

■ **TCEQ WATER POLLUTION
ABATEMENT PLAN**

HTG Red Oaks
11723 N FM 620 Rd.
Austin, TX 78735

August 2023

Prepared For:
HTG Anderson, LLC
3225 Aviation Avenue,
Coconut Grove, FL 33133

Prepared By:
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TEXAS REGISTRATION #928

Kimley»»Horn

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SECTION 1

Edwards Aquifer Application Cover Page
(TCEQ-20705)

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: HTG Red Oaks				2. Regulated Entity No.:					
3. Customer Name: HTG Anderson, LLC				4. Customer No.:					
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		3.57	
9. Application Fee:	\$4,000		10. Permanent BMP(s):			Partial sedimentation/biofiltration pond			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
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)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input checked="" type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

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

Kyle Moore, EIT

Print Name of Customer/Authorized Agent

Kyle Moore

08/30/2023

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 Info Form
(TCEQ-0587)

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: Kyle Moore

Date: 08/30/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: HTG Red Oaks
2. County: Williamson
3. Stream Basin: Colorado River
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Mauricio Teran
Entity: HTG Anderson, LLC
Mailing Address: 3225 Aviation Ave.
City, State: Coconut Grove, FL Zip: _____
Telephone: (786) 347-4554 FAX: _____
Email Address: mauriciot@htgf.com

8. Agent/Representative (If any):

Contact Person: Kyle Moore
Entity: Kimley-Horn and Associates, Inc.
Mailing Address: 10814 Jollyville Rd., Bldg 4, Ste 200
City, State: Austin, TX Zip: _____
Telephone: (512) 418-1771 FAX: _____
Email Address: kyle.moore@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.

11723 N FM 620, Austin, TX 78750

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

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

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

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

Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

Administrative Information

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

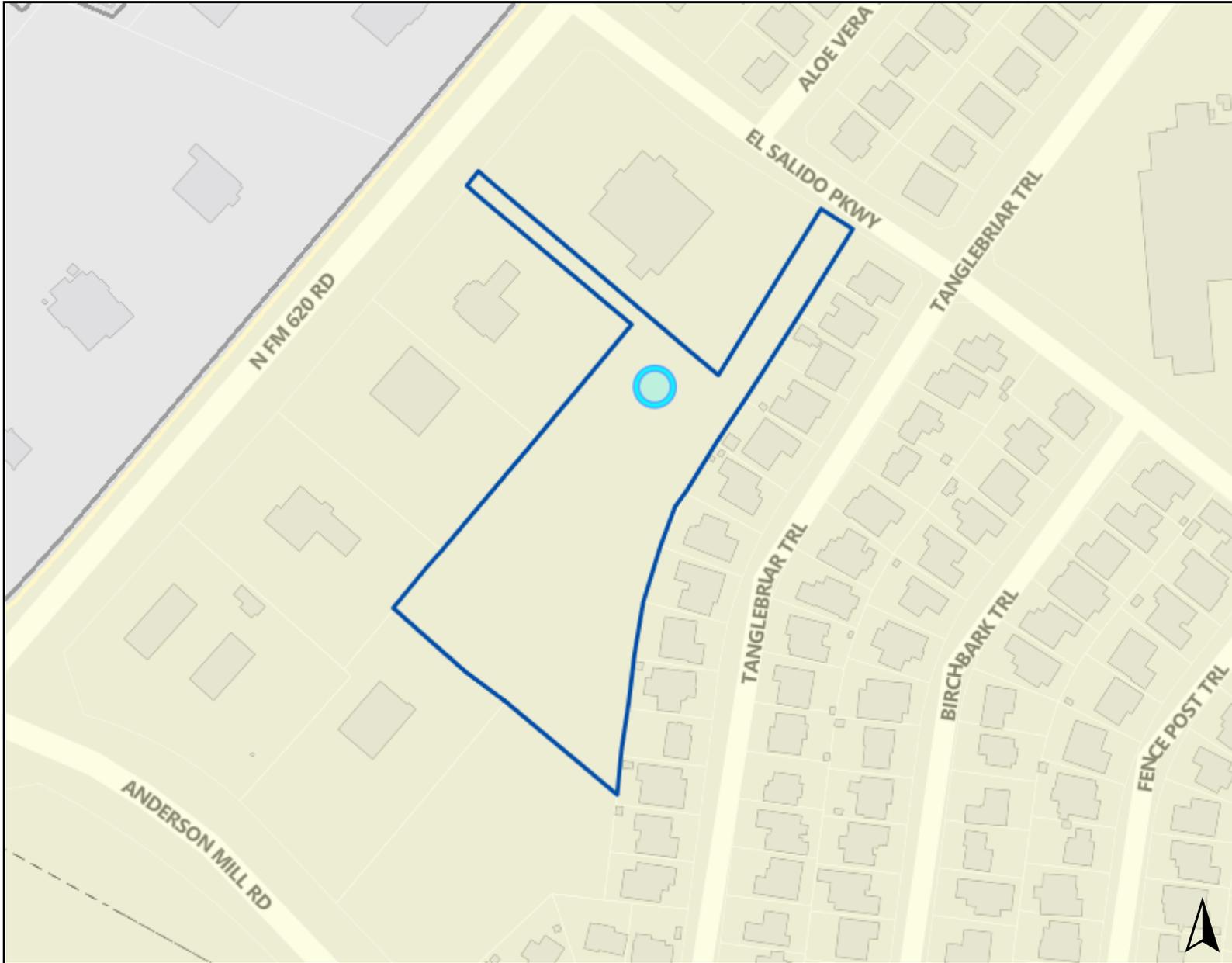
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST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

Attachment A
Road Map



Property Profile

Road Map



Legend

Property

Jurisdictions (No Fill)

- FULL PURPOSE
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Jurisdictions Fill

Jurisdiction

- FULL PURPOSE
- OTHER CITY LIMITS
- OTHER CITIES ETJ



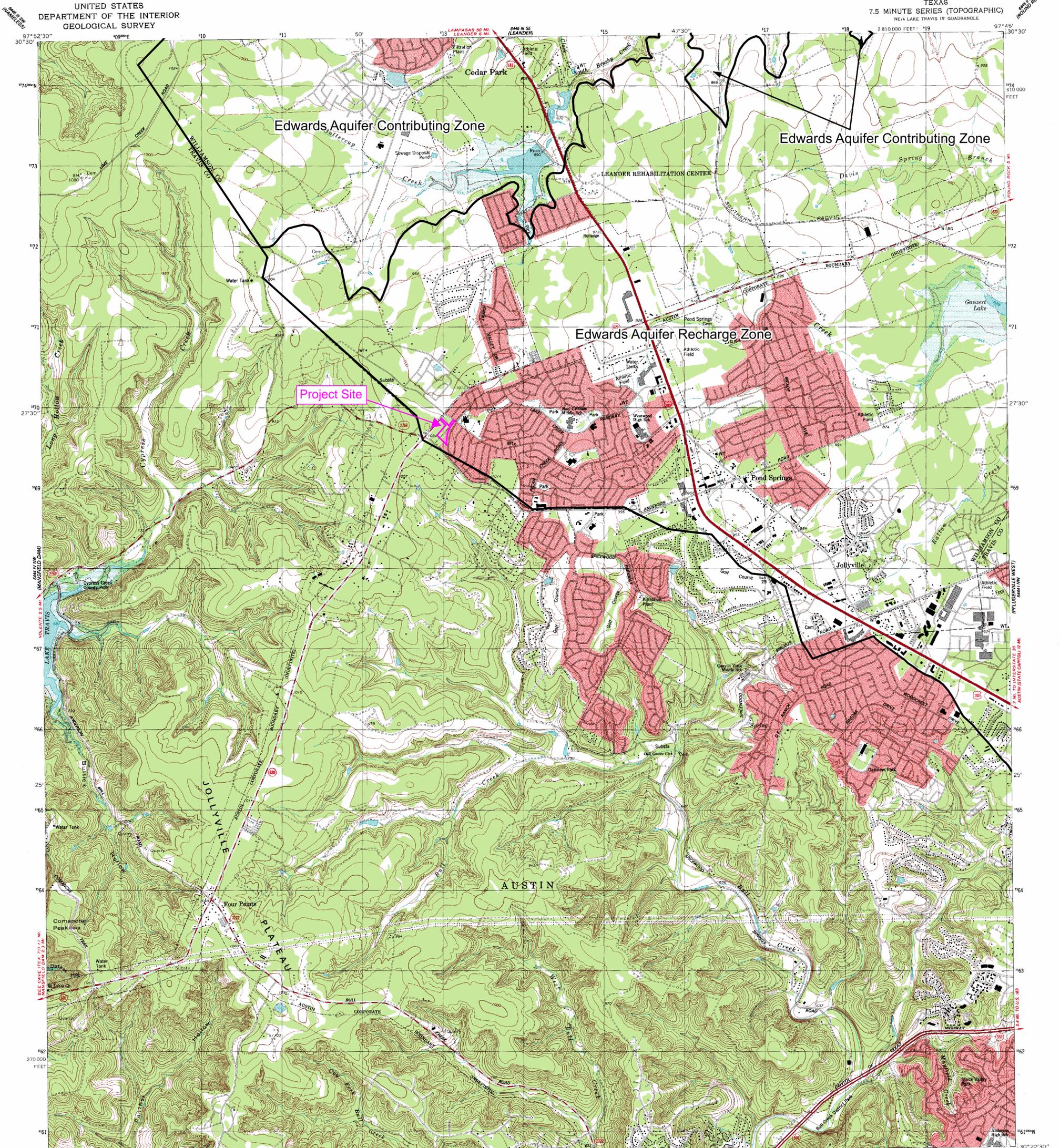
8/30/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

11723 N FM 620, Austin, TX 78750

Attachment B
USGS Quadrangle Map



Edwards Aquifer Contributing Zone

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

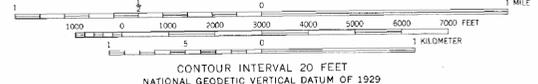
Project Site

AUSTIN

JOLLYVILLE
PLATEAU

Mapped, edited and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1967. Field checked 1968. Revised from aerial photographs
taken 1985. Field checked 1986. Map edited 1987
Projection and 10,000-foot grid ticks: Texas
coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 1.8 meters south and
28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines

UTM GRID AND 1987 MAGNETIC NORTH
DECLINATION AT CENTER OF MAP
DIAGRAM IS APPROXIMATE
Areas covered by dashed light-blue pattern
are subject to controlled inundation
Red tint indicates areas in which only landmark buildings are shown



QUADRANGLE LOCATION
3097-234

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

JOLLYVILLE, TEX.
NE 4 LAKE TRAVIS 15' QUADRANGLE
30097-D7-TF-024
1987
DMA 8444 IV NE-SERIES V882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Attachment C

Project Narrative

The proposed project is located at 11723 N FM 620, Austin, TX 78735 in the Full-Purpose Jurisdiction of the City of Austin in Williamson County, Texas. The existing platted property is approximately ±3.57 acres and is an undeveloped parcel (COA #: C8J-03-0095.0A). The site is currently undeveloped.

The proposed improvements include an affordable housing 70-unit multifamily complex with associated utility, water quality, drainage, grading, and site improvements. There will be no proposed offsite improvements as part of this project. This project is located within the Lake Creek watershed, a suburban watershed. No demolition will be required. Existing impervious cover area is 3.90% and development will increase cover to 54.37%.

No portion of this site is in the Federal Emergency Management Agency's 100-year flood plain according to Flood Insurance Rate Map #48491C0605F, dated December 20, 2019. The site is located within the Edwards Aquifer Recharge Zone according to City of Austin GIS and no critical water quality zone buffers encroach the site. Proposed best management practices (BMPs) include a partial sedimentation/biofiltration pond with stacked detention (pond). The pond will be sized to capture site runoff to control flow below existing conditions and is designed in accordance with City of Austin Watershed Protection Ordinance Regulations Summary Table, effective October 28, 2013, City of Austin Environmental Criteria Manual Appendix R-6, and TCEQ Technical Guidance Manual RG-348.

Access will be provided from N FM 620. Detention is required and a partial sedimentation/filtration pond is proposed on-site accordance with the City of Austin requirements. Existing storm infrastructure includes a private storm line along the western property line that gradually increases in size from 24" to 36". Flow travels from the southwest to the northeast and continues to a public storm line in El Salido Pkwy.

