WATER POLLUTION ABATEMENT PLAN

PREMIER STORAGE 620
14926 RANCH ROAD 620
AUSTIN, WILLIAMSON COUNTY, TEXAS

Prepared For:

PREMIER STORAGE INVESTORS

530 Oak Court Dr, Suite 155
Memphis, TN 38117
901-290-0184

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

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Firm No. 928
KHA Project No. 069400501

July 18, 2023

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SECTION 1: EDWARDS AQUIFER APPLICATION COVER PAGE

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: Premier Storage 620						**2. Regulated Entity No.:** N/A			
3. Customer Name: PSI Atlantic Austin TX #2, LLC						**4. Customer No.:** New Customer			
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):**		1.88	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Partial sedimentation filtration pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Lake Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	X 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. Thomas Lombardi, Jr.
Print Name of Customer/Authorized Agent  4/12/2023
Signature of Customer/Authorized Agent Date

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

SECTION 2:
GENERAL INFORMATION

General Information Form

Texas Commission on Environmental Quality

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

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

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

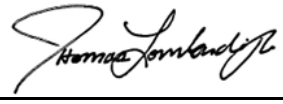
Signature

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

Print Name of Customer/Agent: Thomas Lombardi Jr.

Date: 4/12/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: PSI Atlantic Austin TX #3, LLC
2. County: Williamson
3. Stream Basin: Lake Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   [X] Recharge Zone
   [ ] Transition Zone

6. Plan Type:

   [X] WPAP
   [ ] SCS
   [ ] Modification
   [ ] AST
   [ ] UST
   [ ] Exception Request

7. Customer (Applicant):

Contact Person: Robb Dejean
Entity: PSI Atlantic Austin TX #2, LLC
Mailing Address: 530 Oak Court Dr, Suite 155
City, State: Memphis, TN Zip: 38117
Telephone: 901-290-0184 FAX: _____
Email Address: robb@pssinvestors.com

8. Agent/Representative (If any):

Contact Person: Thomas Lombardi Jr.
Entity: Kimley-Horn
Mailing Address: 5301 Southwest Pkwy, Bldg 2, Ste 100
City, State: Austin, TX Zip: 78735
Telephone: 512-518-6534 FAX: _____
Email Address: thomas.lombardi@kimley-horn.com

9. Project Location:

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

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

14926 Ranch Road 620, Austin, TX 78717

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

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

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

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

☒ Survey staking will be completed by this date: TBD

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

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

15. Existing project site conditions are noted below:

- [X] Existing commercial site
- [ ] Existing industrial site
- [ ] Existing residential site
- [ ] Existing paved and/or unpaved roads
- [ ] Undeveloped (Cleared)
- [ ] Undeveloped (Undisturbed/Uncleared)
- [ ] Other: _____

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

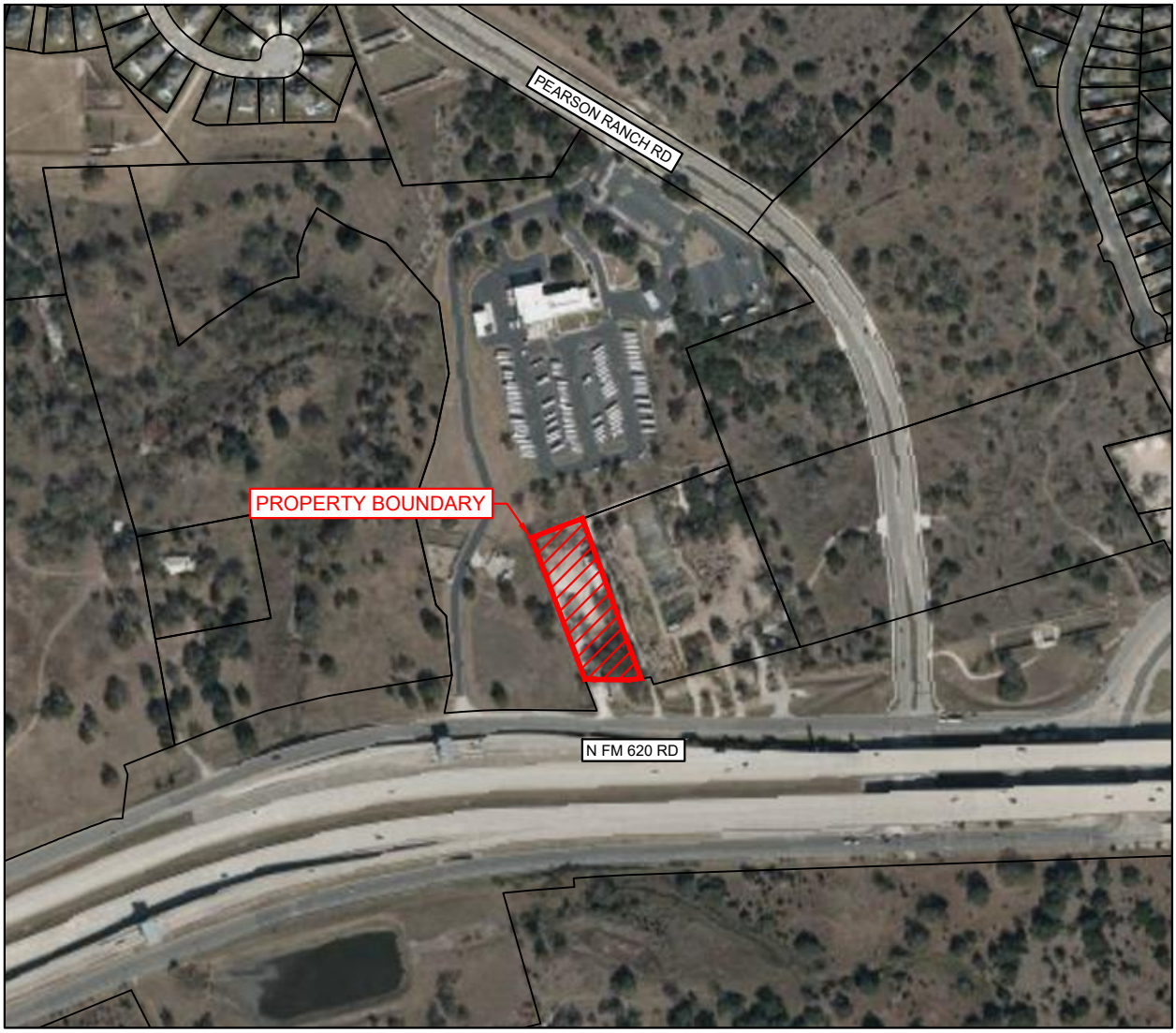
19. [X] Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- [ ] TCEQ cashier
- [X] Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- [ ] San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

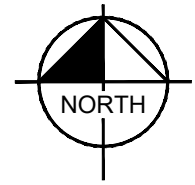
21. [X] No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

ATTACHMENT A: ROAD MAP



DIRECTIONS FROM TCEQ HEADQUARTERS TO PROJECT SITE

1. TAKE PARK 35 CIRCLE TO S I-35 FRONTAGE ROAD
2. CONTINUE SOUTH ON I-35 FRONTAGE ROAD
3. TAKE US-183 HWY NORTH TO RANCH ROAD 620
4. TAKE TO RANCH ROAD 620 EXIT FROM TX-45 E
5. CONTINUE ON RANCH ROAD 620 UNTIL PEARSON RANCH ROAD
6. U-TURN AT PEARSON RANCH ROAD
7. DESTINATION ON RIGHT

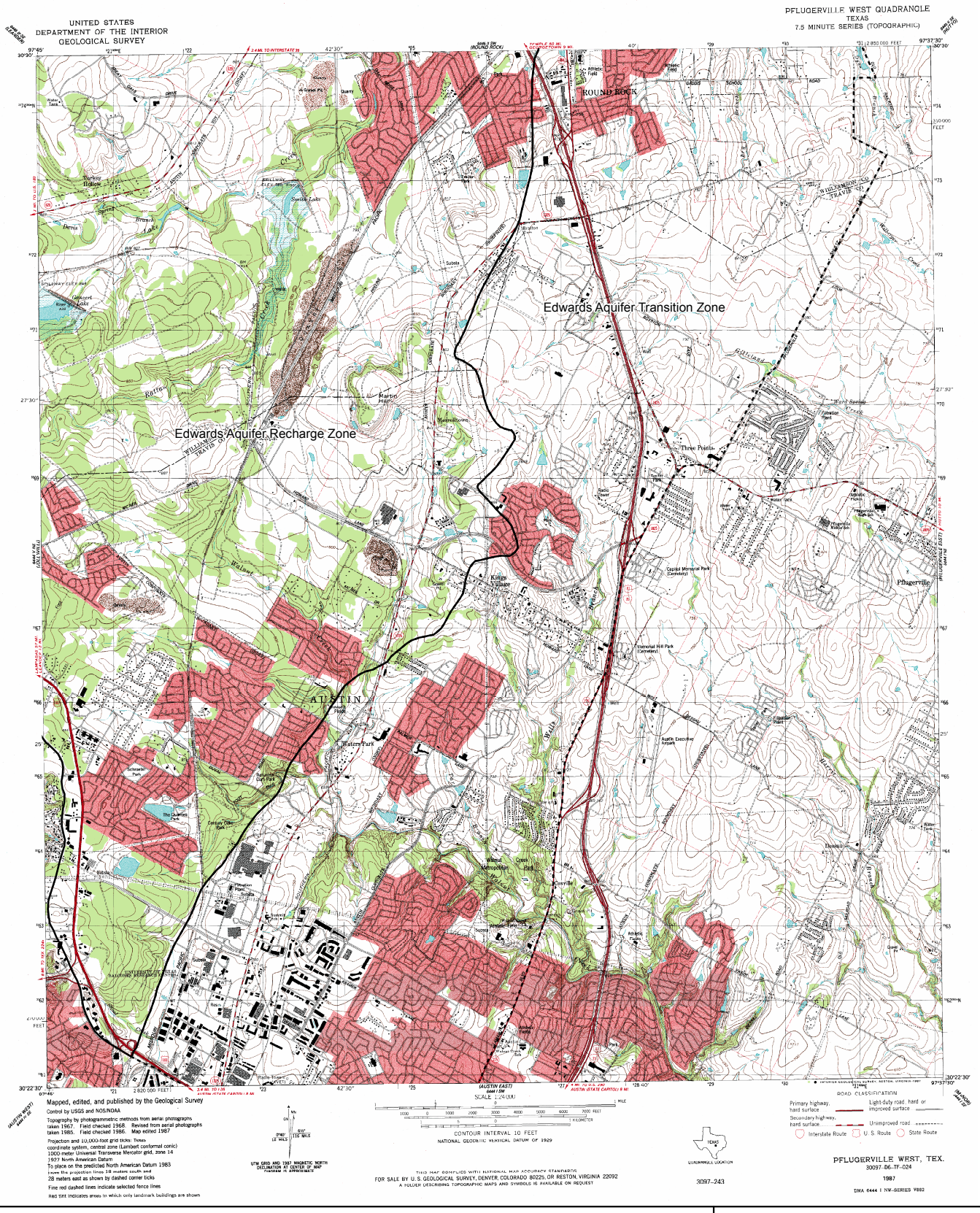


PREMIER STORAGE - 620

14926 RANCH ROAD 620
AUSTIN, WILLIAMSON COUNTY, TEXAS 78717
DECEMBER 2022

Kimley»Horn
5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78717
512-646-2237
State of Texas Registration No. F-928

ATTACHMENT B: USGS MAP



PREMIER STORAGE - 620

14926 RANCH ROAD 620
AUSTIN, WILLIAMSON COUNTY, TEXAS 78717
DECEMBER 2022

Kimley»Horn
5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78717
512-646-2237
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

ATTACHMENT C: PROJECT DESCRIPTION

Kimley»Horn

Introduction

The subject site is a developed 1.88-acre lot located at 14926 Ranch Road 620, Austin, TX 78717, bordering N FM 620 Rd to the south. This site falls within both the Limited Purpose and ETJ limits of the City of Austin.

The site is not located in the Federal Emergency Management Agency's 100-year floodplain according to FIRM 48491C0630F, effective December 20, 2019. The site is located within the Edwards Aquifer Recharge Zone according to TCEQ Edwards Aquifer Map.

Current Tract Conditions

Legal Description

The legal description is described as 1.8779 acres of the Thomas P. Davy Survey of Austin, Williamson County, Texas.

Land Use

The lot is zoned as CS-CO (general commercial services, conditional overlay), and is proposed to be convenience self-storage with parking and associated improvements. The site resides within both the Limited Purpose and ETJ limits of the City of Austin in Williamson County, Texas.

Existing Drainage Conditions

Under existing conditions, the site generally flows from north to south, then carried off the property to the west. The site is a part of the Lake Creek watershed.

Proposed Development

The proposed Premier Storage 620 development includes construction of a four-story self-storage building with associated parking and utility improvements. Water and wastewater lines will be designed according to City of Austin specifications and connect to City of Austin utility services. Access to the site will be through one proposed driveway along Ranch Road 620. The project proposes 1.22 acres (64.9%) of total impervious cover. Water will be treated according to TCEQ requirements through one proposed water quality pond on-site. The flow will be discharged south of the site into the Lake Creek watershed.

Drainage and Water Quality Analysis

Floodplain Information

According to the FEMA Flood Insurance Rate Map Panel No. 48491C0630F effective December 19, 2019, no portion of the development lies within the 100-yr floodplain (Zone A).

On-Site Drainage

The proposed site will convey storm runoff through an underground storm network system into one on-site water quality pond. Drainage area maps and calculations are included in the construction plan set included in the Exhibits Section.

Off-Site Drainage

Under existing conditions, 1.13 acres of offsite water enters the site from the north and west. The off-site drainage will be intercepted via the proposed storm network on the western and northern boundaries of the site. The drainage will be conveyed around/through the property and be discharged into the Lake Creek floodplain on the southern boundary of the property.

Detention and Water Quality

Water Quality Best Management Practices (BMP) for Premier Storage 620 will address the water quality requirements for the ultimate area disturbed with the addition of a proposed partial sedimentation filtration pond. Offsite drainage has no impervious cover and is remaining in its natural state; therefore, no treatment will be provided for these areas. These drainage areas are to meet all water quality requirements per TCEQ requirements. See Permanent Stormwater Section – Attachment C for a breakdown on TSS calculations.

Erosion and Sedimentation Controls

Temporary erosion and sedimentation controls during construction are proposed on the Erosion Control Plan and include silt fences, inlet protection, construction staging area, concrete washout, rock berm, and a stabilized construction entrance designed to City of Austin criteria. The land disturbed during construction, including the staging and stockpile areas, will drain into the proposed on-site storm sewer system where it will be conveyed to the proposed water quality pond located on-site. The water quality pond will discharge into the Lake Creek watershed.

SECTION 3:
GEOLOGIC ASSESSMENT

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GEOLOGIC ASSESSMENT
FOR THE APPROXIMATELY 1.88-ACRE
PREMIER STORAGE 620 TRACT

Williamson County, Texas

March 2023

Submitted to:
Kimley-Horn
5301 Southwest Parkway,
Uplands II, Suite 100
Austin, Texas 78735

Prepared by:
aci consulting
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci project #: 05-21-240

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

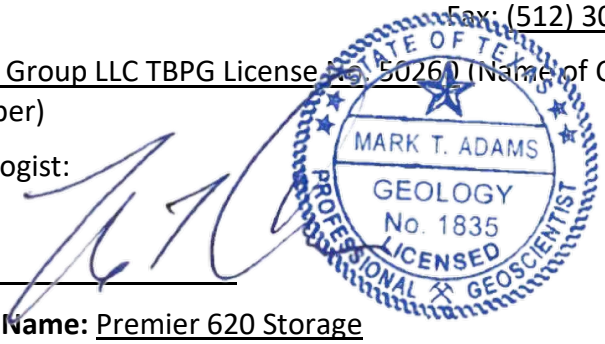
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Mark T. Adams Telephone: (512) 347-9000

Date: 3/6/2023 Fax: (512) 306-0974

Representing: aci Group LLC TBPG License No. 50260 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Premier 620 Storage

Project Information

1. Date(s) Geologic Assessment was performed: 2/9/2023
2. Type of Project:

   ☒ WPAP ☐ AST
   ☒ SCS ☐ UST
3. Location of Project:

   ☒ Recharge Zone
   ☐ Transition Zone
   ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
GsB - Georgetown clay loam, 0 to 2 percent slopes	D	0-5

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = 30'
   Site Geologic Map Scale: 1" = 30'
   Site Soils Map Scale (if more than 1 soil type): 1" = 90'

9. Method of collecting positional data:

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

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

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

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

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

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

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

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

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

Administrative Information

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

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TABLE OF CONTENTS

LIST OF ATTACHMENTS

March 2023

Geologic Assessment for the Premier Storage 620 Project located in Williamson County, Texas

1.0 INTRODUCTION

The Texas Commission on the Environmental Quality (TCEQ) regulates activities that have the potential to pollute the Edwards Aquifer through the Edwards Aquifer Protection Program. Projects meeting a certain criterion over the Edwards Aquifer Recharge Zone must submit an Edwards Aquifer Protection Plan (EAPP).

The purpose of this report is to identify all potential pathways for contaminant movement to the Edwards Aquifer and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed in the Edwards Aquifer Protection Plan (EAPP). This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards Aquifer Recharge Zone. Per the Rules, the Geologic Assessment must be completed by a Geologist licensed according to the Texas Geoscience Practice Act.

2.0 PROJECT INFORMATION

The Premier Storage 620 Project, hereafter referred to as the subject area or site, is located at 14926 Ranch Road (RR) 620 in the City of Austin (CoA) Full Purpose and Extraterritorial Jurisdiction, Williamson County, Texas (**Attachment A, Figure 1**). Pedestrian investigations of the 1.88-acre tract were performed on February 09, 2023, Marcos Cardenas and Gabriel Nejad, under the supervision of Mark Adams, P.G. with **aci consulting**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP) and Sewage Collection System (SCS). The site is approximately 1.88 acres in total. The proposed site use is for convenience storage. The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental Quality (TCEQ)

matrix for Edwards Aquifer Recharge Zone features. The ranking of the features will determine their viability as "sensitive" features.

3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject property.

4.0 SOILS AND GEOLOGY

The following includes a site-specific description of the soils, geologic stratigraphy, geologic structure, and karstic characteristics as they relate to the Edwards aquifer. Also included in this section is a review of historic aerials for presence of geologic changes or changes to manmade features in bedrock.

Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (2023), one soil unit occurs within the project area (**Attachment A, Figure 2**):

- GeB—Georgetown clay loam, 0 to 2 percent slopes

The Georgetown component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on broad ridges on dissected plateaus. The parent material consists of clayey residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not

ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Tarpley (5%) and Eckrant (5%) are minor soil components that make up the remaining 10% of the map unit. These do not meet the criteria for hydric soils.

Geologic Stratigraphy

According to the Geologic Map of the Austin Area, Texas, one geologic unit occurs within the project area (**Attachment A, Figure 3**). The unit and a description by Garner et al. (1992) are listed below:

- Edwards Limestone (Ked)

"Limestone and dolomite, light gray to tan, hard to soft, thin to thick bedded, fine to medium grained; fossil rudist and nodular chert common; solution collapse zone hear middle"

Site-Specific Stratigraphic Column

Formation	**Members**	**Thickness** (Garner et al., 1992)
Edwards Limestone	Edwards Limestone	~100 feet

Geologic Structure

The geologic strata associated with the Edwards Aquifer include the Georgetown Limestone Formation of the Washita Group, the Edwards Limestone Group which is interfingered with the Comanche Peak Formation, followed by the Walnut formation, and finally the Glen Rose Formation of the Trinity Group. These Groups dip gently to the southeast and are a characterized by the Balcones Fault Escarpment, a zone of en echelon normal faults downthrown to the southeast. Locally, the dominant structural trend of faults within the area is 20°, as evidenced by the mapped fault patterns (**Attachment A, Figure 4**). Thus, all features that have a trend ranging from 5° to 35° are considered "on trend" and were awarded the additional 10 points in the Geologic Assessment Table.

The subject area is underlain by Ked (Garner et al., 1992). There are no faults, drainages, or changes in the geologic unit on or proximal to the site boundary. There do not appear to be dramatic structural influences affecting the on-site geology. The surface geology of the site is not visible due to the majority of the site being paved with gravel or concrete; however, it may be important to note that several documented caves exist in the general surrounding area. A visual inspection from the site boundaries did not identify any significant karst features.

Karstic Characteristics

In limestone landscapes, karst is expressed by erratically developed cavernous porosity from dissolution of bedrock as water combined with weak acids moves through the subsurface. Karst terrains are typical of the Edwards Limestone, occurring across a vast region of Central Texas, including the Balcones Fault Escarpment. The features produced by karst processes include, but are not limited to, sinkholes, solution cavities, solution enlarged fractures, and caves. These features can eventually provide conduits for fluid movement such as surface water runoff, as "point recharge" to the Edwards Aquifer. Faults and manmade features within bedrock can also provide conduits for point recharge in many cases.

According to Edwards aquifer zone map produced by the TCEQ (2005), the entire subject area is within the northern segment of the Edwards aquifer Recharge Zone. Thus, all karst features identified as sensitive within the project limits have the potential to be point recharge features into the Edwards aquifer.

Review of Historic Aerials

Aerial photographs were reviewed for the site and it was determined that ranching and agricultural activities occurred on the site since the before 1953 (**Attachment C**). A rural road south of the subject area exists in the first aerial, dated 1941, and the site appears to be undeveloped and heavily wooded. In 1953, a large majority of the vegetation onsite as well as surrounding the site appears to have been cleared. One structure, likely a rural residential structure, appears onsite in the 1967 aerial, and two neighboring structures appear to the east as well. Additionally, the road to the south of the site, FM 620, appears to be expanded in the 1967 aerial. Between the 1967 and 1981 aerials, minor changes occur to the site and surrounding landscape. In 1995, the site appears to nearly entirely developed, with multiple structures and a paved or gravel base. Additionally, a residential subdivision appears to the northeast of the site. The 2004 aerial shows major

construction activities south of the site pertaining to the expansion of FM 620. By 2010, construction appears to be complete. No major changes are visible on site between the 2004 and 2022 aerials; however, residential, and commercial development continues to occur to the north and east of the site throughout these years.

5.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci consulting** personnel on February 9, 2023. Twelve features (manmade features in bedrock) were noted on the site. Comprehensive descriptions and recommendations for each feature can be found in **Attachment B**. Based on assessment of each feature, it was determined that there are zero sensitive karst features on the subject area. Only three of the manmade features in bedrock have been deemed sensitive due to their unknown subsurface depth or association with wastewater utilities.

Surrounding the subject area, karst features are well known and documented. Numerous surface features including caves are located within ½ mile of the site as well as numerous subsurface features. The past surface disturbance of the project area likely destroyed or covered any surface expressions of karst features. Any subsurface features encountered during construction will be managed following TCEQ regulations.

6.0 REFERENCES

Garner, L.E., K.P. Young, P.U. Rodda, G.L. Dawe, M.A. Rogers. 1992. Geologic Map of the Austin Area, Texas. Bureau of Economic Geology. Reprint 1992. Austin, Texas. 1:62,000.

(SCS) Soil Conservation Survey. 1983. Soil Survey of Williamson County, Texas. United States Department of Agriculture. Texas Agriculture Experiment Station.

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

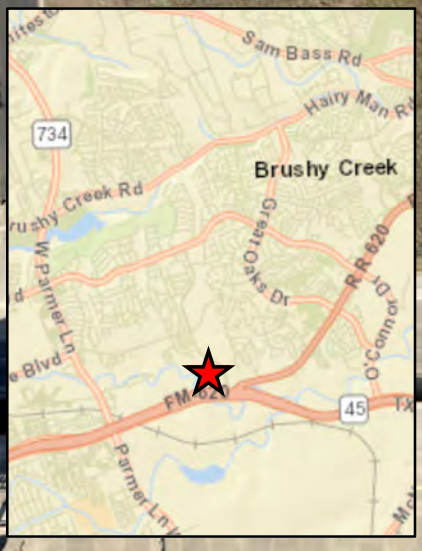
(TWDB) Texas Water Development Board. 2023. Water Data Interactive Groundwater Data Viewer. Accessed on February 9, 2023. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer

(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2023. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: February 22, 2023.

ATTACHMENT A

Site Maps

P:\Project Folders\05-21-240 14926 RR 620 Tract\gis\maps\GA\Figure 1.mxd



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

100 50 0 100 Feet

1:1,200 1 inch = 100 feet

Subject Area

aci consulting austin • denver

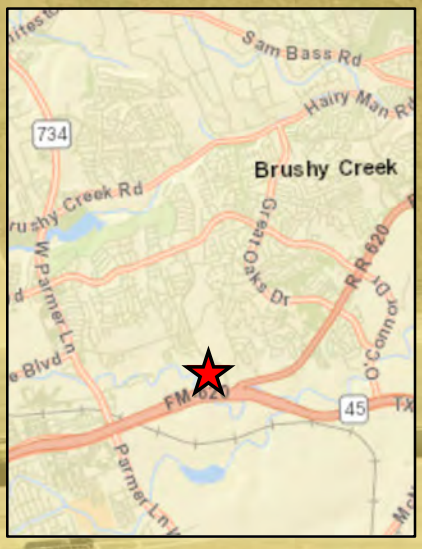
Premier 620 **aci Project No.: 05-21-240**

Figure 1: Site Location Map **March 2023**

P:\Project Folders\05-21-240 14926 RR 620 Tract\gis\maps\GA\Figure 2.mxd

GeB - Georgetown clay loam, 0 to 2 percent slopes

GeB



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

90 45 0 90 Feet

1:1,080 1 inch = 90 feet

Subject Area

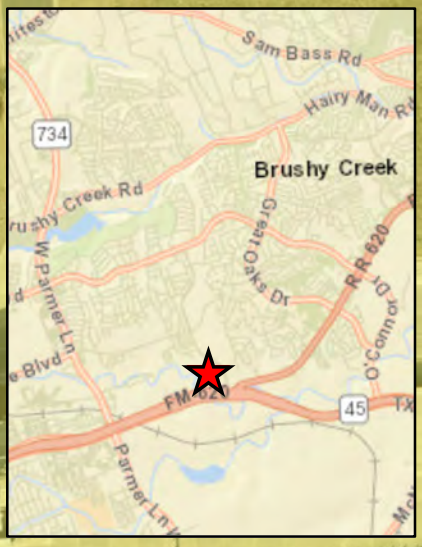
aci consulting austin • denver

Premier 620 **aci Project No.: 05-21-240**

Figure 2: Soils **March 2023**

P:\Project Folders\05-21-240 14926 RR 620 Tract\gis\maps\GA\Figure 3.mxd

Ked - Edwards Limestone



Ked

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

100 50 0 100 Feet

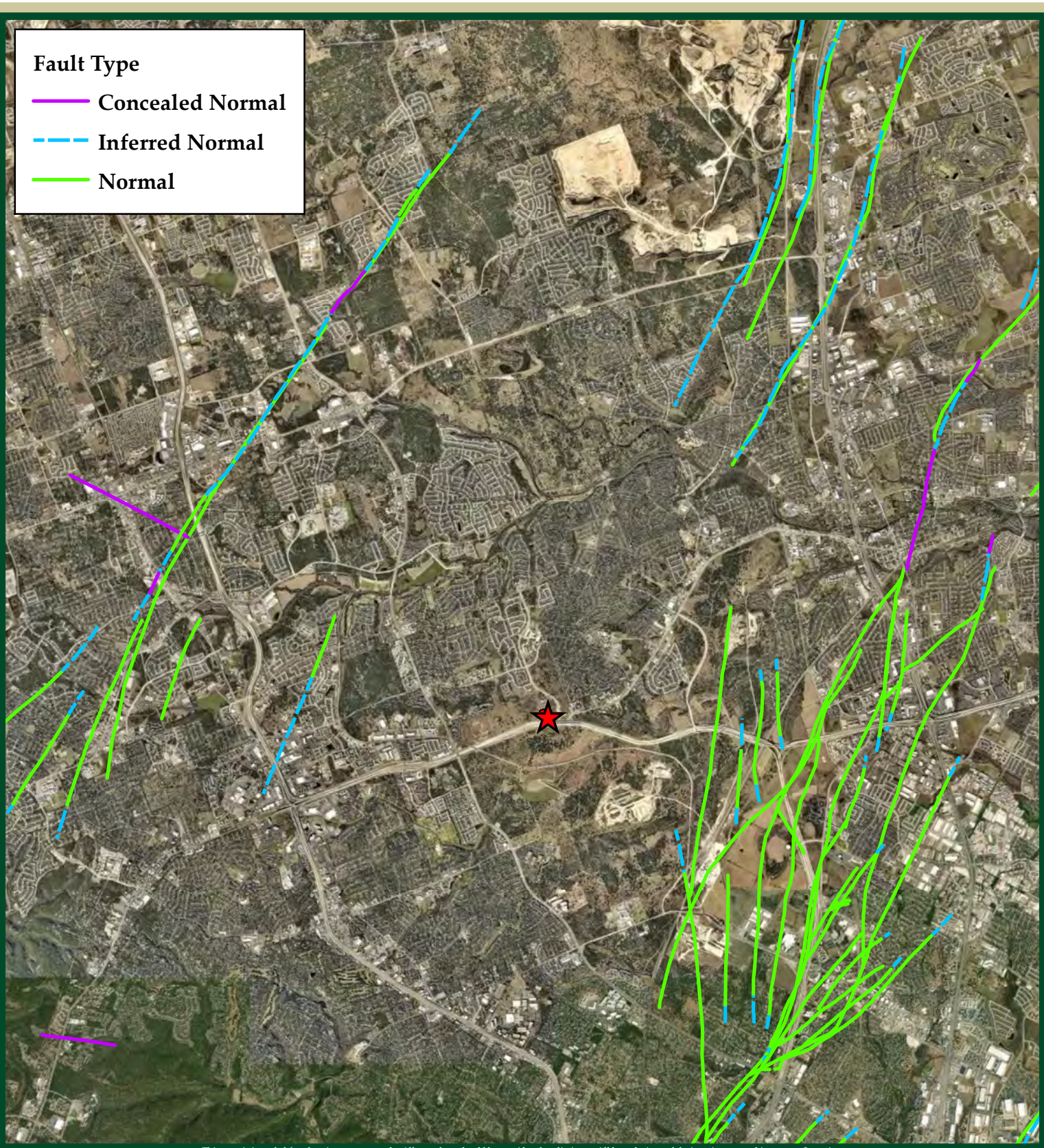
1:1,200 1 inch = 100 feet

Subject Area

aci consulting austin • denver

Premier 620 **aci Project No.: 05-21-240**

Figure 3: Geology **March 2023**



Premier 620

aci Project No.: 05-21-240

Figure 4: Regional Trend

March 2023

ATTACHMENT B

Geologic Table
Geologic and Manmade Feature Map (Figure 5)
Feature Descriptions and Recommendations

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: Premier Storage 620

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
MB-01	30.483163	-97.748312	MB	30	Ked	?	?	?	-		N/A	N/A	?	10	40		X	X		Hillside
MB-02	30.483131	-97.747839	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-03	30.482759	-97.748039	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-04	30.482721	-97.748156	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-05	30.482654	-97.747738	MB	30	Ked	?	?	?	-		N/A	N/A	?	10	40		X	X		Hillside
MB-06	30.482164	-97.747537	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-07	30.48209	-97.747578	MB	30	Ked	?	?	?	-		N/A	N/A	?	10	40		X	X		Hillside
MB-08	30.482026	-97.747856	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-09	30.481903	-97.7478	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-10	30.481889	-97.747807	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-11	30.482136	-97.747664	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside
MB-12	30.482143	-97.747731	MB	30	Ked	?	?	?	-		N/A	N/A	?	5	35	X		X		Hillside

* DATUM: NAD 1983 State Plane 4203

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

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date 3/6/2023

_____ Sheet __1__ of __1__

STATE OF TEXAS
MARK T. ADAMS
GEOLOGY
No. 1835
LICENSED
PROFESSIONAL GEOSCIENTIST

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

P:\Project Folders\05-21-240 14926 RR 620 Tract\gis\maps\GA\Figure 5.mxd

MB-01
MB-02
MB-03
MB-04
MB-05
MB-06
MB-07
MB-08
MB-09
MB-10
MB-11
MB-12
Edwards Aquifer Recharge Zone
Ked

There are no FEMA Flood Hazard Zones within the subject area.
There are no mapped flowlines (NHD), waterbodies (NHD), or wetlands (NWI) within the subject area.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

30 15 0 30 Feet

1:360 1 inch = 30 Feet

Subject Area

Manmade Feature In Bedrock

Ked - Edwards Limestone

Edwards Aquifer Recharge Zone

STATE OF TEXAS
MARK T. ADAMS
GEOLOGY
No. 1835
LICENSED
PROFESSIONAL GEOSCIENTIST

3/6/2023

aci consulting
austin • denver

Premier Storage 620
Figure 5: Geologic Feature Map

aci Project No.: 05-21-240
March 2023

MB-01
GPS: 30.483163, -97.748312
This feature is a cluster of manmade features in bedrock (a utility pole and wastewater manhole) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. One of the features consists of a wastewater line with an unknown depth. As such, the infiltration rate of this feature is determined to be low and has been assigned a point value of 10 points in order to bring it to the attention of the project engineer.

Recommendation: There are no protections required for this feature; however, this feature needs to be brought to the attention of the engineer.

Photo of MB-01

MB-02

GPS: 30.483131, -97.747839

This feature is a manmade feature in bedrock (a structure over a concrete foundation) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. This feature sits atop a concrete foundation which appears to be over a non-native gravel type base. The infill material beneath the feature is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points as there does not appear to be any potential subsurface pathways. This feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-02

MB-03

GPS: 30.482759, -97.748039

This feature is a cluster of manmade features in bedrock (a structure over a concrete foundation with associated electric utilities) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. Similar to MB-02, the infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-03

MB-04
GPS: 30.482721, -97.748156
This feature is a manmade feature in bedrock (a utility pole) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-04

MB-05
GPS: 30.482654, -97.747738
This feature is a manmade feature in bedrock (a well) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. Due to the unknown subsurface depth, the infiltration rate of this feature is determined to be low and has been assigned a point value of 10 points in order to deem this feature as sensitive for the purpose of bringing to the attention of the project engineer.

Recommendation: There are no protections required for this feature; however, this feature needs to be brought to the attention of the engineer.

Photo of MB-05

MB-06

GPS: 30.482164, -97.747537

This feature is a cluster of manmade features in bedrock (a structure over a concrete foundation with associated electric utilities) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. Due to the unknown subsurface depth, the infiltration rate of this feature is determined to be low and has been assigned a point value of 10 points in order to deem this feature as sensitive for the purpose of bringing to the attention of the project engineer.

Recommendation: There are no protections required for this feature; however, this feature should be properly abandoned.

Photo of MB-06

MB-07
GPS: 30.482094, -97.747578
This feature is a manmade feature in bedrock (a wastewater line) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. Due to the unknown subsurface depth, the infiltration rate of this feature is determined to be low and has been assigned a point value of 10 points in order to deem this feature as sensitive for the purpose of bringing to the attention of the project engineer.

Recommendation: There are no protections required for this feature; however, this feature needs to be brought to the attention of the engineer.

Photo of MB-07

MB-08

GPS: 30.482026, -97.747856

This feature is a cluster of manmade features in bedrock (a line of utility poles) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-08

MB-09

GPS: 30.481903, -97.747800

This feature is a cluster of manmade features in bedrock (a utility pole and mailbox) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-09

MB-10
GPS: 30.481889, -97.747807
This feature is a manmade feature in bedrock (a storm drain) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-10

MB-11
GPS: 30.482136, -97.747664
This feature is a manmade feature in bedrock (a utility pole) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-11

MB-12
GPS: 30.482143, -97.747731
This feature is a manmade feature in bedrock (an office building) extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a gently sloping hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. The infiltration rate of this feature is determined to be low and has been assigned a point value of 5 points. As such, this feature is non-sensitive.

Recommendation: There are no protections required for this feature.

