"

LAI

10' U.E.

15' U.E.

L6

LAI

[N06°14'49"E 226.89']
N06°13'33"E 226.80'

198.55'

25' B.L.

LOT 3
1.823 ACRES

303.70'

10' U.E.

JACOB'S WELL ROAD
(VARIABLE WIDTH R.O.W.)
(MINOR COLLECTOR)
(2775/763, 4433/412)

S83°15'21"E
288.80'

N83°04'49"W
69.76'

LAI

L5

28.25'

10' U.E.

LAI

0.651 ACRES
COUNTY OF HAYS
(2775/763)

R.B. GREGORY SURVEY
ABS. 217

LOT 2
1.717 ACRES

147.05'

10' U.E.

248.7 ACRES
CAMP YOUNG JUDEA, INC.
(237/564)

ELIZA SNEDICOR SURVEY
ABS. 421

[N06°08'20"E 181.63']
N06°04'34"E 181.80'

25' B.L.

15' U.E.

N58°44'19"E
284.28'

10' U.E.

10.340 ACRES
WIMBERLEY QUICKSAND PARTNERS, LTD.
(2529/396)

L4

L7

L8

LAI

[N01°22'59"E 110.39']
N01°20'21"E 110.48'

WOODCREEK ETJ

10' U.E.

S02°17'59"W 1063.65'
(S04°05'55"W 1063.62')

LAI

L3

25' B.L.

LOT 1
2.966 ACRES

612.90'

15' U.E.

L2

LAI

L1

BROKEN

S24°21'57"W
80.08'

C2

0.0233 ACRES
HAYS COUNTY
(4433/412)

ILLEGIBLE CAP

L9

HAYS COUNTY MONUMENT H089

CH139

REFERENCE TIE
S67°28'37"W
95.42'

50' B.L.

15' U.E.

C1

FM 2325
(80' R.O.W. WIDTH – MINOR ARTERIAL)
(CSJ 0285-02-001, 169/304)

APPROXIMATE LINE OF R.B. GREGORY SURVEY

APPROXIMATE LINE OF ELIZA SNEDICOR SURVEY

BROKEN

STATE PLANE COORDINATES
N: 13919009.87
E: 2244038.34

S40°11'52"W
80.38'

ETJ LINE PER
HAYS COUNTY GIS

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ●LAI 1/2" REBAR WITH 2 INCH ALUMINUM "LAI" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ◎ TxDOT TYPE II DISK FOUND
- ■ CONCRETE HIGHWAY MONUMENT FOUND
- ⌖ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- { } RECORD INFORMATION VOLUME 4433, PAGE 412
- [ ] RECORD INFORMATION VOLUME 2775, PAGE 764
- ( ) RECORD INFORMATION

HAYS COUNTY MONUMENT H089 REFERENCE

2" ALUMINUM DISK IN CONCRETE FOUND

STATE PLANE COORDINATES (PUBLISHED):
N 13919184.31
E 2243627.16

STATE PLANE COORDINATES (FOUND) NAD83(2011):
N 13919184.42
E 2243627.07

ELEVATION (PUBLISHED) = 1035.00'
VERTICAL DATUM: NAVD 88

ELEVATION (FOUND) = 1034.96'
VERTICAL DATUM: NAVD 88 (GEOID 18)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH139".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13920982.15
E 2243957.79

TEXAS STATE PLANE COORDINATES:
N 13919172.59
E 2243666.09

ELEVATION = 1032.41'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°25'34"

AVEYNS COURT SUBDIVISION

WIMLAND, LLC
1206 W SLAUGHTER
AUSTIN, TEXAS 78748

PAUL J. FLUGEL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 5096
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724

TYLER BOYKIN, P.E.
MAHONEY ENGINEERING
8201 SOUTH CONGRESS AVENUE
AUSTIN, TX 78745
(512) 910-3874
TEXAS REGISTERED ENGINEERING FIRM NO. 21222

PREPARED ON 08/16/2023

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1949.86'	10°12'39"	347.49'	N54°57'19"W	347.03'
C2	1949.86'	5°31'23"	187.96'	N62°49'20"W	187.89'

LINE TABLE			RECORD LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N27°36'28"W	68.46'	{L1}	{N27°44'56"W}	{68.88'}
L2	N24°07'26"E	27.23'			
L3	N06°38'48"E	92.68'	[L3]	[N06°34'47"E]	[92.71']
L4	N06°27'13"E	36.03'	[L4]	[N06°34'47"E]	[36.13']
L5	N08°06'36"E	61.93'	[L5]	[N07°51'02"E]	[61.98']
L6	N06°42'30"E	67.85'	[L6]	[N06°39'53"E]	[67.81']
L7	N73°50'35"E	38.10'			
L8	S47°47'04"E	49.13'			
L9	S78°59'57"W	129.55'			

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 1565-025

DRAWING NO.: 1565-025-PL

PLOT DATE: 08/16/2023

PLOT SCALE: 1" = 100'