SECTION 3

Geological Assessment Form
(TCEQ-0585)

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: Dave Hill

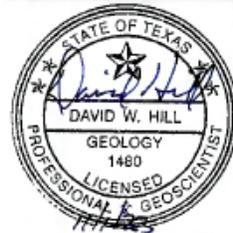
Telephone: 512 837 8005

Date: 11 01 23

Fax: _____

Representing: ECS Southwest, LLP Geology Firm 50674 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: HTG Red Oaks

Project Information

1. Date(s) Geologic Assessment was performed: 10 27 23

2. Type of Project:

WPAP
 SCS

AST
 UST

3. Location of Project:

Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

4. **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
GsB 1-3% Slope Georgetown Stony Clay Loam	D	5
EeB 0-3% Slope Eckrant Stony Clay	D	6.7
CfB 1-3% Slope Crawford Clay	D	2.5

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = _____'
 Site Geologic Map Scale: 1" = _____'
 Site Soils Map Scale (if more than 1 soil type): 1" = _____'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: Google Earth

10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

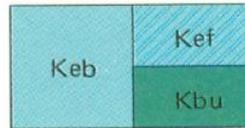
Administrative Information

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

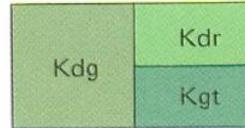
Attachment A
Geological Assessment Table

Attachment B
Stratigraphic Column

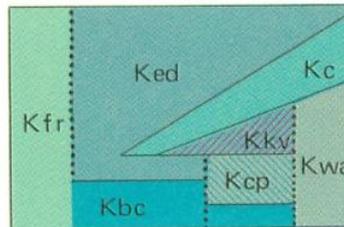
U



Eagle Ford Group and Buda Limestone



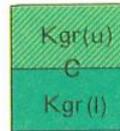
Del Rio Clay ("Grayson Marl") and Georgetown Formation



Fredericksburg Group



Paluxy Sand



Glen Rose Formation

Lower Cretaceous

CRETACEOUS

Note: On some maps, KeC is used. This denotes Edwards and Comanche Limestones undivided and is considered Edwards for regulatory purposes



14050 Summit Drive
Suite 104
Austin, Texas 78728

Figure 6B - Stratigraphy

Red Oak Geologic Assessment (GA)
El Salido Parkway
Austin, Williamson County, Texas 78006
ECS Project: 51-3774



Attachment C
Site Geology

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY

Ranging from north to south, two primary physiographic provinces are present in Travis or Williamson County: the Great Southern Plains and the Gulf Coastal Plain. The Gulf Coastal Plain is comprised mainly of Blackland Prairie. The Great Southern Plain locally merges with the Edwards Plateau which is comprised chiefly of limestone plains.

Groundwater recharge and flow are controlled by faulted Edwards Aquifer and adjacent strata. Water enters the aquifer by means of solution features controlled by faults, fractures and solution conduits. Solution features are created by the dissolution of limestone primarily from rainwater and groundwater. Deformation of the Balcones fault system controls both the large and small-scale flow barriers and flow pathways present in the Edwards Aquifer.

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, Austin Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG), 1997. The subject property is situated on Edwards Limestone, undivided (Ked) (Figure 6).

The Bureau of Economic Geology defines the Edwards Limestone (Ked) on the Austin Sheet of the Geologic Atlas (Geologic Atlas of Texas San Antonio Sheet, UT Austin, Texas BEG, 1974, reprinted 1995) as follows: limestone, dolomite, and chert; limestone aphanitic to fine grained, massive to thin bedded, hard, brittle, in part rudistid biostromes, much miliolid biosparite; dolomite fine to very fine grained, porous, medium gray to grayish brown; nodules and plates common, varies in amount from bed to bed, some intervals free of chert, mostly white to light gray; in zone of weathering considerably recrystallized, "honeycombed" and cavernous forming an aquifer; forms flat areas and plateaus bordered by scarps; thickness 60 - 350 feet, thins northward.

ECS did not observe potable water wells on the subject property. Evidence of septic systems was not observed during the site reconnaissance.

Potential natural recharge features such as caves, sinkholes, closed depressions, solution cavities, fractured rock outcrops, faults or lineaments were not observed on the subject property.

Attachment D
Site Geologic Map



LEGEND

Property Boundary

NRCS Soils

- CFB
- EeB
- GsB



ECS Southwest, LLP
 14050 Summit Drive, Suite 104
 Austin, Texas 78728
 Phone: (512) 837-8005
 www.ecslimited.com

ECS Project No. 51:3774

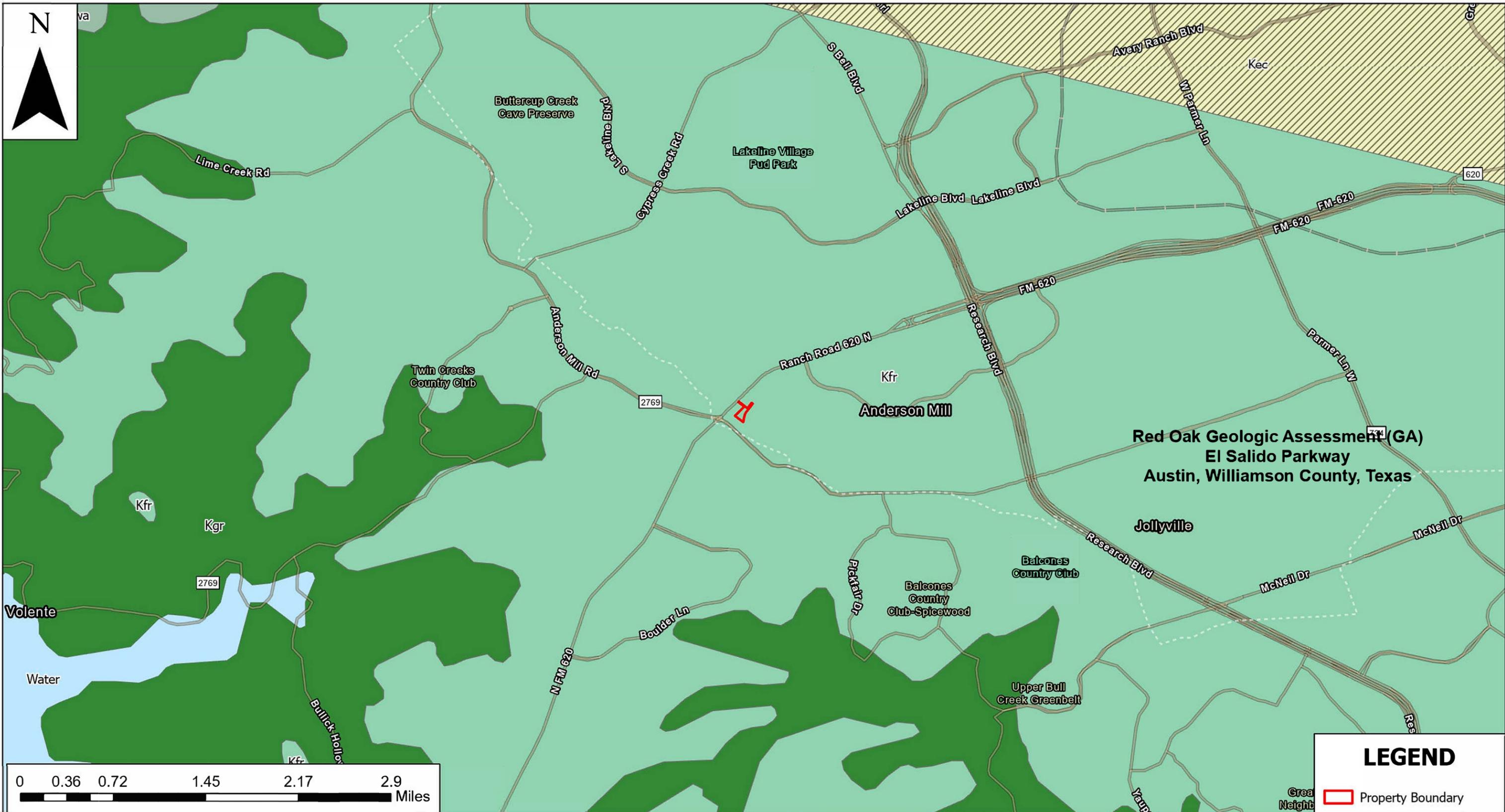
**Red Oak Geologic Assessment (GA)
 El Salido Parkway
 Austin, Williamson County, Texas**

**Figure #4
 NRCS Soils Map**

Project Acreage: 3.573

USGS Quadrangle: Jollyville, TX
 Watershed: San Gabriel

Service Layer Credits:
 World Imagery: Williamson County TX, Maxar, Microsoft
 Hybrid Reference Layer: Esri Community Maps Contributors, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
 USGS Topographic Map Jollyville, TX Quadrangle 2019
 Soils Data: USDA NRCS Web Soil Survey
 Wetlands Data: National Wetlands Inventory
 Floodplain Data: FEMA National Flood Hazard Layer
 LIDAR Data: USGS 3D Elevation Program



LEGEND

 Property Boundary



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 Austin, Texas 78728
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 www.ecslimited.com

ECS Project No. 51:3774

**Red Oak Geologic Assessment (GA)
 El Salido Parkway
 Austin, Williamson County, Texas**

**Figure #6
 Area Geologic Map**

Project Acreage: 3.573

USGS Quadrangle: Jollyville, TX
 Watershed: San Gabriel

Service Layer Credits:
 Hybrid Reference Layer: Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
 World Imagery: Williamson County TX, Earthstar Geographics
 USGS Topographic Map Jollyville, TX Quadrangle 2019
 Soils Data: USDA NRCS Web Soil Survey
 Wetlands Data: National Wetlands Inventory
 Floodplain Data: FEMA National Flood Hazard Layer
 LIDAR Data: USGS 3D Elevation Program

SECTION 4

Water Pollution Abatement Plan
(TCEQ-0584)

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: Kyle Moore

Date: 08/30/2023

Signature of Customer/Agent:



Regulated Entity Name: HTG Red Oaks

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 3.57 ac

3. Estimated projected population: 95

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	29,693	÷ 43,560 =	0.68
Parking	46,374	÷ 43,560 =	1.06
Other paved surfaces	8,552	÷ 43,560 =	0.20
Total Impervious Cover	84,622	÷ 43,560 =	1.94

Total Impervious Cover 1.94 ÷ **Total Acreage** 3.57 X 100 = 54.37% **Impervious Cover**

5. **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/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:

<u>100</u> % Domestic	<u>52,758</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>52,758</u>	

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.

The sewage collection system will convey the wastewater to the Anderson Mill MUD Treatment Plant. The treatment facility is:

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 40 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Map Panel 48491C0605F (12/20/2019)

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

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

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

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

The wells are not in use and have been properly abandoned.

The wells are not in use and will be properly abandoned.

The wells are in use and comply with 16 TAC §76.

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

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

All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

No sensitive geologic or manmade features were identified in the Geologic Assessment.

Attachment D - Exception to the Required Geologic Assessment. A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. Areas of soil disturbance and areas which will not be disturbed.
- 24. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. Locations where soil stabilization practices are expected to occur.
- 26. Surface waters (including wetlands).
 N/A
- 27. Locations where stormwater discharges to surface water or sensitive features are to occur.
 There will be no discharges to surface water or sensitive features.
- 28. Legal boundaries of the site are shown.

Administrative Information

- 29. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Attachment A

Factors Affecting Surface Water Quality

Examples of items and activities to be expected with the proposed development include petroleum-based fuels and fluids used in vehicles leaking during driving or parking, dirt from moving vehicles, and grass and leaves from landscaping. During construction, water quality could be affected by the runoff carrying sediments from the open construction area. Silt fence will be installed along the downstream portion of the property and tree protection will be used around existing trees. After construction, the site will be revegetated and runoff from the proposed improvements will be captured by the proposed BMP's (partial sedimentation/biofiltration pond). No other industrial activity other than construction will occur. In the event of a fuel or hazardous substance spill, the contractor is required to clean up the spill and notify TCEQ.

Attachment B

Volume and Character of Stormwater

The proposed BMP's partial sedimentation/biofiltration pond (pond) are designed and sized to treat the proposed on-site flows. The proposed improvements include a total of 1.76 acres (84,622 sf) of impervious cover, making up 54.37% of the project site that drains into the proposed BMPs. TCEQ TSS Removal calculations are provided in attached construction plans, referenced on the TCEQ Notes & Calculations (Sheet 17). The Water Quality & Detention Pond Plan (Sheet 16) shows treatment with the pond for full build-out conditions.

Attachment C

Suitability Letter from Authorized Agent

(Not applicable)

Attachment D

Exception to the Required Geologic Assessment

No exceptions will be requested for the geological assessment.

SECTION 5

Permanent Storm Water Section
(TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Kyle Moore

Date: 08/30/2023

Signature of Customer/Agent



Regulated Entity Name: HTG Red Oaks

Permanent Best Management Practices (BMPs)

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

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

A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: City of Austin Environmental Criteria Manual

N/A

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

N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

Attachment A

20% or Less Impervious Cover Waiver

(Not applicable)

Attachment B
BMPs for Upgradient Water

(Not applicable)

Attachment C

BMPs for On-Site Stormwater

The proposed on-site partial sedimentation/biofiltration pond (pond) is sized to treat the area of development that includes a building, parking, and associated improvements. All proposed improvements are within drainage area PR-A, which will treat 3.40 acres. Drainage Area PR-B will treat 0.17 acres and includes all existing infrastructure. Storm water from PR-A will be filtered through the pond by sand filtration and water above the ponding depth will act as stacked detention. The treated water will then enter an existing manhole that connects to the City of Austin (COA) storm system in El Salido Pkwy., following existing drainage patterns. Runoff from PR-B is captured and treated by a neighboring site's sedimentation/filtration pond and exits to the same manhole previously mentioned before entering the COA storm system. During construction, silt fence, inlet covers, among other erosion controls will be used for pollutant control.