Photo of MB-12

ATTACHMENT C

Historic Aerial Photographs

Prepared for:

ACI CONSULTING
1001 Mopac Circle
Austin, TX 78746

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Aerial Photographs

Premier 620 Storage

14926 RR 620

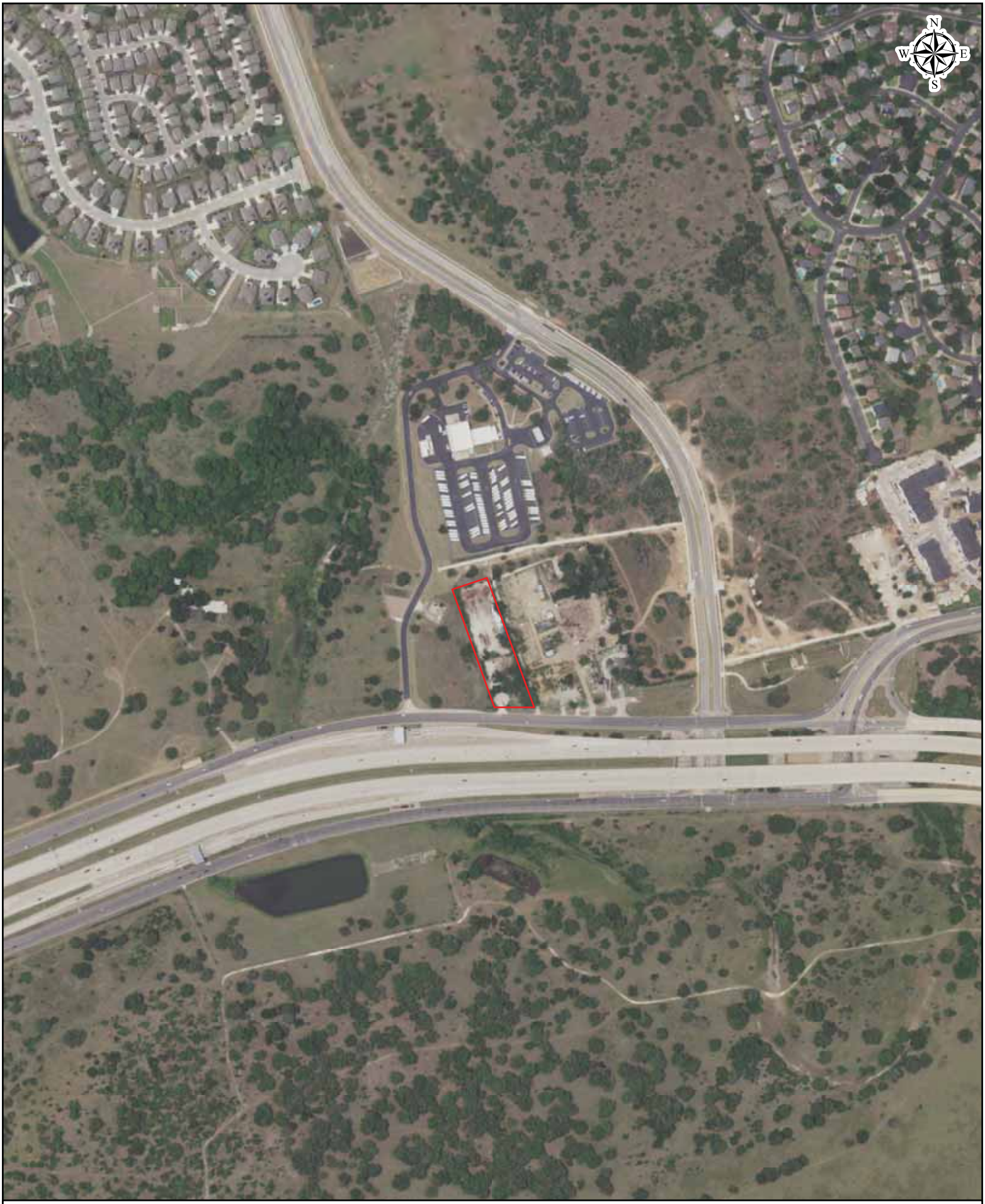
Austin, TX

Williamson County

PO #: 05-21-240

ES-141676

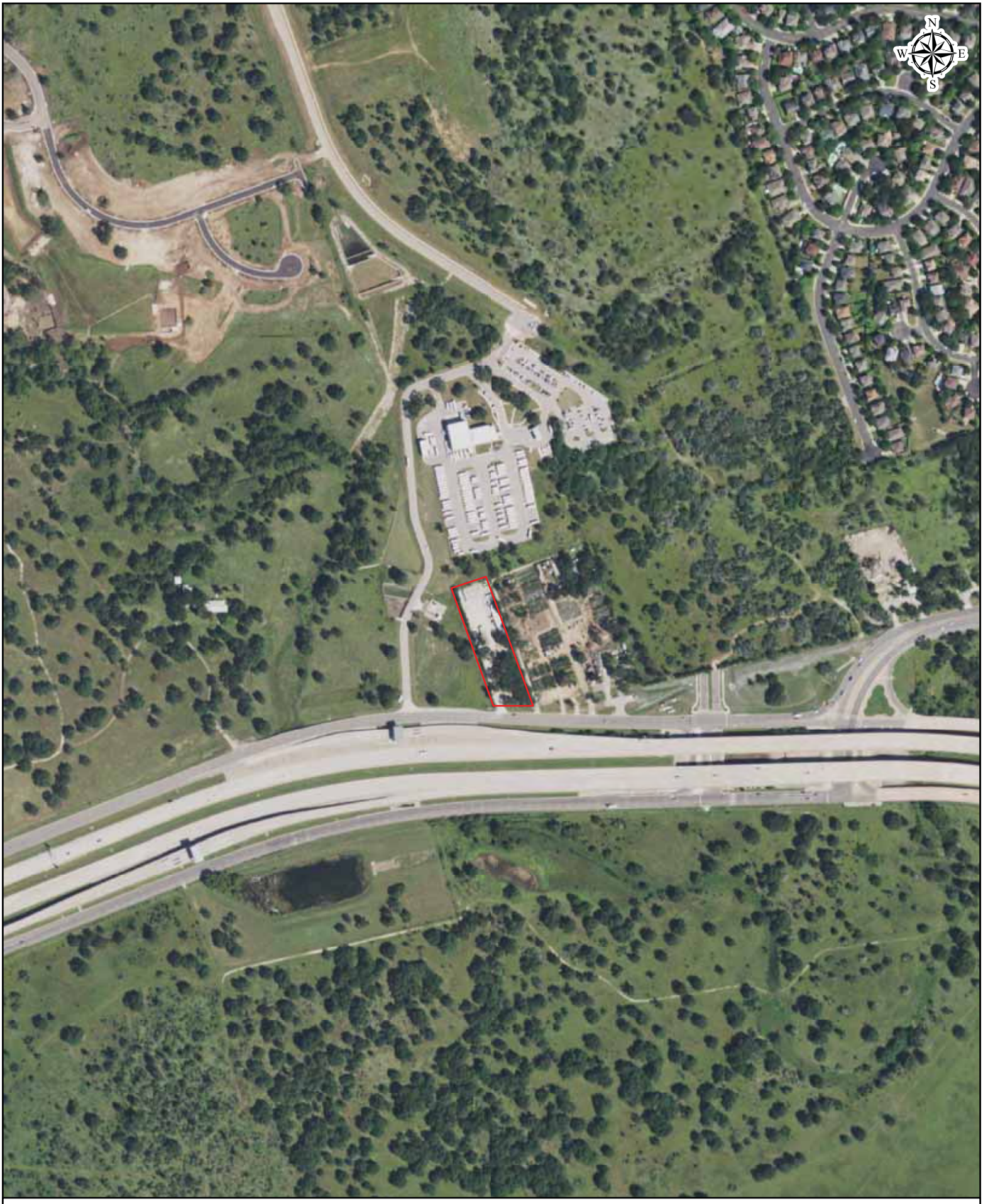
Monday, February 27, 2023



Date: 2022
Source: USDA

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2016
Source: USDA

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 2010
Source: USDA

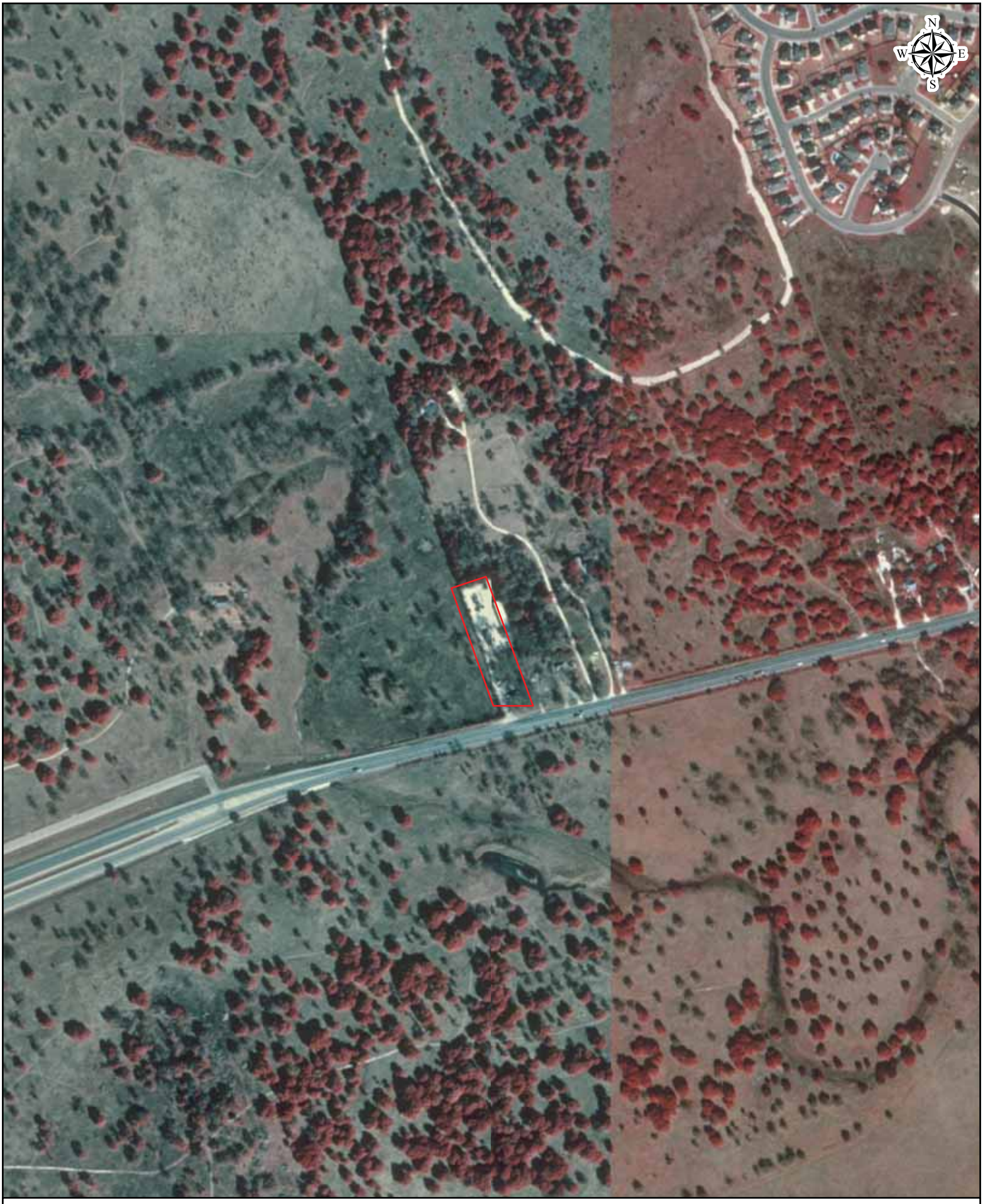
0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 2004
Source: USDA

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1995
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1981
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1973
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1967
Source: USGS

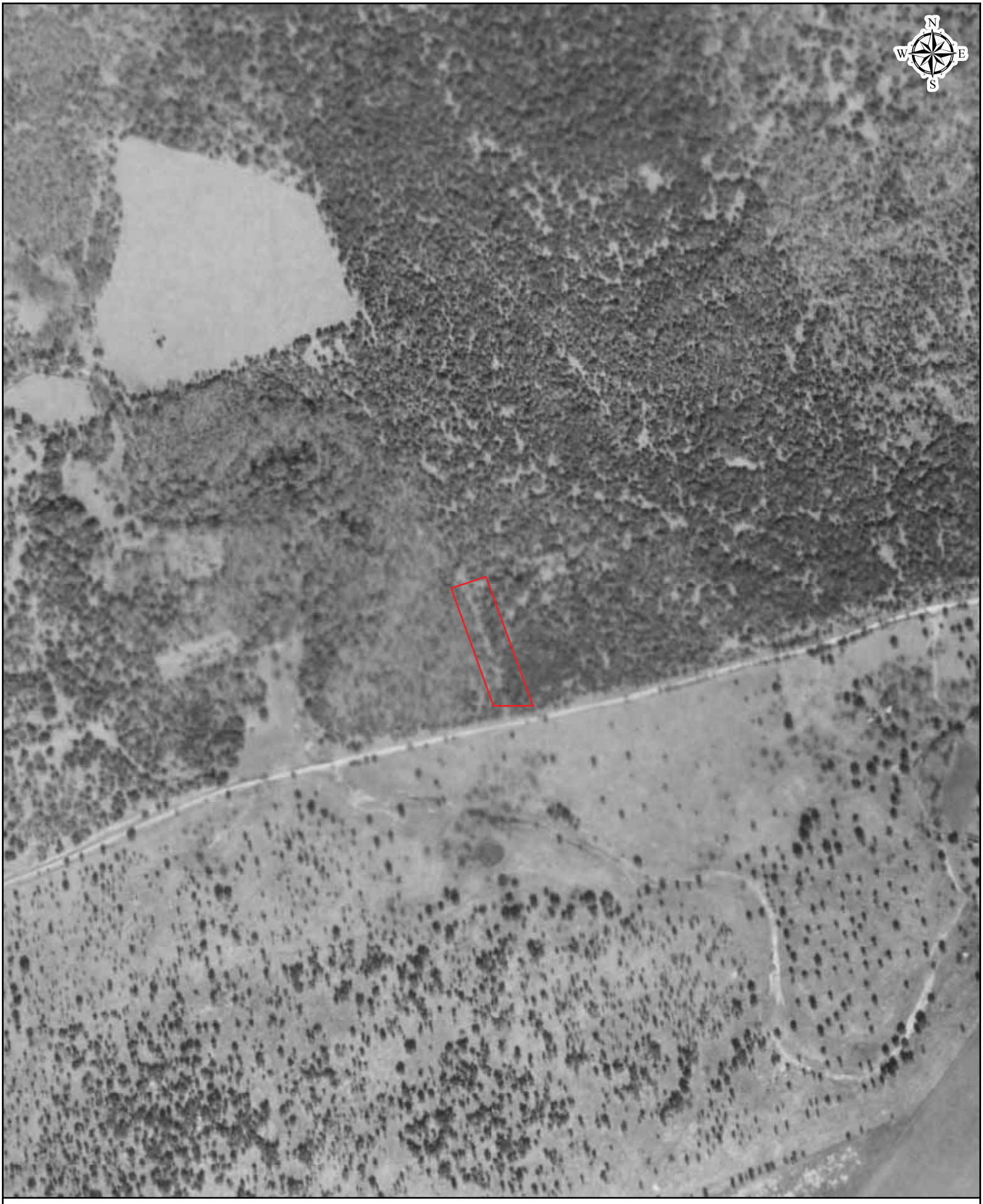
0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1953
Source: AMS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1941
Source: ASCS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

AERIAL SOURCE DEFINITIONS

Acronym	Agency
NASA	National Aeronautics & Space Administration
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
SCS	Soil Conservation Service
USBR	United States Bureau of Reclamation
Fairchild	Fairchild Aerial Surveys
TXDOT	Texas Department of Transportation
BLM	Bureau of Land Management
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
TNRIS	Texas Natural Resources Information System

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SECTION 4: WATER POLLUTION ABATEMENT PLAN

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

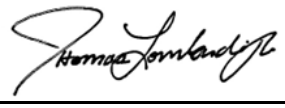
Signature

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

Print Name of Customer/Agent: Thomas Lombardi Jr.

Date: 4/12/2023

Signature of Customer/Agent:



Regulated Entity Name: Premier Storage 620

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 1.88

3. Estimated projected population: N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	27,767	÷ 43,560 =	0.637
Parking	2,087	÷ 43,560 =	0.048
Other paved surfaces	23,286	÷ 43,560 =	0.535
Total Impervious Cover	53,143	÷ 43,560 =	1.220

Total Impervious Cover 1.22 **÷ Total Acreage** 1.88 **X 100 =** 65.0 **% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   [ ] Concrete
   [ ] Asphaltic concrete pavement
   [ ] Other: _____

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

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

10. Length of pavement area: _____ feet.

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

11. [ ] A rest stop will be included in this project.

    [ ] A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100 % Domestic	21,568 Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day 21,568	

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

[X] The sewage collection system will convey the wastewater to the Walnut Creek Treatment Plant. The treatment facility is:

- [X] Existing.
- [ ] Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30 '.

18. 100-year floodplain boundaries:

- [ ] Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- [X] 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 No. 48491C0630F, dated December 20, 2019

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

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

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

- [ ] There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)
  - [ ] The wells are not in use and have been properly abandoned.
  - [ ] The wells are not in use and will be properly abandoned.
  - [ ] The wells are in use and comply with 16 TAC §76.
- [X] There are no wells or test holes of any kind known to exist on the project site.

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

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

22. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

23. [X] Areas of soil disturbance and areas which will not be disturbed.

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

25. [X] Locations where soil stabilization practices are expected to occur.

26. [ ] Surface waters (including wetlands).

    [X] N/A

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

    [X] There will be no discharges to surface water or sensitive features.

28. [X] Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment A - Factors Affecting Water Quality

Materials that are anticipated to be used on site that could be a potential source of contamination include the following:

During Construction:

1. Concrete and Masonry Materials
2. Wood, plastic, and metal Materials
3. Tar and hydrocarbons from paving operations
4. Oil, Grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
5. Fertilizers, Herbicides, and Pesticides
6. Cleaning solutions and detergents
7. Miscellaneous construction trash and debris
8. Soil erosion and sedimentation due to construction activity

Ultimate Use:

1. Pollutants generated from vehicles utilizing the site
2. Fertilizers, Herbicides, and pesticides used to maintain landscaping
3. Miscellaneous trash and debris generated from the public

(This is not intended to be an all-inclusive list)

All practical management practices will be used to reduce the risk of spills and other exposure of any contaminant to surface or groundwater.

Attachment B - Volume and Character of Storm Water

The proposed Premier Storage 620 project includes the construction of a self-storage building and associated civil improvements including, water, wastewater, and parking. There is one road connections to the site along Ranch Road 620. The site is proposed to have 1.22 acres (65.0%) impervious cover.

Under existing conditions, the site generally flows from north to south. The site is a part of the Lake Creek watershed, discharging on the southern property boundary. This flow is then carried off the property to the west.

The site is not located in the Federal Emergency Management Agency's 100-year floodplain according to FIRM 48491C0630F, Williamson County, Texas and incorporated areas, December 20, 2019. In proposed conditions, all onsite flow will be captured and conveyed through a proposed storm system. Water will be treated according to TCEQ requirements. Offsite drainage is remaining in its natural state; therefore, no treatment will be provided for these areas.

The project proposed the construction of one (1) partial sedimentation filtration pond on-site. The Detention and Water Quality Structures are sized per current City of Austin and TCEQ design standards. Drainage area maps and calculations are included in the plan set for reference.

Regarding stormwater volume (quantity) of the stormwater runoff, which is expected to occur from the proposed project, see table below depicting existing vs proposed runoff volume. This increase of runoff is being detained in proposed detention ponds to at or below existing condition runoff rates for the 2, 10, 25 and 100 year events.

	Storm Event	Volume of Runoff (CF)
EXISTING	2 10 25 100	33,977 60,548 81,021 119,790
PROPOSED	2 10 25 100	31,363 57,934 77,972 116,741

Suitability Letter From Authorized Agent

An on-site sewage facility will not be used to treat and dispose of the wastewater.

SECTION 5: TEMPORARY STORMWATER SECTION

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

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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: Thomas Lombardi Jr.

Date: 4/11/2023

Signature of Customer/Agent:

Regulated Entity Name: Premier Storage 620

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: N/A

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:

[X] 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.

[X] 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.

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

[X] 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. [X] 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.

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

9. [X] **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. [X] **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.

    [X] 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. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

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

ATTACHMENT A

Kimley»Horn

Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16. Onsite personnel will be trained to follow the spill response actions for the site.

Cleanup

- Clean up leaks and spills immediately.
- 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.
- 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 BMPs in this section for specific information.

Minor Spills

- 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.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
  - Contain the spread of the spill.
  - Recover spilled materials.
  - 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:

- Contain spread of the spill.
- Notify the project foreman immediately.
- 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 absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- 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:

- 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.

- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- 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.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

ATTACHMENT B

Kimley»Horn

Potential Sources of Contamination

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction Debris.

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

ATTACHMENT C

Kimley»Horn

Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.05 Acres)
2. Installation of Temporary BMPs (1.88 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (1.88 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (1.88 Acres)
5. Wet and Dry Utility Construction (1 Acres)
6. Final Subgrade Preparation (1.22 Acres)
7. Installation of Base Materials (1.22 Acres)
8. Concrete (foundations, curbs, flatwork) (1.22 Acres)
9. Building Construction (0.60 Acres)
10. Paving Activities (0.62 Acres)
11. Permanent Soil Stabilization, Topsoil, Irrigation and Landscaping (1.88 Acres)
12. Site cleanup and Removal of Temporary BMPs (1.88 Acres)

Maximum total construction time is not expected to exceed 36 months.

ATTACHMENT D

Kimley»Horn

Temporary Best Management Practices and Measures

A. No storm water originates up gradient that impacts the site.

B. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction.

   BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

   Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

C. There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.

D. There were no sensitive features identified during the geologic assessment. However, the BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.

ATTACHMENT E

Kimley»Horn

Request To Temporarily Seal a Feature

Naturally-occurring features will not be sealed on the site.

ATTACHMENT F

Kimley»Horn

Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 8.

Description of Temporary BMPs

Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Inspection and Maintenance Guidelines:

(1)The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

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Inspection and Maintenance Guidelines:

(1) Inspect all fencing weekly, and after any rainfall.
(2) Remove sediment when buildup reaches 6 inches.
(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.
The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

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

Rock Berm

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

Inspection and Maintenance Guidelines:

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

Inlet Protection

Storm sewers that are made operational prior to stabilization of the associated drainage areas can convey large amounts of sediment to natural drainage ways. In case of extreme sediment loading, the storm sewer itself may clog and lose a major portion of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets. The following guidelines for inlet protection are based primarily on recommendations by the Virginia Dept. of Conservation and Recreation (1992) and the North Central Texas Council of Governments (NCTCOG, 1993b).

In developments for which drainage is to be conveyed by underground storm sewers (i.e., streets with curbs and gutters), all inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types.

Care should be taken when choosing a specific type of inlet protection. Field experience has shown that inlet protection that causes excessive ponding in an area of high construction activity may become so inconvenient that it is removed or bypassed, thus transmitting sediment-laden flows unchecked. In such situations, a structure with an adequate overflow mechanism should be utilized.

It should also be noted that inlet protection devices are designed to be installed on construction sites and not on streets and roads open to the public. When used on public streets these devices will cause ponding of runoff, which can cause minor flooding and can present a traffic hazard. An example of appropriate siting would be a new subdivision where the storm drain system is installed before the area is stabilized and the streets open to the general public. When construction occurs adjacent to active streets, the sediment should be controlled on site and not on public thoroughfares. Occasionally, roadwork or utility installation will occur on public roads. In these cases, inlet protection is an appropriate temporary BMP.

The following inlet protection devices are for drainage areas of one acre or less. Runoff from larger disturbed areas should be routed to a temporary sediment trap or basin.

Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre and the basin slope is less than five percent. This type of protection is not applicable in paved areas.

Block and gravel protection is used when flows exceed 0.5 cubic feet per second and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas.

Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm drain inlet. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. If this measure is implemented, the impoundment should be sized such that the volume of excavation is 3,600 cubic feet per acre (equivalent to 1 inch of runoff) of disturbed area entering the inlet.

Inspection and Maintenance Guidelines:

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

ATTACHMENT G

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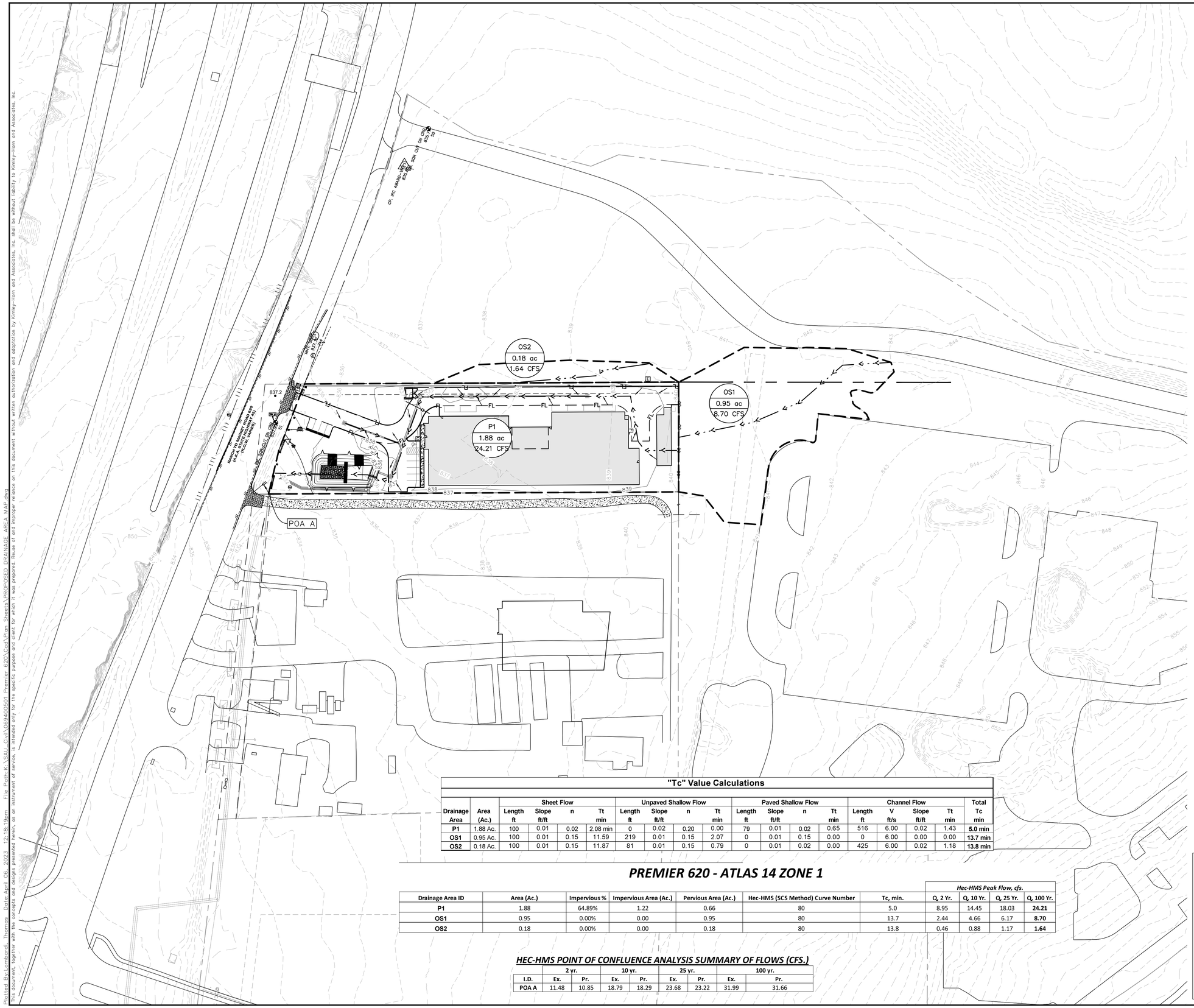
Drainage Area Map

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 controls within each disturbed drainage area.



LEGEND

P1 9.9 AC. 5.5 CFS	AREA DESIGNATOR AREA 100–YR FLOW RATE
— — —	PROPERTY LINE
▬ ▬ ▬	DRAINAGE DIVIDE
— · → · —	TIME OF CONCENTRATION
→	PROPOSED FLOW DIRECTION
═	EXISTING STORM DRAIN
▭	EXISTING INLET
○	EXISTING STORM MANHOLE
△	EXISTING STORM HEADWALL
450	EXISTING CONTOURS
555	PROPOSED CONTOURS
═	PROPOSED STORM DRAIN
▬	PROPOSED INLET
○	PROPOSED STORM MANHOLE
△	PROPOSED STORM HEADWALL
A-1	INLET NUMBER

"Tc" Value Calculations

Drainage Area	Area (Ac.)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow n	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow n	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
P1	1.88 Ac.	100	0.01	0.02	2.08 min	0	0.02	0.20	0.00	79	0.01	0.02	0.65	516	6.00	0.02	1.43	**5.0 min**
OS1	0.95 Ac.	100	0.01	0.15	11.59	219	0.01	0.15	2.07	0	0.01	0.15	0.00	0	6.00	0.00	0.00	**13.7 min**
OS2	0.18 Ac.	100	0.01	0.15	11.87	81	0.01	0.15	0.79	0	0.01	0.02	0.00	425	6.00	0.02	1.18	**13.8 min**

PREMIER 620 - ATLAS 14 ZONE 1

Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	Hec-HMS (SCS Method) Curve Number	Tc, min.	*Hec-HMS Peak Flow, cfs.* Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
P1	1.88	64.89%	1.22	0.66	80	5.0	8.95	14.45	18.03	**24.21**
OS1	0.95	0.00%	0.00	0.95	80	13.7	2.44	4.66	6.17	**8.70**
OS2	0.18	0.00%	0.00	0.18	80	13.8	0.46	0.88	1.17	**1.64**

HEC-HMS POINT OF CONFLUENCE ANALYSIS SUMMARY OF FLOWS (CFS.)

	2 yr.		10 yr.		25 yr.		100 yr.	
I.D.	**Ex.**	**Pr.**	**Ex.**	**Pr.**	**Ex.**	**Pr.**	**Ex.**	**Pr.**
POA A	11.48	10.85	18.79	18.29	23.68	23.22	31.99	31.66

SITE PLAN APPROVAL SHEET 13 OF 32
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON ______ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)______ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A)______DWPZ______DDZ______

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:______ ZONING CS-CO
Rev. 1______ Correction 1______
Rev. 2______ Correction 2______
Rev. 3______ Correction 3______

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

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

4/5/23
THOMAS J. LOMBARDI JR.
131071
Thomas Lombardi Jr

KHA PROJECT 069400501
DATE MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

PROPOSED DRAINAGE AREA MAP

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 32

ATTACHMENT H

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Temporary Sediment Pond(s) Plans and Calculations

A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time.

A sedimentation basin may be temporary or permanent and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization if these flows are diverted around both the disturbed areas of the site and the sediment basin.

Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.

If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.

Sites With Drainage Areas Less than Ten Acres

Sediment traps and sediment basins may be used to control solids in storm water runoff for drainage locations serving less than ten (10) acres.

Alternatively, a sediment basin that provides storage for a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained may be utilized. Where rainfall data is not available or a calculation cannot be performed, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained may be provided.

Proposed Sedimentation Basin Calculations

For Premier Storage 620, the existing onsite water quality, detention ponds, and proposed rain garden will serve as a storage for on-site and off-site drainage. The basins will be designed to contain the disturbed area draining to the pond.

Temporary Sedimentation:

The proposed water quality pond will be rough cut with a dewatering skimmer, and will serve as storage for on-site and off-site drainage for Premier Storage 620 during the construction phase.

ATTACHMENT I

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Inspection and Maintenance for BMPs

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

☐ Option 1: Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ Option 2: Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of “dry” season and beginning of “wet” season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.
Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- rock berms;
- concrete washout area;
- inlet protection;
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

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Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).
Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

ATTACHMENT J

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

a) The dates when major grading activities occur;

b) The dates when construction activities temporarily or permanently cease on a portion of the site; and
c) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (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 temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control and protection will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Stabilized construction entrance will be inspected and repaired as necessary.
- Rock berms will be inspected and repaired as necessary.
- Concrete washout area will be inspected and maintained as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.

- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

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Inspector Qualifications Log*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

□ Training Course _____

□ Supervised Experience _____

□ Other _____

** The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.*

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Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

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Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

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Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

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Stabilization Activities Log

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

Stabilization and erosion control practices may include, but are not limited to: establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

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Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

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Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

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General Information					
Name of Project		**Tracking No.**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

- ☐ Once per month (for stabilized areas)
- ☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)
- ☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches):

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

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Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance or Corrective Action First Identified?	Notes
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

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Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

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Stabilization of Exposed Soil			
Stabilization Area	Stabilization Method	Have You Initiated Stabilization?	Notes
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No If "yes", provide the following information for each point of discharge:	
Discharge Location	Observations
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Kimley»Horn

Contractor or Subcontractor Certification and Signature
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly 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, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Signature of Contractor or Subcontractor: _____ Date: Printed Name and Affiliation: _____
Certification and Signature by Permittee
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly 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, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Signature of Permittee or "Duly Authorized Representative": _____ Date: Printed Name and Affiliation: _____

Kimley»Horn

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)	
Section B.1 – Why the Problem Occurred	
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

Kimley»Horn

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

Kimley»Horn

Contractor or Subcontractor Certification and Signature
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly 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, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Signature of Contractor or Subcontractor: _____ Date: Printed Name and Affiliation: _____
Certification and Signature by Permittee
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly 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, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Signature of Permittee or "Duly Authorized Representative": _____ Date: Printed Name and Affiliation: _____

SECTION 6:
PERMANENT STORMWATER

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Thomas Lombardi Jr.

Date: 4/12/2023

Signature of Customer/Agent

Regulated Entity Name: Premier Storage 620

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

2. [X] 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.

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

   ☒ N/A

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

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

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

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

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

    ☐ N/A

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

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

    [ ] N/A

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

    [X] N/A

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

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    [ ] N/A

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

    [ ] N/A

20% or Less Impervious Cover Waiver

The site has more than 20% impervious cover. Therefore, a waiver will not be submitted for this project.

BMPs for UP-GRADIENT STORMWATER

Up-gradient storm water exists north and west of the site. The off-site drainage will sheet flow into onto the northern and western boundaries of the site and will be conveyed around/through the property and be discharged into Lake Creek floodplain on the southwest side of the property.

BMPs for On-Site Stormwater

Premier Storage 620 has a total of 3 onsite basins. The overall required removal for this phase of development is L_m = 435 LBS. The system has been designed to provide 786 LBS of TSS removal. The basins have been broken out and are shown on the construction drawings (Water Quality Drainage Area Map, Sheet 13). Water quality drainage areas P-1, OS-1, and OS-2 will overland flow to drainage inlets then pipe flow to water quality pond. All TSS calculations are shown on the construction drawings sheets. The impervious breakdown is shown under the project narrative.

After construction, all disturbed areas on the site will be re-vegetated and runoff from the proposed improvements will be captured by the proposed storm system and conveyed through the proposed BMP's.

Construction plans, calculations and specifications are provided in Section 8 which is located at the end of this report.

BMPs for Surface Streams

There are no existing surface streams or sensitive features on site. All permanent BMP's have been designed to remove 85% of the increase in Total Suspended Solids as per current TCEQ and City of Austin requirements.

Request To Seal a Feature

The permanent sealing of or diversion of flow from a naturally-occurring “sensitive” or “possibly sensitive” feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any naturally-occurring “sensitive” or “possibly sensitive” features on this site.

Construction Plans

Calculations for the load removal requirements for the project and the load removal provided by the permanent BMP's are provided as an exhibit in section 8 which have been preliminary approved by a professional engineer licensed in the state of Texas. The load removal requirements are derived from the equations from the technical guidance manual based upon project area and increase in impervious cover. All stormwater runoff from impervious areas will be treated by the proposed permanent BMP's to provide the overall required removal of 85% of the increase in Total Suspended Solids. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMP's.

Construction plans, details, specifications, calculations, and construction notes are provided in section 8 which is attached at the end of this report.

Inspection, Maintenance, Repair and Retrofit Plan

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: ~~Premier Storage Investors~~ PSI Atlantic Austin TX #2, LLC
Mailing Address: 530~~1~~ Oak Court Dr, Suite 155
City, State: Memphis, TN Zip: 38117
Telephone: 901-290-0184 Fax: _____

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 4-28-2023
Jerry M. Tillman, Jr. Vice President

Responsible Party: _____
Mailing Address: _____
City, State: _____ Zip: _____
Telephone: _____ Fax: _____

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date _____

This Maintenance Plan is based on TCEQ Maintenance Guidelines.

By: _____ Date 4/12/2023
Thomas Lombardi Jr.

INSPECTION AND MAINTENANCE FOR BMPS

Batch Detention Basin

1. Inspections: Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.
2. Mowing. The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.
3. Debris and Litter Removal. Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.
4. Erosion Control. The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired. g: Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscape areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation
5. Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, whereas reinforced concrete barrels and risers may last from 50 to 75 yr.
6. Nuisance Control. Standing water (not desired in a extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

7. Sediment Removal. When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

Rock Berm

1. Inspection should be made weekly and after each rainfall in accordance to Section 1.4.5 of RG-348. If placed in streambeds, inspection should occur on a daily basis.

2. Accumulated silt shall be removed when it reaches a depth of six (6) inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

3. Loose wire sheathing shall be repaired immediately when necessary and the berm shall be reshaped as needed during inspection.

4. Berm shall be replaced if the structure ceases to function as initially intended due to factors such as silt accumulation, washout, construction traffic damage, etc.

5. When all upstream areas are stabilized and the accumulated silt has been removed, the rock berm should be removed and disposed of.

Sand Filter Systems

First Year: Sand filter systems require regular routine maintenance for lasting effectiveness. It is recommended that sand filter BMPs inspected on a quarterly basis and after large storms for the first year of operation. Subsequent inspections can be limited to semi-annually or more often if deemed necessary.
Construction: Construction with the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media. Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Inspection: BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and

undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

Sediment Removal: Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

Media ReplacementI: Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

Debris and Litter Removal: Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

Filter Underdrain: Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

Mowing: Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

Pilot-Scale Field Testing Plan

The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site; therefore pilot-scale field testing is not required.

Measures for Minimizing Surface Stream Contamination

Surface streams do not exist on site. Therefore, 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 not provided at the end of this form. All disturbed areas will be re-vegetated as soon as practical.

SECTION 7:
ADDITIONAL FORMS

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

I Jerry M. Tillman, Jr,
Print Name

Vice President,
Title - Owner/President/Other

of PSI Atlantic Austin TX #2, LLC,
Corporation/Partnership/Entity Name

have authorized Thomas Lombardi Jr.
Print Name of Agent/Engineer

of Kimley-Horn & Associates
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

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

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

5-5-2023
Date

THE STATE OF ~~TEXAS~~ Tennessee §

County of ~~Travis~~ Shelby §
~~Shelby~~

BEFORE ME, the undersigned authority, on this day personally appeared Jerry M. Tillman, Jr 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 5th day of May, 2023.

JUSTIN PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-5-2023

NOTARY PUBLIC

Justin Perry
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9/5/23

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Premier Storage 620
Regulated Entity Location: 14926 Ranch Road 620
Name of Customer:
Contact Person: Phone:
Customer Reference Number (if issued):
Regulated Entity Reference Number (if issued): N/A

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	1.88 Acres	$ 4,000
Sewage Collection System		
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: 4/12/2023

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

Check Payable to the "Texas Commission on Environmental Quality"

Kimley»Horn

Core Data Form

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)

☒ 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:*

PSI Atlantic Austin TX #2, 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)*
0804513205	32084039778		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:	530 Oak Court Drive, Suite 155						
	City	Memphis	State	TN	ZIP	38117	ZIP + 4

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

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

( ) -		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

PSI Atlantic Austin TX #2, LLC

23. Street Address of the Regulated Entity: *(No PO Boxes)*	14926 Ranch Road 620 N						
	City	Austin	State	TX	ZIP	78717	ZIP + 4
24. County	Travis						

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

25. Description to Physical Location:					
26. Nearest City			State		Nearest ZIP Code

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)

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

34. Mailing Address:	530 Oak Court Drive, Suite 155						
	City	Memphis	State	TN	ZIP	38117	ZIP + 4
35. E-Mail Address:	marcus@pssinvestors.com						

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

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

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

SECTION IV: Preparer Information

40. Name:	Dallas Smith	41. Title:	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 795-1640		( ) -	dallas.smith@kimley-horn.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:	Kimley-Horn	Job Title:	
Name *(In Print):*	Thomas Lombardi	Phone:	(512) 518-6534
Signature:		Date:	4/12/2023

SECTION 8: EXHIBITS

CIVIL SITE DEVELOPMENT PLANS
FOR
PREMIER STORAGE 620
14926 N FM 620 ROAD SB
AUSTIN, TX 78717

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. A PORTION OF THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0630F, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
5. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
6. SITE IS LOCATED IN THE LAKE CREEK WATERSHED AND IS SUBJECT TO THE SUBURBAN WATERSHED PROTECTION REGULATIONS.
7. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
8. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
9. THE POND(S) ARE PRIVATELY MAINTAINED.
10. IF AT ANY TIME CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 IF YOU HAVE ANY QUESTIONS. [COA TITLE 6].
11. COMPLIANCE WITH UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
12. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
13. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES, AS APPLICABLE, AND MUST BE PAID UPON COMPLETION OF THE BUILDING PERMIT PLAN REVIEW FOR EACH BUILDING.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHER WISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.

PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

OWNER NAME AND ADDRESS:
PSI ATLANTIC AUSTIN TX #2 LLC
530 OAK COURT DRIVE, SUITE 155
MEMPHIS, TENNESSEE 38117

DEVELOPER NAME AND ADDRESS:
PREMIER STORAGE INVESTOR
530 OAK COURT DRIVE, SUITE 155
MEMPHIS, TENNESSEE 38117

ZONING:
CS-CO

WATERSHED:
LAKE CREEK

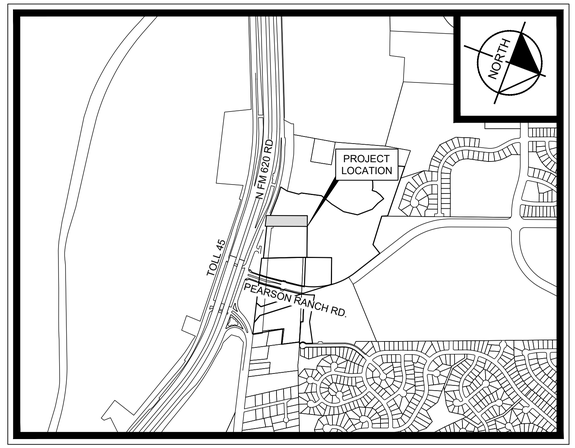
RELATED CASES:
C14-2011-0148
C81-02-035

SUBMITTAL DATE:
8/30/2022

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE (IFC) WITH CITY OF AUSTIN LOCAL AMENDMENTS TO THE IFC
FIRE FLOW DEMAND @ 20 PSI (GPM)	6,750
INTENDED USE	COMMERCIAL - SELF-STORAGE FACILITY
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (SF)	103,068
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	1,688
AFD FIRE HYDRANT FLOW TEST DATE	2/4/2023
AFD FIRE HYDRANT FLOW TEST LOCATION	PEARSON RANCH RD
HIGH-RISE	NO
ALTERNATIVE METHOD COMPLIANCE AMOC	N/A

UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AS ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.



LEGAL DESCRIPTION

AW0169 DAVY, T.9. SUR., ACRES 1.8779
(DOC.NO. 2023000318 OF THE
WILLIAMSON COUNTY DEEDS RECORDS)

VICINITY MAP
SCALE: 1" = 1,000'

COA GRID: J40, J41
MAPSCO: 405S, 405N, 405T

JULY 2023

PROGRESS PRINT
NOT FOR CONSTRUCTION

SHEET INDEX

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DIVISION
512-972-1060

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED, AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT HAS 2 PRIVATE HYDRANTS.

INDUSTRIAL WASTE DEPARTMENT

AUSTIN WATER

AUSTIN FIRE DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

SP-2021-1392C
DEVELOPMENT PERMIT NUMBER

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL SHEET ___ OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **CS-CO**
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

ARCHITECT
BACA ARCHITECTURE
100 N TRAVIS ST #500
SHERMAN, TX 75090

LANDSCAPE ARCHITECT
Kimley»Horn

SURVEYOR
4WARD LAND SURVERYING
PO BOX 90876, AUSTIN, TX. 78709
INFO@4WARDLS.COM
512-537-2384

PREPARED BY:
Kimley»Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 Tel. No. (512) 646-2237
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

NO.	BY	DATE	REVISIONS

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501	SCALE: AS SHOWN	DESIGNED BY: JG/NR	DRAWN BY: JG/NR	CHECKED BY: TJL
DATE JULY 2023				

COVER SHEET

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 33

SP-2022-1392C

City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
LEGAL TRACT PLATTING EXCEPTION

11/15/2002

File Number: C8I-02-0350

Address: 14926 N F M 620 RD

Tax Parcel I.D.: R055271 Map Date: 11/05/2002

The Watershed Protections & Development Review has determined that this property as described in the attached description and map:

Is a **LEGAL TRACT** consisting of being two 1 acre tracts of land out of the T.P. Davy Survey, created prior to 02/11/1971 (Grandfather Date) as evidenced by deed recorded in Volume 492, Page 626 of the Williamson County Deed Records on 01/04/1967 being the same property as currently described in deed recorded in Volume 2538, Page 0516 of the Williamson County Deed Records on 05/31/1994, and is eligible to receive utility service.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivsions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____
HECTOR AVILA
Director (or representative)
Watershed Protections & Development Review

SITE PLAN APPROVAL SHEET ___ OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **CS-CO**
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

No.	REVISIONS	DATE	BY

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

LAND STATUS

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 33

SP-2022-1392C

APPENDIX P-1 - EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
3. PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:
   - ✓ DIRECTION OF FLOW DURING GRADING OPERATIONS.
   - ✓ LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.
   - ✓ AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.
   - ✓ DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).
   - ✓ LOCATION AND TYPE OF E&S BMPS FOR EACH PHASE OF DISTURBANCE.
   - ✓ CALCULATIONS FOR BMPS AS REQUIRED.
   - ✓ LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.
   - ✓ LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.
   - ✓ DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:

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

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

3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
3.3 STABILIZE SOILS
3.4 PROTECT SLOPES
3.5 PROTECT STORM DRAIN INLETS
3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
3.9 ANY ADDITIONAL BMPS

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

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

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

3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - INSPECTOR (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD (⅓) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
   A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

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

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

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

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (*PASCOPYRUM SMITHII*) AT 5.6 POUNDS PER ACRE, OATS (*AVENA SATIVA*) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (*SECALE CEREALE*) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (*LOLIUM MULTIFLORUM*) OR PERENNIAL RYEGRASS (*LOLIUM PERENNE*). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.
   A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.
   B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
   C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
   D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

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

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.
3. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER. APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
4. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
5. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
6. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
7. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

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

10. DEVELOPER INFORMATION:

E290/PARMER LTD
OWNER

500 W 5TH ST, SUITE 700, AUSTIN, TX, 78701
OWNER ADDRESS

THOMAS LOMBARDI JR., KIMLEY-HORN AND ASSOCIATES, INC — (512) 418-1771
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS — PHONE #

CONTRACTOR
PERSON OR FIRM RESPONSIBLE FOR EROSION/ SEDIMENTATION CONTROL MAINTENANCE — PHONE #

CONTRACTOR
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE — PHONE #

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
    SOURCE: RULE NO. R161-15.13, 1-4-2016 ; RULE NO. R161-17.03 , 3-2-2017.

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

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

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

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

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION

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

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

APPENDIX O - LANDSCAPE/IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS.

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
   - 1.1. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
   - 1.2. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
   - 1.3. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
   - 1.4. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
   - 1.5. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
   - 1.6. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SERVICES;
   - 1.7. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (½″) RAINFALL; AND
   - 1.8. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
   - 3.1. A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
   - 3.2. THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

ELECTRIC NOTES:

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

TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   - 5.1. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   - 5.2. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   - 5.3. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   - 5.4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   - 6.1. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   - 6.2. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
   - 6.3. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   - 6.4. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 512-974-1876 TO DISCUSS ALTERNATIVES.
   - 6.5. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
15. SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)
    - 15.1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    - 15.2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
    - 15.3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    - 15.4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
    - 15.5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL."

FIRE DEPARTMENT NOTES

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

COMPATIBILITY:

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

ORDINANCE REQUIREMENTS

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

COMPATIBILITY

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

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL CONSTRUCTION NOTES

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

SITE PLAN APPROVAL SHEET ____OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON____________ UNDER SECTION **112** OF
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)__________ CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A)__________ DWPZ______ DDZ______

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:____________ ZONING **CS-CO**
Rev. 1__________________ Correction 1__________________
Rev. 2__________________ Correction 2__________________
Rev. 3__________________ Correction 3__________________

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

No.	REVISIONS	DATE	BY

Kimley-Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071
Thomas Lombardi Jr

KHA PROJECT
069400501
DATE
JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

GENERAL NOTES

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 33

SP-2022-1392C

GENERAL NOTES

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

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICATION OF BUILDING INSPECTIONS.

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

INSPECTION NOTES

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

FIRE FLOW TEST DATA

AUSTIN FIRE DEPARTMENT
FIRE PREVENTION DIVISION
6310 Wilhelmina Delco Dr., Austin, Texas 78752
afd.hydrants@austintexas.gov

Hydrant Flow Test Report

TEST DATE	02/04/2023	FIRE BOX	SB-3412	COMPANY	PREVENTION
TIME	1010 HRS	MAP GRID ID	J40	AFD STAFF	DECUIR, SCOTT

RESIDUAL HYDRANT

RESIDUAL HYDRANT #	874409	MAIN SIZE (in.)	24
BLK # / DIRECTION	7400 /	STREET NAME / TYPE	PEARSON RANCH / RD
STATIC PRESSURE (PSI)	124	RESIDUAL PRESSURE (PSI)	118

FLOW HYDRANT

FLOW HYDRANT #	874437	MAIN SIZE (in.)	24
BLK # / DIRECTION	7500 /	STREET NAME / TYPE	PEARSON RANCH / RD
STATIC PRESSURE (PSI)	120	RESIDUAL PRESSURE (PSI)	108

Comments WF2/HFTT Comments: Property under construction. Moved RES HYD to original FLOW HYD, and moved FLOW to next hydrant north of new RES HYD.	dc = discharge coefficient straight 2½" butt = 0.9 w/ 45° elbow = 0.75	0.75
	FLOW RATE (GPM) =	1453

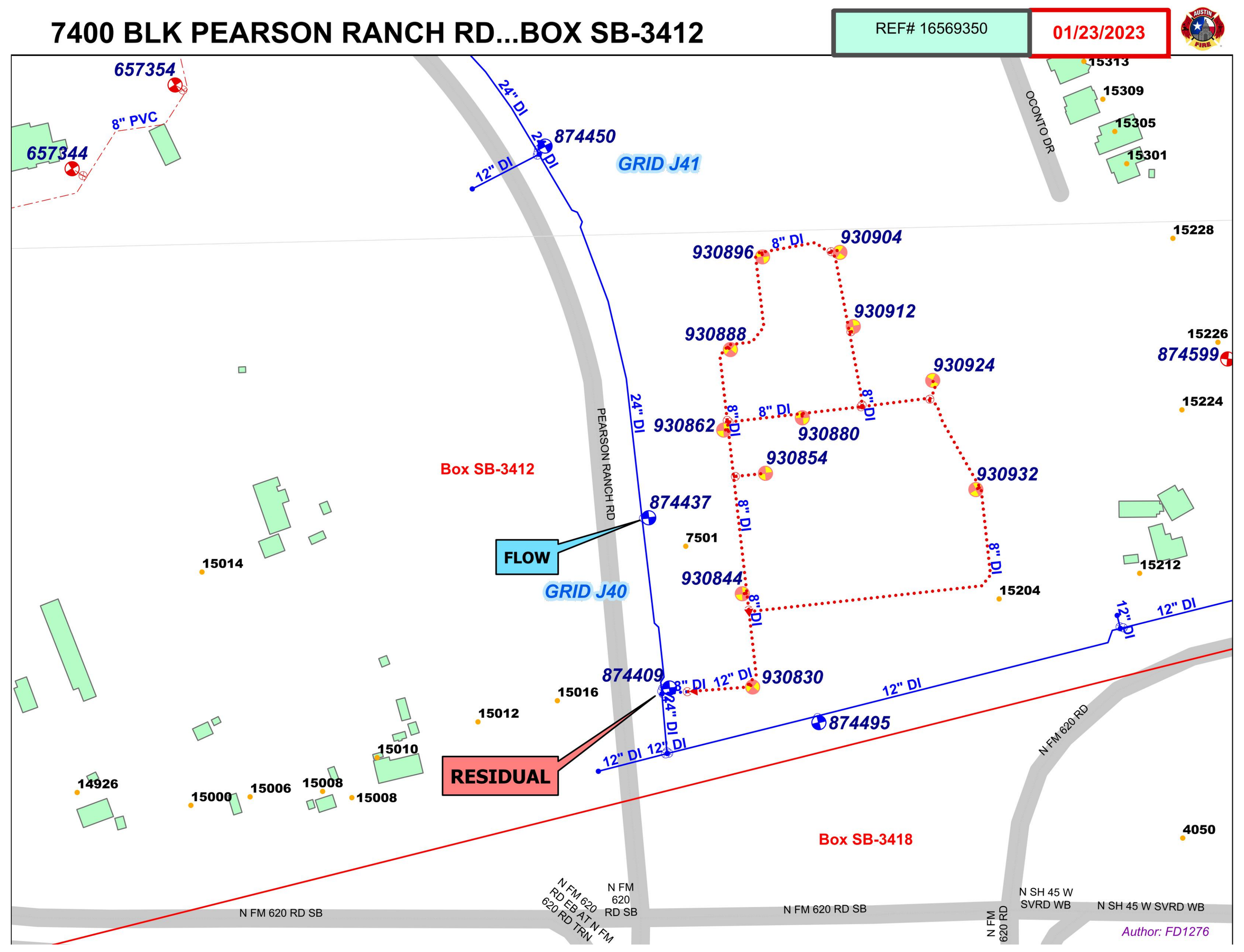
NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure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

HFTR #16625693

FIRE FLOW MAP

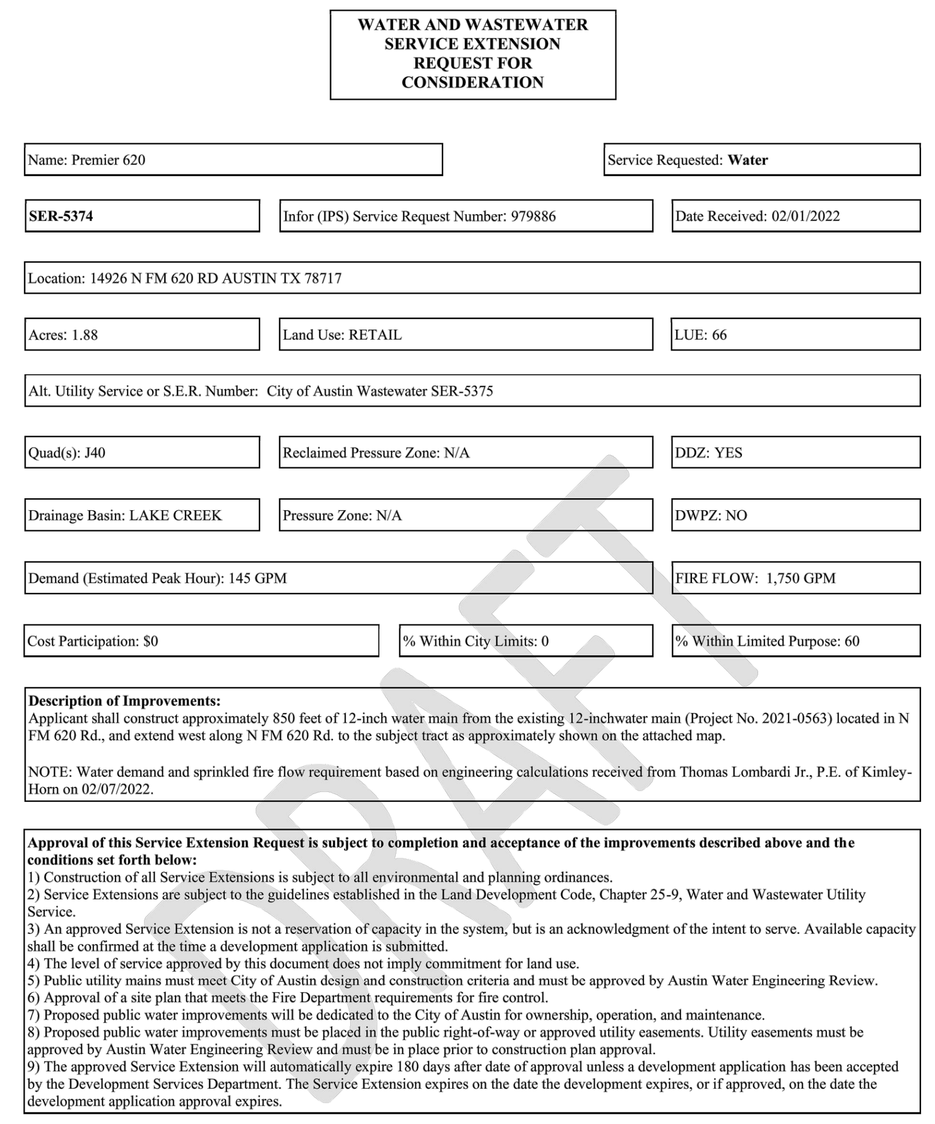
7400 BLK PEARSON RANCH RD...BOX SB-3412

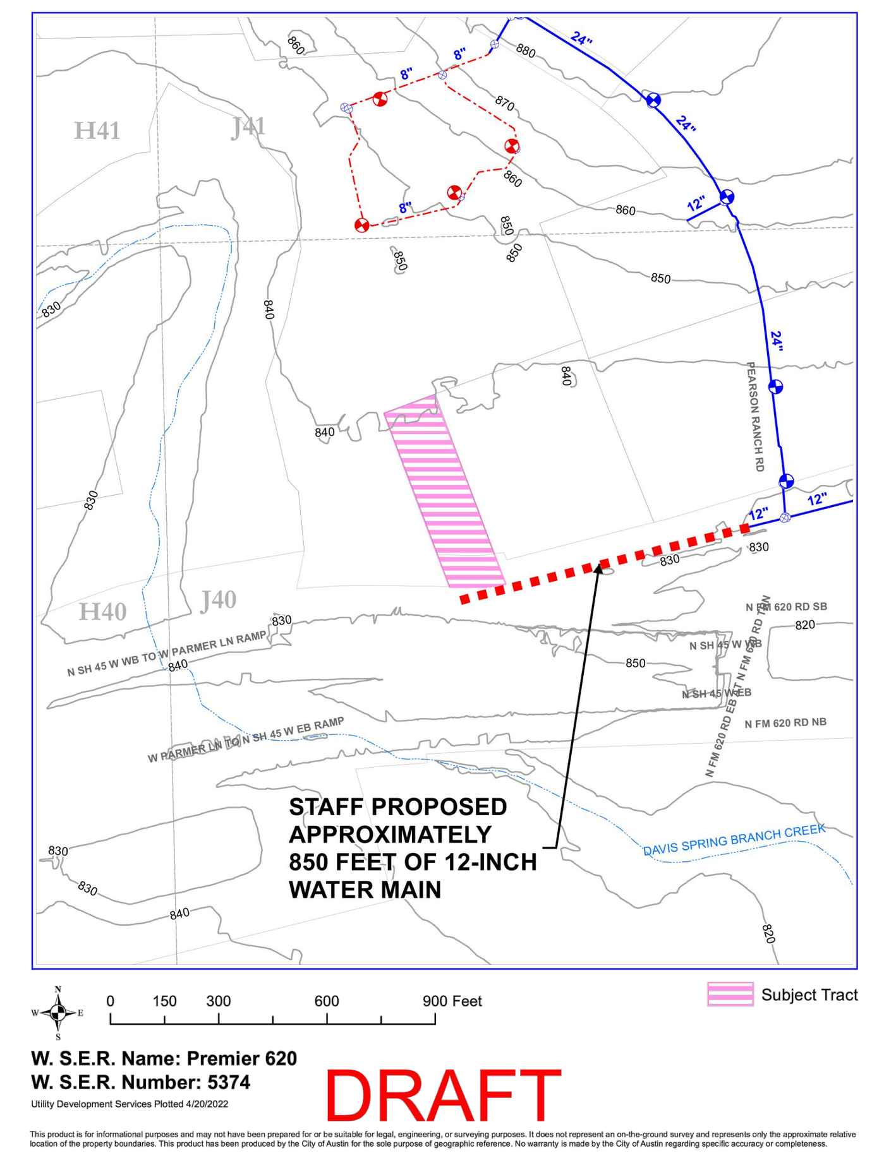
REF# 16569350 | 01/23/2023



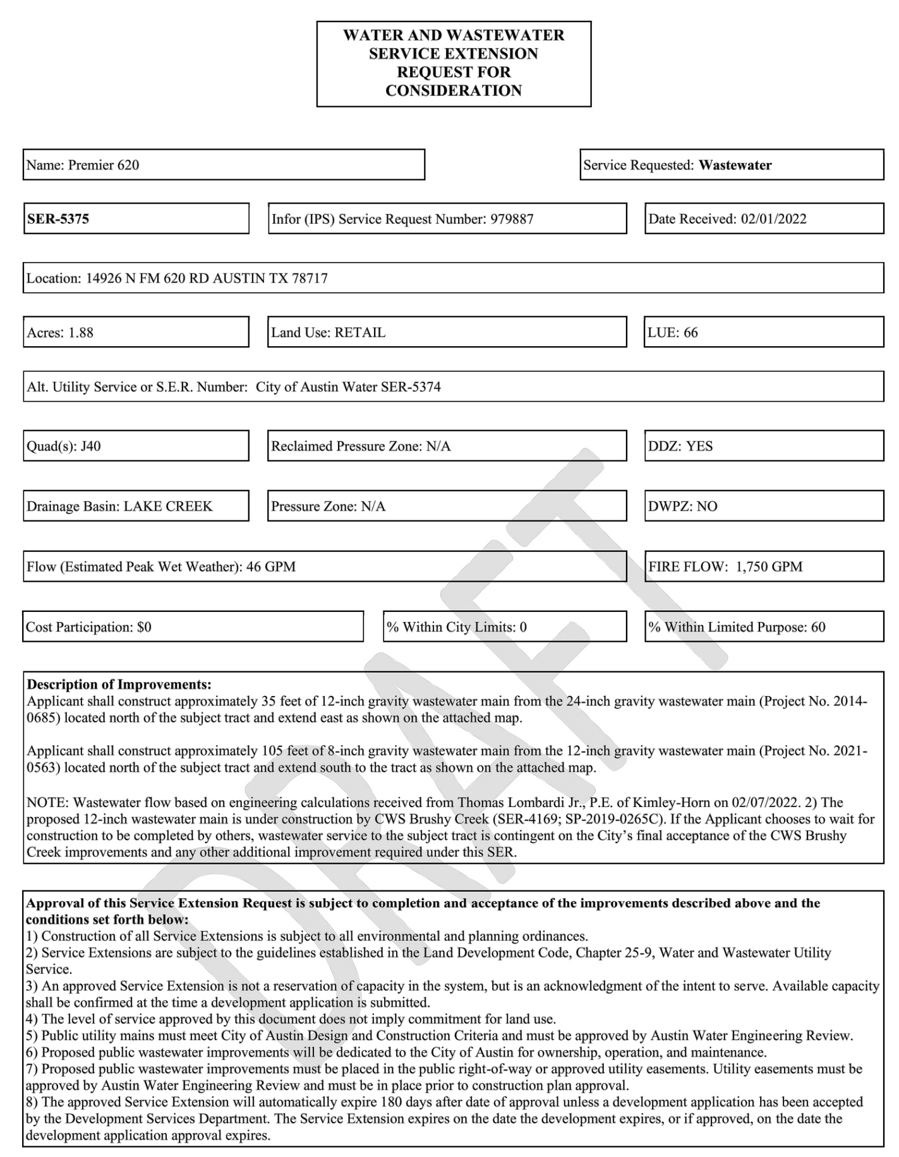
SERVICE EXTENSION REQUESTS

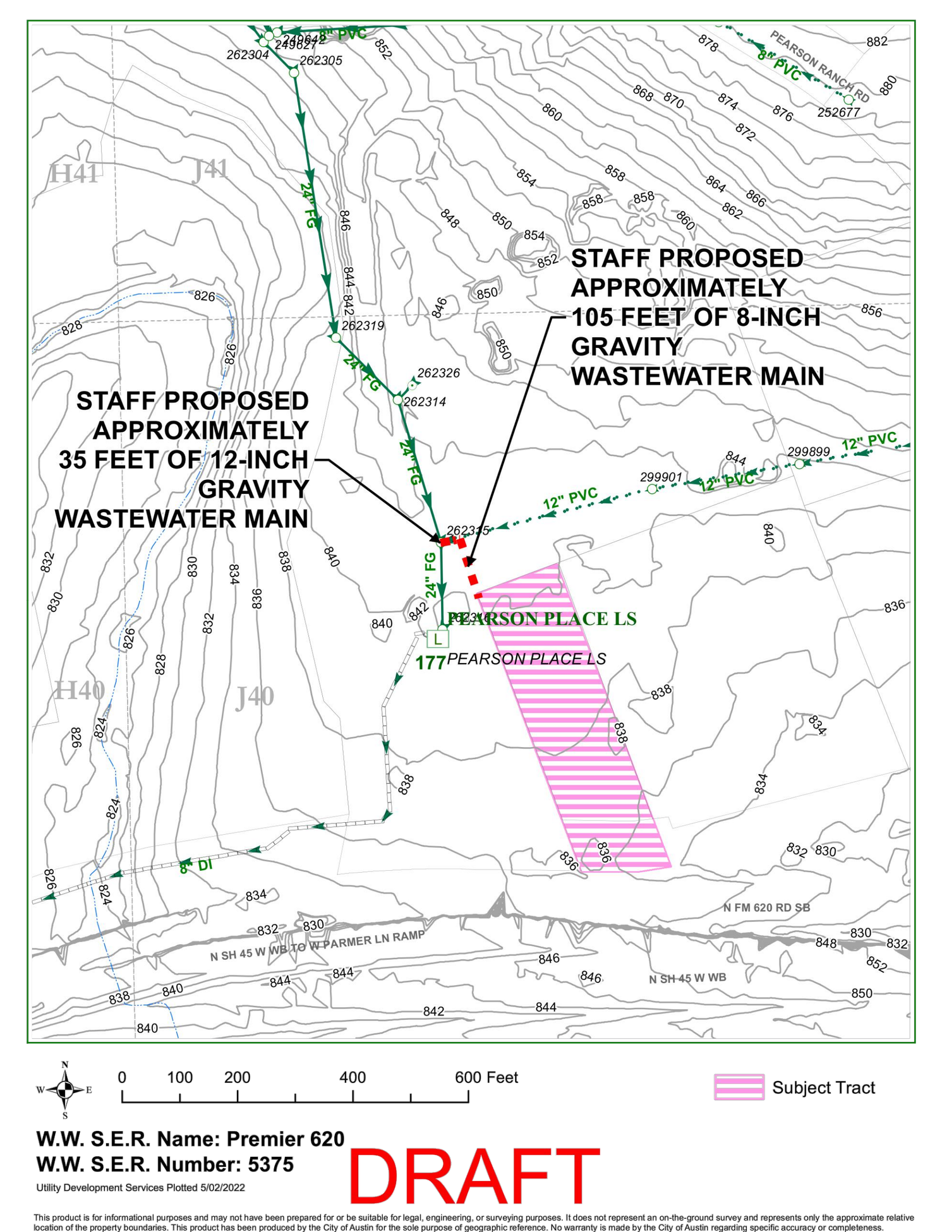
WATER SER NO. 5374





WASTEWATER SER NO. 5375





FIRE, DOMESTIC AND IRRIGATION DEMAND DATA

GRID NUMBER:	J40
MAPSCO NUMBER:	405S
AW INTERSECTION NUMBER:	N/A
BUILDING SIZE IN SQUARE FEET:	103,068
BUILDING TYPE PER IFC:	TYPE IIB
BUILDING HEIGHT:	50'-0"
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	6,781 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	6,750 GPM
REDUCED FIRE FLOW PER 75% FIRE SPRINKLER REDUCTION:	1,688 GPM
MINIMUM FIRE FLOW IN GPM:	1,688 GPM
DOMESTIC WATER DEMAND IN GPM:	40
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS (CIRCLE APPLICABLE ITEM):	48
AUSTIN WATER PRESSURE ZONE:	NORTHWEST B
STATIC WATER PRESSURE IN PSI:	160
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	160
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	160
MAXIMUM IRRIGATION DEMAND:	50
FIRE LINE VELOCITY: 12" SIZE OF FIRE LINE	4.84 FT/S
DOMESTIC LINE VELOCITY: 2" SIZE OF DOMESTIC LINE	3.82 FT/S

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

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

Meter Notice:

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

Meter(s) Requirement for Project:

Address: 14926 N FM 620 Rd. SB

Proposed Use: DOMESTIC

Type: POSITIVE DISPLACEMENT

Size: 1" **GPM Range: 3-50**

Service Units: 2.5

Meter(s) Requirement for Project:

Address: 14926 N FM 620 Rd. SB

Proposed Use: IRRIGATION

Type: POSITIVE DISPLACEMENT

Size: 1" **GPM Range: 3-50**

Service Units: 2.5

Reclaimed Meter(s) Requirement for Project:

Address:

Proposed Use:

Type:

Size: **GPM Range:**

STANDARD CONSTRUCTION NOTES — OCTOBER 1, 2021

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A ROW PERMIT FROM AUSTIN TRANSPORTATION DEPT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. ACTIVITY WITHIN RIGHT-OF-WAY SHALL COMPLY WITH APPROVED TCP.
3. AT LEAST 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE CITY OF AUSTIN INSPECTION GROUP (AUSTIN TRANSPORTATION, DEVELOPMENT SERVICES, OR PUBLIC WORKS). SEE CURRENT NOTIFICATION REQUIREMENTS AT WWW.AUSTINTEXAS.GOV.
4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
6. MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 509S, AND CITY/COUNTY CONSTRUCTION INSPECTORS.
7. ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
8. PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED ONLY IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
9. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPES) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
10. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
11. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAIL(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED (NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER). REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
12. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.
13. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
15. ALL WATER, WASTEWATER AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL AND TCEQ CHAPTERS 210, 217, AND 290.
16. PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
17. WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.
18. ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR, TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM - VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1280.
19. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR.
20. THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT DATA FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
21. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
22. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	897	12	1
WASTEWATER MAIN	NA	NA	NA
RECLAIMED WATER MAIN	NA	NA	NA
WATER SERVICE (FH LEADS)	24	6	3
WASTEWATER SERVICE	100	6	1
RECLAIMED WATER SERVICE	NA	NA	NA

ADDITIONAL REVIEW ACKNOWLEDGEMENT

ONSITE WATER REUSE & AW RECLAIMED INFORMATION

DOES THIS DEVELOPMENT HAVE A TOTAL GROSS FLOOR BUILDING AREA OF 250,000 SQUARE FEET OR MORE?

☐YES
☒NO

DISTANCE TO NEAREST EXISTING AW RECLAIMED MAIN?

☐250' OR LESS
☐251' TO 500'
☒GREATER THAN 500'

AUTOMATED METERING INFORMATION

IS THIS PROJECT WITHIN THE CURRENT SERVICE AREA OF AW'S DATA COLLECTION UNITS (DCU'S)?

☒YES
☐NO

DOES THIS PROJECT REQUIRE A DEDICATED EASEMENT FOR DCU INFRASTRUCTURE?

☐YES
☒NO

DOES THIS PROJECT NEED AULCC REVIEW ?

☐YES
☒NO

IF YES, PLEASE PROVIDE UCC#__________

NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JURISDICTION, A RIGHT-OF-WAY REVIEW, THROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

☐YES
☒NO

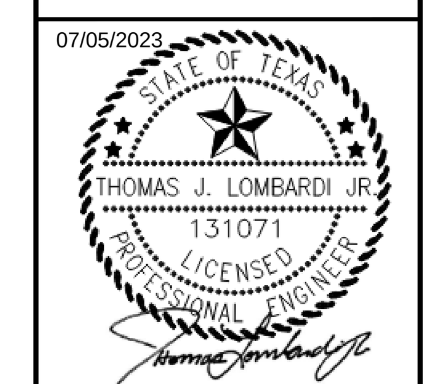
SITE PLAN APPROVAL SHEET ____ OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON ____________ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)________ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A)________ DWPZ______ DDZ______

____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:__________ ZONING CS-CO
Rev. 1__________ Correction 1__________
Rev. 2__________ Correction 2__________
Rev. 3__________ Correction 3__________

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

No. | REVISIONS | DATE | BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928



KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

AWU NOTES

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 33

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) “GENERAL NOTES” FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE “TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000”.
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   - a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   - b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   - c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   - d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES “OVERALL” SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE.
34. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
35. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
36. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

SITE PLAN APPROVAL SHEET ____ OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON ________ UNDER SECTION **112** OF
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ________ CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A) ________ DWPZ _____ DDZ _____

____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ________ ZONING **CS-CO**
Rev. 1 ________ Correction 1 ________
Rev. 2 ________ Correction 2 ________
Rev. 3 ________ Correction 3 ________

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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TBPE Firm No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071

KHA PROJECT
069400501
DATE
JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

KHA GENERAL NOTES I

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 33

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
    a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
    b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
CL	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX.	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

SITE PLAN APPROVAL SHEET ____OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON_____UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ_____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING **CS-CO**
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

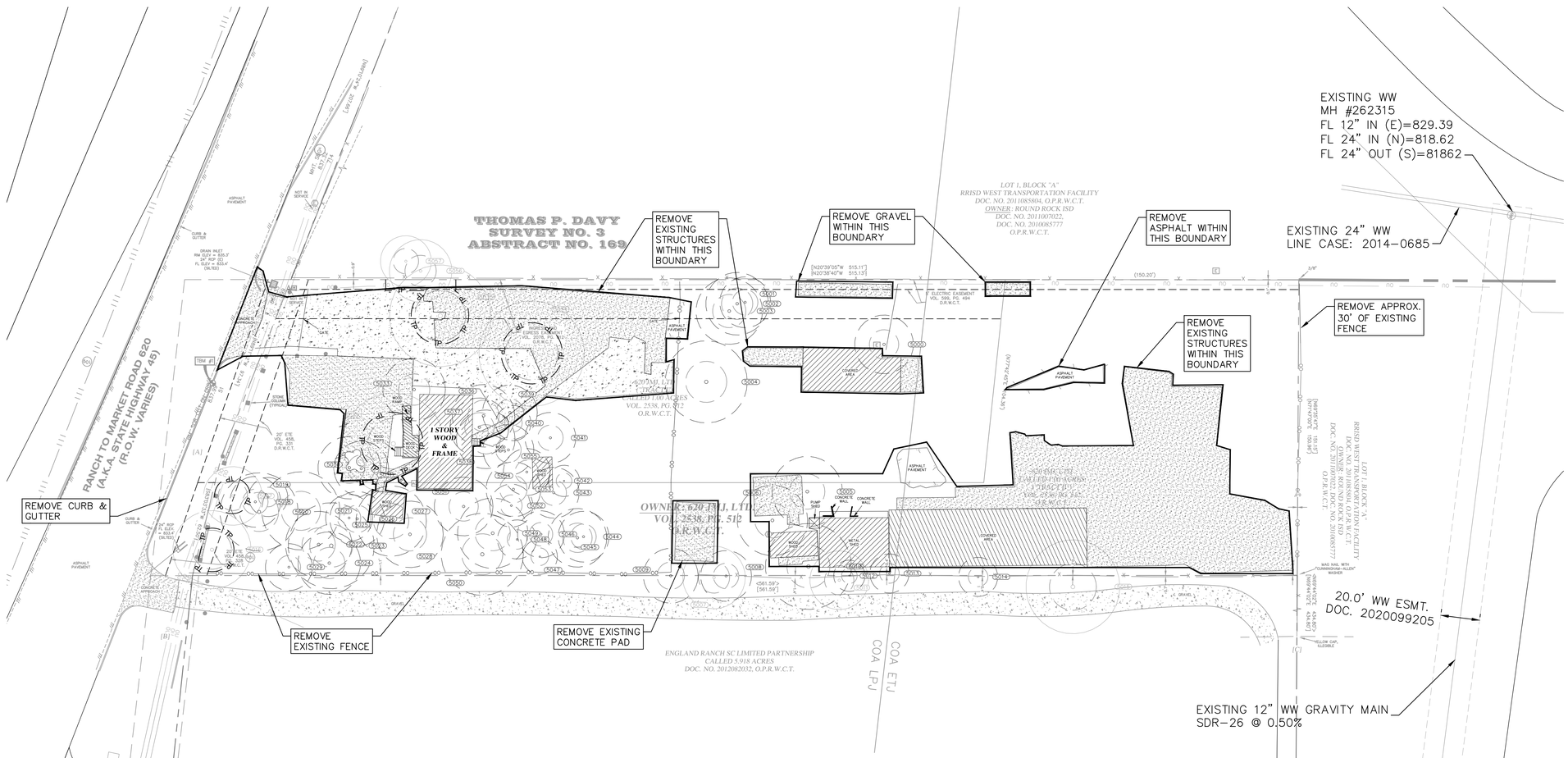
KHA PROJECT	069400501
DATE	JULY 2023
SCALE:	AS SHOWN
DESIGNED BY:	JG/NR
DRAWN BY:	JG/NR
CHECKED BY:	TJL

KHA GENERAL NOTES II

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 33

SP-2022-1392C



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- PROPOSED DEMO AREA
- OHE — EXIST OVERHEAD POWER LINE
- OHT — EXIST OVERHEAD TELEPHONE LINE
- EXIST POWER POLE
- EXIST LIGHT POLE
- EXIST ELECTRIC BOX
- EXIST ELECTRIC METER
- EXIST WATER VALVE
- EXIST WASTEWATER MANHOLE
- EXIST GAS METER
- EXIST TRAFFIC SIGNAL POLE
- EXIST TELEPHONE MANHOLE
- BENCHMARK
- TP — TP — TREE PROTECTION
- XXX — EXISTING TREE
- XXX — EXISTING TREE TO BE REMOVED

NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. SURVEY PREPARED BY 4WARD LAND SURVEYING ON 02/28/2022. ADDITIONAL GIS INFORMATION IS SHOWN OUTSIDE OF SURVEY LIMITS.
3. ALL DEMOLITION OF EXISTING CURBS AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE ½ CRITICAL ROOT ZONE OF EXISTING TREES.
4. FOR PRESERVED TREES WHERE PROTECTIVE FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, 2x4x6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8' OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ, PER STANDARD DETAIL 610S-4.