DRAWN BY: JLB

AVEYNS COURT SUBDIVISION

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, WIMLAND, LLC, AS OWNERS OF **6.506** BEING ALL OF A 7.178 ACRE TRACT OF LAND OUT OF THE R.B. GREGORY SURVEY, ABSTRACT NO. 217, IN HAYS COUNTY, TEXAS, CONVEYED TO WIMLAND, LLC, IN A GENERAL WARRANTY DEED DATED OCTOBER 11, 2022 AND RECORDED IN DOCUMENT NO. 22048679 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT A 0.0233 ACRE TRACT CONVEYED TO HAYS COUNTY IN A GRANT WARRANTY DEED DATED JULY 26, 2012 AND RECORDED IN VOLUME 4433, PAGE 412 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND ALSO SAVE AND EXCEPT A 0.651 ACRE TRACT CONVEYED TO THE COUNTY OF HAYS IN A DEED DATED SEPTEMBER 21, 2005 AND RECORDED IN VOLUME 2775, PAGE 764 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY ADOPT THIS PLAT DESIGNATING THE **6.506** ACRE TRACT AS **AVEYNS COURT SUBDIVISION**, AN ADDITION TO HAYS COUNTY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON UNLESS OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT,

AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF WOODCREEK AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS 21 DAY OF August, 2023

WIMLAND, LLC
BY: _____
HUTCH UTI
1206 W SLAUGHTER
AUSTIN, TEXAS 78748

STATE OF TEXAS:
COUNTY OF Hays:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CASEY VICKERY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF August, 2023

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11/11/25
MY COMMISSION EXPIRES ON:

SHEA ALYSE SUMMERLIN
Notary Public, State of Texas
Comm. Expires 11-11-2025
Notary ID 131338872

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL J. FLUGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON NOVEMBER AND DECEMBER, 2022, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, 1983(2011), BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) .

Paul J. Flugel 8-17-2023
PAUL J. FLUGEL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 5096
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724

STATE OF TEXAS
REGISTERED
PAUL J. FLUGEL
5096
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION:

I, TYLER BOYKIN 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 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0219F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND UNINCORPORATED AREAS.

_____
TYLER BOYKIN, P.E.

ENGINEERING BY:
MAHONEY ENGINEERING
8201 SOUTH CONGRESS AVENUE
AUSTIN, TX 78745
(512) 910-3874
TEXAS REGISTERED ENGINEERING FIRM NO. 21222

STATE OF TEXAS
TYLER J. BOYKIN
145841
LICENSED
PROFESSIONAL ENGINEER

THE CITY OF WOODCREEK HAS DEFERRED REVIEW OF THIS SUBDIVISION TO HAYS COUNTY.

DATED THIS _____ DAY OF _____ A.D., 2023

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

THE CITY OF WIMBERLEY HAS DEFERRED REVIEW OF THIS SUBDIVISION TO HAYS COUNTY.

DATED THIS _____ DAY OF _____ A.D., 2023

_____
CITY ADMINISTRATOR

_____
PLANNING AND DEVELOPMENT COORDINATOR

GENERAL NOTES:

1. A PORTION OF THIS PLAT IS LOCATED IN THE CITY OF WOODCREEK ETJ.

2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ALL OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

3. THE LOCATION OF EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.

4. ACCESS DRIVEWAYS ON STATE MAINTAINED ROADWAYS MUST MEET THE MINIMUM REQUIREMENTS AS STATED IN THE "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" AND/OR THE "ACCESS MANAGEMENT MANUAL".
5. PLACEMENT OF SIDEWALKS WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS MUST BE APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

6. MAINTENANCE OF DEDICATED PUBLIC UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF A PUBLIC UTILITY EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE PUBLIC UTILITY EASEMENT, AND MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE PUBLIC UTILITY EASEMENT TO PUBLIC UTILITY PROVIDERS. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE PUBLIC UTILITY PROVIDERS TO UTILIZE THE PUBLIC UTILITY EASEMENT, OR ANY PART OF IT.

7. THIS SUBDIVISION IS LOCATED IN ESD #4 AND #7, AND ALSO IN THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.

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

9. UTILITIES PROVIDED BY:
   - ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
   - WATER: AQUA TEXAS
   - WASTEWATER: OSSF

10. LOT SUMMARY:

3 LOTS TOTAL:
0 LOTS > 10 ACRES,
0 LOTS 5.0-10 ACRES,
1 LOT 2.0-5.0 ACRES,
2 LOTS 1.0-2.0 ACRES,
0 LOTS < 1.0 ACRE
AVERAGE LOT SIZE: 2.169 ACRES

11. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.

12. PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.

13. ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.

14. EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.

15. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.

16. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

17. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X, AS DELINEATED BY FEMA FIRM PANEL 48209C0219F, EFFECTIVE 09/02/2005.

18. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

19. MAILBOXES PLACED WITHIN THE ROW SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.

20. LOTS 2 AND 3 ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.

21. THIS PLAT LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

WATER/ WASTEWATER NOTE:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

8-25-2023
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

8-25-2023
ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D. 20_____.

_____
RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20_____, AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D. 20_____.

_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 1565-025
DRAWING NO.: 1565-025-PL
PLOT DATE: 08/16/2023
PLOT SCALE: 1" = 100'
DRAWN BY: JLB