Attachment D
BMPs for Surface Streams

(Not applicable)

Attachment E
Request to Seal Features

(Not applicable)

Attachment F
Construction Plans

Cabinet Y

Slide 87

Document # 200311996

AMENDED PLAT OF LOTS 5 AND 6, BLOCK A 620 HILL COUNTRY CENTER

DESCRIPTION

DESCRIPTION OF 5.804 ACRES OF LAND, BEING SITUATED IN THE S.A. & M.G. RR CO. SURVEY NO. 800, ABSTRACT NO. 749, AND THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 5 AND 6, BLOCK A, 620 HILL COUNTRY CENTER, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Y, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.804 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap set in the southeast right of way line of F.M. Highway No. 620 North (R.O.W. Veritas), for the north corner of Lot 4, Block A, of said 620 Hill Country Center; the west corner of said Lot 5, and the westmost corner of the herein described tract, from which a Highway Right-of-way Marker found (Type 1) in the southeast right of way line of said F.M. 620 North, in the northwest line of Lot 2, Block A, of said 620 Hill Country Center, bears S 40°11'58" W a distance of 415.00 feet;

THENCE with the southeast right of way line of said F.M. 620 North, the northwest line of said Lot 5 and the northwest line of the herein described tract, N 40°11'58" E a distance of 239.81 feet to a 1/2 inch iron rod with cap set at the intersection of the southeast right of way line of F.M. 620 North with the south right of way line of El Salido Parkway, as dedicated by Elementary School at Anderson Mill Phase Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet D, Slide 284, Plat Records of Williamson County, Texas, for the westmost northwest corner of said Lot 5; and of the herein described tract;

THENCE with the south right of way line of said El Salido Parkway, the north line of said Lot 5 and Lot 6 and of the herein described tract, the following four (4) courses and distances:

1. S 84° 57' 40" E a distance of 21.14 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said Lot 5;
2. S 48° 45' 00" E a distance of 144.41 feet to a nail found at the beginning of a curve to the left;
3. With said curve to the left having a central angle of 68° 38' 22", a radius of 303.23 feet, an arc length of 45.55 feet, and a chord bearing and distance of S 54° 11' 03" E 45.50 feet, to a 1/2 inch iron rod found at the end of said curve;
4. S 58° 22' 08" E a distance of 233.10 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 6, the northwest corner of Lot 29, Block Q, Village Twenty at Anderson Mill, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet E, Slide 38-38, Plat Records of Williamson County, Texas, and for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found in the south right of way line of said El Salido Parkway, and for the northeast corner of said Lot 29, Block Q bears S 58° 25' 57" E a distance of 109.50 feet;

THENCE with the west line of Lots 18 through 29, Block Q of said Village Twenty at Anderson Mill, the east line of said Lot 6, and the west line of the herein described tract the following seven (7) courses and distances:

1. S 31° 31' 08" W passing a 1/2 inch iron rod found at a distance of 78.58 feet, passing a 1/2 inch iron rod found at a distance of 143.83 feet, passing a 1/2 inch iron rod found at a distance of 208.53 feet, and continuing for a total distance of 274.44 feet to 1/2 inch iron rod found for an angle corner of said Lot 6;
2. S 34° 11' 14" W a distance of 70.88 feet to a 1 inch iron pipe over a 1/2 inch iron rod found;
3. S 32° 28' 52" W a distance of 78.70 feet to a 1/2 inch iron rod found;
4. S 25° 02' 33" W a distance of 78.88 feet to a 1/2 inch iron rod found;
5. S 17° 42' 48" W a distance of 78.88 feet to a 1/2 inch iron rod found;
6. S 10° 28' 54" W a distance of 78.70 feet to a 1/2 inch iron rod found;
7. S 07° 01' 32" W passing a 1/2 inch iron rod found at a distance of 134.02 feet, and continuing for a total distance of 188.14 feet to a 1/2 inch iron rod with cap set for the southeast corner of said Lot 6 and the northeast corner of Lot 8, Block A, of said 620 Hill Country Center and the southeast corner of the herein described tract from which a 1/2 inch rod found for the most easterly corner of said Lot 8 bears S 07° 01' 32" W a distance of 140.88 feet;

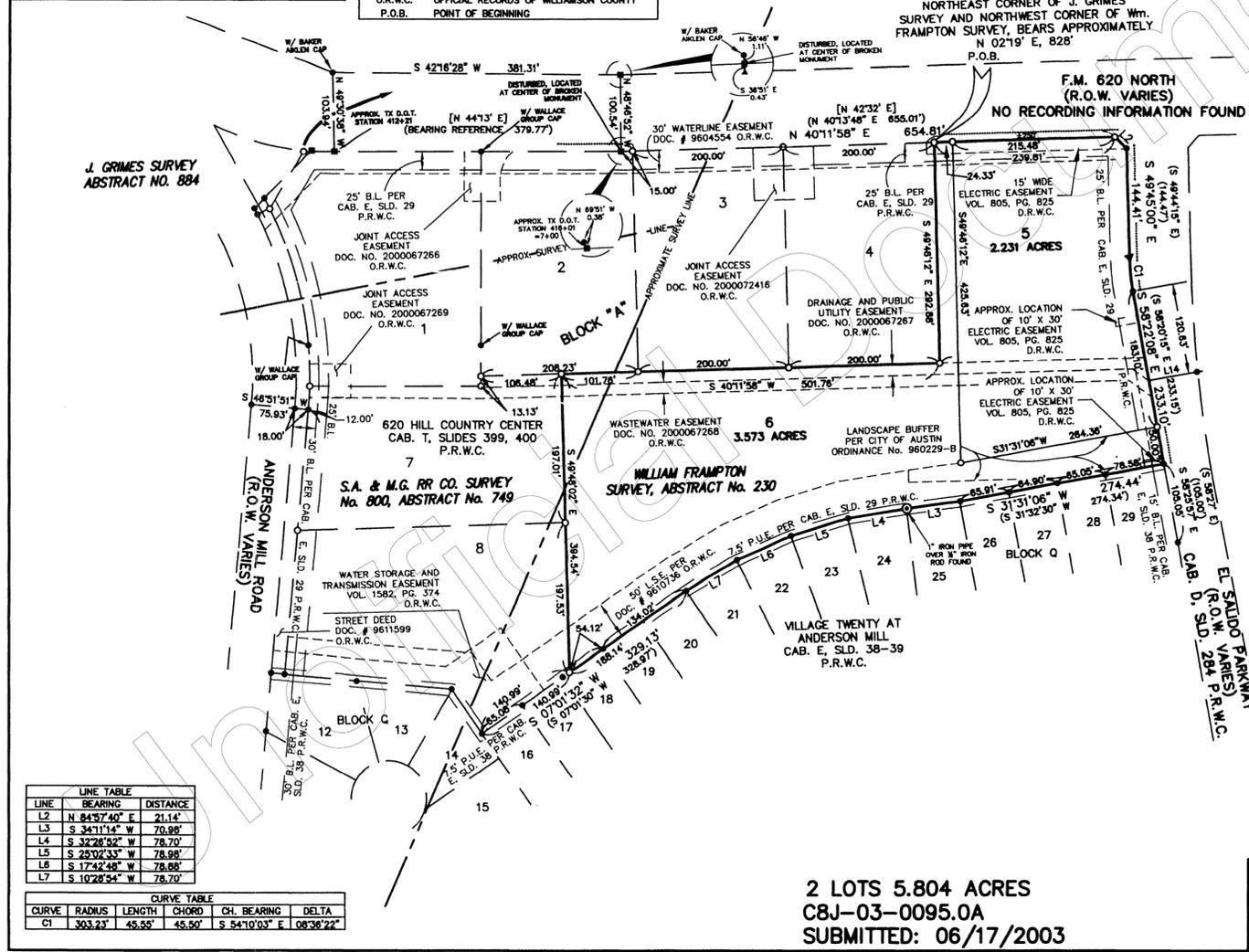
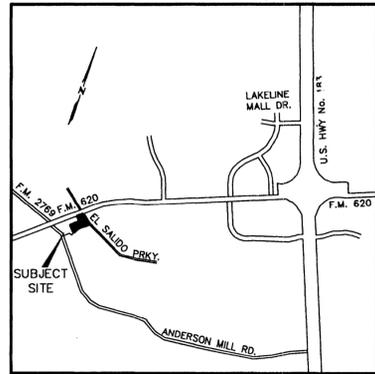
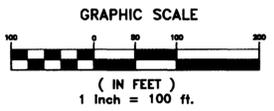
THENCE with the north line of said Lot 8 and Lot 7, Block A, of said 620 Hill Country Center and the south line of said Lot 8, and the most southerly line of the herein described tract, N 48° 48' 02" W a distance of 386.54 feet to a 1/2 inch iron rod with cap set in the southeast line of Lot 2 of said 620 Hill Country Center from which a 1/2 inch iron rod with cap set for the south corner of said Lot 2, bears S 40°11'58" W a distance of 108.48 feet;

THENCE with the southeast lines of said Lots 2 through 4 and the west line of said Lot 6 and a west line of the herein described tract, W 40°11'58" E a distance of 501.78 feet to the west corner of said Lot 4 and the south corner of said Lot 5;

THENCE with the north line of said Lot 4 and the a south line of the herein described tract N48°48'12" W a distance of 282.88 feet to the POINT OF BEGINNING, containing 5.804 acres of land within these metes and bounds.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/ CAP SET (UNLESS STATED)
- CONCRETE HIGHWAY MONUMENT FOUND
- ▲ NAIL FOUND
- A.E. JOINT ACCESS EASEMENT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- - - PROPOSED SIDEWALK
- [] RECORD INFORMATION F.M. 620 R/W MAP & VOL. 354, PG. 310
- () RECORD INFORMATION CAB. E. SLD. 29
- ||| RECORD INFORMATION DOC. # 9611599
- P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- P.O.B. POINT OF BEGINNING



LINE TABLE

LINE	BEARING	DISTANCE
L2	N 84°57'40" E	21.14
L3	S 34°11'14" W	70.88
L4	S 32°28'52" W	78.70
L5	S 25°02'33" W	78.88
L6	S 17°42'48" W	78.88
L7	S 10°28'54" W	78.70

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	303.23'	45.55'	45.50'	S 54°11'03" E	08°38'22"

2 LOTS 5.804 ACRES
C8J-03-0095.0A
SUBMITTED: 06/17/2003

CA
Cunningham | Allen
Engineers Surveyors

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DATE: 6/20/03 PROJECT NO.: 260.0104.230
DRAWN BY: DED SHEET 1 OF 2

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11/9/2023

KHA PROJECT	SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
069418500	AS SHOWN	6/20/2023	JK/KM	SA/AM	JK/KM

FINAL PLAT

HTG RED OAKS
SITE PLAN
11723 N FM 620
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
02
OF 25