EXISTING TREES SUMMARY

SURVEYED	
TOTAL APPENDIX F TREE INCHES SURVEYED	870
TOTAL HERITAGE TREE INCHES SURVEYED	78
NON-APPENDIX F TREE INCHES SURVEYED	0
INVASIVE TREE INCHES SURVEYED	0
REMOVED	
TOTAL APPENDIX F INCHES REMOVED	651.5
TOTAL HERITAGE TREE INCHES REMOVED	0
NON-APPENDIX F TREE INCHES REMOVED	0
INVASIVE TREE INCHES REMOVED	0
TOTAL DEAD, DISEASED, OR IMMINENT HAZARD (DDI) INCHES REMOVED	64.5
DDI APPENDIX F INCHES REMOVED	64.5
DDI HERITAGE TREE INCHES REMOVED	0
DDI NON-APPENDIX F INCHES REMOVED	0
DDI INVASIVE INCHES REMOVED	0
MITIGATION	
TOTAL MITIGATION REPLACEMENT INCHES PLANTED	61
TOTAL REPLACEMENT INCHES PLANTED ON SITE (PRIVATE TREES)	61
TOTAL REPLACEMENT ROW INCHES PLANTED	0
PRIVATE INCHES OWED TO URBAN FOREST REPLENISHMENT FUND (UFRF)	590.5
PUBLIC INCHES OWED TO UFRF	0
TOTAL NON-MITIGATION INCHES PLANTED ON SITE	0

EXISTING TREES TABLE

ID NUMBER	DESCRIPTION	DESIGNATION	STATUS
5000	14.5" POST OAK		TO REMAIN
5001	13" CEDAR ELM		TO REMAIN
5002	17" CEDAR ELM		TO REMAIN
5003	18" POST OAK		TO REMAIN
5004	21" POST OAK	PROTECTED	TO REMAIN
5005	18" CEDAR ELM (MULTI-TRUNK 14", 8.5")		TO REMAIN
5006	18" CEDAR ELM		TO REMAIN
5007	16" POST OAK		TO REMAIN
5008	13" POST OAK		TO REMAIN
5009	13" POST OAK		TO REMAIN
5010	22" CEDAR ELM	PROTECTED	TO BE REMOVED
5011	15" CEDAR ELM		TO REMAIN
5012	7.5" HACKBERRY		TO REMAIN
5013	11" HACKBERRY		TO REMAIN
5014	10" POST OAK	LOCATED WITHIN COA ETJ	TO REMAIN
5015	25" CEDAR ELM	LOCATED WITHIN COA ETJ	TO REMAIN
5016	20" POST OAK	PROTECTED	TO REMAIN
5017	15" POST OAK (MULTI-TRUNK 10", 9.5")		TO REMAIN
5018	13" POST OAK		TO BE REMOVED
5019	10" POST OAK		TO BE REMOVED
5020	21" POST OAK	PROTECTED	TO BE REMOVED
5021	20" POST OAK	PROTECTED	TO BE REMOVED
5022	16" POST OAK (MULTI-TRUNK 11.5", 9.5")		TO BE REMOVED
5023	23" POST OAK	PROTECTED	TO BE REMOVED
5024	17" POST OAK		TO BE REMOVED
5025	12" POST OAK		TO BE REMOVED
5026	14" POST OAK		TO BE REMOVED
5027	18" POST OAK		TO BE REMOVED

NOTES:
1. DATE OF TREE SURVEY: 02/28/2022
2. SURVEYOR: JASON WARD, RPLS
3. THERE ARE NO TREES FROM THE SURVEY THAT ARE LOCATED WITHIN THE CITY OF AUSTIN'S RIGHT OF WAY.

EXISTING TREES TABLE

ID NUMBER	DESCRIPTION	DESIGNATION	STATUS
5028	17" POST OAK		TO BE REMOVED
5029	12" SYCAMORE		TO BE REMOVED
5030	15.5" POST OAK		TO BE REMOVED
5031	14" POST OAK		TO BE REMOVED
5032	26" POST OAK	HERITAGE	TO REMAIN
5033	16" POST OAK		TO BE REMOVED
5034	27" CEDAR ELM (MULTI-TRUNK 19", 15.5")	HERITAGE	TO REMAIN
5035	25" CEDAR ELM	HERITAGE	TO REMAIN
5036	16" POST OAK		TO BE REMOVED
5037	16" POST OAK		TO BE REMOVED
5038	15" POST OAK		TO BE REMOVED
5039	14" POST OAK		TO BE REMOVED
5040	9.5" POST OAK		TO BE REMOVED
5041	13" POST OAK		TO BE REMOVED
5042	8.5" POST OAK		TO BE REMOVED
5043	13" POST OAK		TO BE REMOVED
5044	13" POST OAK		TO BE REMOVED
5045	15" POST OAK		TO BE REMOVED
5046	12" POST OAK		TO BE REMOVED
5047	9.5" POST OAK		TO BE REMOVED
5048	10" POST OAK		TO BE REMOVED
5049	19" POST OAK	PROTECTED	TO BE REMOVED
5050	21" POST OAK	PROTECTED	TO BE REMOVED
5051	15" POST OAK		TO BE REMOVED
5052	11" POST OAK		TO BE REMOVED
5053	14" POST OAK		TO BE REMOVED
5054	13" POST OAK		TO BE REMOVED
5055	13" POST OAK		TO BE REMOVED
5056	16" POST OAK		TO REMAIN
5058	14" POST OAK (MULTI-TRUNK 9.5", 8.5")		TO REMAIN

SURVEY NOTES

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011743839.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0630F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASEDON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON FEBRUARY 9, 2022, 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT A402, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,146,653.7011, E 3,096,314.5477, ELEV. 937.5893'.

BENCHMARKS

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF RANCH TO MARKET ROAD 620 ±788' WEST OF PEARSON RANCH ROAD, ±66' SOUTHEAST OF THE SOUTHWEST CORNER OF THE REMAINDER OF 2.00 ACRE TRACT. ELEVATION = 837.99'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB NEAR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, RRISD WEST TRANSPORTATION FACILITY, ±325' NORTHWEST OF A TELECOMMUNICATIONS MANHOLE MARKED "SBC" IN THE NORTH MARGIN OF RANCH TO MARKET ROAD 620, ±355' NORTHWEST OF A POWER POLE MARKED "#3696938" IN THE NORTH MARGIN OF RANCH TO MARKET ROAD 620. ELEVATION = 835.71'.

SITE PLAN APPROVAL SHEET 7 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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

No.	REVISIONS	DATE	BY

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AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 7, 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

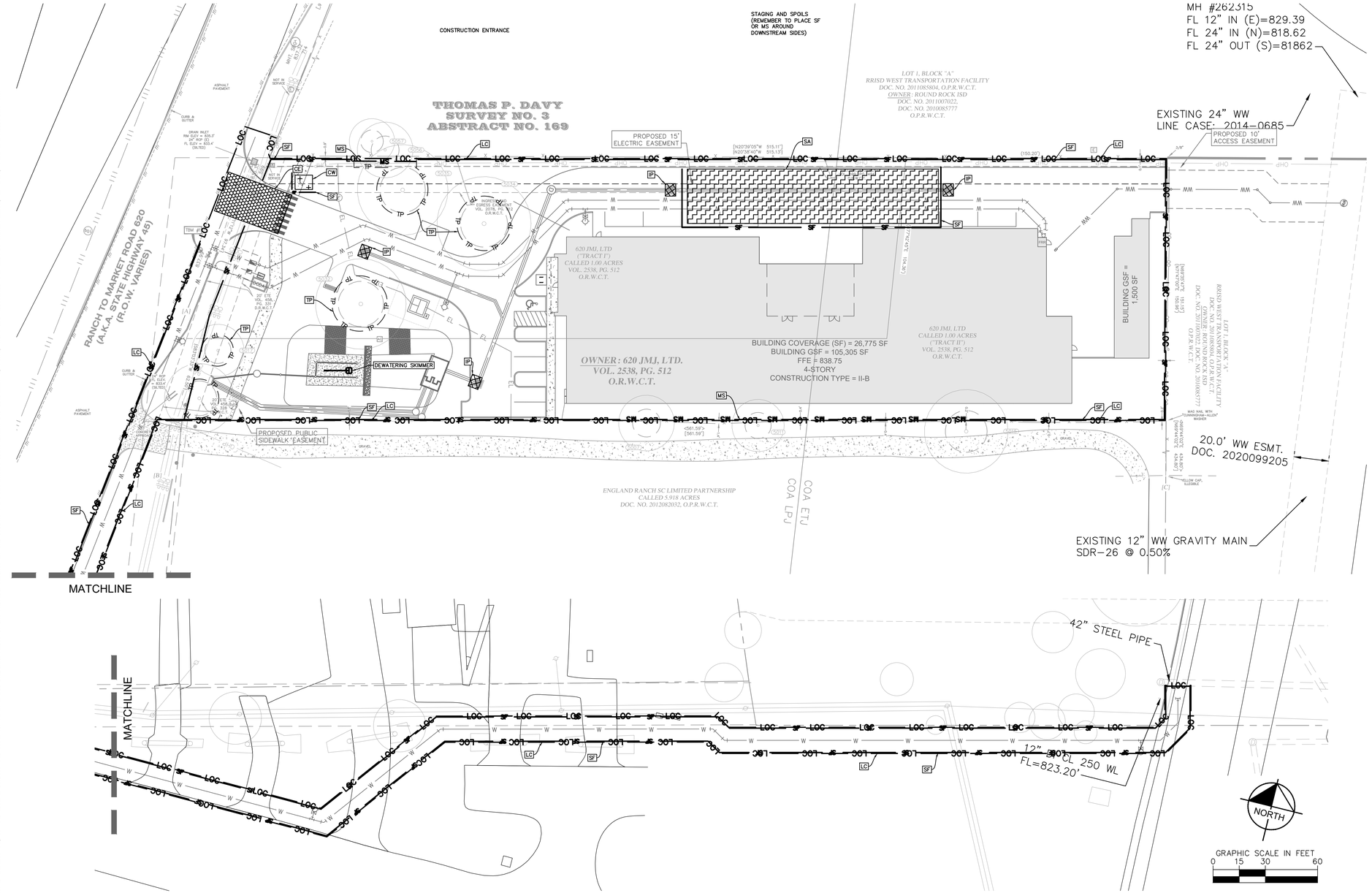
EXISTING CONDITIONS AND DEMOLITION PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 33

SP-2022-1392C



LEGEND

SF	SF	SILT FENCE
MS	MS	MULCH SOCK
TP	TP	TREE PROTECTION
	IP	PROPOSED INLET PROTECTION
	CE	CONSTRUCTION ENTRANCE
	SA	STAGING AND SPOILS
	CW	CONCRETE WASHOUT
	RB	ROCK BERM
450		EXISTING CONTOURS
450		PROPOSED CONTOURS
LOC	LC	LIMITS OF CONSTRUCTION
XXX		TREE TO REMAIN
		DEWATERING SKIMMER

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
8. REFERENCE EROSION CONTROL DETAILS ON SHEET XX.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.]. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
10. ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF AUSTIN STANDARDS.
11. FOR PRESERVED TREES WHERE PROTECTIVE FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, 2x4x6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ, PER STANDARD DETAIL 610S-4.

APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS IN CITY OF AUSTIN

IMPERVIOUS COVER ALLOWED AT 65.00 % X 1.88 ACRES = 1.225 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

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

PROPOSED TOTAL IMPERVIOUS COVER

EXISTING IMPERVIOUS COVER TO REMAIN = 0.37 ACRES = 19.68%
TOTAL PROPOSED IMPERVIOUS COVER = 0.85 ACRES = 45.2%
64.89%

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDINGS/ AND OTHER IMPERVIOUS COVER ACRES	BUILDINGS/ AND OTHER IMPERVIOUS COVER % OF CATEGORY	DRIVEWAYS/ ROADWAYS ACRES
0-15%	1.88	0.64	34.04	0.58
15-25%	0.00	0	0	0
25-35%	0	0	0	0
OVER 35%	0	0	0	0
TOTAL SITE AREA =	1.88			

SITE PLAN APPROVAL SHEET 8 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
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Director, Development Services Department
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TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

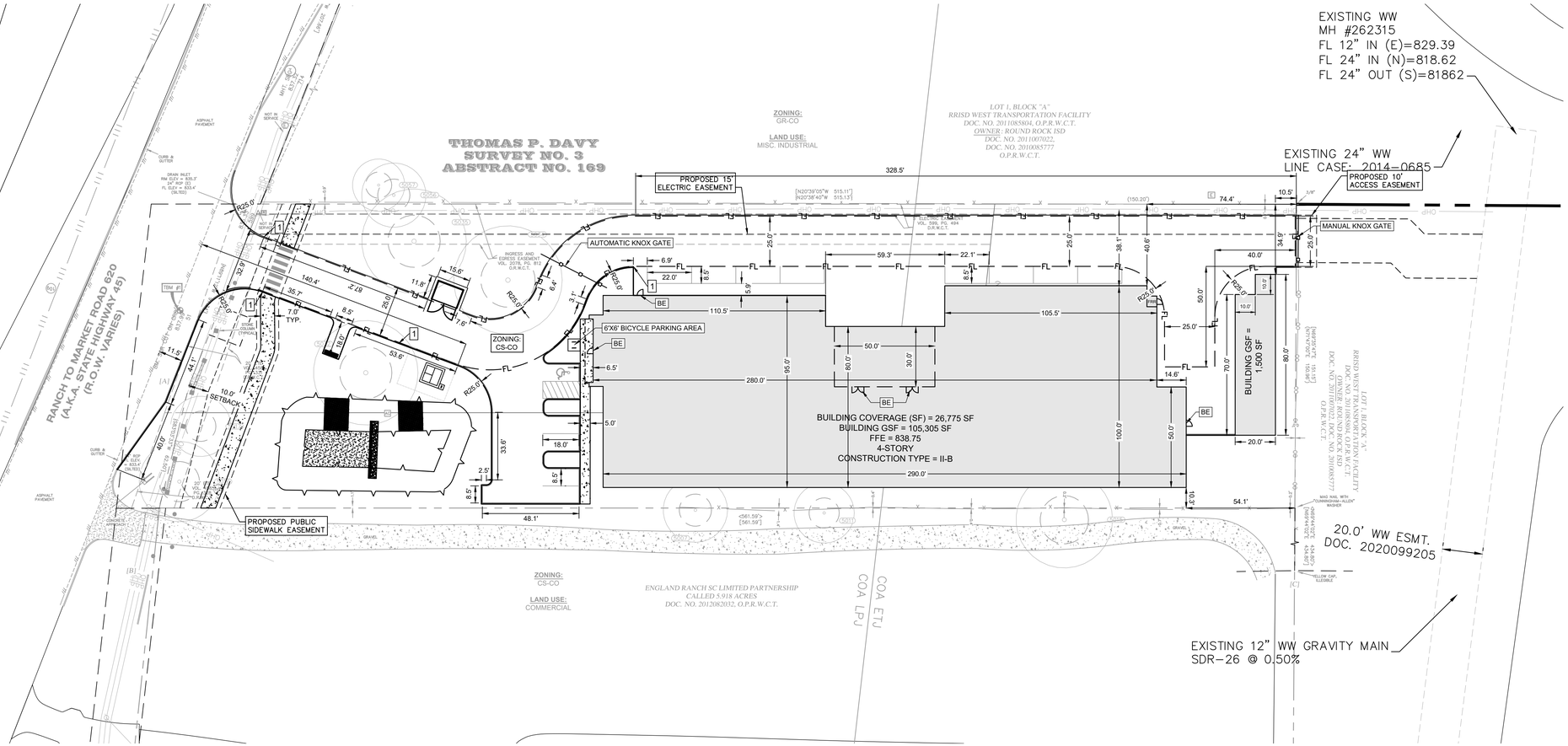
EROSION CONTROL PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 33

SP-2022-1392C



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- BP — BIKE PARKING
- BE — BUILDING ENTRANCE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- OHP — EXISTING OVERHEAD POWER LINE
- LS — LOADING SPACE
- OS — OPEN SPACE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE
- RETAINING WALL

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
5. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2
6. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
10. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
11. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
12. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
13. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
14. WATER & WASTEWATER SERVICE WILL BE PROVIDED BY COA.
15. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
16. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

NOTES

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

[1] TRANSITION BETWEEN RIBBON CURB AND CURB AND GUTTER

SITE DATA TABLE (OVERALL)

TOTAL SITE AREA (AC.) = 1.88	
IMPERVIOUS COVER = 52,994 SF; 64.55% (65% ALLOWABLE)	
ZONING: CS-CO; WILLIAMSON COUNTY ETJ	
PROPOSED USE: CONVENIENCE STORAGE	
BUILDING HEIGHT = 50' ; 4 STORIES (MAX HEIGHT: 60')	
FAR = 1.26:1 (2:1 ALLOWABLE)	
TOTAL GROSS FLOOR AREA (SF) = 103,068	
BUILDING COVERAGE = 26,267 SF ; 32.0% (95% ALLOWABLE)	
FOUNDATION TYPE: SLAB-ON-GRADE	
FINISHED FLOOR ELEVATION = 838.75'	

SITE DATA TABLE (CITY OF AUSTIN ONLY)

SITE AREA (AC.) = 1.20
ZONING: CS-CO
PROPOSED USE: CONVENIENCE STORAGE
GROSS FLOOR AREA (SF) = 105,305 SF
BUILDING COVERAGE = 13,140 SF

PARKING TABLE (CITY OF AUSTIN)

REQUIRED PARKING			
LAND USE	RATIO	SF/UNITS	PARKING REQUIRED
CONVENIENCE STORAGE	1 PER 4000 SF	52,653	14
		TOTAL =	14
PARKING REDUCTIONS			
	TYPE	CODE SECTION	PARKING REDUCTION
REDUCTION 1:			N/A
		TOTAL =	0
		TOTAL REQUIRED =	14
PARKING PROVIDED			
	TYPE		PARKING PROVIDED
		ACCESSIBLE	1
		REGULAR	13
		COMPACT	
		TOTAL =	14

Figure 34:
Examples of fully-shielded light fixtures.

NOTES

17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
18. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
19. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
20. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
21. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
22. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
23. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
24. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
25. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
26. EXTERIOR LIGHTING ILLUMINATING A BUILDING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN LA, RR, OR SF-1 ZONING DISTRICT (SECTION 25-2-585).
27. PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
28. ALL GATES ACROSS FIRE ACCESS ROADS SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANYWAY BY THE GATE OR ANY OF THE GATE COMPONENTS.
29. ALL POWER OPERATED GATES ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPERATING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.

MEASURES OF CONNECTIVITY:

1. LIMITING CURB CUTS.
2. NO UTILITIES UNDER PARKING AREAS

SITE PLAN APPROVAL SHEET 9 OF 33
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TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

OVERALL SITE PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 33

SP-2022-1392C

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LIGHT DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" INTERVALS MIN. 2" COVER

5"

8"

LIME STABILIZED SUBGRADE. REF. GEOTECHNICAL REPORT FOR DETAILS

PLAN SYMBOL

HEAVY DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" INTERVALS MIN. 2" COVER

6.5"

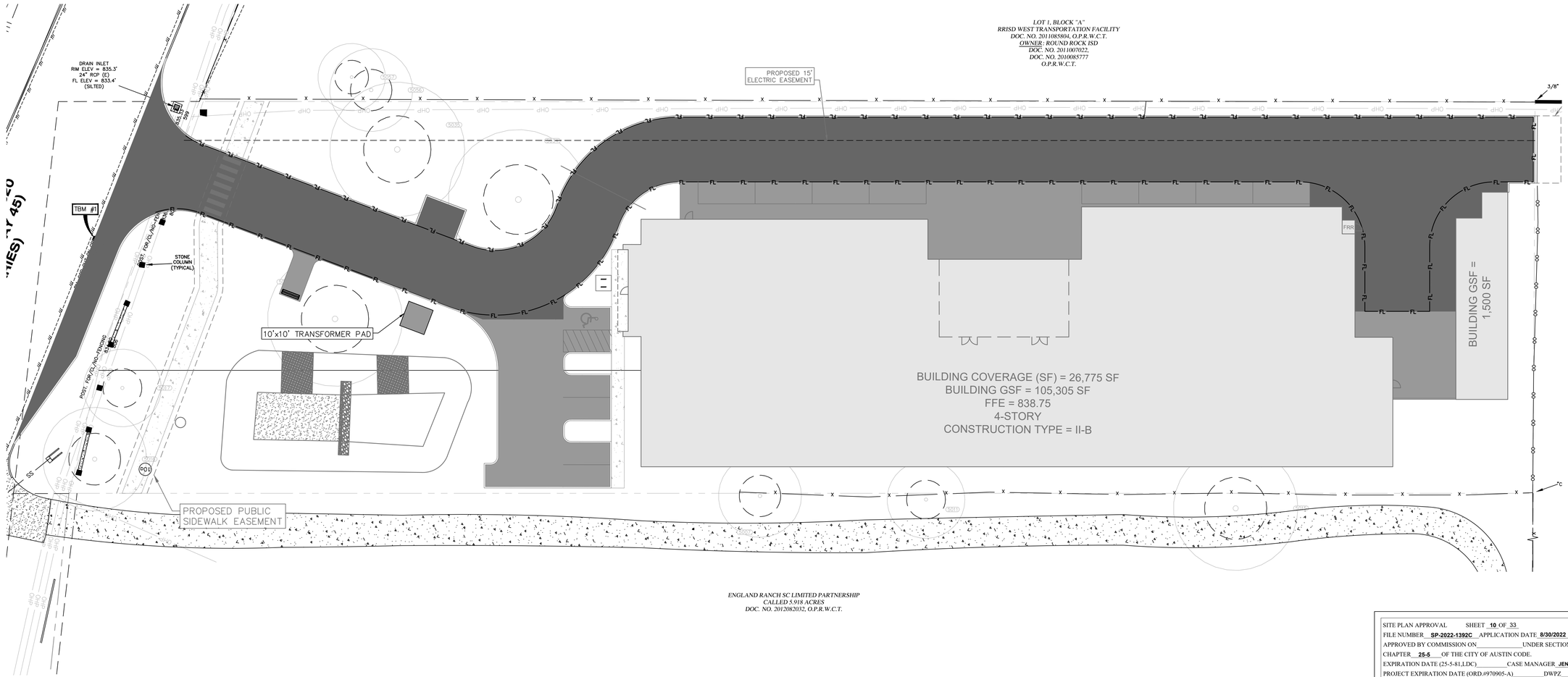
8"

LIME STABILIZED SUBGRADE. REF. GEOTECHNICAL REPORT FOR DETAILS

PLAN SYMBOL

LEGEND

- PROPERTY LINE
- FL FL — FIRE LANE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ADA STRIPING
- PROPOSED SIDEWALK



SITE PLAN APPROVAL SHEET 10 OF 33
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TBPE Firm No. 928

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STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

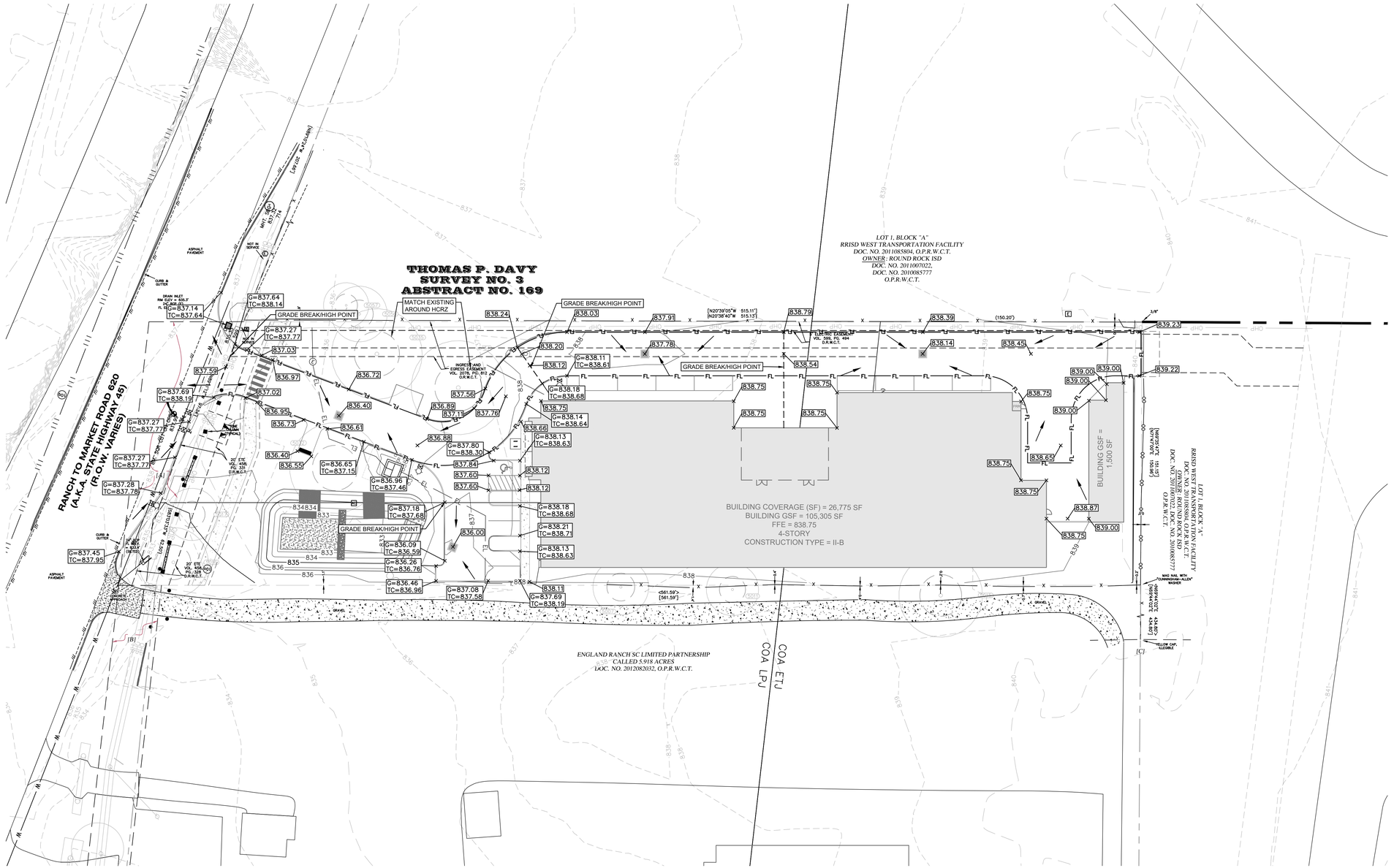
PAVING PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 33

SP-2022-1392C



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X•	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X •	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X •	PROPOSED TOP OF GRATE
TW XXX.X•	PROPOSED GRADE AT TOP OF WALL
BW XXX.X•	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X•	PROPOSED GRADE AT END OF WALL
TC XXX.X •	PROPOSED GRADE AT TOP OF CURB
G XXX.X •	PROPOSED GRADE AT GUTTER
	PROPOSED SWALE
HP	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.

SITE PLAN APPROVAL SHEET 11 OF 33
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GRADING PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 33

SP-2022-1392C

"Tc" Value Calculations

Drainage Area	Area (Ac.)	Sheet Flow Length ft	Slope ft/ft	n	Tt min	Unpaved Shallow Flow Length ft	Slope ft/ft	n	Tt min	Paved Shallow Flow Length ft	Slope ft/ft	n	Tt min	Channel Flow Length ft	V ft/s	Slope ft/ft	Tt min	Total Tc min
E1	1.88	100.00	0.01	0.02	1.82	0.00	0.01	0.02	0.00	483.00	0.01	0.02	3.35	0	6.00	0.04	0.00	**5.2 min**
OS1	0.95	100.00	0.01	0.15	11.59	219.00	0.01	0.15	2.07	0.00	0.01	0.15	0.00	0	6.00	0.00	0.00	**13.7 min**
OS2	0.18	100.00	0.01	0.15	11.87	81.00	0.01	0.15	0.79	0.00	0.01	0.02	0.00	425	6.00	0.02	1.18	**13.8 min**

PREMIER 620 - ATLAS 14 ZONE 1

Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	Hec-HMS (SCS Method) Curve Number	Tc, min.	*Hec-HMS Peak Flow, cfs.* Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
E1	1.88	82.00%	1.54	0.34	80	5.2	9.58	14.95	18.42	**24.44**
OS1	0.95	0.00%	0.00	0.95	80	13.7	2.44	4.66	6.17	**8.70**
OS2	0.18	0.00%	0.00	0.18	80	13.8	0.46	0.88	1.17	**1.64**

SITE PLAN APPROVAL SHEET 12 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
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DRAWN BY: JG/NR
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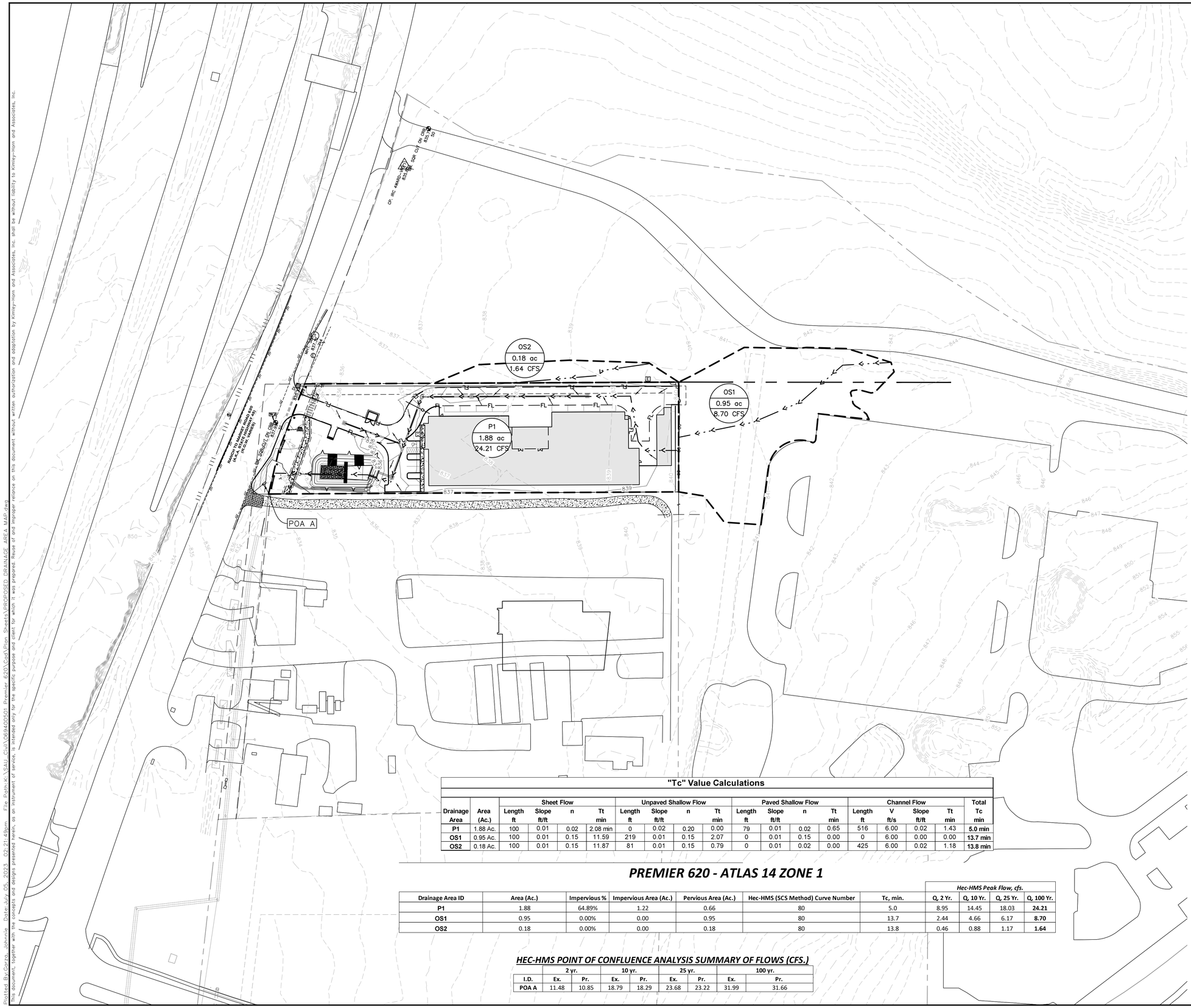
EXISTING DRAINAGE AREA MAP

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 33

SP-2022-1392C



LEGEND

P1 / 9.9 AC. / 5.5 CFS	AREA DESIGNATOR AREA 100-YR FLOW RATE
— — —	PROPERTY LINE
- - - -	DRAINAGE DIVIDE
—·—·→	TIME OF CONCENTRATION
→	PROPOSED FLOW DIRECTION
═	EXISTING STORM DRAIN
▭	EXISTING INLET
○	EXISTING STORM MANHOLE
⏢	EXISTING STORM HEADWALL
450	EXISTING CONTOURS
555	PROPOSED CONTOURS
═	PROPOSED STORM DRAIN
▬	PROPOSED INLET
○	PROPOSED STORM MANHOLE
⏢	PROPOSED STORM HEADWALL
A-1	INLET NUMBER

"Tc" Value Calculations

Drainage Area	Area (Ac.)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow n	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow n	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
P1	1.88 Ac.	100	0.01	0.02	2.08 min	0	0.02	0.20	0.00	79	0.01	0.02	0.65	516	6.00	0.02	1.43	**5.0 min**
OS1	0.95 Ac.	100	0.01	0.15	11.59	219	0.01	0.15	2.07	0	0.01	0.15	0.00	0	6.00	0.00	0.00	**13.7 min**
OS2	0.18 Ac.	100	0.01	0.15	11.87	81	0.01	0.15	0.79	0	0.01	0.02	0.00	425	6.00	0.02	1.18	**13.8 min**

PREMIER 620 - ATLAS 14 ZONE 1

Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	Hec-HMS (SCS Method) Curve Number	Tc, min.	*Hec-HMS Peak Flow, cfs.* Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
P1	1.88	64.89%	1.22	0.66	80	5.0	8.95	14.45	18.03	**24.21**
OS1	0.95	0.00%	0.00	0.95	80	13.7	2.44	4.66	6.17	**8.70**
OS2	0.18	0.00%	0.00	0.18	80	13.8	0.46	0.88	1.17	**1.64**

HEC-HMS POINT OF CONFLUENCE ANALYSIS SUMMARY OF FLOWS (CFS.)

	2 yr.		10 yr.		25 yr.		100 yr.	
I.D.	**Ex.**	**Pr.**	**Ex.**	**Pr.**	**Ex.**	**Pr.**	**Ex.**	**Pr.**
POA A	11.48	10.85	18.79	18.29	23.68	23.22	31.99	31.66

SITE PLAN APPROVAL SHEET 13 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON ______ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ______ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) ______ DWPZ ______ DDZ ______

______
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ______ ZONING CS-CO
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

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

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

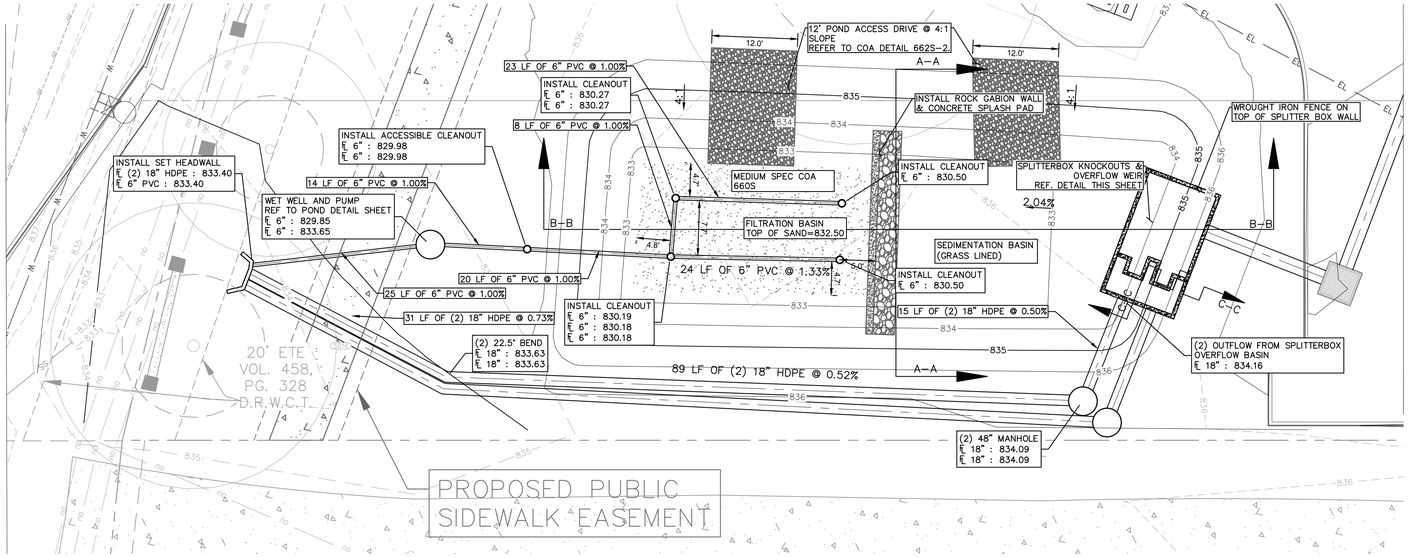
07/05/2023
THOMAS J. LOMBARDI JR.
131071

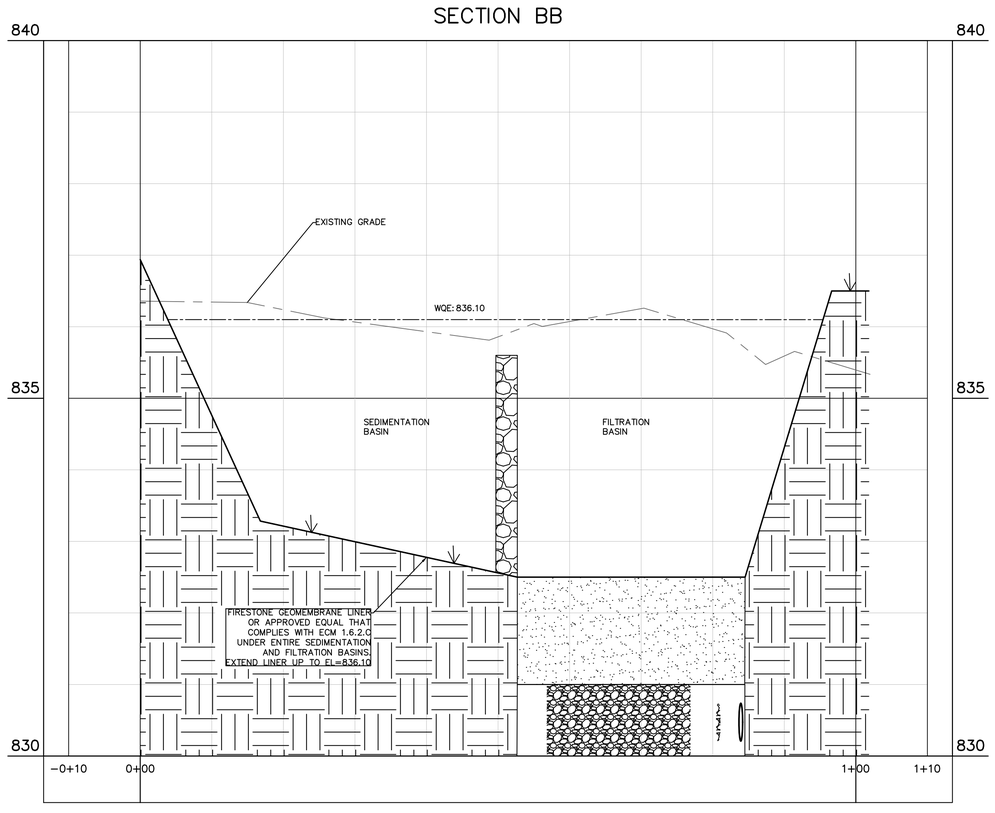
KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

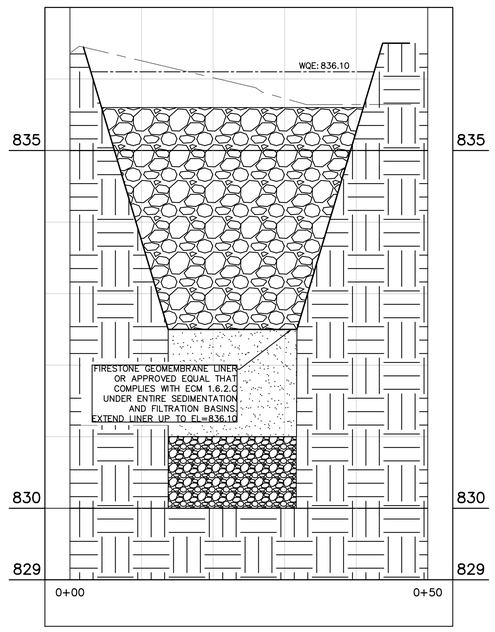
PROPOSED DRAINAGE AREA MAP

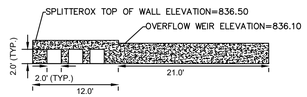
PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 33









GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X●	PROPOSED TOP OF PAVEMENT ELEVATION
EX.XXX.X +	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X ●	PROPOSED TOP OF GRATE
TW XXX.X●	PROPOSED GRADE AT TOP OF WALL
BW XXX.X●	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X●	PROPOSED GRADE AT END OF WALL
TC XXX.X ●	PROPOSED GRADE AT TOP OF CURB
G XXX.X ●	PROPOSED GRADE AT GUTTER
	PROPOSED SWALE
HP	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	WROUGHT IRON FENCE
XXX	EXISTING TREE TO REMAIN

NOTE:
- PROPOSED WATER QUALITY POND ONLY. NO DETENTION PROVIDED
- CONTRACTOR TO PLACE A SIGN ON OR NEAR THE CONTROL BOX WITH THE NAME AND PHONE NUMBER OF THE OPERATOR OF THE PUMP SYSTEM IN CASE OF EMERGENCY OR MAINTENANCE CONCERNS.
- THE RIM OF THE CLEANOUTS SHALL BE AT THE TOP OF THE SAND BED EXCEPT FOR ONE ACCESSIBLE CLEANOUT WHICH SHALL EXTEND BEYOND THE WATER QUALITY ELEVATION.