Plotted By: Moore, Kyle Date: November 09, 2023 02:50:23pm File Path: K:\Users\civil\069418500_11723_red_oaks\069418500\069418500.dwg - Final Plot.dwg
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KH GENERAL NOTES	GENERAL NOTES	GENERAL NOTES	GENERAL NOTES	GENERAL NOTES
<p>OVERALL:</p> <p>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, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.</p> <p>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.</p> <p>3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE AREAS OF CONSTRUCTION WITH THE EXCEPTED SPECIFICATIONS AND REQUIREMENTS.</p> <p>4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.</p> <p>5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BELIEVED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE SAME BENCHMARKS.</p> <p>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 PRIOR TO CONSTRUCTION.</p> <p>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.</p> <p>8. CONSTRUCTION SHALL PROVIDE ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT UTILITY 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 CONDITIONS OR CONDITIONS OF THE AFFECTED UTILITY.</p> <p>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 WORK.</p> <p>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.</p> <p>13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.</p> <p>14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. THE LOCATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S 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 CONTRACTOR SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.</p> <p>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 IN PROPOSED DRIVEWAYS, ADJUSTING THE GRADE OF EXISTING 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.</p> <p>17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.</p> <p>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.</p> <p>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 ANY EXISTING 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.</p> <p>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.</p> <p>21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.</p> <p>22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.</p> <p>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.</p> <p>24. ALL OTHER DOCUMENTS THAT REQUIRE REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT ARCHITECT SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.</p> <p>25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.</p> <p>26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.</p> <p>27. CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES.</p> <p>28. ALL SYMBOLS (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.</p> <p>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.</p> <p>30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.</p> <p>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 BUILDING FOOTPRINT. THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT POSITION 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. 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.</p> <p>32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.</p> <p>33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIAL 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.</p> <p>34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>38. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, MANHOLES, POLLS, SIGNAGE, VALVES, DRIVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.</p> <p>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.</p> <p>40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY LANDSCAPING REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.</p> <p>41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.</p> <p>42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.</p> <p>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 THROUGHOUT CONSTRUCTION, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.</p> <p>44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.</p> <p>45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>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.</p> <p>47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.</p> <p>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.</p> <p>49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.</p> <p>50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".</p> <p>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.</p> <p>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.</p> <p>53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHAL TO LEARN OF ANY REQUIREMENTS.</p> <p>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.</p> <p>55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.</p> <p>56. 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.</p>	<p>EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.</p> <p>11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST MEET ALL 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 EXISTING CONDITIONS AS THEY ARE CLOTTED.</p> <p>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 STAGING WITH CRUSHED STONE OR OTHER COVER ON THE EROSION CONTROL PLAN.</p> <p>13. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES, BMP'S, 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.</p> <p>14. CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EROSION CONTROL DEVICES AND INSPECTIONS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.</p> <p>15. THE CONTRACTOR SHALL MAINTAIN 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.</p> <p>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 ONE PER DAY FOR THE OFF-SITE ROADWAYS.</p> <p>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.</p> <p>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.</p> <p>19. 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 BE COLLECTED AND DISPOSED OF OFF-SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.</p> <p>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.</p> <p>22. CONTRACTOR SHALL FOLLOW BEST PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.</p> <p>23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS COVERED WITH AN APPROPRIATE PERENNIAL SPECIES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.</p> <p>24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREGDED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.</p> <p>STORM WATER DISCHARGE AUTHORIZATION:</p> <p>1. CONTRACTOR SHALL COMPLY WITH TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.</p> <p>2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.</p> <p>3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO BEGINNING CONSTRUCTION, 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 MSM (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.</p> <p>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).</p> <p>5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR OR SUBCONTRACTOR ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.</p> <p>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.</p> <p>7. ALL DISTURBANCE OF EARTHWORK SHALL BE COMPLETED 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 CONTRACTOR HAS OBTAINED THE NECESSARY DISCHARGE AUTHORIZATION FROM THE OPERATOR OF ANY MSM RECEIVING DISCHARGE FROM THE SITE.</p> <p>DEMOLITION:</p> <p>1. THE CONTRACTOR IS 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 REPRESENT.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE 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 LOCATION OF EXISTING UTILITIES AND STRUCTURES TO BE REMOVED.</p> <p>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 UTILITIES, AND TO CONFIRM THE LOCATION OF EXISTING UTILITIES AND STRUCTURES TO BE REMOVED.</p> <p>4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN.</p> <p>5. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.</p> <p>6. ASBESTOS BUILDING INSPECTION REPORT PROVIDED BY THE OWNER.</p> <p>7. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.</p> <p>8. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.</p> <p>9. CONTRACTOR SHALL CONTACT THE ARCHITECT TO DETERMINE 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.</p> <p>6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE REMOVAL OF 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.</p> <p>7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.</p> <p>8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.</p>	<p>APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.</p> <p>31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.</p> <p>32. NO TREE SHALL BE REMOVED OR 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 EXISTING CONDITIONS AS THEY ARE CLOTTED.</p> <p>33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES TO BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.</p> <p>34. 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 SUCH CONDITIONS ARE OBSERVED.</p> <p>35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.</p> <p>RETAINING WALLS:</p> <p>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.</p> <p>2. RETAINING WALLS SHALL BE SELECTED BY THE OWNER.</p> <p>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.</p> <p>4. RETAINING WALL DESIGN SHALL FOLLOW THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.</p> <p>5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.</p> <p>PAVING:</p> <p>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.</p> <p>2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.</p> <p>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.</p> <p>4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.</p> <p>5. 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 THROUGHOUT CONSTRUCTION, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.</p> <p>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.</p> <p>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.</p> <p>8. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.</p> <p>9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.</p> <p>10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPS, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.</p> <p>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.</p> <p>12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.</p> <p>13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOTS AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL BE APPLIED TO THE PAVING SURFACE PRIOR TO THE START OF CONSTRUCTION.</p> <p>14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.</p> <p>15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.</p> <p>16. A NOTICE OF TERMINAL CURB SHALL BE PROVIDED TO THE CITY STANDARD SPECIFICATIONS 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.</p> <p>17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.</p> <p>18. ALL JOINT LENGTHS SHALL BE LIMITED TO 20 FEET.</p> <p>19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.</p> <p>20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.</p> <p>21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.</p> <p>22. UNLESS THE PLANS SPECIFICALLY STATE OTHERWISE, ALL DIRECTIONAL SIGNS SHALL BE ORIENTED SO THAT THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.</p> <p>23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (MIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.</p> <p>24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND ANFA) 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 1 VERTICAL TO 50 HORIZONTAL, AND IN NO CASE SHALL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.</p> <p>25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT THE SLOPE MEASUREMENTS OBTAINED MEET THE CITY STANDARD SPECIFICATIONS 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.</p> <p>26. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT THE SLOPE MEASUREMENTS OBTAINED MEET THE CITY STANDARD SPECIFICATIONS 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.</p> <p>27. EXCESSIVE SLOPES ARE ENCOUNTERED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.</p>	<p>19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.</p> <p>20. CONTRACTOR SHALL INSTALL A FULL SIZEMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE WATER OR WASTEWATER PIPE IS FULLY PROTECTED FROM THE CROSSING.</p> <p>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.</p> <p>22. ALL CROSSINGS AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.</p> <p>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:</p> <p>a. ALL WATER PIPES SHALL BE HYDROSTATICALLY TESTED AND SHALL BE BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.</p> <p>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. INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.</p> <p>24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION WIRING". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INSTALLED AT THE COST OF THE WATER AND WASTEWATER PIPE.</p> <p>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.</p> <p>26. WATER LINES SHALL BE INSTALLED WITHIN THE MINIMUM COVER REQUIRED BY THE CITY.</p> <p>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.</p> <p>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.</p> <p>29. THE CONTRACTOR SHALL BE 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 THROUGHOUT CONSTRUCTION, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.</p> <p>30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.</p>	<p>ABBREVIATIONS AND DEFINITIONS:</p> <p>A AREA ADA AMERICANS WITH DISABILITIES ACT AWWA AMERICAN WATER WORKS ASSOCIATION B-S BOUNDARY SURFACE BC BEGIN CURVE BOC BACK OF CURB BCR BEGIN CURB RETURN BOCR BEGIN CURB RETURN 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 CUBIC CUBIC YARD DEMO DEMOLITION DGL DECOMPOSED GRANITE DTL DITCH EACH EACH ECR END CURVE EOR END CURB RETURN EG EXISTING GROUND ELEV ELEVATION ELEC ELECTRICAL / ELECTRICITY ELV ELEVATION EPA UNITED STATES ENVIRONMENTAL PROTECTION AGENCY EMV END OF MANHOLE EVCE END VERTICAL CURVE ELEVATION EVCS END VERTICAL CURVE STATION EX EXISTING F-F FACE TO FACE F-G FINISHED GROUND FH FIRE HYDRANT FL FLOW LINE FCC FACE OF CURB FEET FEET FGL HYDRAULIC GRADE LINE HGH KIMLEY-HORN AND ASSOCIATES, INC. KH KIMLEY-HORN AND ASSOCIATES, INC. LAT LATERAL LF LINEAL FEET LT LEFT MAX MAXIMUM MAX MAXIMUM EXISTING MANHOLE MANHOLE MIN MINUTE / MINIMUM NO NUMBER NOT NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT NOTI NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT NOT TO SOLE NOT TO SOLE 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 PVC POINT OF VERTICAL CURVATURE PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PV POLYVINYL CHLORIDE PVI POINT OF VERTICAL INFLECTION PVP PAVEMENT RCM REINFORCED CONCRETE PIPE ROW RIGHT OF WAY RT RIGHT OF WAY SF SQUARE FEET SS SANITARY SEWER SSM SANITARY SEWER MANHOLE STA STATION STANDARD STANDARD SV SQUARE YARD TAS ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS TCO TOP OF CURB TCEQ TEXAS COMMISSION OF ENVIRONMENTAL QUALITY TEMP TEMPORARY TXDOT TEXAS DEPARTMENT OF TRANSPORTATION TXMUTCD TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TW TOP OF WALL TYPICAL TYPICAL VC VERTICAL CURVE VCR WATER WW WASTEWATER</p>
<p>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.</p> <p>2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.</p> <p>3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.</p> <p>4. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.</p> <p>5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES. BEST MANAGEMENT PRACTICES (BMP'S), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.</p> <p>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.</p> <p>7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.</p> <p>8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED, AND CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.</p> <p>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</p>	<p>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.</p> <p>2. 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AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.</p> <p>8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED, AND CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.</p> <p>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</p>	<p>1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.</p> <p>2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.</p> <p>3. CONTRACTOR SHALL CONDUCT A FIELD REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.</p> <p>4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS AND ADEQUATE SLOPE TO THE POND.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>UTILITY CONTACTS:</p> <p>1. TELECOM COMPANY ONE GAS - CASEY BENJAMIN PH: (512) 739-4169 CASEY.BENJAMIN@ONEGAS.COM</p> <p>2. ELECTRIC COMPANY AUSTIN ENERGY - JIM ROUSTIN PH: (512) 505-7665</p> <p>3. GAS COMPANY ONE GAS - CASEY BENJAMIN PH: (512) 739-4169 CASEY.BENJAMIN@ONEGAS.COM</p> <p>4. WATER/WASTEWATER COMPANY AUSTIN WATER UTILITY 625 E. 10TH STREET, SUITE 715, AUSTIN, TX 78701 PH: (512) 972-0207</p>	<p>11/9/2023</p> <p>KHA PROJECT 069418500</p> <p>DATE 6/30/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: JK/KM</p> <p>DRAWN BY: SAZ/AM</p> <p>CHECKED BY: JK/KM</p> <p>11/9/2023</p> <p>KIMLEY-HORN GENERAL NOTES</p> <p>HTG RED OAKS SITE PLAN</p> <p>11723 N FM 620 CITY OF AUSTIN TRAVIS COUNTY, TEXAS</p> <p>SHEET NUMBER 04</p> <p>OF 25</p>

GENERAL NOTES

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

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

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

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

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

Reference: Texas Engineering Practice Act and Rules, Subchapter C: Professional Conduct and Ethics

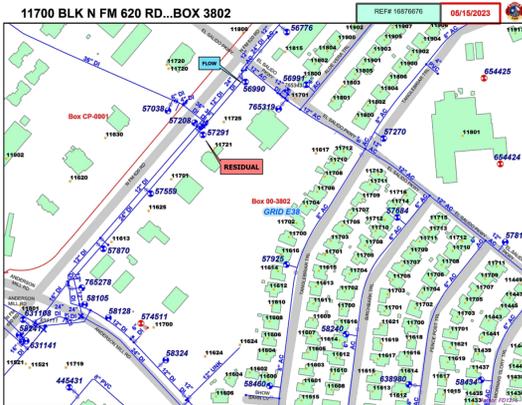
FIRE FLOW TEST DATA



Hydrant Flow Test Report			
TEST DATE	FIRE BOX	COMPANY	PREVENTION
05/26/2023	3802		
TIME	MAP GRID ID	AFD STAFF	
1030 hrs	E38	DECUR, SCOTT	
RESIDUAL HYDRANT			
RESIDUAL HYDRANT #	57291	MAIN SIZE (in.)	12
BLK #	DIRECTION	STREET NAME	TYPE
11700	N	FM 620	RD
STATIC PRESSURE (PSI)	82	RESIDUAL PRESSURE (PSI)	80
FLOW HYDRANT			
FLOW HYDRANT #	56990	MAIN SIZE (in.)	12
BLK #	DIRECTION	STREET NAME	TYPE
11700	N	FM 620	RD
STATIC PRESSURE (PSI)	84	RESIDUAL PRESSURE (PSI)	74
Comments			
dc = discharge coefficient straight 31/2" but = 0.9 w/45° elbow = 0.75		0.9	
FLOW RATE (GPM) =		1443	

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.

FIRE FLOW MAP



SERVICE EXTENSION REQUESTS

WATER SER NO. 5803
 NOTE: SER-5803 IS CURRENTLY IN REVIEW AND WILL BE PROVIDED ONCE APPROVED.

PLACE WATER SER (WITH MAP EXHIBIT)

WASTEWATER SER NO. 5804
 NOTE: SER-5804 IS CURRENTLY IN REVIEW AND WILL BE PROVIDED ONCE APPROVED.

WASTEWATER SER (WITH MAP EXHIBIT)

PROJECT INFORMATION¹

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA	
GRID NUMBER:	E38
MAPSCO NUMBER:	433K
AW INTERSECTION NUMBER:	16,120
BUILDING SIZE IN SQUARE FEET:	79,854
BUILDING TYPE PER IFC:	V(A)
BUILDING HEIGHT:	3 STORIES
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	9,223 GPM
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	5,250 GPM
REDUCED FIRE FLOW PER 75% FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	1,500 GPM
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	1,500 GPM
DOMESTIC WATER DEMAND IN GPM:	158
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHMETERS (CIRCLE APPLICABLE ITEM):	110
AUSTIN WATER PRESSURE ZONE:	NORTHWEST B
STATIC WATER PRESSURE IN PSI:	82
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	82
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	84
MAXIMUM IRRIGATION DEMAND:	N/A
FIRE LINE VELOCITY: 6"	1.79 FPS
DOMESTIC LINE VELOCITY: 6"	1.79 FPS
LIVING UNIT EQUIVALENTS (LUEs)	49

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

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

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.

STANDARD CONSTRUCTION NOTES October 1, 2021

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A R.O.W. 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.
- 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.
- THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
- NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 509S, AND ANY CITY/COUNTY CONSTRUCTION INSPECTORS.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.
- PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 530.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
- ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAIL(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPHERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER.) REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 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.
- THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
- ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL AND TCEQ CHAPTERS 210, 217, AND 290.
- PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AUSTIN WATER APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATIONS OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.
- ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR TO RETURN TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM MAINTENANCE, VALVES AND HYDRANT SERVICES, SUPERVISING AW PIPELINE TECHNICIAN AT 512-972-1133
- ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR.
- THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT INFORMATION FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.
- NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.

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 (DCUs)?

YES
 NO

Does this project require a dedicated easement for DCU infrastructure?

YES
 NO

AULCC Requirement

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

YES
 NO

IF YES, PLEASE PROVIDE UCC#

Plotted By: Moore, Kyle, Date: November 09, 2023, 02:50:33pm, File Path: K:\aust-civil\069418500 - 11700 Red Oaks Cop\Drawings\Sheet\G - General Notes.dwg
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KHA PROJECT	069418500
DATE	6/30/2023
SCALE	AS SHOWN
DESIGNED BY: JK/KM	
DRAWN BY: SA/AM	
CHECKED BY: JK/KM	

AW GENERAL NOTES

HTG RED OAKS SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
05
 OF 25

SP-2023-0252C.SH

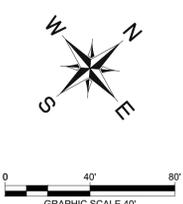
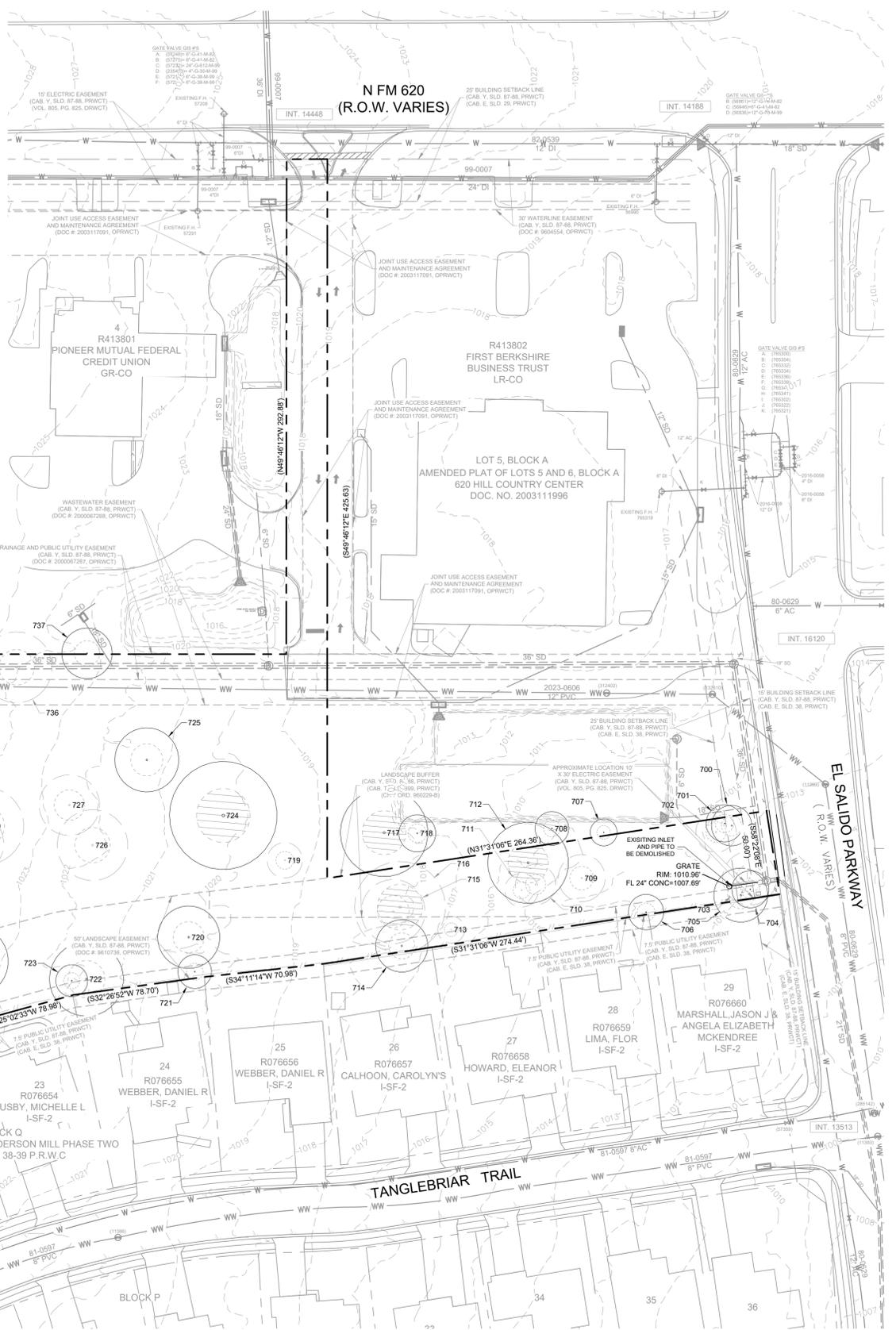
TREE #	CLASSIFICATION	TYPE	DIA
700		CEDAR ELM	12.00
701		CEDAR ELM	11.00
702		CEDAR ELM	12.00
703		LIVE OAK	16.00
704		HACKBERRY	11.00
705		LIVE OAK	16.00
706	M	CEDAR ELM	10.50
707		POST OAK	8.00
708		LIVE OAK	10.50
709		CELANELEM	14.00
710		LIVE OAK	14.00
711		LIVE OAK	14.00
712	H	LIVE OAK	24.00
713		CELANELEM	14.00
714	M	LIVE OAK	15.50
715		LIVE OAK	19.00
716		LIVE OAK	19.00
717	H	POST OAK	26.00
718		ARIZONA CYPRESS	11.00
719	M	LIVE OAK	16.50
720	M	CEDAR ELM	18.50
721		LIVE OAK	12.00
722	P	CEDAR ELM	20.00
723	M	CEDAR ELM	9.50
724	H	LIVE OAK	32.00
725	P	POST OAK	19.00
726	P	POST OAK	24.00

TREE #	CLASSIFICATION	TYPE	DIA
727		PODF-OAK	18.00
728	P	PODF-OAK	19.00
729		PODF-OAK	19.00
730		PODF-OAK	19.00
731		POST OAK	14.00
732	P	POST OAK	21.00
733		POST OAK	10.00
734	P	POST OAK	20.00
735		POST OAK	18.00
736		PODF-OAK	19.00
737		LIVE OAK	15.00
738		LIVE OAK	15.00
739	M	CELANELEM	19.50
740		PODF-OAK	14.00
741		PODF-OAK	14.00
742		LIVE OAK	9.00
743		LIVE OAK	9.00
744	M	LIVE OAK	19.50
745		LIVE OAK	13.00
746		LIVE OAK	10.00
747		LIVE OAK	12.00
748	M	LIVE OAK	14.50
749	M	LIVE OAK	14.50
750		LIVE OAK	11.00
751		LIVE OAK	12.00
752		LIVE OAK	14.00
753		LIVE OAK	19.00
754	M	LIVE OAK	13.50

TREE #	CLASSIFICATION	TYPE	DIA
755		LIVE OAK	10.00
756		LIVE OAK	21.00
757		LIVE OAK	22.00
758		HACKBERRY	8.00
759		CEDAR ELM	8.00
760		CEDAR ELM	7.50
761		HACKBERRY	11.00
762	M	CEDAR ELM	12.00
763		LIVE OAK	15.00
764		LIVE OAK	15.00
765		LIVE OAK	15.00
766		LIVE OAK	15.00
767		LIVE OAK	15.00
768		LIVE OAK	15.00
769		LIVE OAK	15.00
770		LIVE OAK	15.00
771		LIVE OAK	15.00
772		LIVE OAK	15.00
773		LIVE OAK	15.00
774		LIVE OAK	15.00
775		LIVE OAK	15.00
776		LIVE OAK	15.00
777		LIVE OAK	15.00
778		LIVE OAK	15.00
779		LIVE OAK	15.00
780		LIVE OAK	15.00

TREE #	CLASSIFICATION	TYPE	DIA
781		LIVE OAK	10.00
782	P	POST OAK	21.00
783	P	POST OAK	22.00
784		HACKBERRY	8.00
785		CEDAR ELM	8.00
786	M	CEDAR ELM	7.50
787		HACKBERRY	11.00
788	M	CEDAR ELM	12.00
789	M	CEDAR ELM	15.00
790	P	LIVE OAK	19.00
791		LIVE OAK	17.00
792		LIVE OAK	15.00
793		LIVE OAK	15.00
794	P.M	LIVE OAK	23.50
795		LIVE OAK	10.00
796		CEDAR ELM	14.00
797		CEDAR ELM	14.00
798	M	CEDAR ELM	16.00
799		CELANELEM	19.00
800		CEDAR ELM	13.00
801		CEDAR ELM	10.00
802	P	PODF-OAK	21.00
803	P	POST OAK	16.00
804	P	PODF-OAK	21.00
805	P	CEDAR ELM	9.00

TREE SURVEY DATE: 02/02/2022



LEGEND	
---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED
○	HERITAGE TREE

- ### NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL FOUNDATION, AND UTILITIES ON THE SITE. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
 - PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN ON SHEET 07 AND EROSION CONTROL DETAILS SHEETS 24 FOR TYPE AND LOCATION.
 - CONTRACTOR SHALL REMOVE ANY EXISTING ON-SITE DEBRIS OR TRASH (TIRES, CONCRETE PADS, AND METAL BUILDING THAT IS FALLING DOWN).
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
 - REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (ELECTRIC, GAS, TELECOM, ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES.
 - ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
 - SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY OTHER HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
 - UTILITY POLE AND GUY WIRE RELOCATION SHALL BE COORDINATED BY CONTRACTOR WITH AUSTIN ENERGY, AS REQUIRED.
 - METAL FENCE ON SITE TO BE REMOVED BY CONTRACTOR UNLESS NOTED OTHERWISE ON PLANS.
 - ABANDON AT MAIN ALL WATER AND WASTEWATER SERVICES THAT WILL NOT BE USED PER COA STANDARD DETAILS.

Kimley»Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200,
 AUSTIN, TX 78759
 PHONE: 512-418-1171 FAX: 512-418-1791
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 TPBE Firm No. 928

Professional Engineer
 JUSTIN J. KRAMER
 LICENSED ENGINEER
 122309
 11/9/2023

EXISTING CONDITIONS & DEMOLITION PLAN
 KHA PROJECT: 069418500
 DATE: 6/30/2023
 SCALE: AS SHOWN
 DESIGNED BY: JK/KM
 DRAWN BY: SA/AM
 CHECKED BY: JK/KM

HTG RED OAKS
 SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

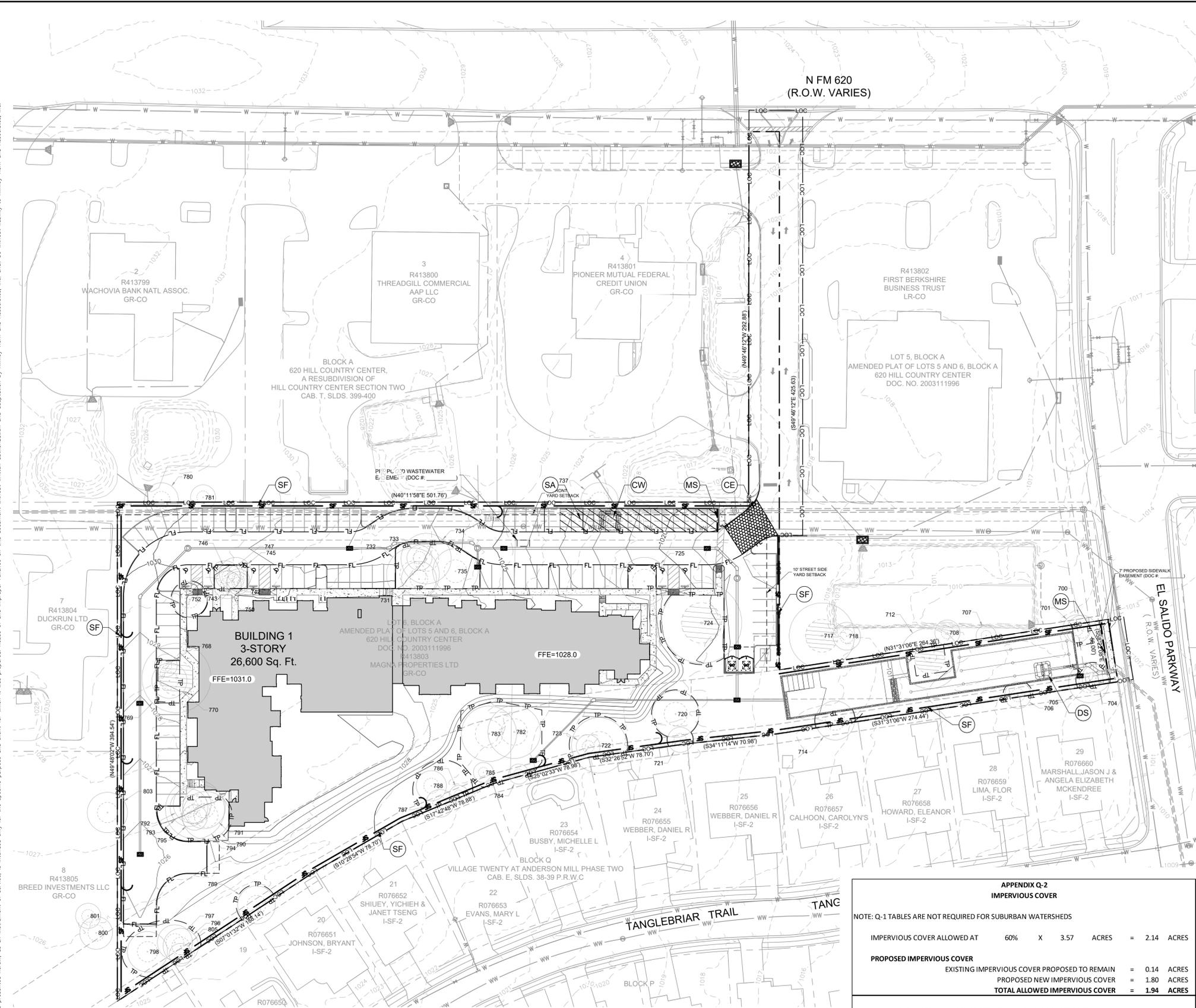
811
 Know what's below.
 Call before you dig.
 WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS	
IRFC ALLUMCAP RPL 3-5086	ELEVATION=102418'
	NORTHING=10138988.8950'
	EASTING=3087269.3740'