SPLITTERBOX - KNOCKOUT CALCULATION

# of Knockouts	3
Knockout Area (sf)	4
Head to pass water (ft)	2
Max Flow (CFS)	81.7
Velocity (FPS)	1.50
Can Pass 25-YR Flow?	TRUE

SITE PLAN APPROVAL SHEET **14** OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON_____UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____CASE MANAGER **JENNIFER BENNETT**
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Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING **CS-CO**
Rev. 1_____Correction 1_____
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WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

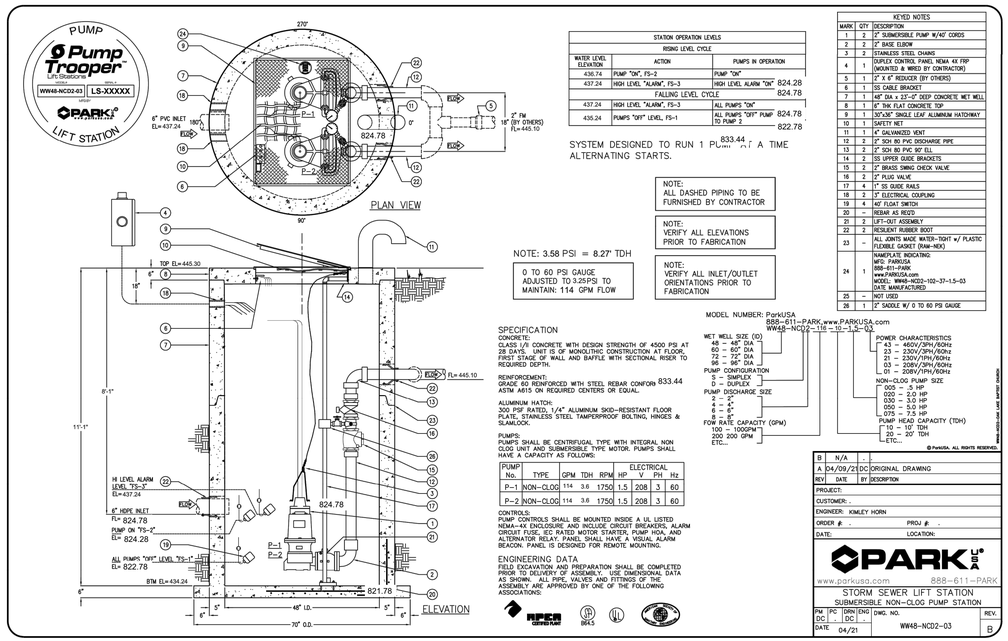
WATER QUALITY POND PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 33

SP-2022-1392C



STATION OPERATION LEVELS		
RISING LEVEL CYCLE		
WATER LEVEL ELEVATION	ACTION	PUMPS IN OPERATION
436.74	PUMP "ON", FS-2	PUMP "ON"
437.24	HIGH LEVEL "ALARM", FS-3	HIGH LEVEL ALARM "ON" 824.28
FALLING LEVEL CYCLE		824.78
437.24	HIGH LEVEL "ALARM", FS-3	ALL PUMPS "ON"
435.24	PUMPS "OFF" LEVEL, FS-1	ALL PUMPS "OFF" PUMP TO PUMP 2 824.78
		822.78

SYSTEM DESIGNED TO RUN 1 PUMP AT A TIME ALTERNATING STARTS. 833.44

NOTE: 3.58 PSI = 8.27' TDH

0 TO 60 PSI GAUGE ADJUSTED TO 3.25PSI TO MAINTAIN: 114 GPM FLOW

NOTE: ALL DASHED PIPING TO BE FURNISHED BY CONTRACTOR

NOTE: VERIFY ALL ELEVATIONS PRIOR TO FABRICATION

NOTE: VERIFY ALL INLET/OUTLET ORIENTATIONS PRIOR TO FABRICATION

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	2	2" SUBMERSIBLE PUMP W/40' CORDS
2	2	2" BASE ELBOW
3	2	STAINLESS STEEL CHAINS
4	1	DUPLEX CONTROL PANEL NEMA 4X FRP (MOUNTED & WIRED BY CONTRACTOR)
5	1	2" X 6" REDUCER (BY OTHERS)
6	1	SS CABLE BRACKET
7	1	48" DIA x 23'-0" DEEP CONCRETE WET WELL
8	1	6" THK FLAT CONCRETE TOP
9	1	30"x36" SINGLE LEAF ALUMINUM HATCHWAY
10	1	SAFETY NET
11	1	4" GALVANIZED VENT
12	2	2" SCH 80 PVC DISCHARGE PIPE
13	2	2" SCH 80 PVC 90° ELL
14	2	SS UPPER GUIDE BRACKETS
15	2	2" BRASS SWING CHECK VALVE
16	2	2" PLUG VALVE
17	4	1" SS GUIDE RAILS
18	2	3" ELECTRICAL COUPLING
19	4	40' FLOAT SWITCH
20	–	REBAR AS REQ'D
21	2	LIFT-OUT ASSEMBLY
22	2	RESILIENT RUBBER BOOT
23	–	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE GASKET (RAM-NEK)
24	1	NAMEPLATE INDICATING: MFG: PARKUSA 888-611-PARK www.PARKUSA.com MODEL: WW48-NCD2-102-37-1.5-03 DATE MANUFACTURED
25	–	NOT USED
26	1	2" SADDLE W/ 0 TO 60 PSI GAUGE

SPECIFICATION

CONCRETE:
CLASS 'A' CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT:
GRADE 60 REINFORCED WITH STEEL REBAR CONFORM 833.44 ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ALUMINUM HATCH:
300 PSF RATED, 1/4" ALUMINUM SKID-RESISTANT FLOOR PLATE, STAINLESS STEEL TAMPERPROOF BOLTING, HINGES & SLAMLOCK.

PUMPS:
PUMPS SHALL BE CENTRIFUGAL TYPE WITH INTEGRAL NON CLOG UNIT AND SUBMERSIBLE TYPE MOTOR. PUMPS SHALL HAVE A CAPACITY AS FOLLOWS:

PUMP No.	TYPE	GPM	TDH	RPM	ELECTRICAL HP	V	PH	Hz
P-1	NON-CLOG	114	3.6	1750	1.5	208	3	60
P-2	NON-CLOG	114	3.6	1750	1.5	208	3	60

CONTROLS:
PUMP CONTROLS SHALL BE MOUNTED INSIDE A UL LISTED NEMA-4X ENCLOSURE AND INCLUDE CIRCUIT BREAKERS, ALARM CIRCUIT FUSE, IEC RATED MOTOR STARTERS, PUMP H-OA, AND ALTERNATOR RELAY. PANEL SHALL HAVE A VISUAL ALARM BEACON. PANEL IS DESIGNED FOR REMOTE MOUNTING.

ENGINEERING DATA
FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF ASSEMBLY. USE DIMENSIONAL DATA AS SHOWN. ALL PIPE, VALVES AND FITTINGS OF THE ASSEMBLY ARE APPROVED BY ONE OF THE FOLLOWING ASSOCIATIONS:

MODEL NUMBER: ParkUSA
888-611-PARK www.PARKUSA.com
WW48-NCD2-118-10-1.5-03

WET WELL SIZE (ID)
48 – 48" DIA
60 – 60" DIA
72 – 72" DIA
96 – 96" DIA

PUMP CONFIGURATION
S – SIMPLEX
D – DUPLEX

PUMP DISCHARGE SIZE
2 – 2"
3 – 3"
4 – 4"
6 – 6"

FLOW RATE CAPACITY (GPM)
100 – 100GPM
200 200 GPM
ETC...

POWER CHARACTERISTICS
43 – 460V/3PH/60Hz
23 – 230V/3PH/60Hz
21 – 230V/1PH/60Hz
03 – 208V/3PH/60Hz
01 – 208V/1PH/60Hz

NON-CLOG PUMP SIZE
005 – .5 HP
020 – 2.0 HP
030 – 3.0 HP
050 – 5.0 HP
075 – 7.5 HP

PUMP HEAD CAPACITY (TDH)
10 – 10' TDH
20 – 20' TDH
ETC...

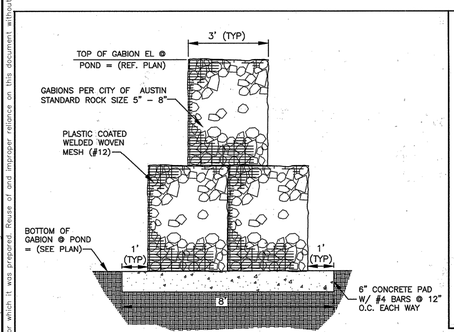
REV	DATE	BY	DESCRIPTION
B			N/A
A	04/09/21	DC	ORIGINAL DRAWING

PROJECT:
CUSTOMER:
ENGINEER: KIMLEY HORN
ORDER # :
PROJ # :
DATE:
LOCATION:

PARK US
www.parkusa.com 888-611-PARK

STORM SEWER LIFT STATION
SUBMERSIBLE NON-CLOG PUMP STATION

PM	PC	DRN	ENG	DWG. NO.	REV.
DC		DC		WW48-NCD2-03	B
DATE	04/21				



GABION WALL TO BE CONSTRUCTED ACCORDING TO COA SPECIFICATIONS 594S

GABION BASKET WALL DETAIL

NOT TO SCALE

GABION BASKET WALL NOTES:

594S DESCRIPTION

THIS ITEM SHALL INCLUDE FURNISHING, ASSEMBLING, FILLING, AND TYING ROCK–FILLED WIRE MESH COMPARTMENTED GABIONS AND REVET MATTRESSES IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS OR OTHERWISE ESTABLISHED IN THE FIELD BY THE ENGINEER OR DESIGNATED REPRESENATIVE.

594S.2 MATERIALS

(1) GABION AND REVET MATTRESS WIRE

GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GUAGE WIRE) AND/OR REVET MATTRESSES (13.5 WIRE GUAGE) AS CALLED OUT IN DRAWINGS. PVC COATING OF WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.

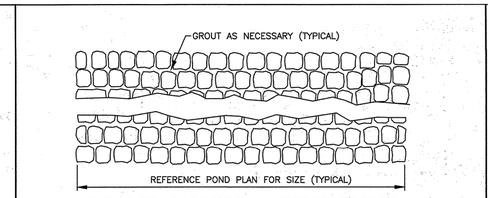
CHARACTERISTIC	GABIONS	REVET MATTRESSES
WIRE GUAGE	12 GUAGE	13.5 GUAGE
MAX. TENSILE STRENGTH (ASTM 641)	70,000 PSI. (483 mPa)	75,000 PSI. (517 mPa)
NOMINAL WIRE DIAMETER (ASTM A 641)	0.106 INCH (2.7 mm)	0.0866 INCH (2.2 mm)
MINIMUM DIAMETER (ASTM A 641, TABLE 3)	0.102 INCH (2.6 mm)	0.0826 INCH (2.9 mm)
GALVANIZED, ZINC (ASTM A 641, TABLE 1)	0.80 OZ/FT² (245 GR/M²)	0.70 OZ/FT² (215 GR/M²)

(2) GABION MESH

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 mm BY 144mm). SELVEDGE WIRE SHALL BE 10 GUAGE (NOMINAL DIAMETER OF 3.4 mm).
(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 mm BY 75 mm). STRENGTH OF WELDS SHALL BEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:

TYPE OF STRUCTURE	WIRE SIZE (DIAMETER)	MINIMUM AVERAGE WELD SHEAR STRENGTH
	GUAGE (mm)	ENGLISH UNITS (SI UNITS)
GABIONS	12 (2.7)	475 lbf (2.10 kN)
REVET MATRESS	13.5 (2.2)	292 lbf (1.30 kN)

(C) MANUFACTURING
TWISTED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.



PLACE RIP–RAP AND LEAN GROUT IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP–RAP SHALL WEIGH BETWEEN 50–150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

ROCK RIP-RAP

NOT TO SCALE

(3) REVET MATRESSES

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 2.5 INCHES BY 3.25 INCHES (64 mm BY 83mm). SELVEDGE WIRE SHALL BE 12 GUAGE (NOMINAL DIAMETER OF 2.7 mm).
(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 1.5 INCHES BY 3 INCHES (38 mm BY 76 mm). STRENGTH OF WELDS SHALL BEET THE REQUIREMENTS LISTED IN TABLE 2 FOR 13.5 GUAGE (2.2 mm) WIRE WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A–974:
(C) MANUFACTURING
TWISTED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–975, WHILE WELDED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A–974.

(4) PVC COATING

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(5) STONE

(A) GABION BASKET STONES
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMINANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS. IT SHALL HAVE A WEARING LOSS LESS THAN 35% WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TxDOT TEST METHOD TEX–410A). THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TxDOT TEST METHOD TEX–411A FOR ROCK RIP RAP SHALL NOT EXCEED 18%. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 mm)	100
4 INCH (100 mm)	0–5
3 INCH (75 mm)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 pcf [1.92 MEGAGRAMS (mg) PER CUBIC METER]. VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

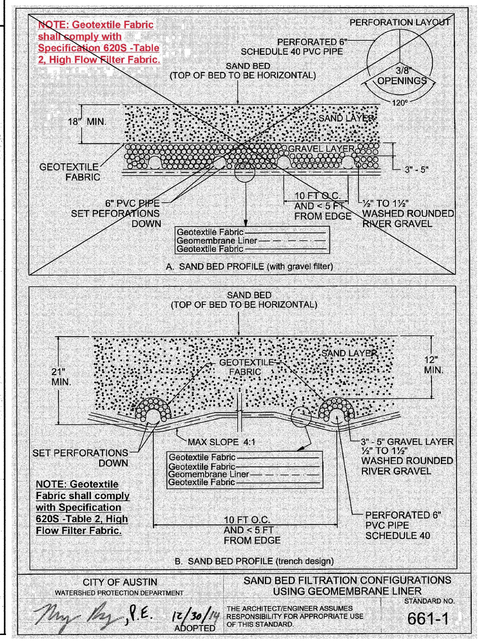
(6) CONNECTIONS

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(7) FASTENER SYSTEM

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(8) PANEL TO PANEL JOINT STRENGTH
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SAND BED FILTRATION CONFIGURATIONS USING GEOMEMBRANE LINER	STANDARD NO.
12/30/14 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	661-1

APPENDIX R-3
PARTIAL SEDIMENTATION-FILTRATION POND CALCULATIONS

DRAINAGE AREA DATA

Drainage Area to Control	1.88	ac
Drainage Area Impervious Cover (IC)	64.89	%
Capture Depth (CD) = 0.5"+((IC-20)/10)*0.1	0.95	in.

WATER QUALITY CONTROL CALCULATIONS	REQUIRED		PROPOSED	
The Water Quality Control is to be **Partial Sedimentation/Filtration**				
25-year Peak Flow Rate to Control (Q25)	18.03	cfs		
100-year Peak Flow Rate to Control (Q100)	24.21	cfs		
Water Quality Volume (WQV = CD*DA*3630)	6,476	cf	6,638	cf
Maximum Ponding Depth above Sand Bed (H)			3.60	ft
Sedimentation Pond Area	--	sf	1,670	sf
Sedimentation Pond Volume (min. of 20% of WQV)	1,295	cf	3,422	cf
Filtration Pond Area [WQV/(4+1.33*H)]	737	sf	1,122	sf
Filtration Pond Volume	--	cf	3,216	cf
Water Quality Elevation			836.10	ft msl
Elevation of Splitter/Overflow Weir	min = WQ EL	ft msl	836.10	ft msl
Height of Gabion Wall	WQ EL. - 0.5' (6.0' max)	ft msl	835.60	ft msl
Length of Weir			N/A	ft
Required Head to Pass Q100	max = 1.0	ft	N/A	ft
Pond Freeboard Provided to Pass Q100	min = 0.25	ft	N/A	ft
Top of Pond			836.50	ft
Drawdown Time	minimum 48	hr	48	hr
Underdrain Orifice Size (Dia.)				in
Underdrain Orifice Size (Area)				sq in

STAGE-STORAGE

SEDIMENTATION

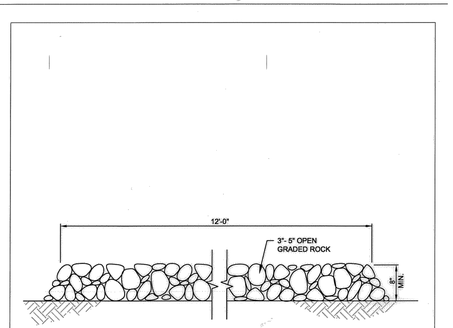
Stage (ft-msl)	Area (sf)	Storage (cf)	Cum. Stor. (cf)
833.00	398.00	-	-
834.00	896.00	647.00	647.00
835.00	1,326.00	1,111.00	1,758.00
836.00	1,668.00	1,497.00	3,255.00
836.10	1,670.00	166.90	3,421.90

FILTRATION

Stage (ft-msl)	Area (sf)	Storage (cf)	Cum. Stor. (cf)
832.50	607.00	-	-
833.00	731.00	334.50	334.50
834.00	855.00	793.00	1,127.50
835.00	989.00	922.00	2,049.50
836.00	1,120.00	1,054.50	3,104.00
836.10	1,122.00	112.10	3,216.10

QA/QC PLAN:

- THE ENGINEER HAS DESIGNED THE POND WITH A RUBBER LINER TO BE INSTALLED IN BOTH SEDIMENTATION AND FILTRATION BASIN:
  - FIRESTONE POND GUARD RUBBER LINER (OR EQUIVALENT) (GEOMEMBRANE LINER)
  - THIS LINER MUST MEET THE SPECIFICATIONS REQUIRED IN SECTION 1.6.2 OF THE AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- TO ACCOMMODATE QA/QC FOR THIS ASPECT OF THE PROJECT, RUBBER GEOMEMBRANE LINER TO BE INSTALLED IN ACCORDANCE WITH GEOMEMBRANE MANUFACTURER'S DETAILS USING GEOMEMRANE MANUFACTURER'S RECOMMENDED PRODUCTS. ANY DEVIATION TO THIS PROCESS WILL BE CONSIDERED ON A CASE BY CASE BASIS AND MUST BE SUBMITTED TO THE ENGINEER FOR CONCURRENCE PRIOR TO CONSTRUCTION.
- THE RUBBER LINER WILL BE INSTALLED TO POND WATER QUALITY ELEVATION IN BOTH BASINS.



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	STANDARD NO.
E. J. L., P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	662S-2

MAJOR MAINTENANCE REQUIREMENTS.

1. THE FOLLOWING MAINTENANCE ACTIVITIES SHALL BE PERFORMED ON ALL SCMS, IN ADDITION TO THE REQUIREMENTS LISTED FOR THE INDIVIDUAL SCM TYPES, TO ENSURE PROPER FUNCTION:

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

B) STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.

C) CORRECTIVE MAINTENANCE SHALL OCCUR:
I. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY–SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
II. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY–FOUR (24) HOURS.

D) THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.

E) NO UNVECETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.

F) INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.

G) THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.

H) SEDIMENT BUILD–UP SHALL BE REMOVED:
I. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
II. WHEN SEDIMENT TRAPS ARE FULL.
III. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.

I) WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
I. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
II. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
III. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.

J) FOR SUBSURFACE PONDS MAINTENANCE PLAN REQUIREMENTS, REFER TO ECM SECTION 1.6.2(E).

2. SEDIMENTATION AND FILTRATION SCMS (SECTION 1.6.5).A.VEGETATION WITHIN THE SCM SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT AS CALLED FOR IN THE DESIGN.B.VEGETATION THAT IS MOWED OR CUT SHALL BE REMOVED FROM THE SCM.3.DETENTION BASINS.A.VEGETATION WITHIN THE BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

PUMP NOTES:

- A DUAL PUMP SYSTEM IS REQUIRED WITH EACH PUMP CAPABLE OF DELIVERING 100% OF THE DESIGN CAPACITY.
- PLUG VALVES MUST BE LOCATED OUTSIDE THE WET WELL ON THE DISCHARGE SIDE OF EACH PUMP TO ISOLATE PUMPS FOR MAINTENANCE AND THROTTLING. PLEASE INCLUDE THE REQUIRED PLUG VALVES IN THE DESIGN.
- FOUR CONTROL SETTING MUST BE USED: ONE FOR STARTING THE PUMP, ONE FOR SHUTTING OFF THE PUMP AT THE NORMAL LOW WATER LEVEL, ONE FOR BACK UP SHUT OFF THE PUMP IN CASE THE FIRST SHUT–OFF FAILS, AND ONE TO INDICATE A HIGH–WATER LEVEL.
- AN ALARM SYSTEM SHALL BE PROVIDED CONSISTING OF A RED LIGHT LOCATED AT A HEIGHT OF AT LEAST 5 FEET ABOVE THE GROUND LEVEL AT THE WET WELL. THE ALARM SHALL ACTIVATE WHEN:
- THE HIGH–WATER LEVEL HAS BEEN MAINTAINED IN EXCESS OF 72 HOURS.
- THE WATER LEVEL IS BELOW THE SHUTOFF FLOAT AND THE PUMP HAS NOT TURNED OFF.
- THE HIGH/LOW–PRESSURE PUMP SHUT OFF SWITCH HAS BEEN ACTIVATED.
- THE ALARM MUST BE VANDAL PROOF AND WEATHER RESISTANT.
- A GREEN "PUMP RUN LIGHT" SHALL BE PROVIDED WHICH IS ACTIVATED ANY TIME A PUMP IS RUNNING. THE GREEN LIGHT SHOULD BE LOCATED DIRECTLY ADJACENT TO THE RED ALARM LIGHT. PROVIDE PUMP DETAILS INDICATING THIS.
- ALL IRRIGATION SYSTEM DISTRIBUTION AND LATERAL PIPING (I.E., FROM THE PUMPS TO THE SPRAY HEADS) MUST BE SCHEDULE 80 PVC. ALL PIPES AND ELECTRICAL BUNDLES PASSING BENEATH DRIVEWAYS OR PAVED AREAS MUST BE SLEEVED WITH PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS. SLEEVE DIAMETER MUST EQUAL TWICE THAT OF THE PIPE OR ELECTRICAL BUNDLE.
- ALL VALVES MUST BE DESIGNED SPECIFICALLY FOR SEDIMENT BEARING WATER AND BE OF APPROPRIATE DESIGN FOR THE INTENDED PURPOSE. ALL REMOTE CONTROL, GATE, AND QUICK COUPLING VALVES MUST BE LOCATED IN TEN–INCH OR LARGER PLASTIC VALVE BOXES. ALL PIPES AND VALVES MUST BE MARKED TO INDICATE THAT THEY CONTAIN NON–POTABLE WATER. ALL PIPING MUST BE BURIED TO PROTECT IT FROM WEATHER AND VANDALISM. THE DEPTH AND METHOD OF BURIAL MUST BE ADEQUATE TO PROTECT THE PIPE FROM VEHICULAR TRAFFIC SUCH AS MAINTENANCE EQUIPMENT. VELOCITIES IN ALL PIPELINES SHOULD BE SUFFICIENT TO PREVENT SETTLING OF SOLIDS. THE IRRIGATION DESIGN AND LAYOUT MUST BE INTEGRATED WITH THE TREE PROTECTION PLAN AND PRESENTED AS PART OF THE SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN.
- SYSTEMS MUST INCLUDE A PLUG VALVE TO ALLOW FLUSHING AT THE END OF EVERY LINE.

SITE PLAN APPROVAL SHEET 15 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING CS-CO
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
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Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER

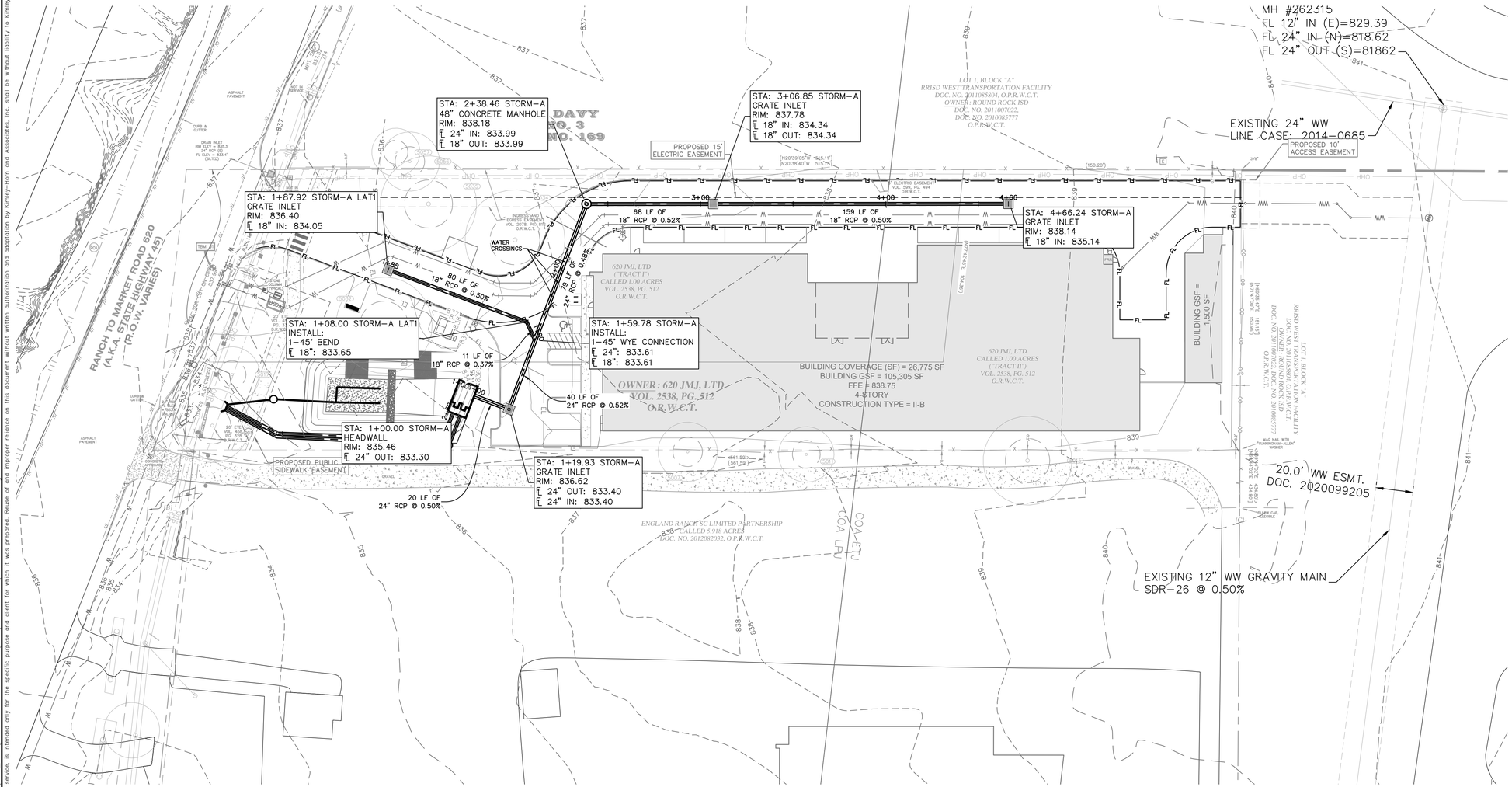
KHA PROJECT 069400501	DATE JULY 2023	SCALE AS SHOWN	DESIGNED BY: JG/NR	DRAWN BY: JG/NR	CHECKED BY: TJL

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

POND NOTES AND DETAILS

SHEET NUMBER
15 OF 33

SP-2022-1392C



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- EXISTING STORM DRAIN
- EXISTING INLET
- EXISTING STORM MANHOLE
- EXISTING STORM HEADWALL
- 450 EXISTING CONTOURS
- 555 PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM HEADWALL

NOTES

1. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPDSTREAM.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING FLOWLINE ELEVATION, AND ANY EXISTING CROSSINGS, PRIOR TO THE START OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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AUSTIN, TX 78735
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07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

OVERALL STORM PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF 33

SITE PLAN APPROVAL SHEET 16 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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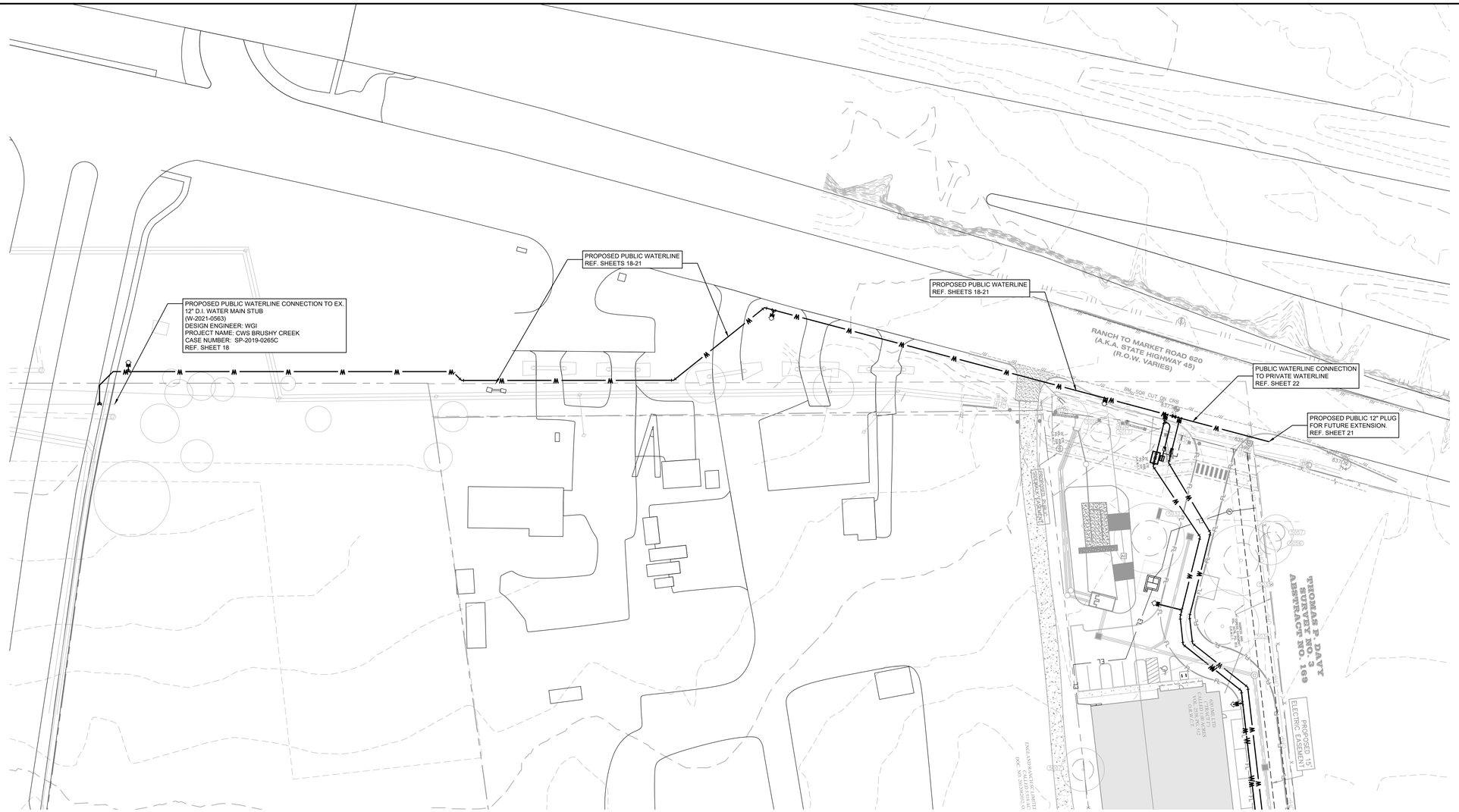

LEGEND

— — —	PROPERTY LINE
—WW—	PROPOSED WASTEWATER LINE
—W—	PROPOSED WATER LINE
◎	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
→	WASTEWATER FLOW DIRECTION
●	PROPOSED FIRE HYDRANT
▷	PROPOSED TAPPING SLEEVE & VALVE
⌄	PROPOSED FIRE DEPARTMENT CONNECTION
═	PROPOSED STORM DRAIN LINE
☐	PROPOSED STORM DRAIN INLET
—OHP—	EXISTING OVERHEAD POWER LINE
—W—	EXISTING WATER LINE
—WW—	EXISTING WASTEWATER LINE
— —	EXISTING STORM SEWER LINE
⊘	EXISTING POWER POLE
✧	EXISTING FIRE HYDRANT
⊗	EXISTING WATER METER
○	EXISTING WASTEWATER MANHOLE

NOTES

1. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND PUBLIC EASEMENTS) TO BE DUCTILE IRON CLASS 350 FOR PIPE 12-INCH IN DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS 2" OR SMALLER TO BE TYPE K COPPER OR HDPE PER DETAIL.
2. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES STATED IN SPL-WW-27A.
3. NO COMBUSTIBLE MATERIALS SHALL BE INSTALLED PRIOR TO ADEQUATE FIRE FLOW IS AVAILABLE.
4. CONTRACTOR TO VERIFY TIE-IN POINTS PRIOR TO CONSTRUCTION.
5. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
6. ALL GRAVITY WASTEWATER LINES TO BE PVC SDR-26.
7. LOTS WITH 65 PSI OR GREATER REQUIRE A PRESSURE REDUCING VALVE, TO BE INSTALLED ON PRIVATE PROPERTY.
8. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
9. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.