SHEET NUMBER	
06	OF 25

Plotted By: Moore, KYLE Date: November 09, 2023, 02:50:45pm File Path: K:\aust-civil\069418500 - 11723 N FM 620\plan\sheet\06 - Existing Conditions & Demolition.dwg
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Plotted By: Moore, Kyle Date: November 09, 2023 02:51:04pm File Path: K:\Users\kmoore\OneDrive\Documents\Projects\2023\02-51-04\p02 - Erosion Control Plan.dwg
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LEGEND	
LOC	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
CWQZ	CRITICAL WATER QUALITY ZONE
SF	(SF) SILT FENCE
MS	(MS) MULCH SOCK
CE	(CE) CONSTRUCTION ENTRANCE
SA	(SA) STAGING AREA
CW	(CW) CONCRETE WASHOUT
IP	(IP) INLET PROTECTION
TP	(TP) TREE PROTECTION
DS	(DS) DEWATERING SKIMMER
XXXX	EXISTING TREE TO REMAIN

- NOTES**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
 - 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.
 - 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 CEDAR PARK RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - 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.
 - 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.
 - ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
 - REFERENCE EROSION CONTROL NOTES ON SHEET 04 AND DETAILS ON SHEET 24.
 - 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 VEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5.1]. THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF AUSTIN STANDARDS.
 - SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.
 - PER LOC 25-9-323(C), FOR AREAS ON THE SITE THAT ARE TO REMAIN PERVIOUS AFTER DEVELOPMENT, ANY SOILS THAT ARE COMPACTED DURING SITE GRADING AND CONSTRUCTION MUST BE DE-COMPACTED IN COMPLIANCE WITH THE ECM AND IN COMPLIANCE WITH SSM 6616.
 - FINISHED ELEVATION FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED PARKING LOT ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL [ECM 1.4.7].
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION/WATER QUALITY POND(S).

**APPENDIX Q-2
IMPERVIOUS COVER**

NOTE: Q-1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT	60%	X	3.57	ACRES	=	2.14	ACRES
PROPOSED IMPERVIOUS COVER							
EXISTING IMPERVIOUS COVER PROPOSED TO REMAIN			=	0.14	ACRES		
PROPOSED NEW IMPERVIOUS COVER			=	1.80	ACRES		
TOTAL ALLOWED IMPERVIOUS COVER			=	1.94	ACRES		
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY							
TOTAL ACREAGE WITH SLOPES 15-25% =	0.20	ACRES	X	10%	=	0.02	ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES							
SLOPES	ACRES	IMPERVIOUS COVER		DRIVEWAYS/ ROADWAYS			
		BUILDINGS & OTHER IMPERVIOUS COVER	% OF CATEGORY				
0-15%	3.38	0.60	17.82%	0.14			
15-25%	0.20	0.00	0.00%	0.00			
25-35%	0.00	0.00	0.00%	0.00			
OVER 35%	0.00	0.00	0.00%	0.00			
GROSS SITE AREA	3.57						



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

BENCHMARKS

ITRC ALUMCAP RPLS-5086 ELEVATION=102418' NORTHING=10138988.8950' EASTING=3087269.3740'

HTG RED OAKS
 SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

EROSION CONTROL
 PLAN

SHEET NUMBER
07
 OF 25

KHA PROJECT
 069418500

DATE
 6/30/2023

SCALE: AS SHOWN

DESIGNED BY: JK/KM

DRAWN BY: SA/AM

CHECKED BY: JK/KM

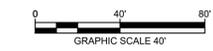
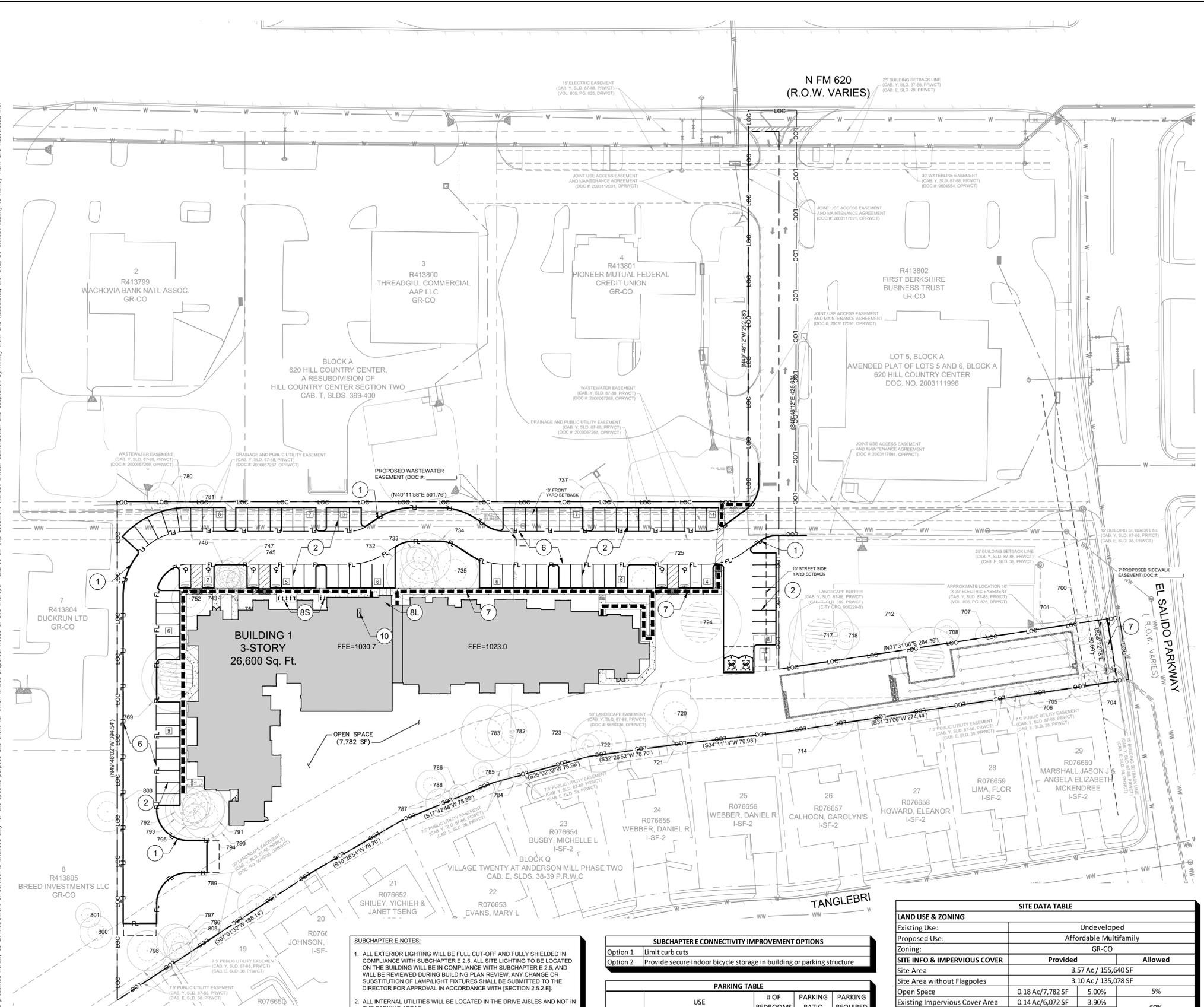
11/9/2023

JUSTIN J. KRAMER
 122309
 LICENSED ENGINEER

Kimley >>> Horn
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 AUSTIN, TX 78759
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REVISIONS
 No. _____
 DATE _____

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LEGEND	
	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	BUILDING SETBACK
	PROPOSED 6" CURB
	4" PAINTED WHITE STRIPE
	PAINTED ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE PARKING SIGN
	BARRIER FREE RAMP
	FIRE LANE STRIPING
	CONCRETE SIDEWALK
	BIKE RACK (S=SHORT-TERM, L=LONG-TERM)
	DRY STACK WALL
	FIRE RISER ROOM
	PARKING STALL COUNT
	EXISTING TREE TO REMAIN

- NOTES**
- TREES AND TOPOGRAPHY BASED UPON SURVEY BY STANTEC ON FEBRUARY 2, 2022. ALTA SURVEY BASED UPON SURVEY BY DA MAWYER LAND SURVEYING, INC. ON FEBRUARY 2022. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
 - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
 - 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
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - 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 OBTURED BY A VEHICLE PARKING IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1988-4.6.2.
 - CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
 - ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
 - ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 - ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
 - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
 - REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
 - 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".
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
 - ALL FDC'S TO BE TWO 2" SIAMENSE CONNECTIONS.
 - A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

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

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

Figure 4-19: Examples of fully-shielded light fixtures

BENCHMARKS

IRFC ALUMCAP RPL 3-5086
ELEVATION=102418'
NORTHING=10138988.8950'
EASTING=3087269.3740'

SUBCHAPTER E NOTES:

- 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 2.5.2.3].
- ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

AFFORDABILITY UNLOCKED NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [SECTION 25-2-1064].
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
- THE USE HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) RO A RISE OF TWELVE (12), WILL BE PROHIBITED [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES [SECTION 25-2-1067].

SUBCHAPTER E CONNECTIVITY IMPROVEMENT OPTIONS

Option 1 Limit curb cuts
Option 2 Provide secure indoor bicycle storage in building or parking structure

PARKING TABLE			
USE	# OF BEDROOMS	PARKING RATIO	PARKING REQUIRED
1	1 BEDROOM	70 1.5:1	105
2	EACH ADDITIONAL BEDROOM	46 0.5:1	23
REQUIRED PARKING*			128
TOTAL PROVIDED PARKING			88
COMPACT SPACES PROVIDED (<10%)			0
ADA SPACES PROVIDED			6
TOTAL BICYCLE PARKING REQUIRED (5%)			7
SHORT-TERM BICYCLE PARKING PROVIDED (50%)			12
LONG-TERM BICYCLE PARKING PROVIDED (50%)			12
TOTAL BICYCLE PARKING PROVIDED			24

*Participation in Affordability Unlocked waives COA LDC Chapter 25-6, Article 9, Appendix A parking requirements. Required ADA parking spaces based on Appendix A parking requirement prior to reductions.

SITE DATA TABLE			
LAND USE & ZONING	Undeveloped		
Existing Use:	Affordable Multifamily		
Proposed Use:	GR-CO		
SITE INFO & IMPERVIOUS COVER	Provided	Allowed	
Site Area	3.57 Ac / 155,640 SF		
Site Area without Flagpoles	3.10 Ac / 135,078 SF		
Open Space	0.18 Ac / 7,782 SF	5.00%	5%
Existing Impervious Cover Area	0.14 Ac / 6,072 SF	3.90%	60%
Proposed Impervious Cover Area	1.94 Ac / 84,622 SF	54.37%	
BUILDING SETBACKS	5 Ft Minimum*		
Front	10 Ft Minimum		
Street Side	N/A		
Interior Side	N/A		
Rear	N/A		
BUILDING INFO	Provided	Allowed	
Building Coverage	0.65 Ac / 28,159 SF	18.09%	75%
Gross Floor Area	1.94 Ac / 84,477 SF	54.28%	-
Building Height	42 Ft		90 Ft*
Floor-to-Area Ratio	0.54 : 1		.*
Foundation Type	Stepped Slab-On-Grade		
*Revised allowance due to Affordability Unlocked Type 2 building			

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11/9/2023

KHA PROJECT	069418500
DATE	6/30/2023
SCALE	AS SHOWN
DESIGNED BY:	JK/KM
DRAWN BY:	SA/AM
CHECKED BY:	JK/KM

SITE PLAN

HTG RED OAKS

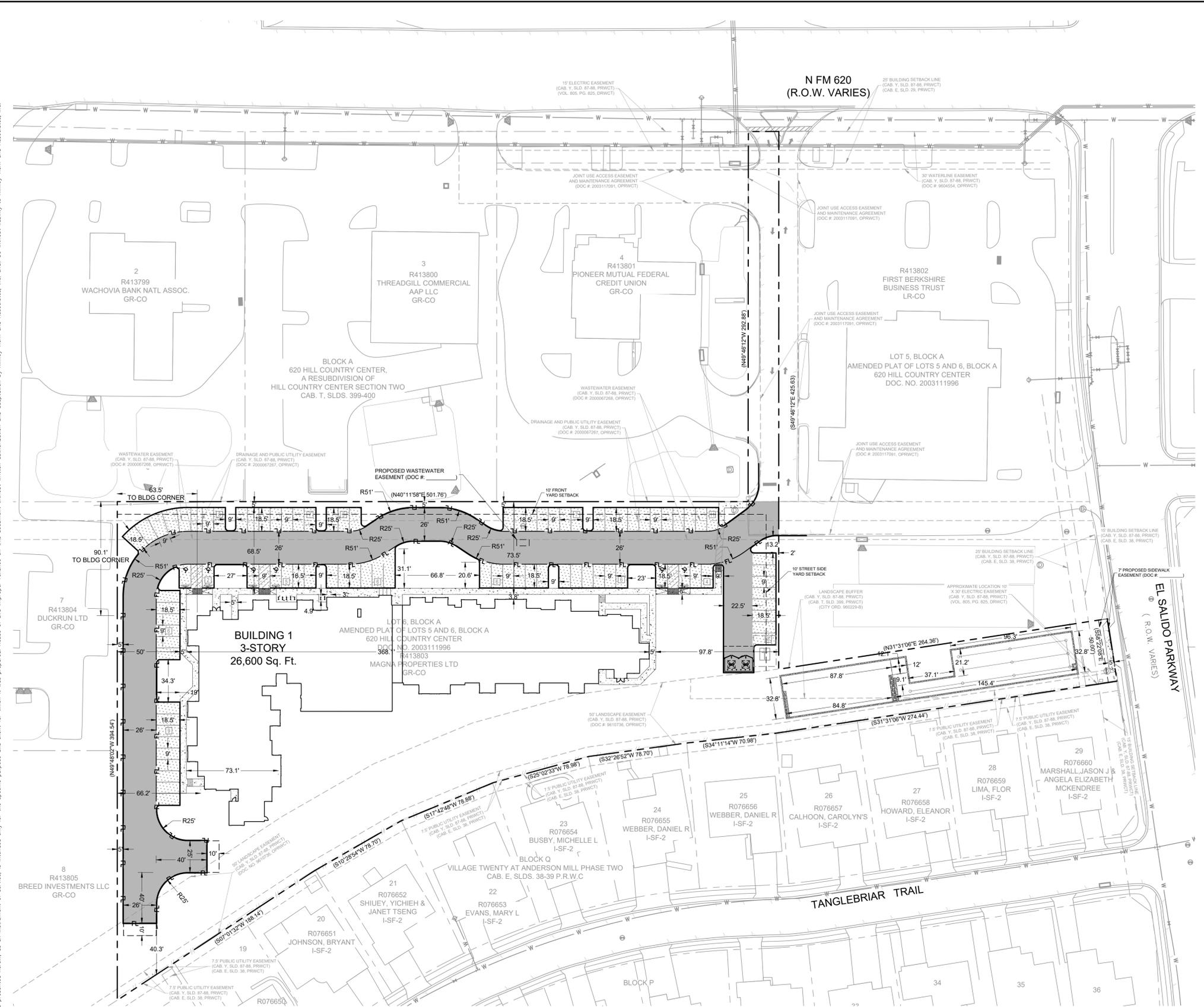
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SHEET NUMBER

08

OF 25

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LEGEND	
	PROPERTY LINE
	PROPOSED FIRE LANE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED SIDEWALK

GEOTECH NOTE:

REFER TO GEOTECHNICAL REPORT BY:
ECS SOUTHWEST, LLP

GEOTECH PROJECT NUMBER: **17:6232**

DATED: **MAY 12, 2023**

- NOTES**
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
 - 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
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 - CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
 - SEE OVERALL SITE PLAN ON SHEET 08 FOR ADDITIONAL NOTES.
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT (IBC 105.2).
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - ALL STANDARD PARKING STALLS TO BE 9'-0" WIDE BY 18'-5" DEEP TO FACE OF CURB. ALL COMPACT PARKING STALLS TO BE 7'-5" WIDE BY 15'-0" DEEP TO FACE OF CURB.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.

NO.	REVISIONS	DATE	BY

Kimley & Horn

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DATE	6/30/2023
SCALE	AS SHOWN
DESIGNED BY	JK/KM
DRAWN BY	SA/AM
CHECKED BY	JK/KM

DIMENSION CONTROL & PAVING PLAN

HTG RED OAKS
 SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER	09
OF 25	

811

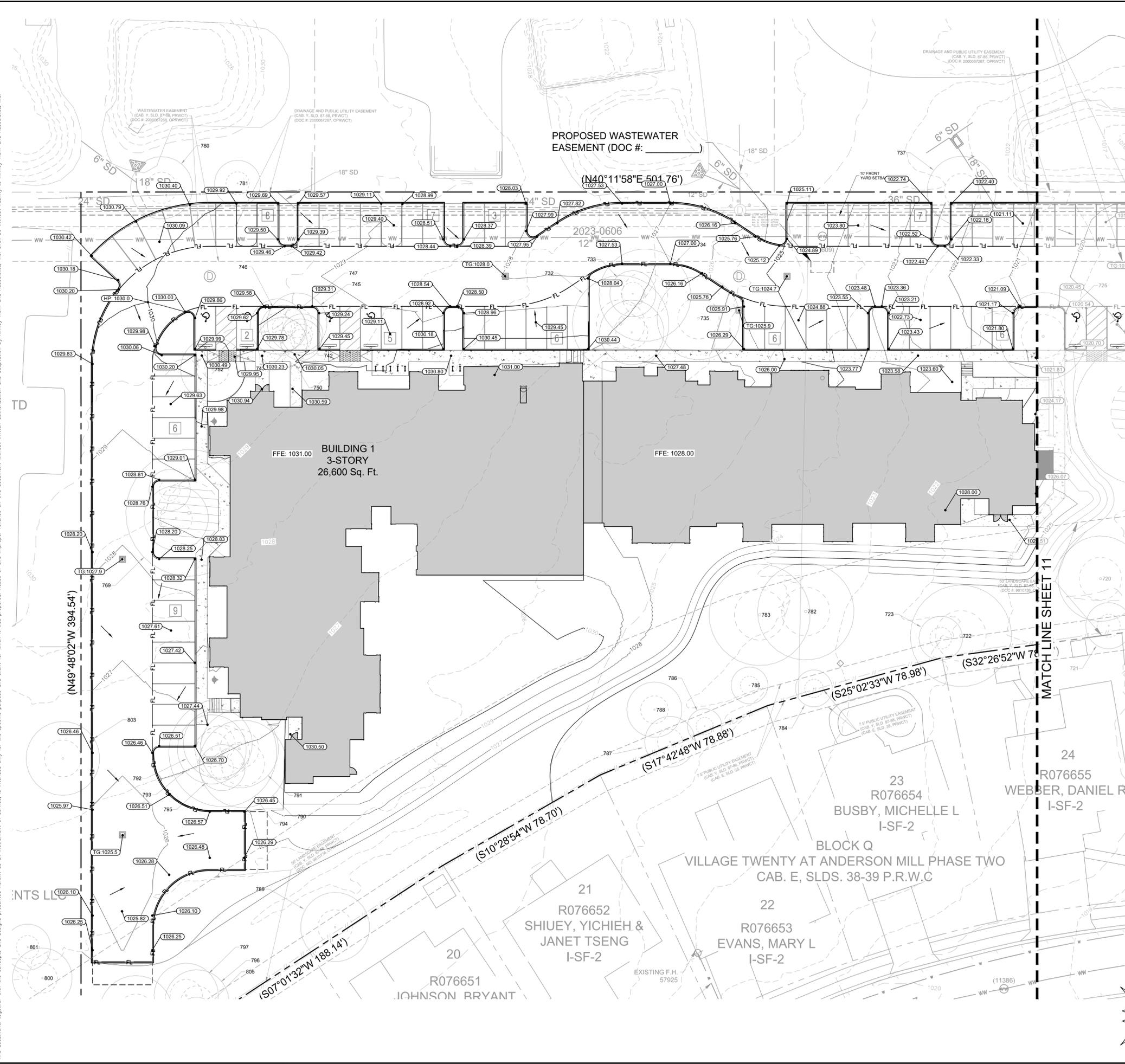
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 Call before you dig.

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

BENCHMARKS

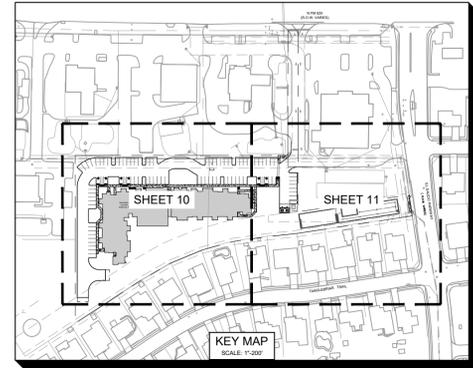
IRFC ALUMCAP RPLS-5086
ELEVATION=102418'
NORTHING=10138988.8950'
EASTING=3087269.3740'

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LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED DRY STACK WALL
HP	HIGH POINT
FFE XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
996.70	PROPOSED TOP OF PAVEMENT ELEVATION
TW: 996.84	PROPOSED GRADE AT TOP OF WALL
BW: 996.00	PROPOSED GRADE AT BOTTOM OF WALL
EW: 996.03	PROPOSED GRADE AT END OF WALL
TG: 996.21	PROPOSED TOP OF GRATE ELEVATION
EX 996.21	EXISTING GRADE
HP: 996.03	PROPOSED GRADE HIGHEST POINT
XXXXXX	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.



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

BENCHMARKS	
IRFC ALUMACAP RPL S-5086	ELEVATION=102416'
	NORTHING=10138988.8950'
	EASTING=3087269.3740'

NO.	REVISIONS	DATE	BY

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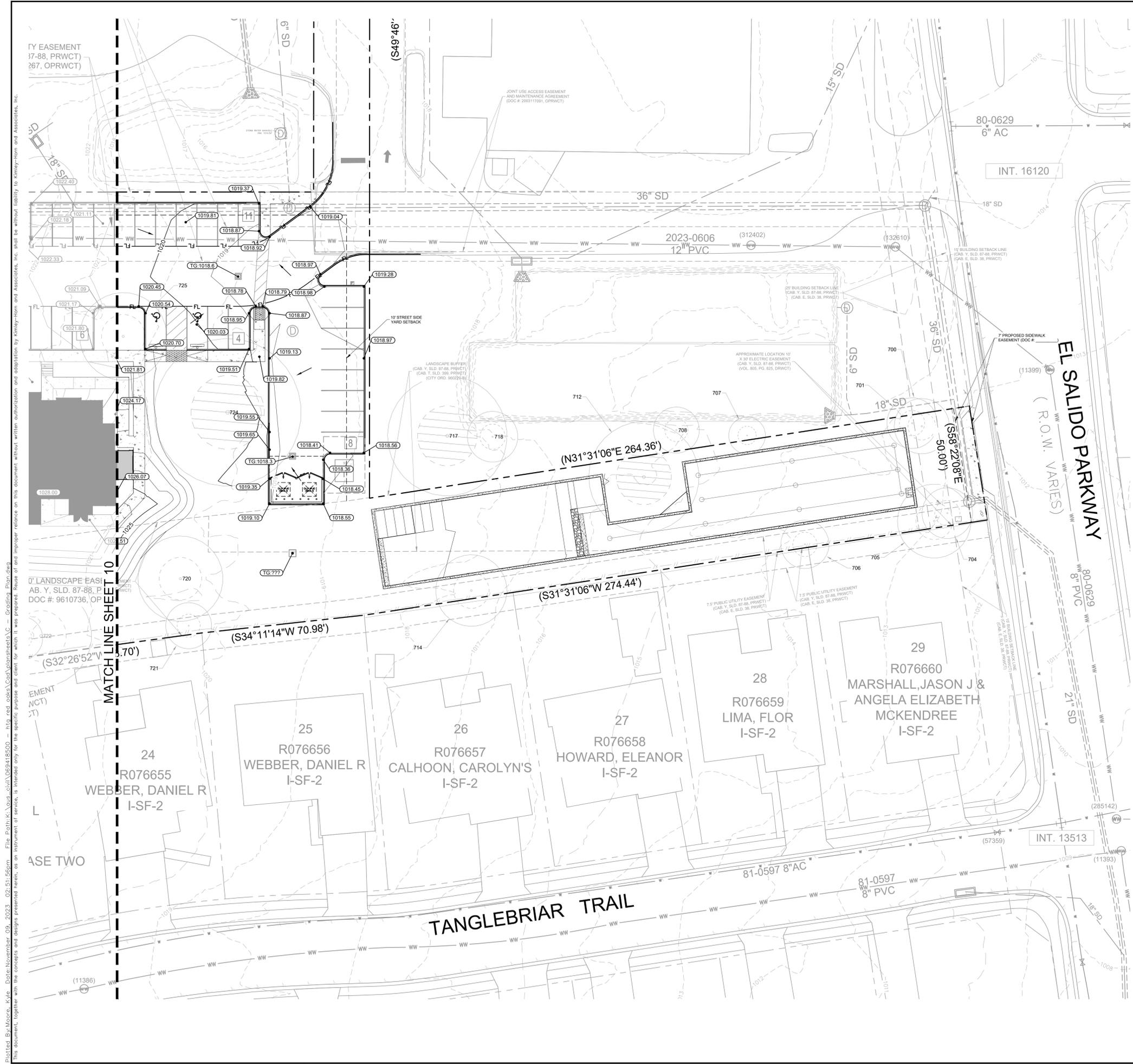
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CHECKED BY	JK/KM