SITE PLAN APPROVAL SHEET 17 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON________ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
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Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:________ ZONING CS-CO
Rev. 1________ Correction 1________
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TBPE Firm No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071

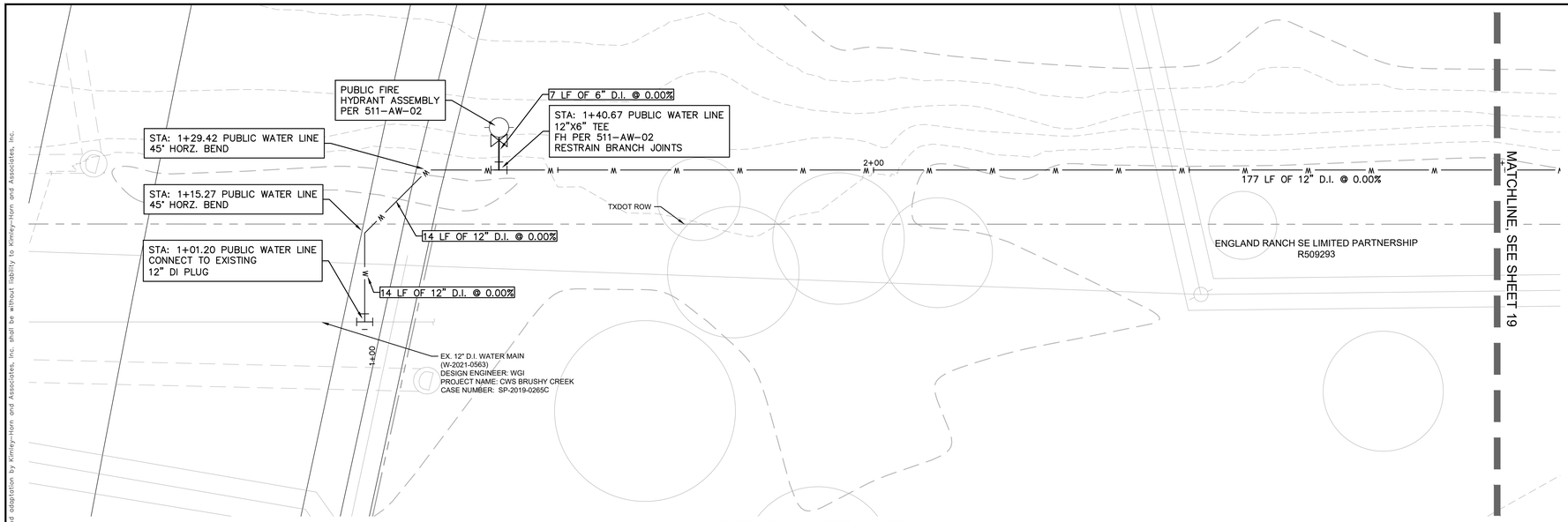
KHA PROJECT	069400501
DATE	JULY 2023
SCALE:	AS SHOWN
DESIGNED BY:	JG/NR
DRAWN BY:	JG/NR
CHECKED BY:	TJL

OVERALL PUBLIC WATER PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF 33



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN LINE
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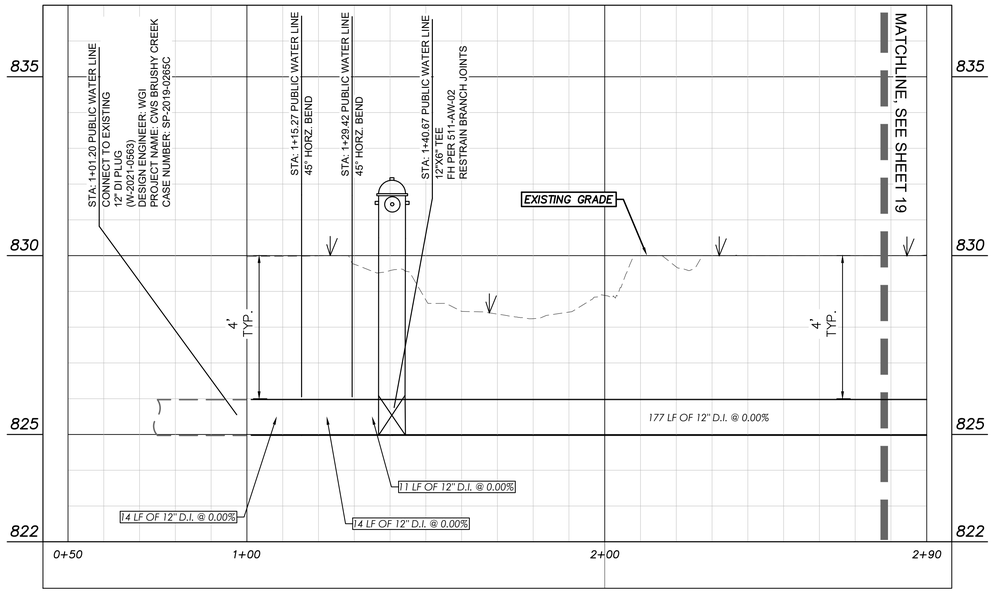
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

PUBLIC WATER LINE



PROFILE SCALE
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2

JOINT RESTRAINT CALCULATIONS

Station	Fitting Type	Pipe Material	Soil Type	Safety Factor	Trench Type	Depth of Bury (ft)	Test Pressure (psi)	Nominal Size (in)	Bend Angle	Branch Size (in)	Run Length (ft)	Lowside Depth (ft)	Restraint Length
1+08.68	Tee	D.I Wrapped	CL	1.5	5	4	200	12		6	15		1 ft. (Branch)
1+93.07	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
2+27.12	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
3+59.26	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
4+01.33	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
4+04.99	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
5+22.71	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
5+72.15	Vertical Offset	D.I Wrapped	CL	1.5	5	4	200	12	11.25			7 ft.	6 ft.
5+72.16	Vertical Offset	D.I Wrapped	CL	1.5	5	4	200	12	11.25				34 ft.
6+12.70	Horizontal Bend	D.I Wrapped	CL	1.5	5	4	200	12	45				30 ft.
6+19.82	Tee	D.I Wrapped	CL	1.5	5	4	200	12		6	15		1 ft.
6+80.07	Vertical Offset	D.I Wrapped	CL	1.5	5	4	200	12	11.25			5 ft.	8 ft.
6+89.49	Vertical Offset	D.I Wrapped	CL	1.5	5	4	200	12	11.25				34 ft.
8+73.11	Tee	D.I Wrapped	CL	1.5	5	4	200	12		6	15		1 ft. (Branch)
9+23.03	Tee	D.I Wrapped	CL	1.5	5	4	200	12		12	10		58 ft. (Branch)
9+29.59	Tee	D.I Wrapped	CL	1.5	5	4	200	12		6	15		1 ft. (Branch)

NOTES

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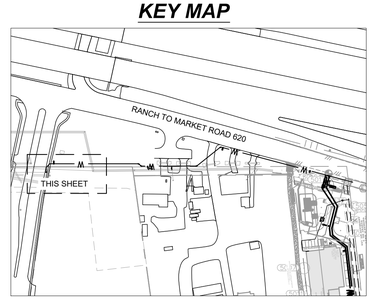
9. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.

KEY MAP



SITE PLAN APPROVAL SHEET 18 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
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WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

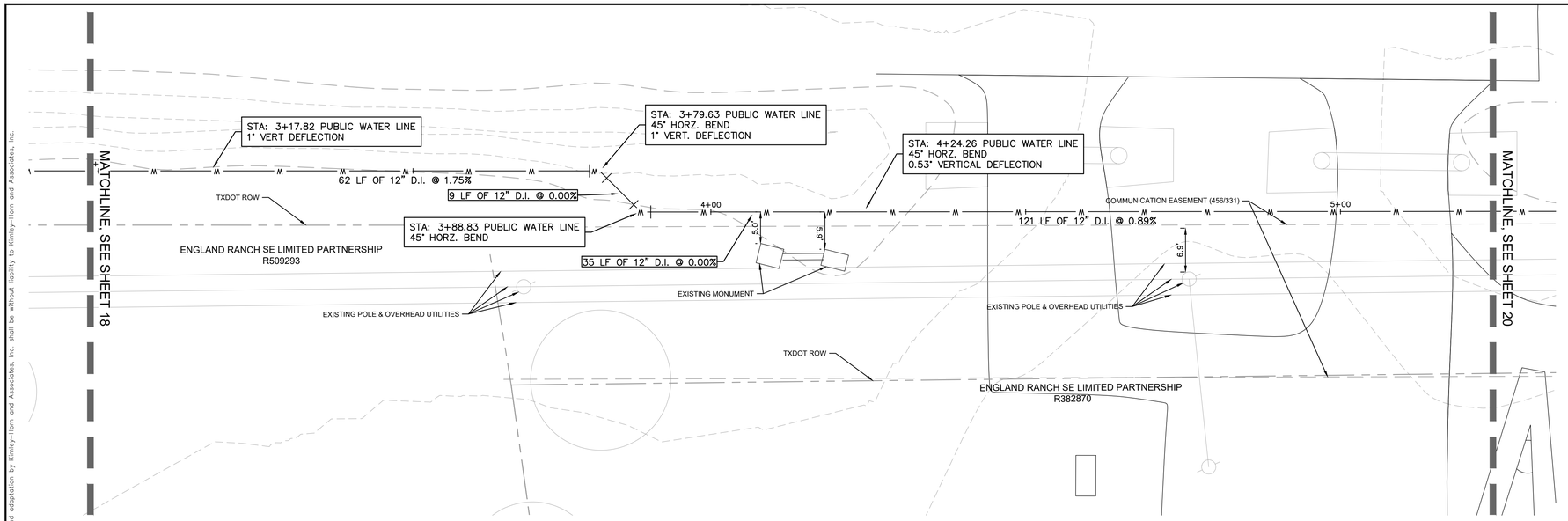
PUBLIC WATER PLAN AND PROFILE 1

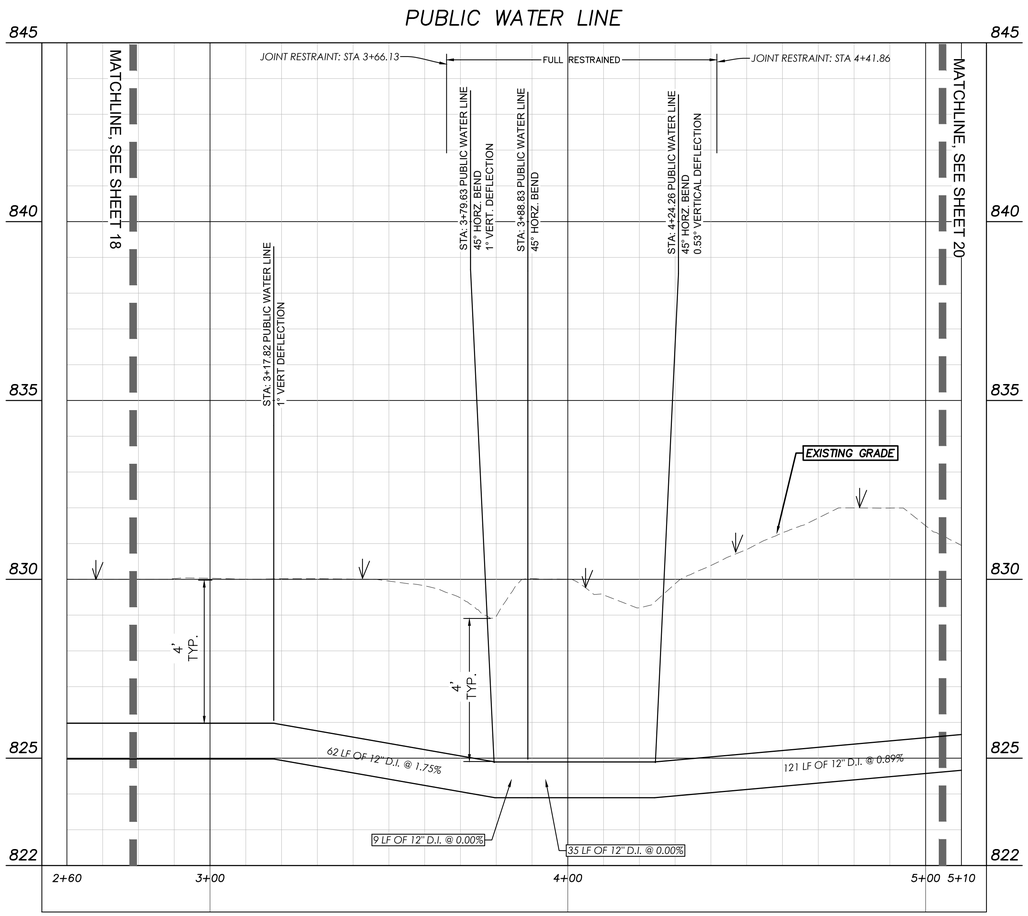
PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18 OF 33

SP-2022-1392C





PROFILE SCALE
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
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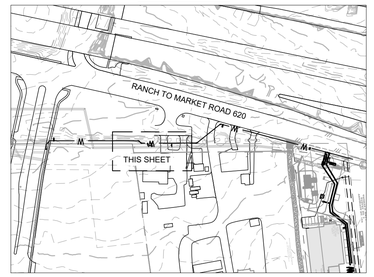
8. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
9. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.

KEY MAP



SITE PLAN APPROVAL SHEET 19 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON_____UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ_____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING CS-CO
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____

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No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501		
DATE	JULY 2023	
SCALE:	AS SHOWN	
DESIGNED BY:	JG/NR	
DRAWN BY:	JG/NR	
CHECKED BY:	TJL	

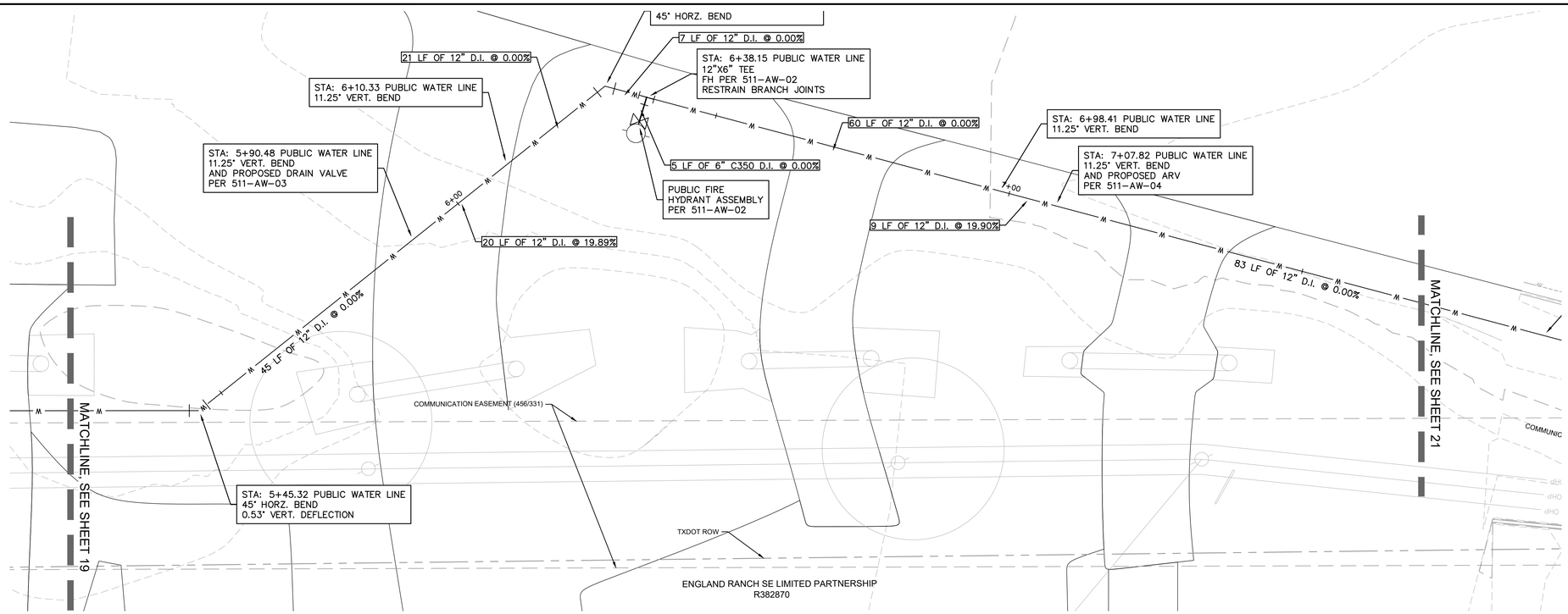
PUBLIC WATER PLAN AND PROFILE 2

PREMIER STORAGE - 620

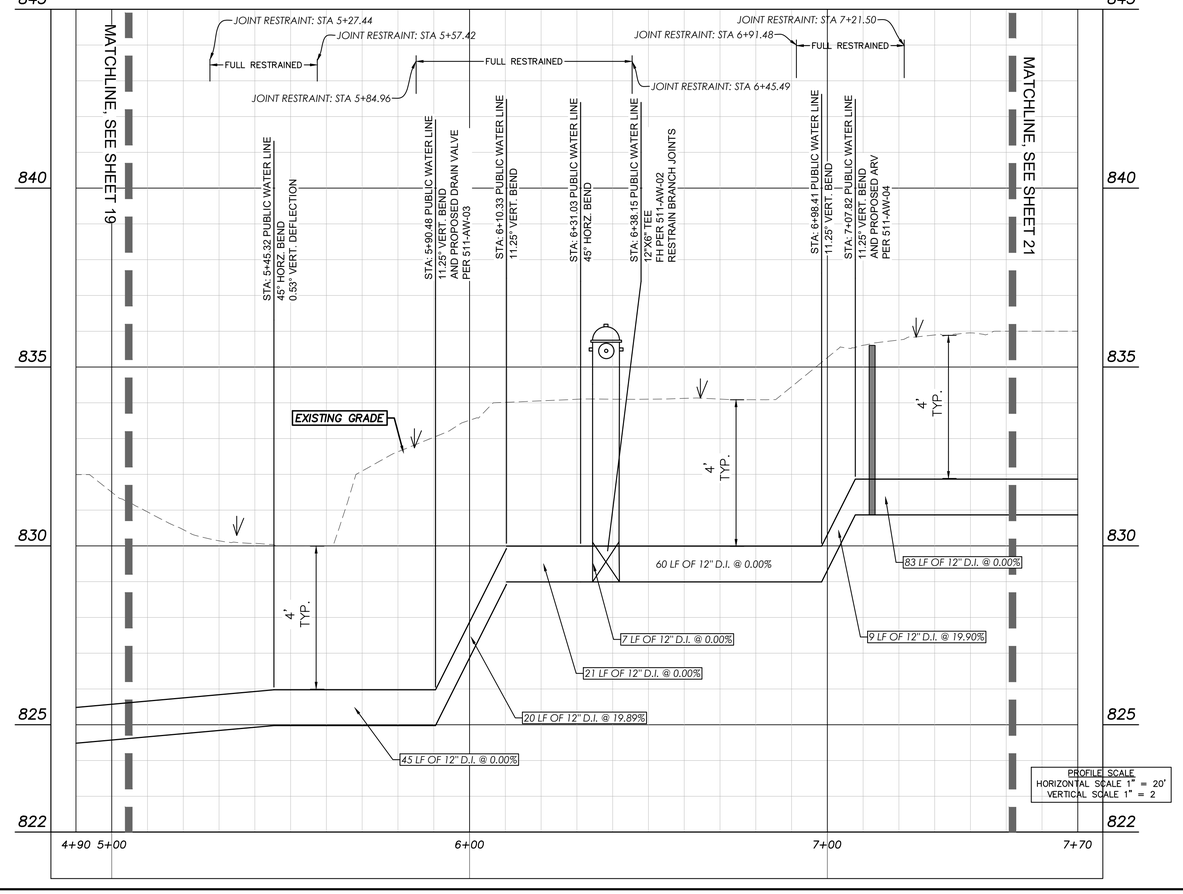
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 33

SP-2022-1392C



PUBLIC WATER LINE



PROFILE SCALE
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

NOTES

1. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND PUBLIC EASEMENTS) TO BE DUCTILE IRON CLASS 350 FOR PIPE 12-INCH IN DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS 2" OR SMALLER TO BE TYPE K COPPER OR HDPE PER DETAIL.
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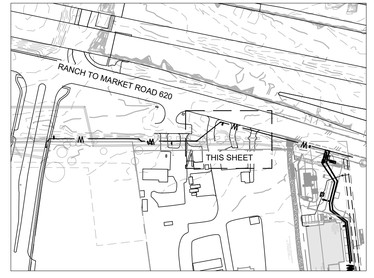
9. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.

KEY MAP



SITE PLAN APPROVAL SHEET **20** OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON_____UNDER SECTION **112** OF
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ_____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING **CS-CO**
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

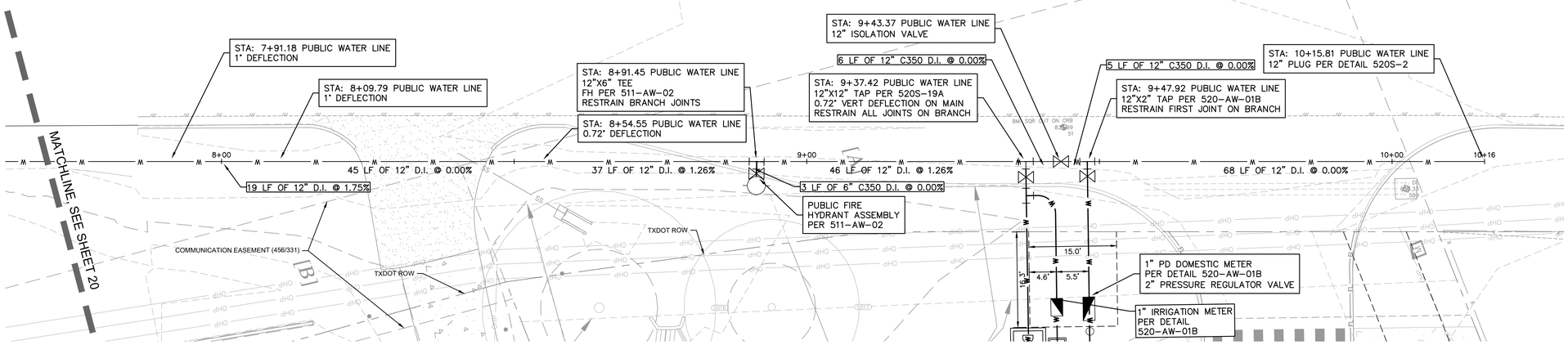
PUBLIC WATER PLAN AND PROFILE 3

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20 OF 33

SP-2022-1392C

RANCH TO MARKET ROAD 620
(A.K.A. STATE HIGHWAY 45)
(R.O.W. VARIES)



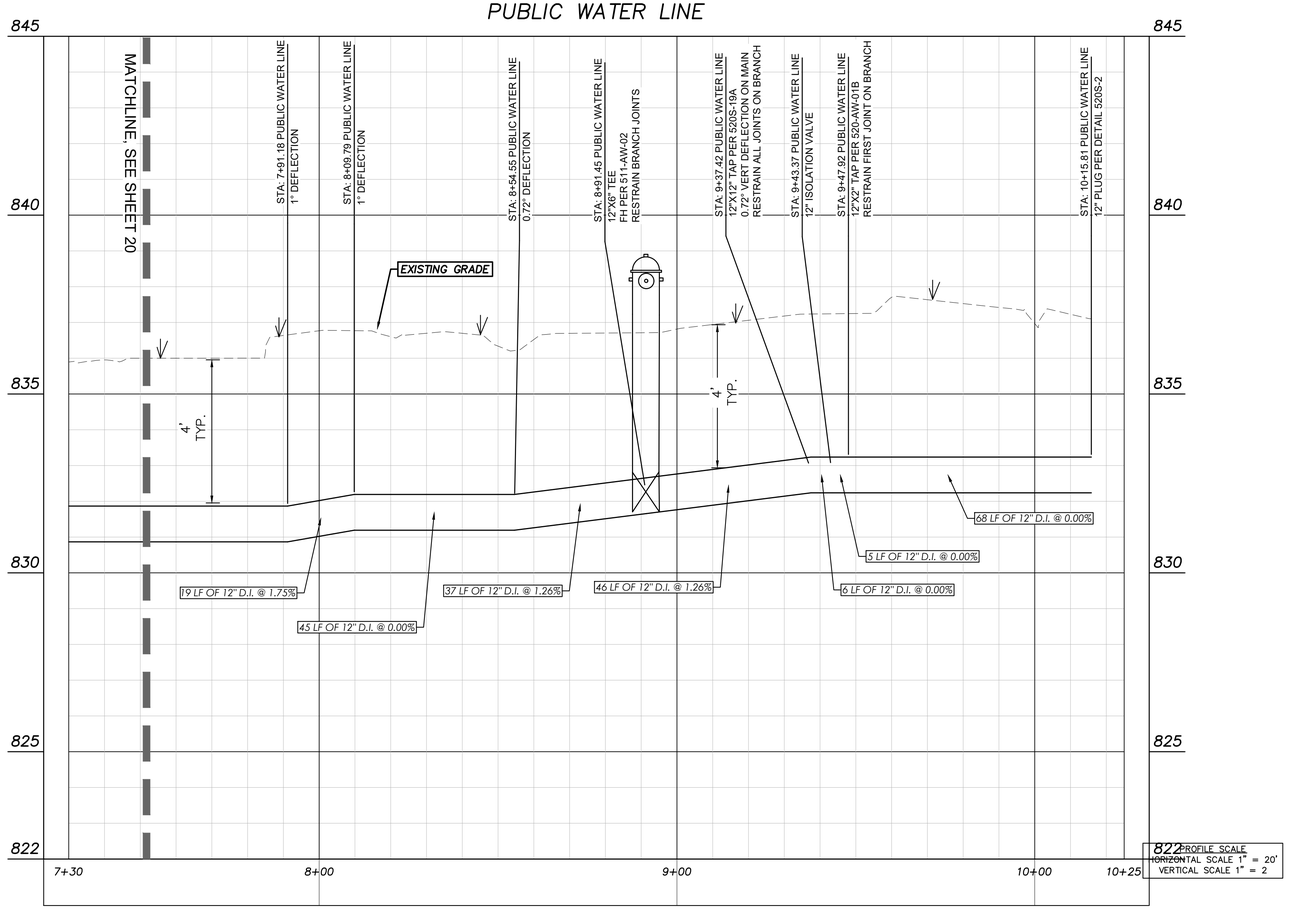
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

PUBLIC WATER LINE



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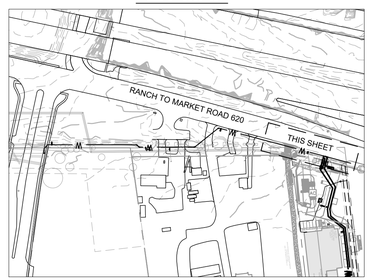
KEY MAP



SITE PLAN APPROVAL SHEET 21 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.

TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

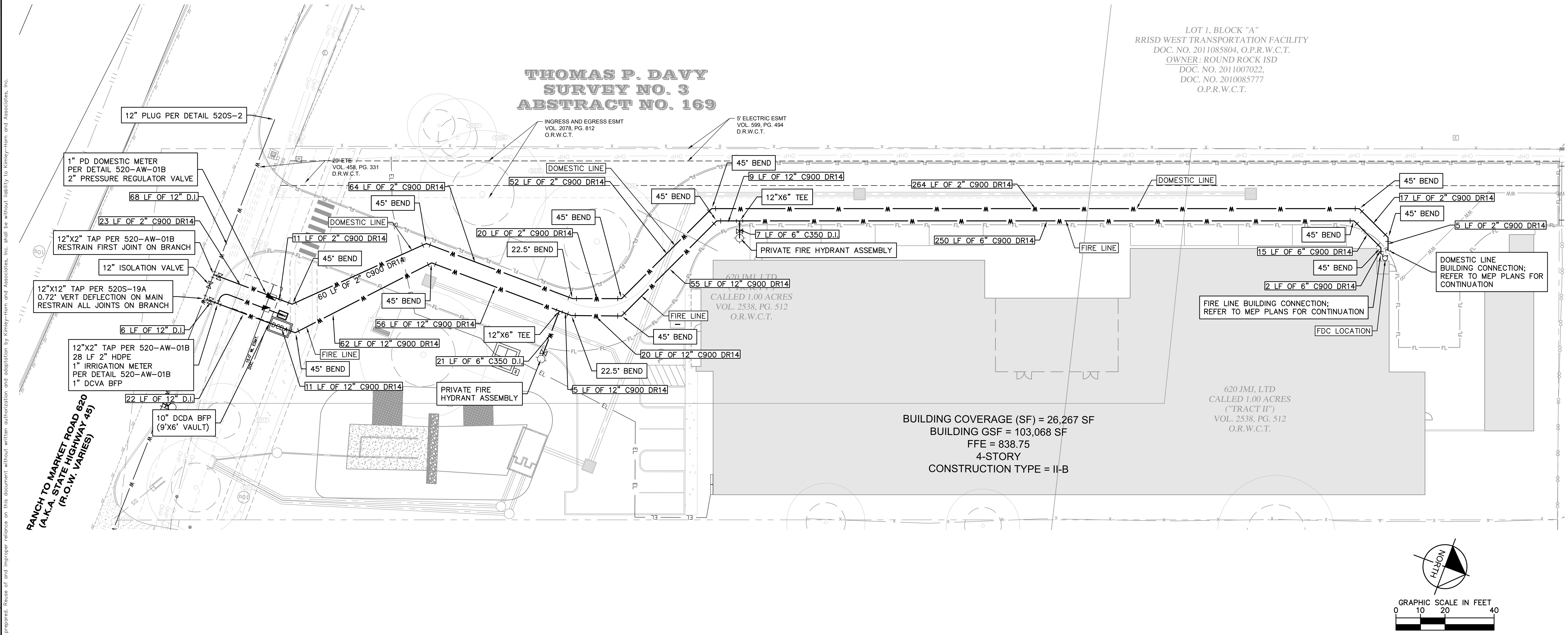
KHA PROJECT 069400501
DATE JULY, 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

PUBLIC WATER PLAN AND PROFILE 4

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21 OF 33

SP-2022-1392C



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9. UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
10. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN LINE
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- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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SITE PLAN APPROVAL SHEET 22 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON ______ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ______ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) ______ DWPZ ______ DDZ ______

______
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ______ ZONING CS-CO
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

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AUSTIN, TX 78735
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TBPE Firm No. 928

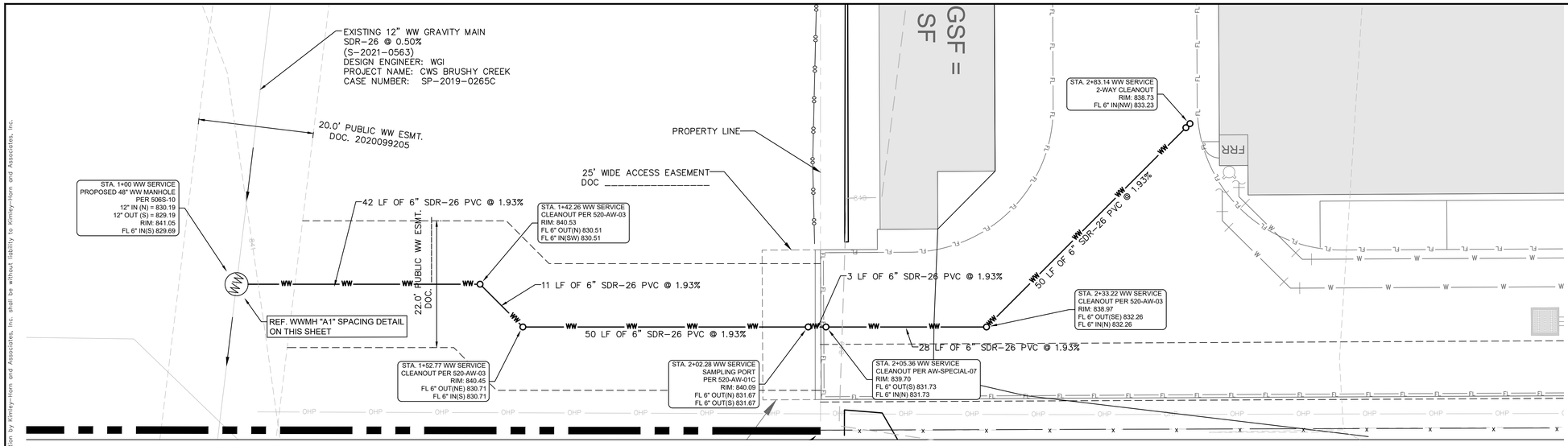
07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

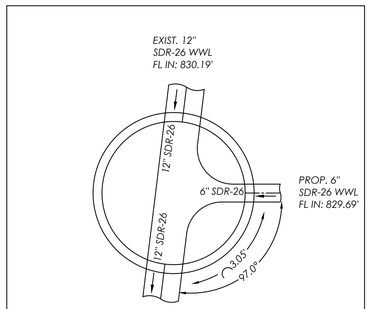
KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

WATER PLAN

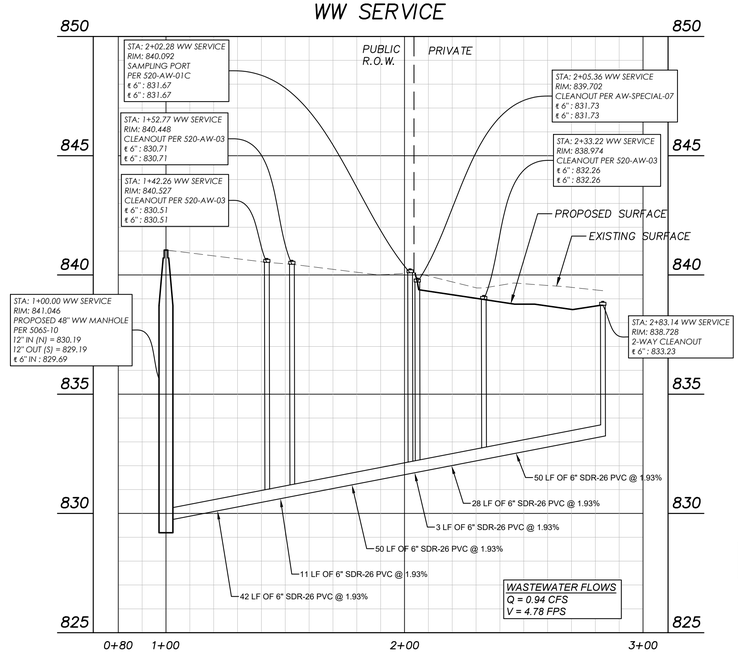
PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22 OF 33





WWMH "A1" SPACING DETAIL
SCALE 1"=2'



PROFILE SCALE
HORIZONTAL SCALE 1" = 30'
VERTICAL SCALE 1" = 3

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
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- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
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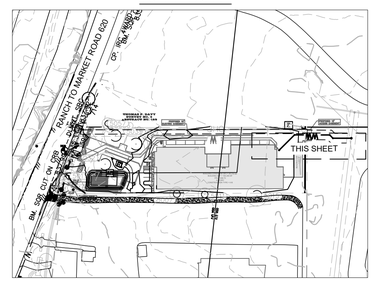
9. ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.
10. EXISTING AND PROPOSED EASEMENTS ARE PUBLIC EASEMENTS.

KEY MAP



SITE PLAN APPROVAL SHEET 23 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE: 8/30/2022
APPROVED BY COMMISSION ON_____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ_____ DDZ_____

Director, Development Services Department
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Rev. 1_____ Correction 1_____
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PHONE: 512-646-2237
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07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069400501
DATE	JULY, 2023
SCALE:	AS SHOWN
DESIGNED BY:	JG/NR
DRAWN BY:	JG/NR
CHECKED BY:	TJL

WASTEWATER PLAN AND PROFILE

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23 OF 33

SP-2022-1392C

THOMAS P. DAVY SURVEY NO. 3 ABSTRACT NO. 169

RANCH TO MARKET ROAD 620
(A.K.A. STATE HIGHWAY 45)
(R.O.W. VARIES)

CONNECT TO AE POLE; EXISTING POINT OF DOMESTIC SERVICE CONNECTION

48" UNDERGROUND PULL BOX

INGRESS AND EGRESS ESMT VOL. 2078, PG. 812 O.R.W.C.T.

5' ELECTRIC ESMT VOL. 599, PG. 494 D.R.W.C.T.

PROPOSED 15' ELECTRIC EASEMENT

[N20°39'05"W 515.11']
[N20°38'40"W 515.13']

20' ETE VOL. 458, PG. 331 D.R.W.C.T.

UNDERGROUND CABLE

TBM #1

10'X10' TRANSFORMER PAD WITH ELECTRIC METER

UNDERGROUND CABLE

EXTERNAL ELECTRIC DISCONNECT

620 JMJ, LTD
("TRACT I")
CALLED 1.00 ACRES
VOL. 2538, PG. 512
O.R.W.C.T.

OWNER: 620 JMJ, LTD.
VOL. 2538, PG. 512
O.R.W.C.T.

BUILDING COVERAGE (SF) = 26,775 SF
BUILDING GSF = 105,305 SF
FFE = 838.75
4-STORY
CONSTRUCTION TYPE = II-B

PROPOSED PUBLIC SIDEWALK EASEMENT

<561.59'>
[561.59']

[A]

[B]

ENGLAND RANCH SC LIMITED PARTNERSHIP
CALLED 5.918 ACRES
DOC. NO. 2012082032, O.P.R.W.C.T.

COA ETJ
COA LPJ

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- WW — PROPOSED WASTEWATER LINE
- W — PROPOSED WATER LINE
- EL — PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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SITE PLAN APPROVAL SHEET ___OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON_____UNDER SECTION **112** OF
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Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING **CS-CO**
Rev. 1_____Correction 1_____
Rev. 2_____Correction 2_____
Rev. 3_____Correction 3_____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069400501
DATE JULY 7, 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

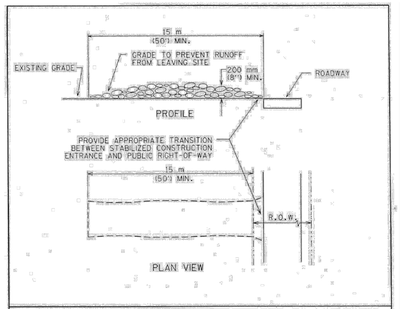
ELECTRIC PLAN

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

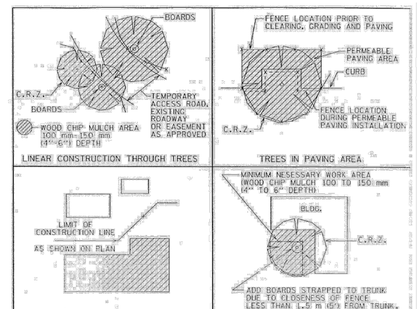
SHEET NUMBER
24 OF 33

SP-2022-1392C

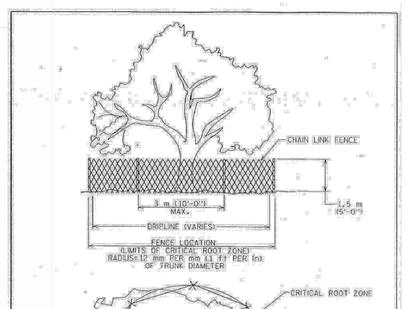


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS NOT LESS THAN 200 mm (8").
4. WIDTH NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

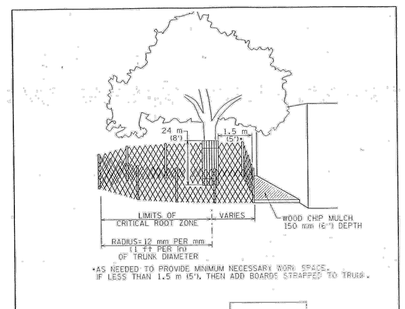
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/23/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



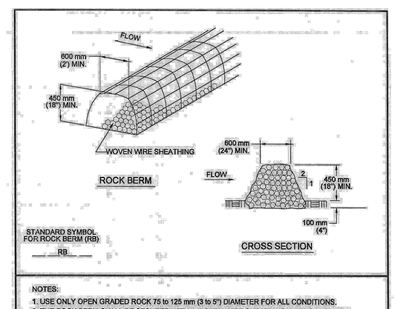
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
ADOPTED 11/15/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A – CHAIN LINK	
ADOPTED 11/15/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

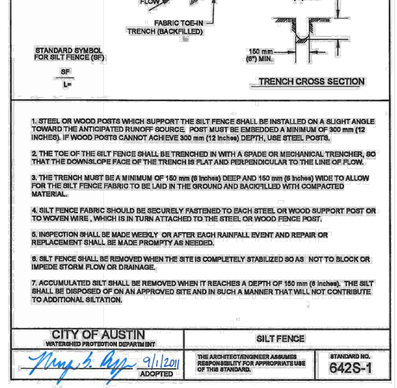


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A – CHAIN LINK	
ADOPTED 11/15/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



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

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



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

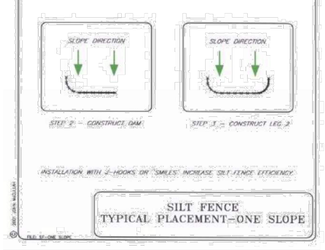
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

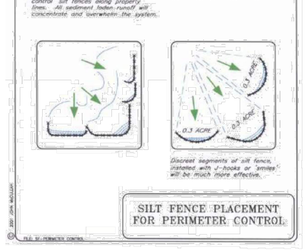
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

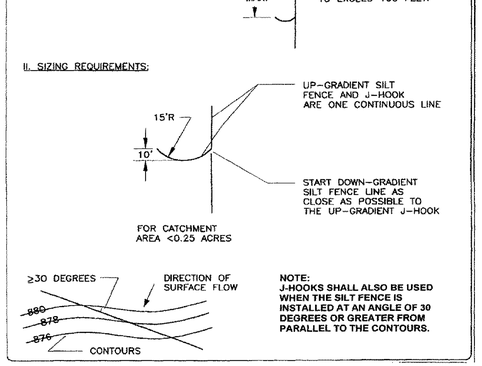
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

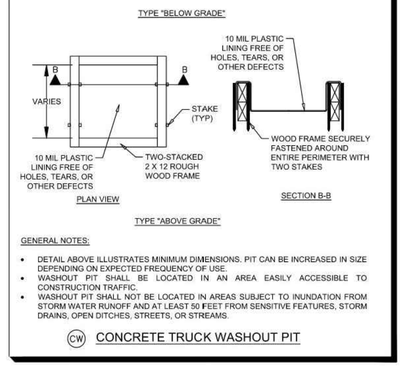
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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









GENERAL NOTES:
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

(CW) CONCRETE TRUCK WASHOUT PIT

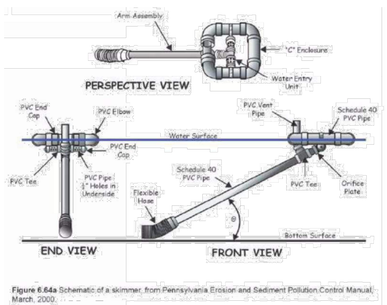
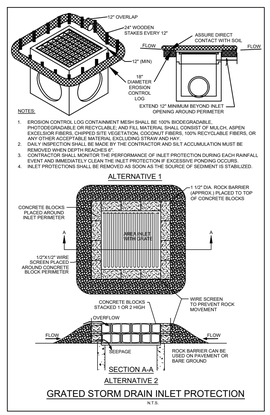


Figure 6.6a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2009.



GRATED STORM DRAIN INLET PROTECTION
N.T.S.

SITE PLAN APPROVAL SHEET 25 OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Kimley»Horn
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR
131071
LICENSED
PROFESSIONAL ENGINEER

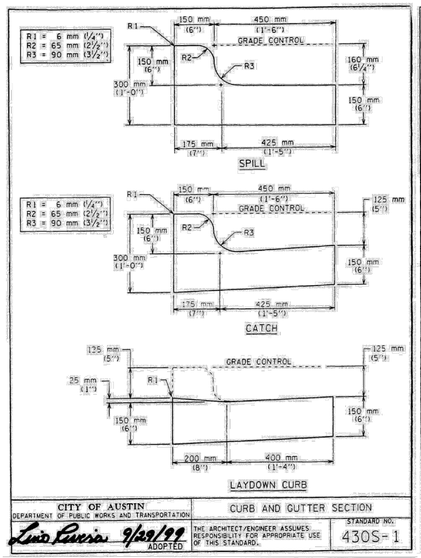
KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

EROSION CONTROL DETAILS

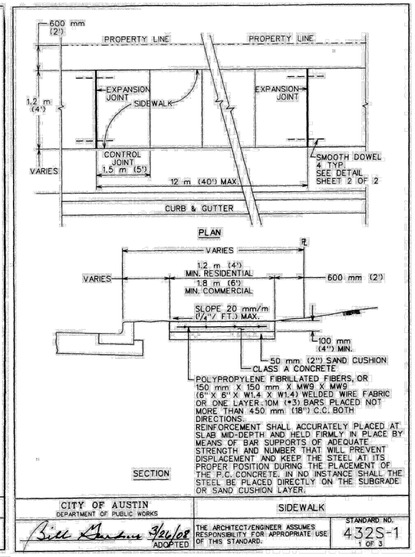
PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
25 OF 33

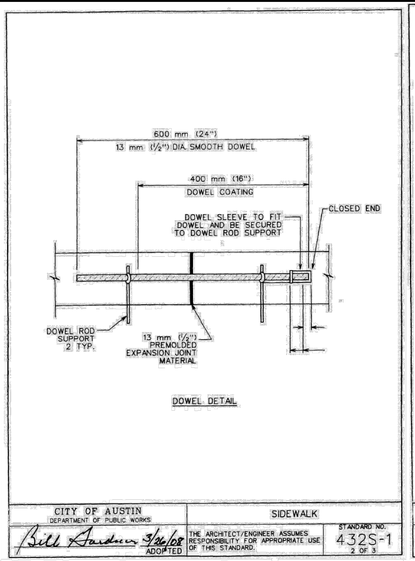
SP-2022-1392C



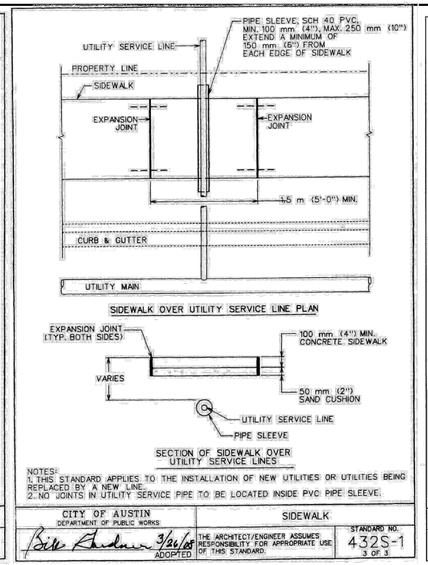
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
ADOPTED 9/29/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 3/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

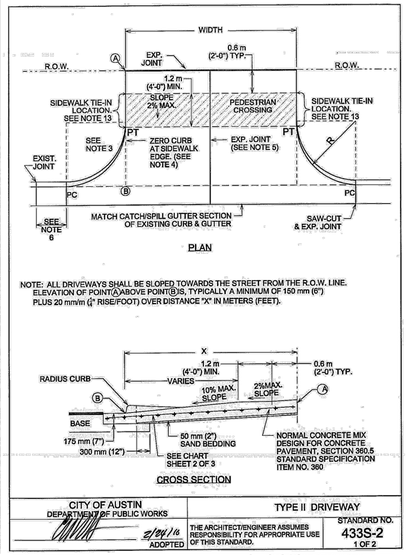


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 3/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



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

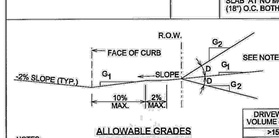
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 3/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
ADOPTED 2/01/16	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

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

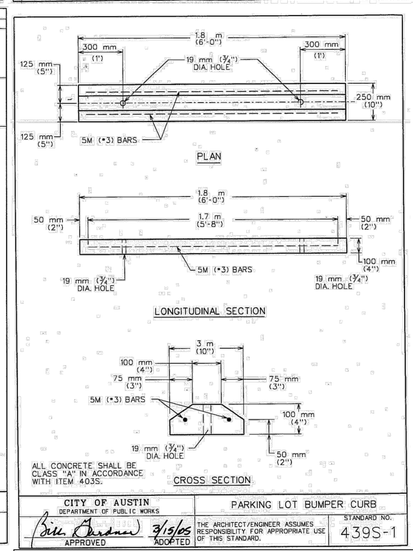


ALLOWABLE GRADES

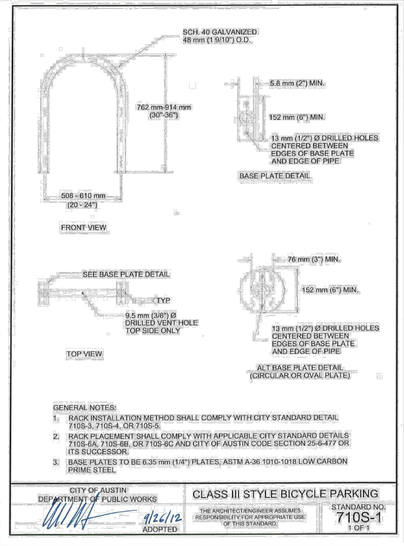
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
< 500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

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

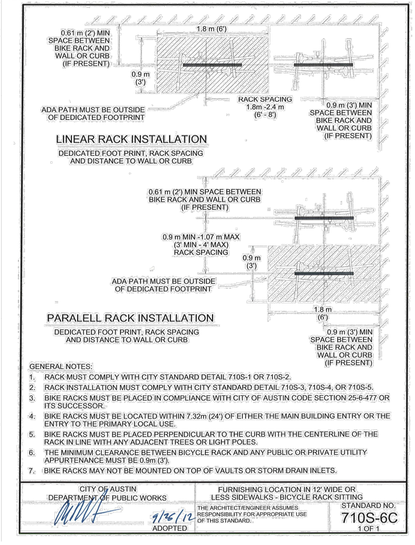


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
APPROVED 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1



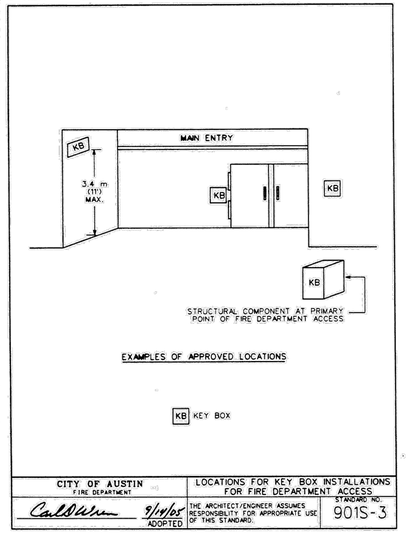
GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	
ADOPTED 9/22/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1



GENERAL NOTES:
1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

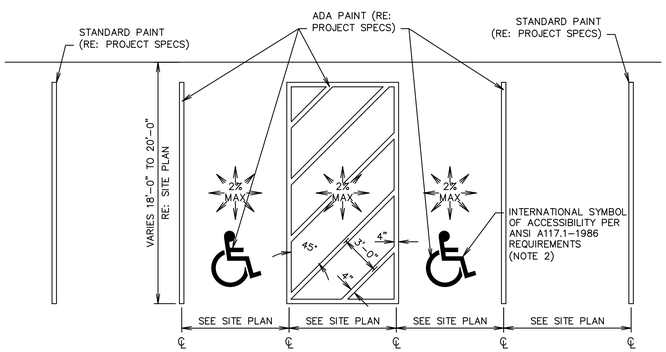
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	
ADOPTED 9/14/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-6C 1 OF 1



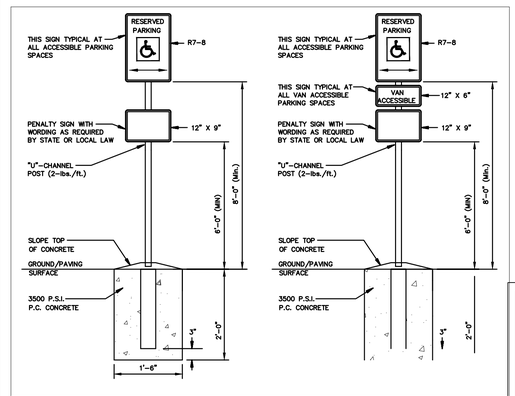
CITY OF AUSTIN FIRE DEPARTMENT	LOCATIONS FOR KEY BOX INSTALLATIONS FOR FIRE DEPARTMENT ACCESS	
ADOPTED 9/19/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 901S-3

1. RE: SITE PLAN FOR LOCATION OF ADA PARKING SPACES AND ACCESS AISLE IN RELATIONSHIP TO THE DOOR LOCATION. (THIS DETAIL IS FOR STRIPING LAYOUT ONLY)

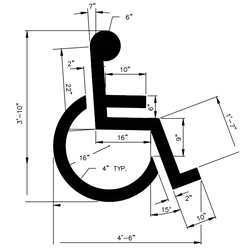
2. PARKING STRIPES AND THE ADA INTERNATIONAL HANDICAP SYMBOL ARE TO BE PAINTED PER THE MANUFACTURER'S RECOMMENDATIONS.



	DOUBLE STALL ADA PARKING STRIPING DETAIL
NTS	



ACCESSIBLE PARKING SIGNAGE



ACCESSIBLE PARKING SYMBOL
N.T.S.

SITE PLAN APPROVAL SHEET ___ OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

07/05/2023
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED
PROFESSIONAL ENGINEER

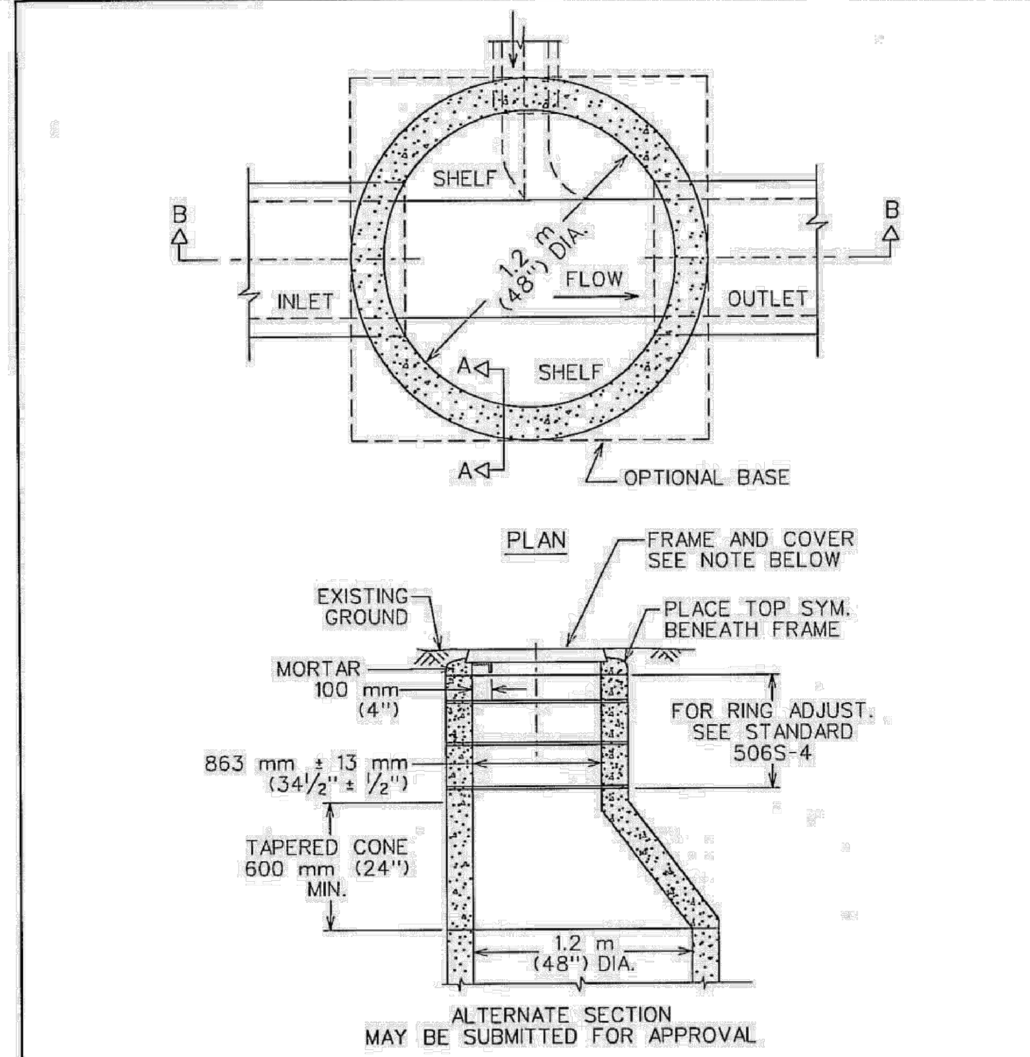
KHA PROJECT 069400501	DATE JULY 2023	SCALE: AS SHOWN	DESIGNED BY: JG/NR	DRAWN BY: JG/NR	CHECKED BY: TJL

SITE DETAILS

PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
26 OF 33

SP-2022-1392C

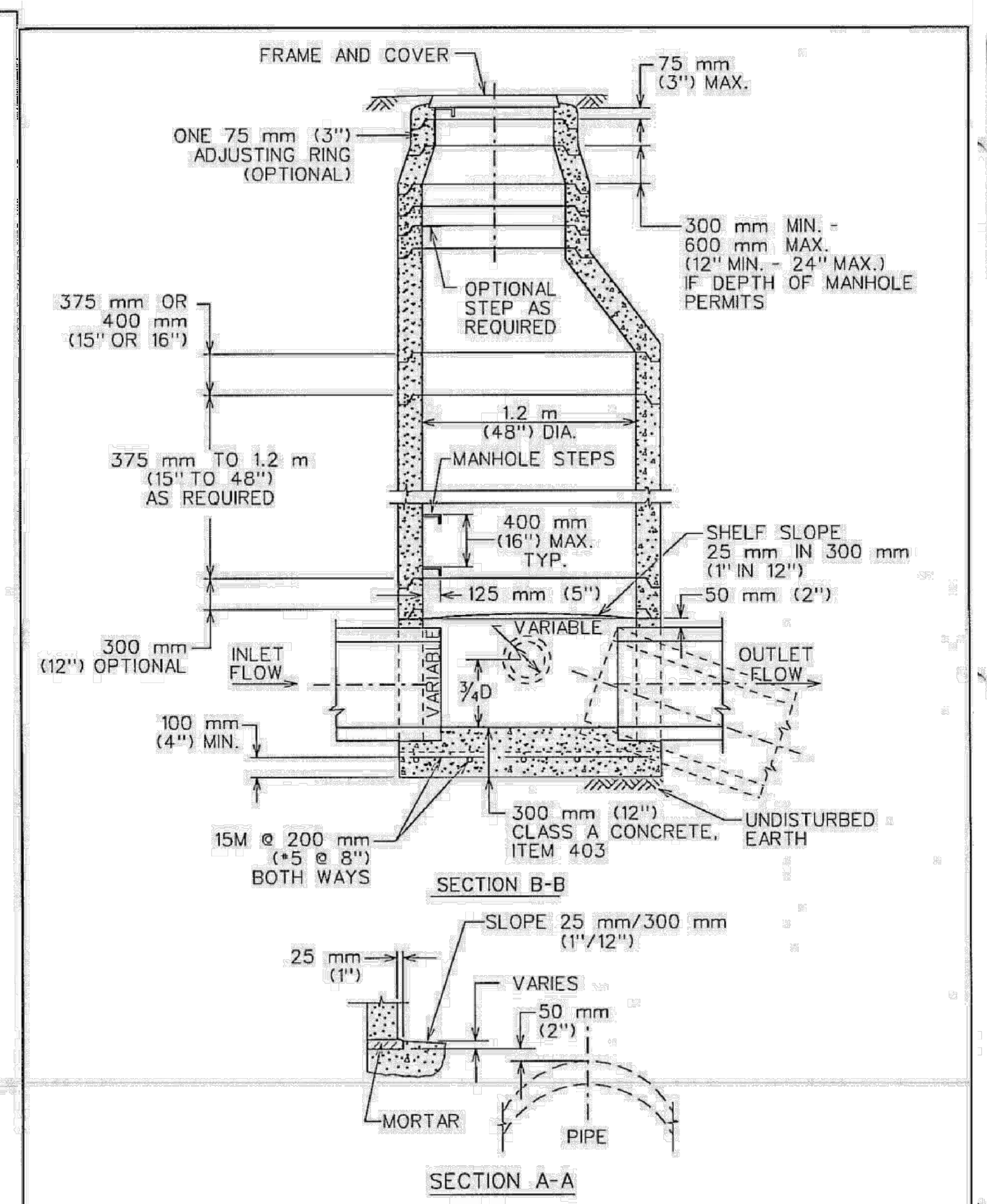


NOTE:
USE 800 mm (32") FRAME AND COVER.

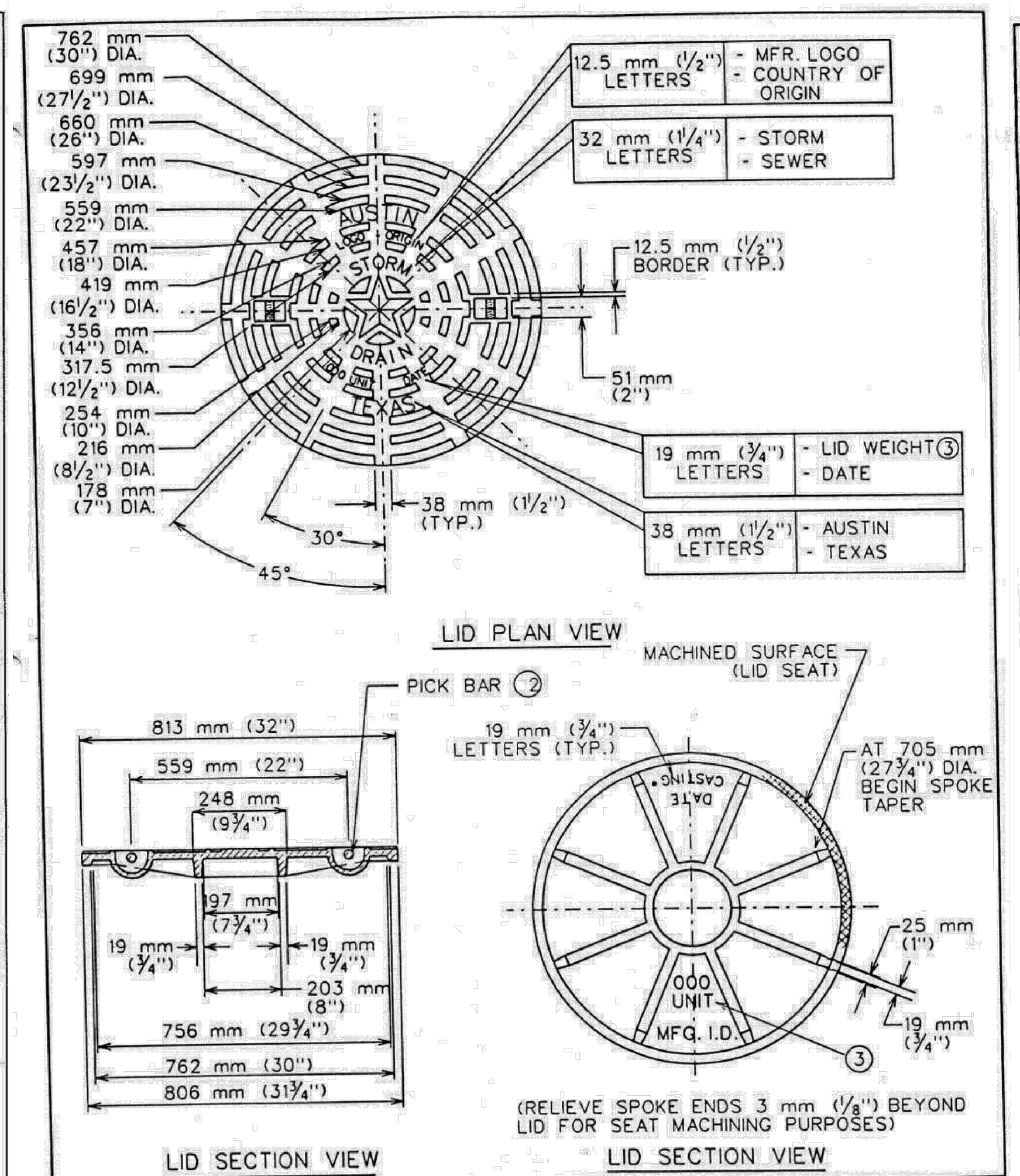
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

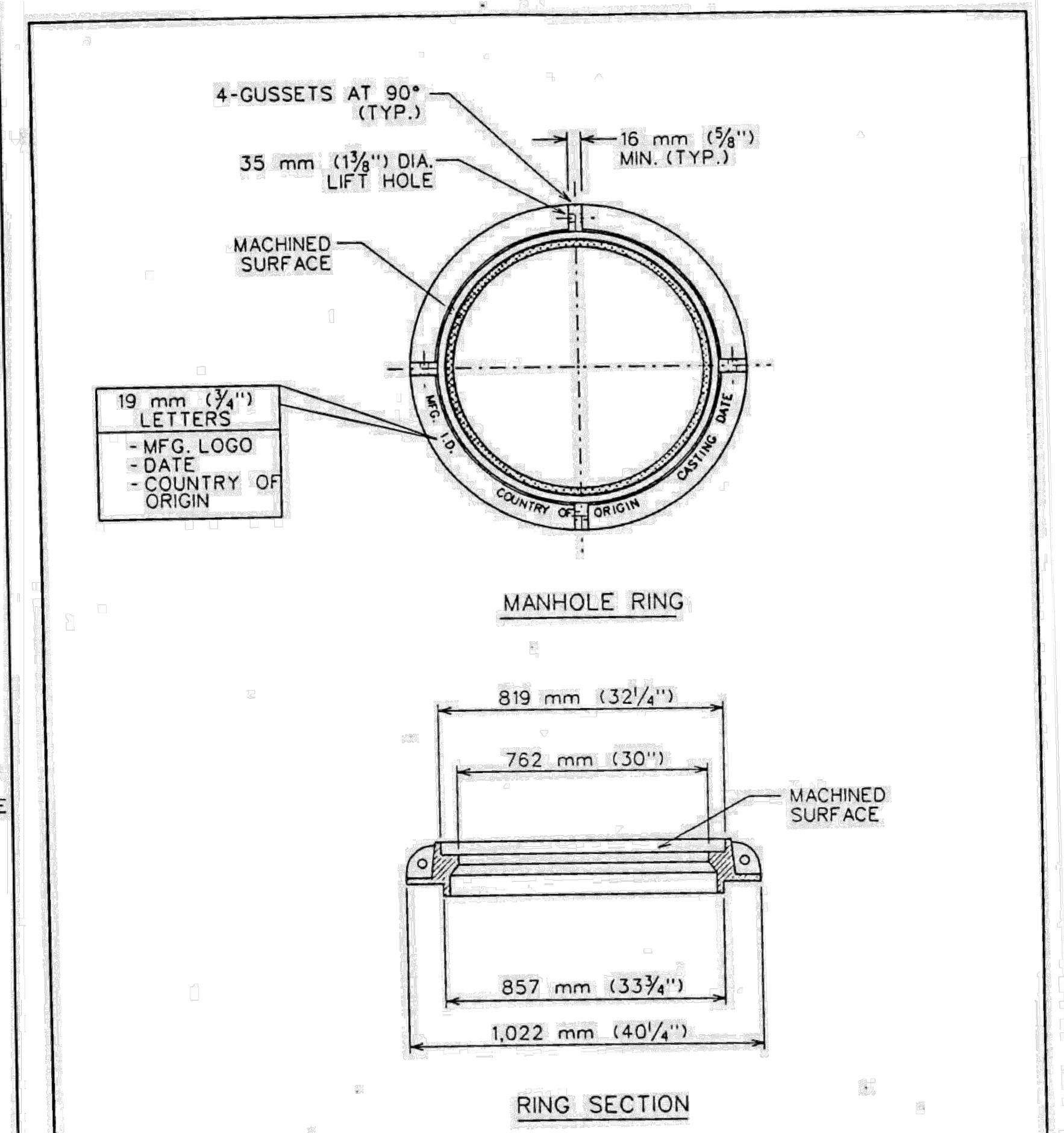
CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
PRE-CAST CONCRETE STORM DRAIN MANHOLE
STANDARD NO. 506S-3 1 OF 2
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



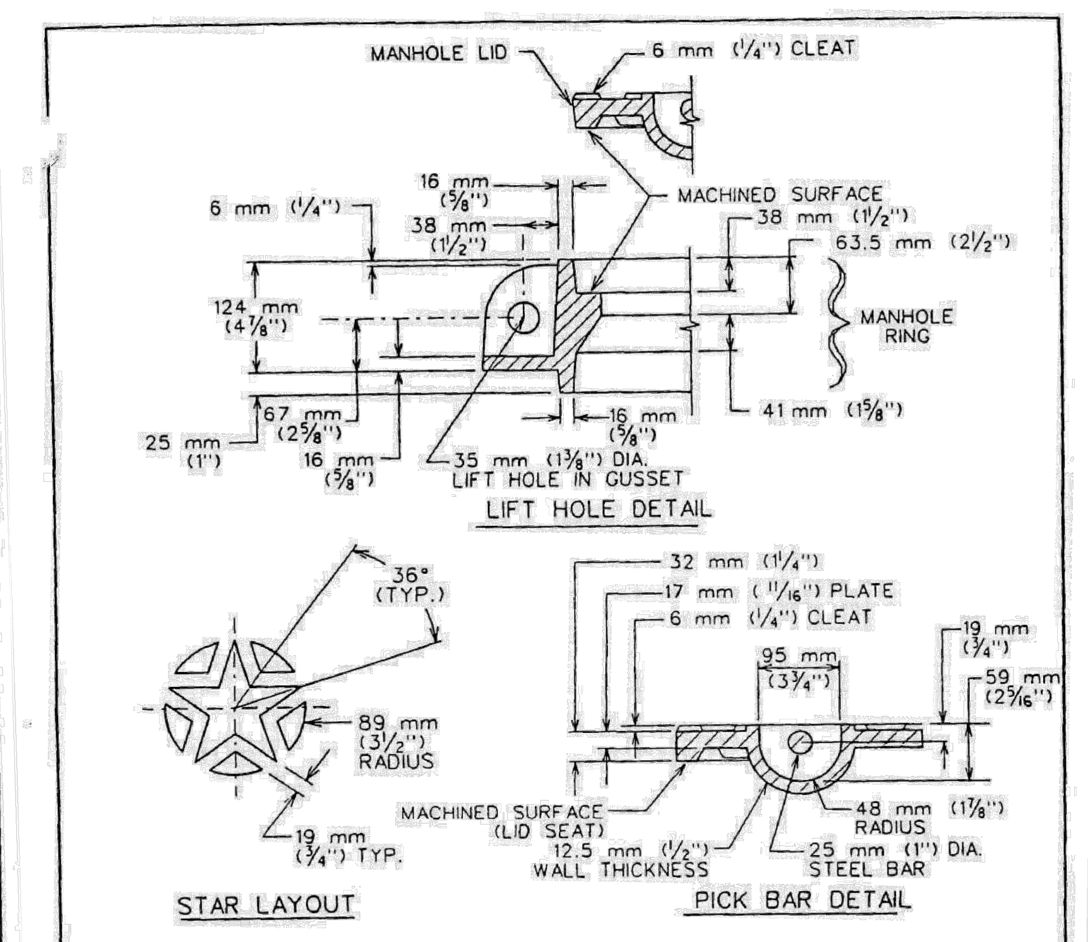
CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
PRE-CAST CONCRETE STORM DRAIN MANHOLE
STANDARD NO. 506S-3 2 OF 2
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
STORM DRAIN MANHOLE RING AND 813 mm (32") COVER
STANDARD NO. 503S-4S 1 OF 3
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

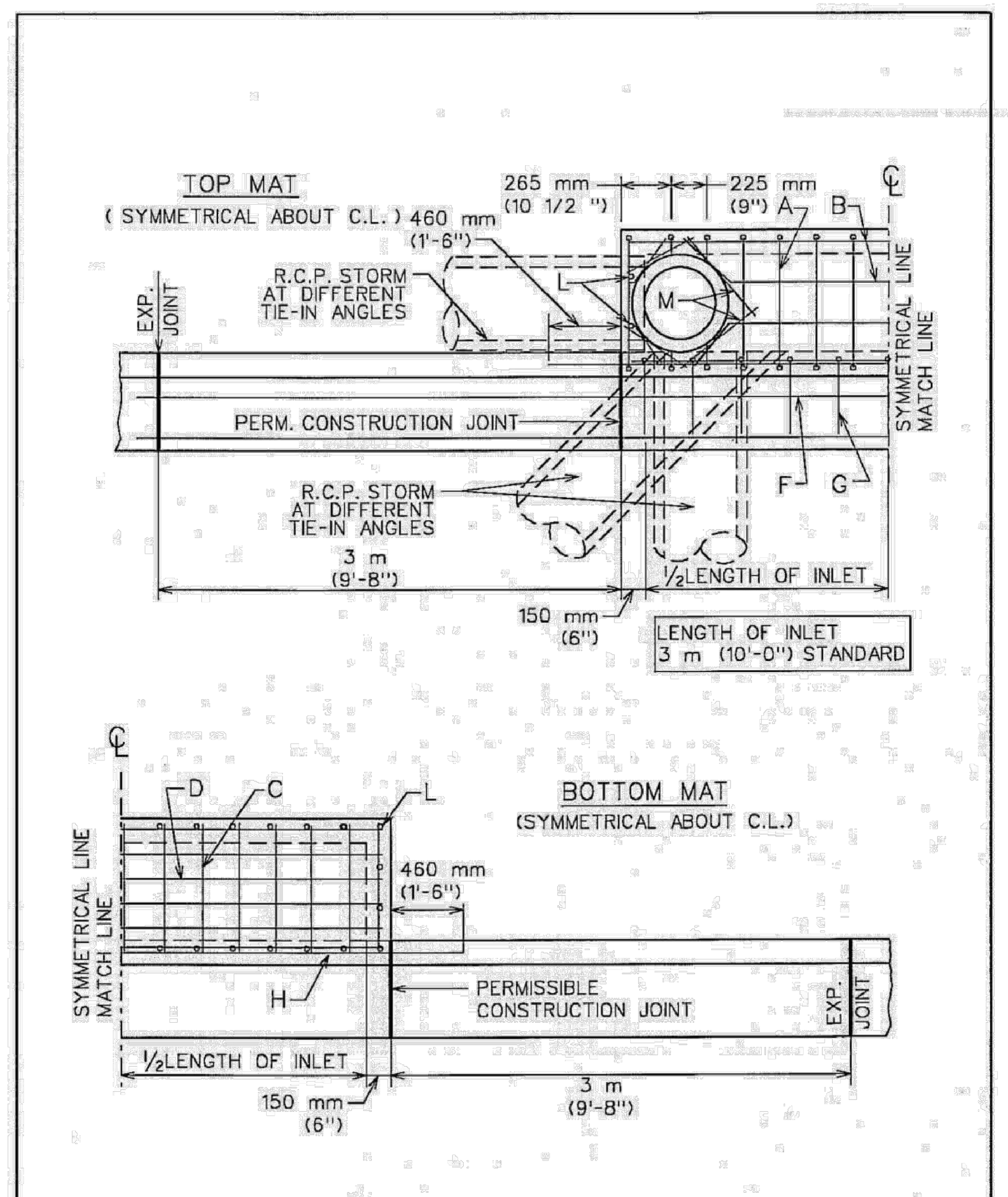


CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
STORM DRAIN MANHOLE RING AND 813 mm (32") COVER
STANDARD NO. 503S-4S 2 OF 3
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

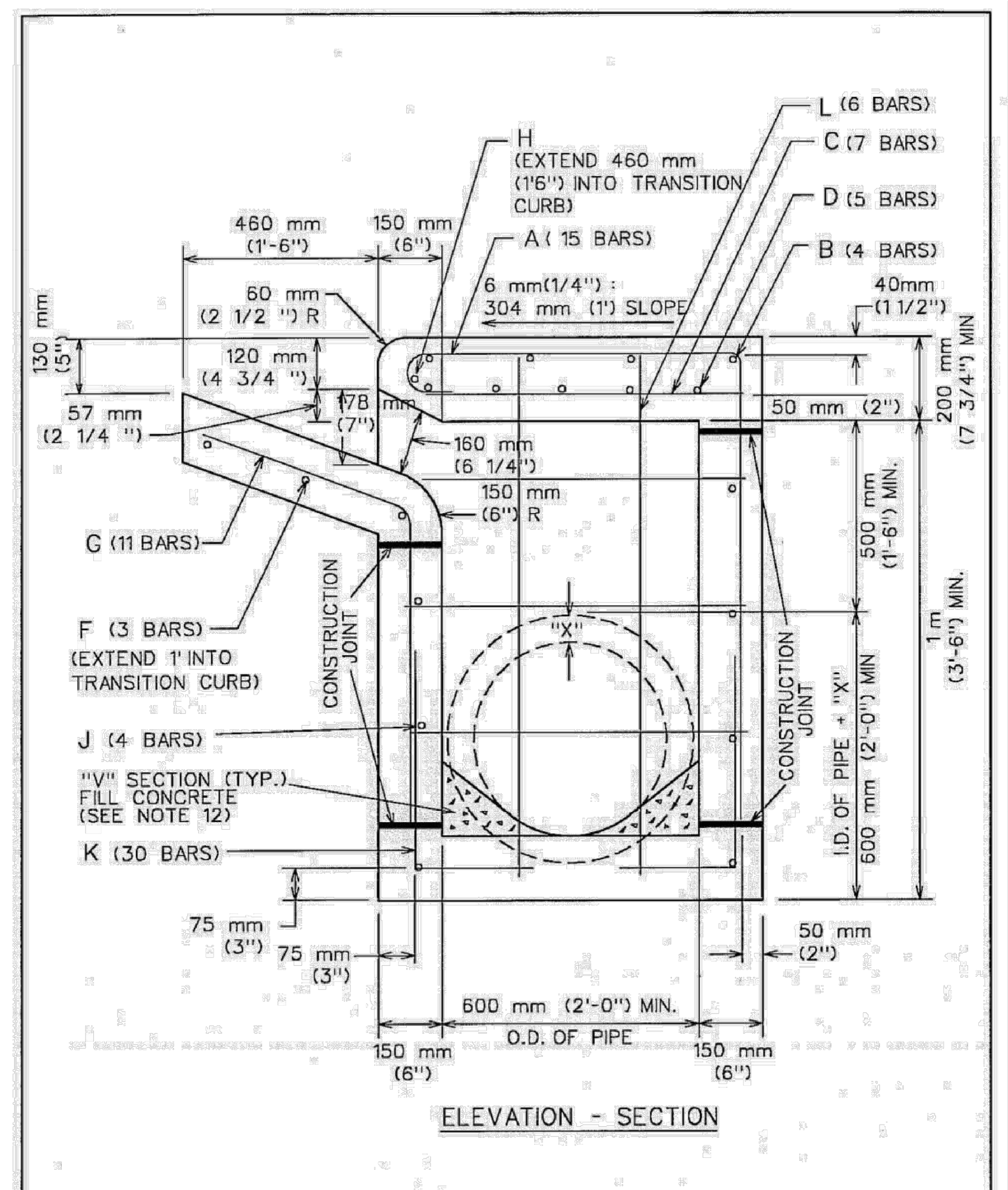


NOTES:
1. ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16") MINIMUM RADIUS.
2. LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
3. LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
4. MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
5. FILLETS SHALL BE 6 mm (1/4") RADIUS UNLESS OTHERWISE SPECIFIED.
6. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.

CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
STORM DRAIN MANHOLE RING AND 813 mm (32") COVER
STANDARD NO. 503S-4S 3 OF 3
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPICAL DETAILS FOR CURB INLET
STANDARD NO. 508S-3 1 OF 4
12/9/08 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

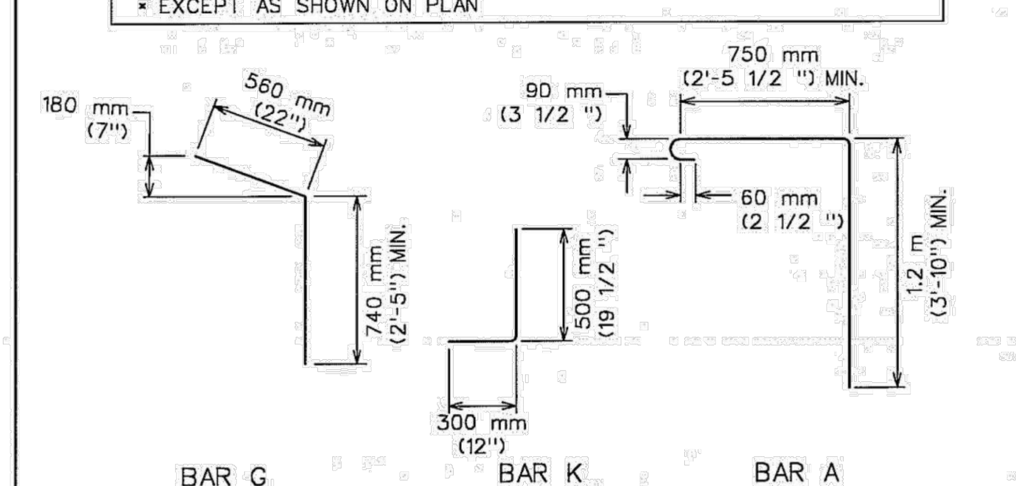


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPICAL DETAILS FOR CURB INLET
STANDARD NO. 508S-3 2 OF 4
12/9/08 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")*	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (6")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	-	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")*	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")*	6	1.3 m (4'-4")	17
M	4	-	4	500 mm (1'-8") AVG	4
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

* EXCEPT AS SHOWN ON PLAN

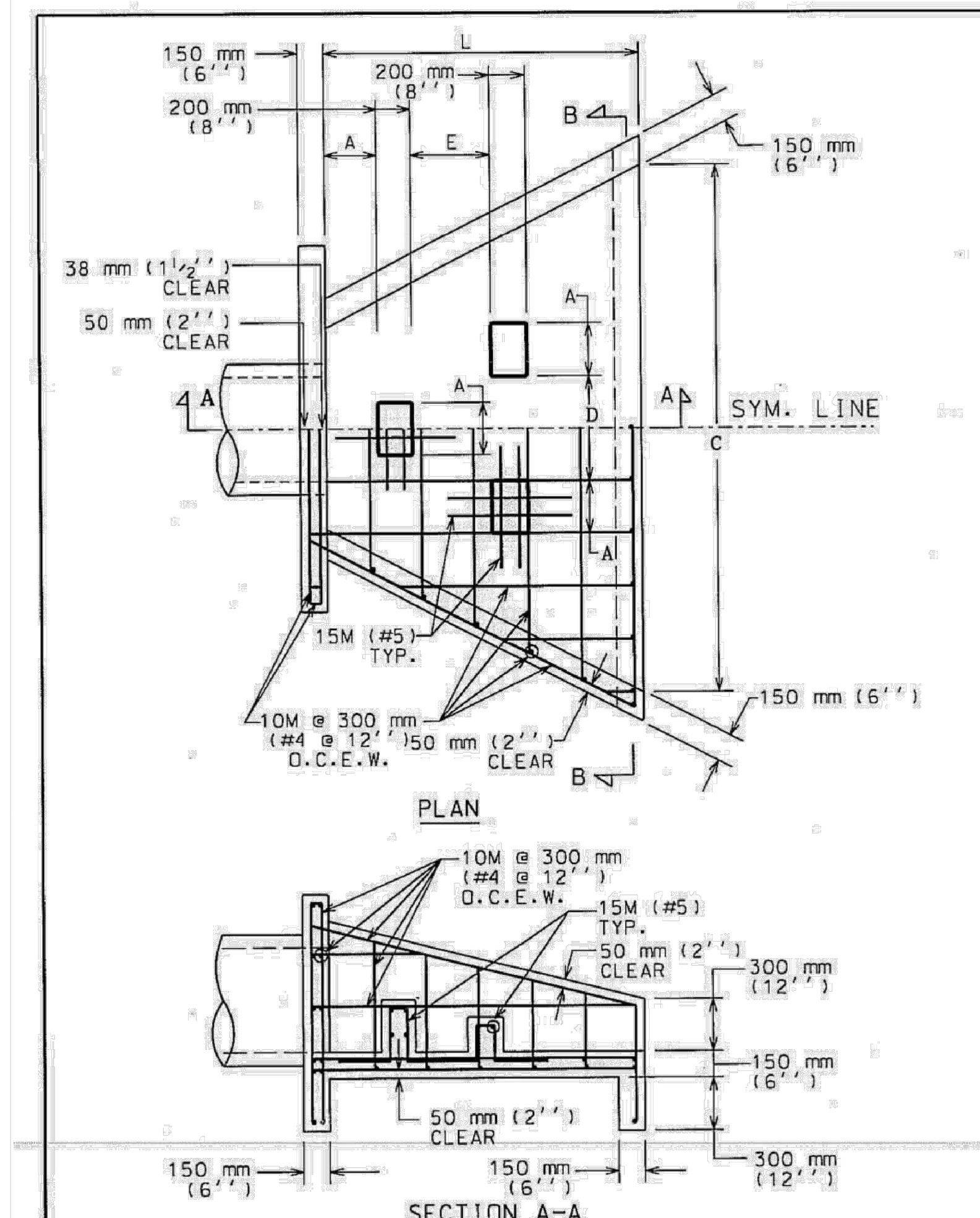


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPICAL DETAILS FOR CURB INLET
STANDARD NO. 508S-3 3 OF 4
12/9/08 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

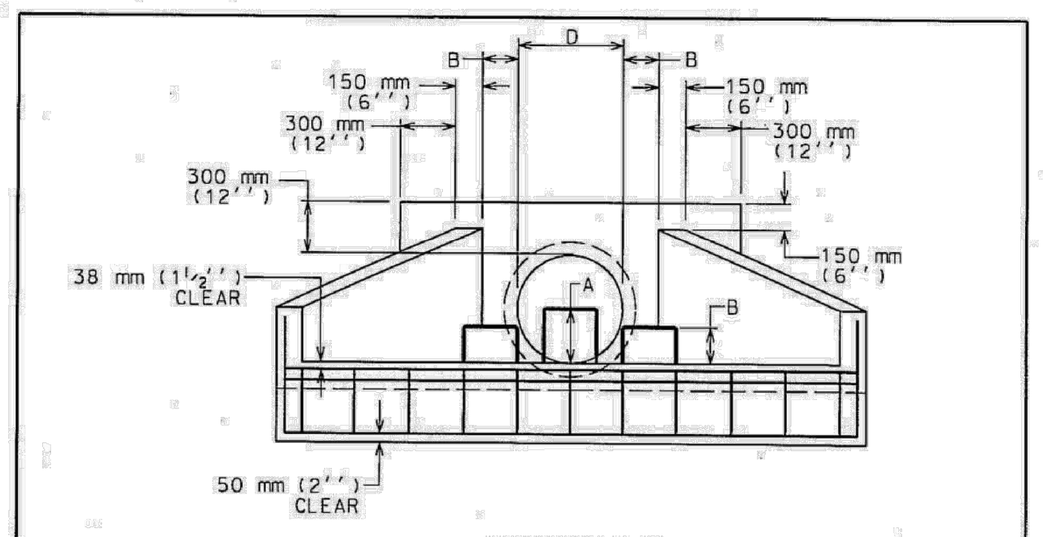
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
7. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:
FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL".
FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S-1, "18" COVER AND FRAME".

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPICAL DETAILS FOR CURB INLET
STANDARD NO. 508S-3 4 OF 4
12/9/08 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
STANDARD HEADWALL AND ENERGY DISSIPATORS
STANDARD NO. 508S-13 1 OF 2
8/20/07 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



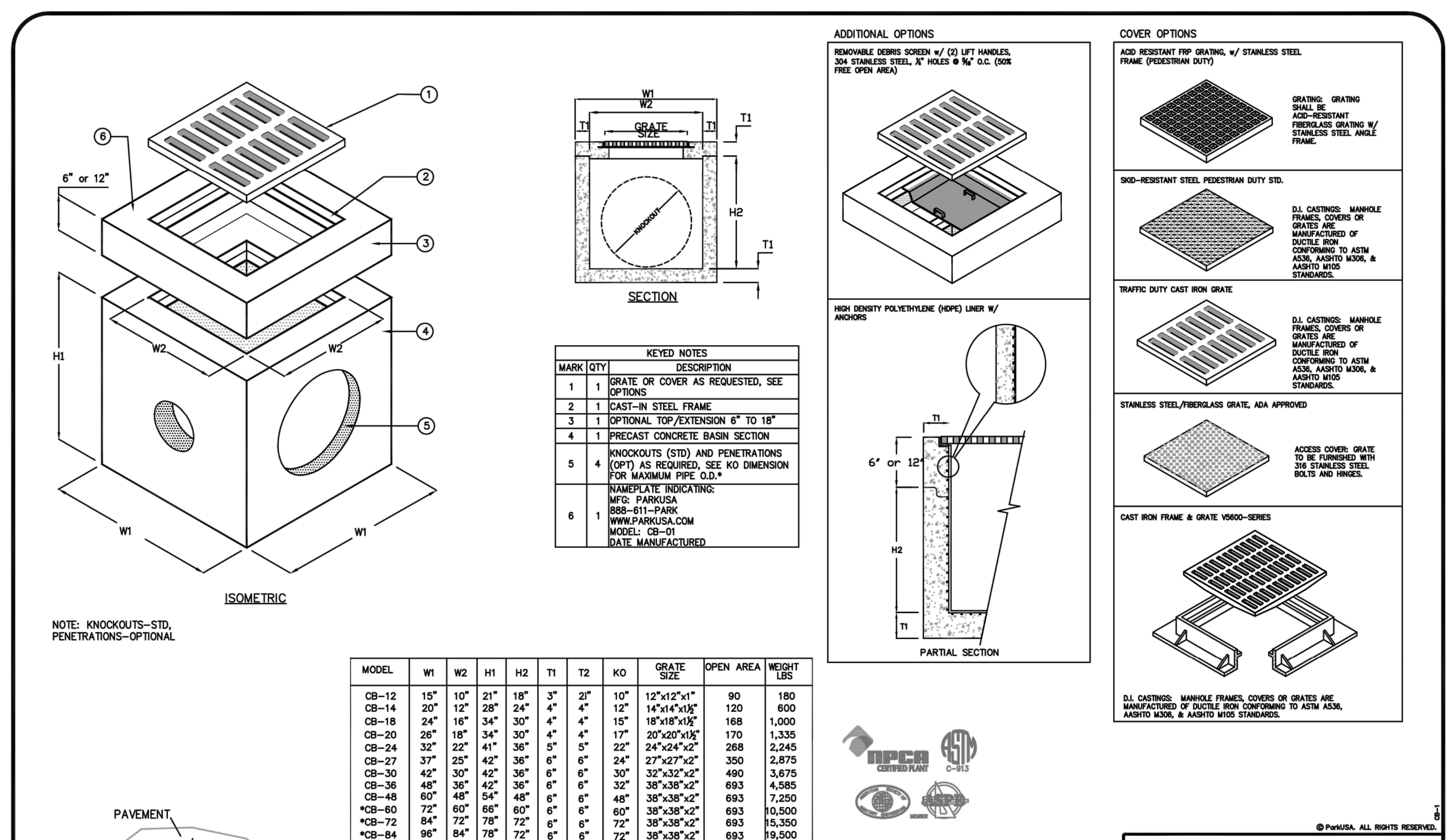
SECTION B-B

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

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

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW
STANDARD HEADWALL AND ENERGY DISSIPATORS
STANDARD NO. 508S-13 2 OF 2
8/20/07 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED. STEEL REBAR CONFORMING TO ASTM A615 OR REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

PARK USA
www.parkusa.com 888-611-PARK
CATCH BASIN
MODEL CB - 12" THRU 84"
CB-1

SITE PLAN APPROVAL SHEET ____ OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON ____________ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ________ CASE MANAGER JENNIFER BENNETT
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____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ____________ ZONING CS-CO
Rev. 1 ____________ Correction 1 ____________
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Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE FIRM No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER

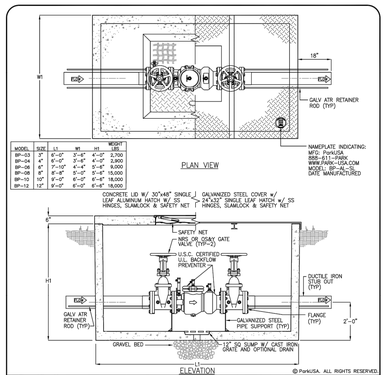
KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

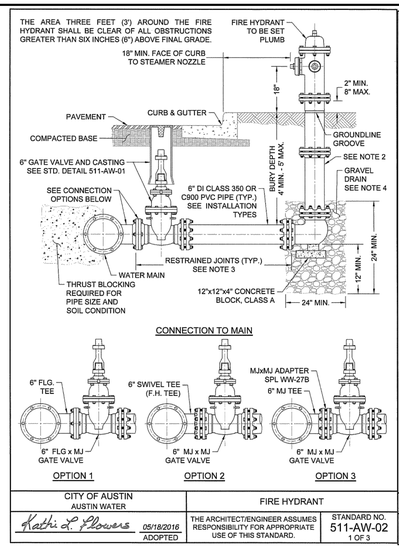
STORM DRAIN DETAILS

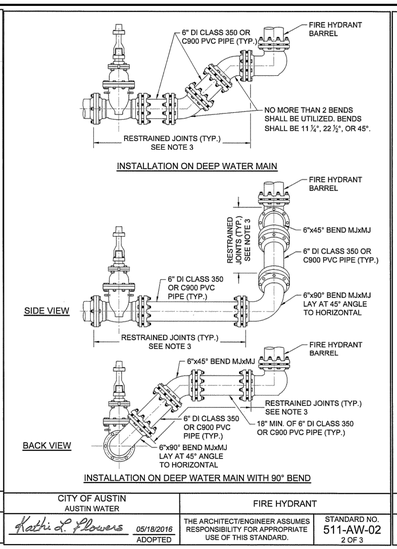
PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

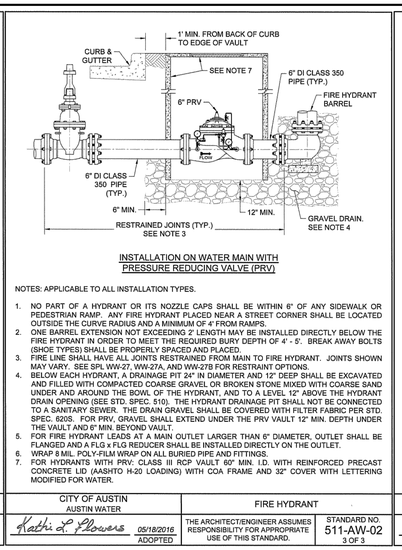
SHEET NUMBER
27 OF 33

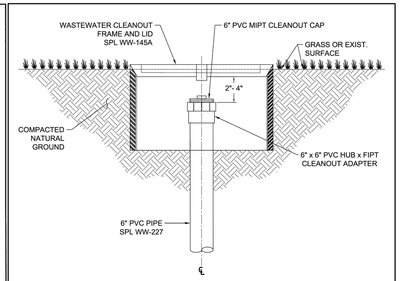
SP-2022-1392C

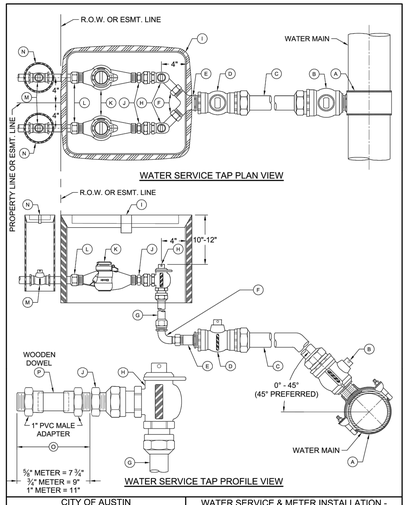


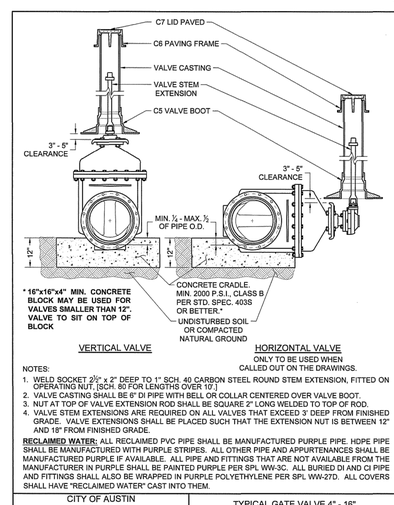


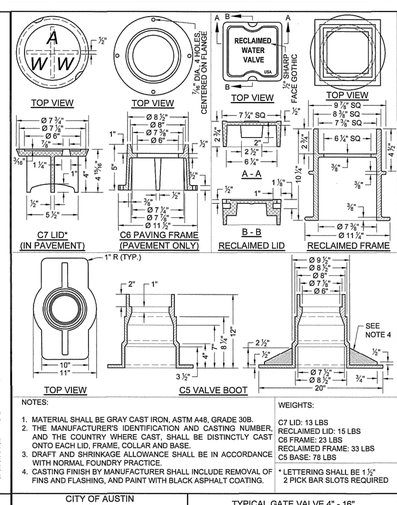


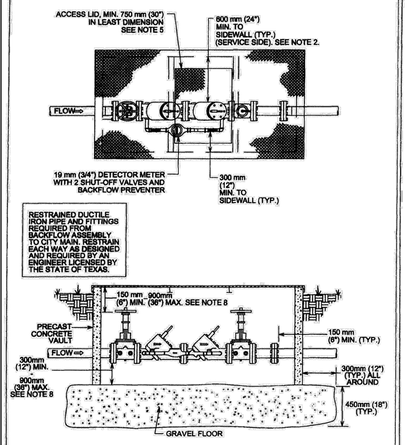


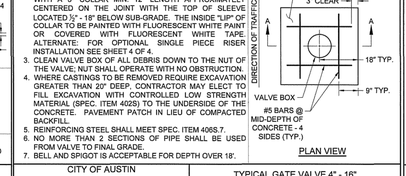


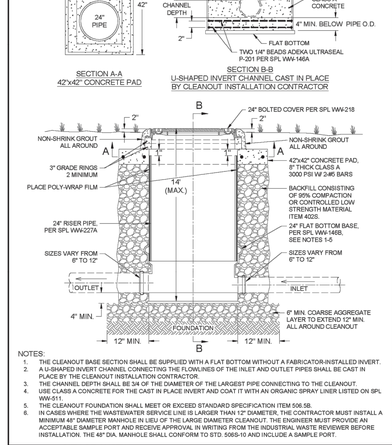


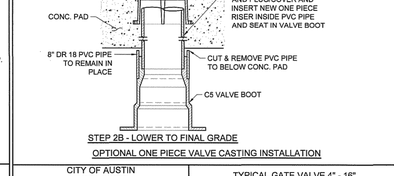












CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 1 OF 3

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 2 OF 3

INSTALLATION ON WATER MAIN WITH PRESSURE REDUCING VALVE (PRV)

NOTES: APPLICABLE TO ALL INSTALLATION TYPES.

1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 5'. BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL WW-27, WW-27A, AND WW-27B FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC PER STD. SPEC. 620S. FOR PRV, GRAVEL SHALL EXTEND UNDER THE PRV VAULT 12" MIN. DEPTH UNDER THE VAULT AND 6" MIN. BEYOND VAULT.
5. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 6" DIAMETER, OUTLET SHALL BE FLANGED AND A FLG x FLG REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
6. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
7. FOR HYDRANTS WITH PRV: CLASS III RCP VAULT 60" MIN. I.D. WITH REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING) WITH COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 3 OF 3

NOTE:

1. WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE 08/16/2019 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-03 1 OF 1

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

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

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

UNDISTURBED SOIL OR COMPACTED NATURAL GROUND

VERTICAL VALVE

HORIZONTAL VALVE

ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

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

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

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

NOTES:

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

WEIGHTS:

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

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

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

SECTION A - A

NOTES:

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

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

NOTES (CON'T):

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

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

MATERIALS LIST:

A. 2" SERVICE CLAMP, SPL WW-264
B. 2" CORPORATION STOP, SPL WW-68
C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
D. 2" BALL VALVE, SPL WW-68
E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR
DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
F. 1" SWIVEL NUT x 1" COMPRESSION 90° BEND, SPL WW-68
G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
H. 1" ANGLE METER STOP, SPL WW-68
I. METER BOX AND LID, SPL WW-145A;
FOR DUAL 1" METERS: USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:

J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
K. WATER METER PURCHASED FROM AUSTIN WATER
L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT:
⅝" AND ¾" METERS: 8 ½" LONG x ¾" DIA.
1" METERS: 8 ½" LONG x 1" DIA.
M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-27D.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1' ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 3'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HDPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE **"RECLAIMED WATER"** CAST INTO THEM, SPL WW-145A.

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

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
Kathi L. Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 1 OF 2

NOTES:

1. **ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.**
2. **ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.**
3. **BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.**
4. **CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.**
5. **ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.**
6. **TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.**
7. **VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.**
8. **VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.**
9. **HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.**
10. **FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).**
11. **FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).**
12. **VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.**
13. **THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.**

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
Kathi L. Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19C 2 OF 2

NOTES:

1. THE CLEANOUT BASE SECTION SHALL BE SUPPLIED WITH A FLAT BOTTOM WITHOUT A FABRICATOR-INSTALLED INVERT.
2. A U-SHAPED INVERT CHANNEL CONNECTING THE FLOWLINES OF THE INLET AND OUTLET PIPES SHALL BE CAST IN PLACE BY THE CLEANOUT INSTALLATION CONTRACTOR.
3. THE CHANNEL DEPTH SHALL BE 3/4 OF THE DIAMETER OF THE LARGEST PIPE CONNECTING TO THE CLEANOUT.
4. USE CLASS A CONCRETE FOR THE CAST IN PLACE INVERT AND COAT IT WITH AN ORGANIC SPRAY LINER LISTED ON SPL WW-511.
5. THE CLEANOUT FOUNDATION SHALL MEET OR EXCEED STANDARD SPECIFICATION ITEM 506.5B.
6. IN CASES WHERE THE WASTEWATER SERVICE LINE IS LARGER THAN 12" DIAMETER, THE CONTRACTOR MUST INSTALL A MINIMUM 48" DIAMETER MANHOLE IN LIEU OF THE LARGE DIAMETER CLEANOUT. THE ENGINEER MUST PROVIDE AN ACCEPTABLE SAMPLE PORT AND RECEIVE APPROVAL IN WRITING FROM THE INDUSTRIAL WASTE REVIEWER BEFORE INSTALLATION. THE 48" DIA. MANHOLE SHALL CONFORM TO STD. 506S-10 AND INCLUDE A SAMPLE PORT.

CITY OF AUSTIN AUSTIN WATER	LARGE DIAMETER CLEANOUT	
JEFF A. KYLE 08/14/2020 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD DETAIL 506-AW-04 1 OF 1

SITE PLAN APPROVAL SHEET ____OF 33
FILE NUMBER SP-2022-1392C APPLICATION DATE 8/30/2022
APPROVED BY COMMISSION ON__________ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)________ CASE MANAGER JENNIFER BENNETT
PROJECT EXPIRATION DATE (ORD.#970905-A)________ DWPZ_____ DDZ_____

____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:__________ ZONING CS-CO
Rev. 1__________ Correction 1__________
Rev. 2__________ Correction 2__________
Rev. 3__________ Correction 3__________

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

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

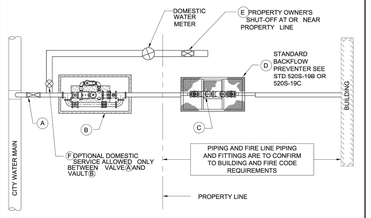
UTILITY DETAILS 1

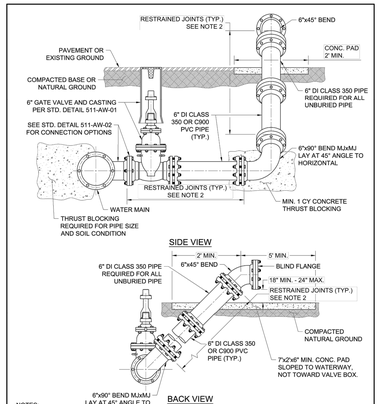
PREMIER STORAGE - 620
14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

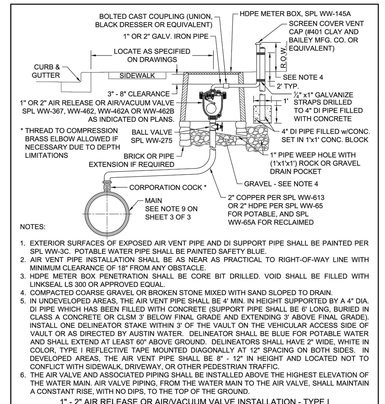
SHEET NUMBER
28 OF 33

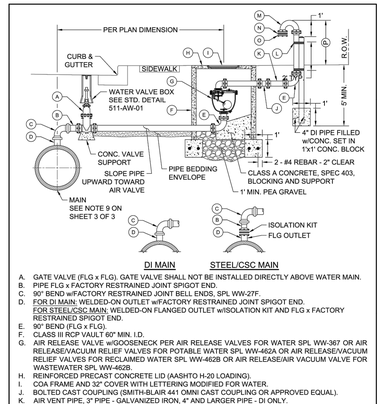
SP-2022-1392C

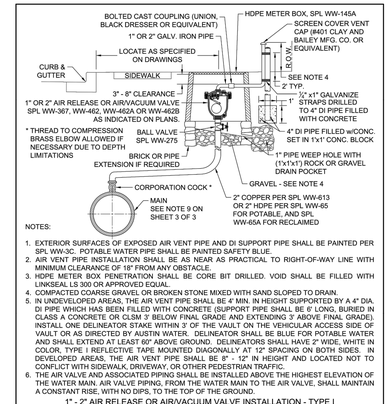
Plotted By: Garza, Johnnie Date: July 05, 2023 02:25:50pm File Path: K:\SAU_Civil\069400501 Premier 620\Cad\Plan Sheets\UTILITY DETAILS.dwg

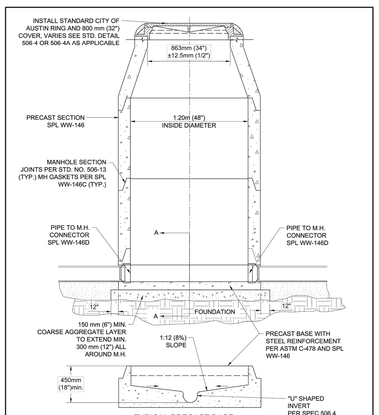


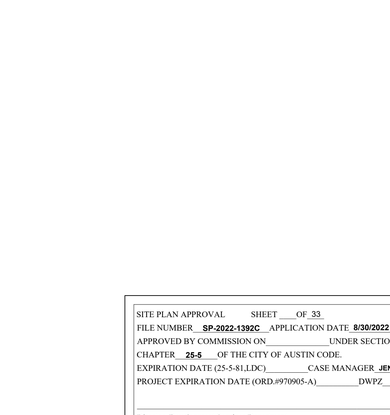












MATERIALS:

- Ⓐ TAPPING, RESTRAINED OR FLANGED VALVE (GATE, IRON BODY WITH MJ OUTLET). SEE SPL WW-243, WW-27, WW-27A, AND/OR WW-27B.
- Ⓑ FIRELINE OR MASTER METER, SEE STD. DETAIL 520S-17.
- Ⓒ CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVEL EQUAL.
- Ⓓ VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
- Ⓔ CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
- Ⓕ DOMESTIC WATER SERVICE LINE VALVE.

NOTES:

1. FIRE LINE SHALL BE A MINIMUM OF 150 mm (6") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. FOR STD. DETAILS 520S-19A, 19B, AND 19C, MASTER METER MEANS METER FOR FIRE AND DOMESTIC SERVICE. 5. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN
AUSTIN WATER UTILITY
STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 520S-19A 1 OF 1

NOTES:

1. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
2. PROVIDE RESTRAINED JOINTS FOR ALL JOINTS PER SPL WW-27A. FLGxFLG JOINTS ARE ACCEPTABLE FROM 90° BEND TO BLIND FLANGE.
3. EXTERIOR SURFACES OF EXPOSED PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.

CITY OF AUSTIN
AUSTIN WATER
DRAIN VALVE
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 511-AW-03 1 OF 1

NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND DI SUPPORT PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.
2. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO RIGHT-OF-WAY LINE WITH MINIMUM CLEARANCE OF 18" FROM ANY OBSTACLE.
3. HDPE METER BOX PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED WITH LINKSEAL LS 300 OR APPROVED EQUAL.
4. COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH SAND SLOPED TO DRAIN.
5. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 8" - 12" IN HEIGHT AND LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
6. THE AIR VALVE AND ASSOCIATED PIPING SHALL BE INSTALLED ABOVE THE HIGHEST ELEVATION OF THE WATER MAIN. AIR VALVE PIPING, FROM THE WATER MAIN TO THE AIR VALVE, SHALL MAINTAIN A CONSTANT RISE, WITH NO DIPS, TO THE TOP OF THE GROUND.

1" - 2" AIR RELEASE OR AIR/VACUUM VALVE INSTALLATION - TYPE I

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

CITY OF AUSTIN
AUSTIN WATER
AIR RELEASE AND AIR/VACUUM VALVE
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 511-AW-04 1 OF 3

- A. GATE VALVE (FLG x FLG). GATE VALVE SHALL NOT BE INSTALLED DIRECTLY ABOVE WATER MAIN.
- B. PIPE FLG x FACTORY RESTRAINED JOINT SPIGOT END.
- C. 90° BEND w/FACTORY RESTRAINED JOINT BELL ENDS, SPL WW-27F.
- D. FOR DI MAIN: WELDED-ON OUTLET w/FACTORY RESTRAINED JOINT SPIGOT END. FOR STEEL/CSC MAIN: WELDED-ON FLANGED OUTLET w/ISOLATION KIT AND FLG x FACTORY RESTRAINED SPIGOT END.
- E. 90° BEND (FLG x FLG).
- F. CLASS III RCP VAULT 60" MIN. I.D.
- G. AIR RELEASE VALVE w/GOOSENECK PER AIR RELEASE VALVES FOR WATER SPL WW-367 OR AIR RELEASE/VACUUM RELIEF VALVES FOR POTABLE WATER SPL WW-462A OR AIR RELEASE/VACUUM RELIEF VALVES FOR RECLAIMED WATER SPL WW-462B OR AIR RELEASE/AIR VACUUM VALVE FOR WASTEWATER SPL WW-462B.
- H. REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING).
- I. COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.
- J. BOLTED CAST COUPLING (SMITH-BLAIR 441 OMNI CAST COUPLING OR APPROVED EQUAL).
- K. AIR VENT PIPE, 3" PIPE - GALVANIZED IRON, 4" AND LARGER PIPE - DI ONLY.
- L. ¼" x1" GALVANIZE STRAPS DRILLED TO 4" DI PIPE FILLED w/CONCRETE (SEE NOTE 7).
- M. RETURN BEND (FLG x FLG).
- N. No. 16 MESH BRASS CLOTH
- O. COMPANION FLANGE (SEE NOTE 5).
- P. 4' MIN. - UNDEVELOPED AREAS.

3" OR LARGER AIR/VACUUM VALVE INSTALLATION - TYPE II

CITY OF AUSTIN
AUSTIN WATER
AIR RELEASE AND AIR/VACUUM VALVE
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 511-AW-04 2 OF 3

NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND DI SUPPORT PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.
2. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO RIGHT-OF-WAY LINE WITH MINIMUM CLEARANCE OF 18" FROM ANY OBSTACLE.
3. HDPE METER BOX PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED WITH LINKSEAL LS 300 OR APPROVED EQUAL.
4. COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH SAND SLOPED TO DRAIN.
5. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 8" - 12" IN HEIGHT AND LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
6. THE AIR VALVE AND ASSOCIATED PIPING SHALL BE INSTALLED ABOVE THE HIGHEST ELEVATION OF THE WATER MAIN. AIR VALVE PIPING, FROM THE WATER MAIN TO THE AIR VALVE, SHALL MAINTAIN A CONSTANT RISE, WITH NO DIPS, TO THE TOP OF THE GROUND.

1" - 2" AIR RELEASE OR AIR/VACUUM VALVE INSTALLATION - TYPE I

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

CITY OF AUSTIN
AUSTIN WATER
AIR RELEASE AND AIR/VACUUM VALVE
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 511-AW-04 1 OF 3

NOTES:

1. PIPE DIAMETER MUST BE A MINIMUM OF 4" SCHEDULE 40, UP TO 8" MAXIMUM. FOR LARGER DIAMETER PIPING, REFER TO 506-AW-04, LARGE DIAMETER CLEANOUT.
2. SAMPLE PORT OPTIONS INCLUDE SANITARY TEE, STRAIGHT TEE OR 2-WAY CLEANOUT.
3. LABEL AS INDUSTRIAL WASTE (IW) SAMPLE PORT ON PLAN SETS OR ANY OTHER LOCATION REQUIRED BY INDUSTRIAL WASTE. SEE APPROVED SITE UTILITY PLAN AND/OR PLUMBING PLAN.
4. IW SAMPLE PORT MUST BE DOWNSTREAM OF WHERE INDUSTRIAL WASTEWATER EFFLUENT LINES (GREASE TRAP, pH NEUTRALIZATION ETC.) AND SANITARY LINES COMBINE, OR WHERE SPECIFIED BY INDUSTRIAL WASTE.
5. IW SAMPLE PORT MUST HAVE CLEAR WASTEWATER FLOW SIGHTLINE FOR TOTAL PIPE DIAMETER.
6. ALL CONNECTIONS MUST BE GLUED OR THREADED.
7. TRAFFIC-RATED BOX.
8. USE OF THIS SPECIAL DETAIL SHALL ONLY BE AUTHORIZED BY AUSTIN WATER SPECIAL SERVICES DIVISION.

CITY OF AUSTIN
AUSTIN WATER
INDUSTRIAL WASTE SAMPLE PORT
SPECIAL DETAIL 02/08/2022
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SPECIAL DETAIL. MODIFICATIONS TO THIS SPECIAL ARE PROHIBITED
AW-SPECIAL-07 1 OF 1

CITY OF AUSTIN
AUSTIN WATER
SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 520-AW-01C 1 OF 4

NOTES:

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

CITY OF AUSTIN
AUSTIN WATER
SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 520-AW-01C 2 OF 4

CITY OF AUSTIN
AUSTIN WATER
SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 520-AW-01C 3 OF 4

INSTALLATION IN LINED PIPE:

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

NOTES:

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

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

CITY OF AUSTIN
AUSTIN WATER
SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 520-AW-01C 4 OF 4

NOTE:

1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

CITY OF AUSTIN
AUSTIN WATER UTILITY
WASTEWATER MANHOLE ON PRECAST BASE
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED
THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
STANDARD NO. 506S-10 1 OF 1

SITE PLAN APPROVAL SHEET ___ OF 33
FILE NUMBER **SP-2022-1392C** APPLICATION DATE **8/30/2022**
APPROVED BY COMMISSION ON ______________ UNDER SECTION **112** OF
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) __________ CASE MANAGER **JENNIFER BENNETT**
PROJECT EXPIRATION DATE (ORD.#970905-A) __________ DWPZ ______ DDZ ______

____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ____________ ZONING **CS-CO**
Rev. 1 ______________ Correction 1 ______________
Rev. 2 ______________ Correction 2 ______________
Rev. 3 ______________ Correction 3 ______________

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

No.	REVISIONS	DATE	BY

Kimley»Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237
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TBPE Firm No. 928

07/05/2023
THOMAS J. LOMBARDI JR.
131071

KHA PROJECT 069400501
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: JG/NR
DRAWN BY: JG/NR
CHECKED BY: TJL

UTILITY DETAILS 2

PREMIER STORAGE - 620

14926 N FM 620 ROAD SB
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
29 OF 33

SP-2022-1392C