GRADING PLAN
(SHEET 1 OF 2)

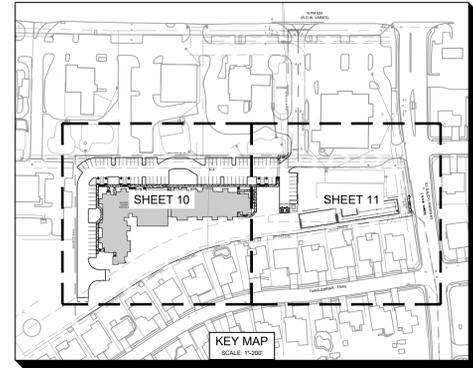
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SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
10
 OF 25



LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED DRY STACK WALL
HP	HIGH POINT
FFE XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
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HP: 996.03	PROPOSED GRADE HIGHEST POINT
XXXXXX	EXISTING TREE TO REMAIN

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 5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.



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BENCHMARKS

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ELEVATION=102418'
NORTHING=10138988.8950'
EASTING=3087269.3740'

NO.	REVISIONS	DATE	BY

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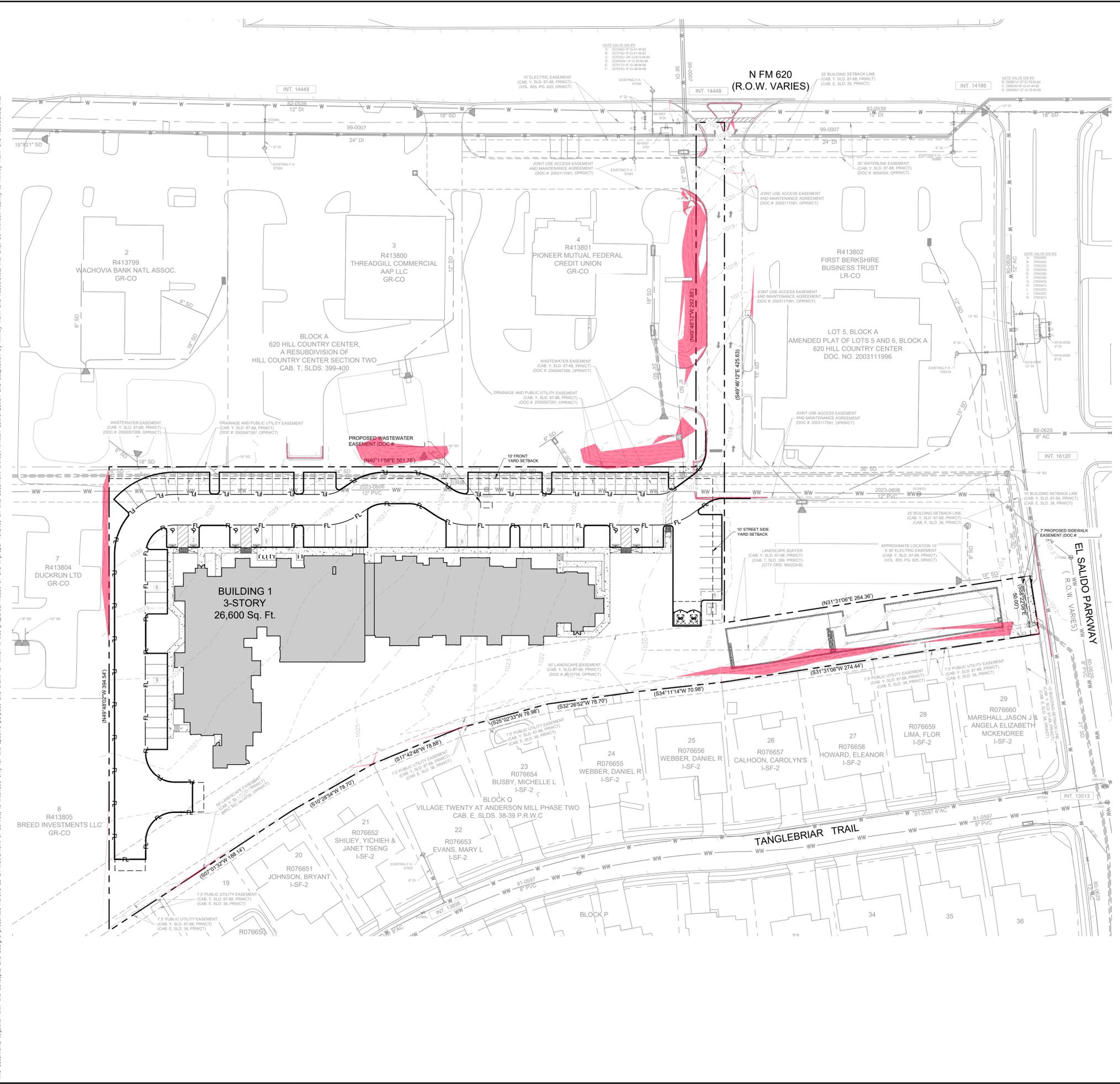
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HTG RED OAKS
SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

GRADING PLAN	
(SHEET 2 OF 2)	
SHEET NUMBER	
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OF 25	

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LEGEND	
---	PROPERTY LINE
- - - -	EXISTING EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (in SF)	Color
1	15.00%	10835.96%	8595.05	■

APPENDIX Q-2 IMPERVIOUS COVER				
NOTE: Q-1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS				
IMPERVIOUS COVER ALLOWED AT	60%	X	3.57 ACRES	= 2.14 ACRES
PROPOSED IMPERVIOUS COVER				
EXISTING IMPERVIOUS COVER PROPOSED TO REMAIN				= 0.14 ACRES
PROPOSED NEW IMPERVIOUS COVER				= 1.80 ACRES
TOTAL ALLOWED IMPERVIOUS COVER				= 1.94 ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE WITH SLOPES 15-25% =	0.20 ACRES	X	10%	= 0.02 ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES				
IMPERVIOUS COVER				
		BUILDINGS & OTHER IMPERVIOUS COVER	DRIVEWAYS/ROADWAYS	
SLOPE CATEGORIES	ACRES	ACRES	% OF CATEGORY	ACRES
0-15%	3.38	0.60	17.82%	0.14
15-25%	0.20	0.00	0.00%	0.00
25-35%	0.00	0.00	0.00%	0.00
OVER 35%	0.00	0.00	0.00%	0.00
GROSS SITE AREA	3.57			

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 DRAWN BY: SA / AM
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SLOPE MAP

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SITE PLAN
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 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

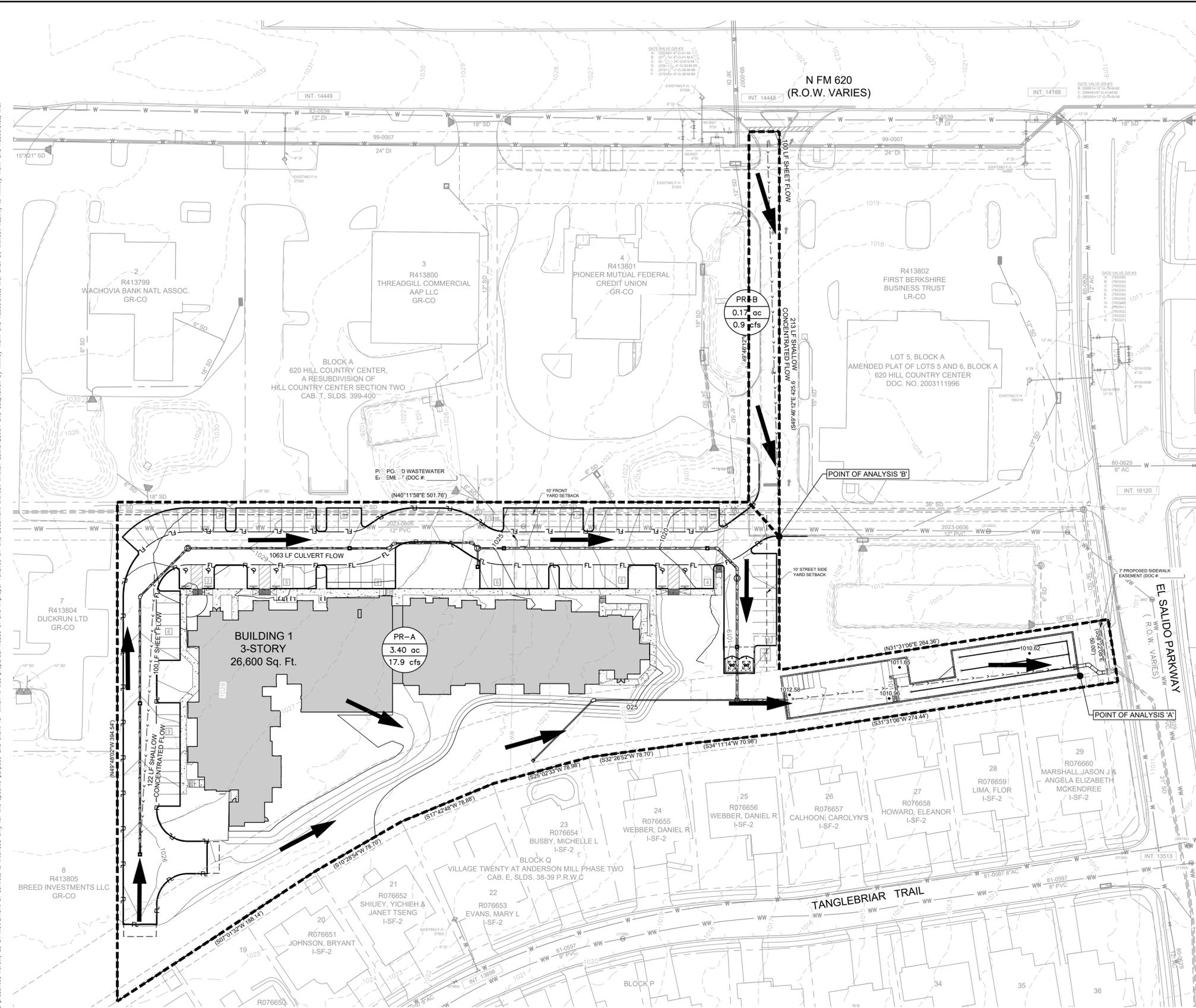
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BENCHMARKS	
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	NORTHING=10138988.8950'
	EASTING=3087269.3740'

SHEET NUMBER
12
 OF 25

Plotted By: Moore, KYLE Date: November 09, 2023 02:52:37pm File Path: K:\Users\civil\069418500 - 1173 N FM 620\Drawings\Area Map.dwg
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0 40' 80'
GRAPHIC SCALE 40'

LEGEND	
\bigcirc X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 cfs	Q100 FLOW IN CFS
A-1	INLET NUMBER
---	PROPERTY LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM DRAIN INLET
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN HEADWALL
---	PROPOSED FLOW DIRECTION
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	TIME OF CONCENTRATION PATH

Point of Analysis A	5.55	8.29	10.20	13.43	18.98	18.79
WSEL	1015.04	1015.82	1016.36	1017.18	1018.37	1018.43

Point of Analysis B	2.83	4.15	5.04	6.52	9.16	8.97
WSEL	-2.06	-3.11	-3.84	-5.04	-7.12	-7.02

Kimley >>> Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200,
 AUSTIN, TX 78759
 PHONE: 512-418-1171 FAX: 512-418-1791
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 TBPE Firm No. 928



11/9/2023
 KHA PROJECT 069418500
 DATE 6/30/2023
 SCALE: AS SHOWN
 DESIGNED BY: JK/KM
 DRAWN BY: SA/AM
 CHECKED BY: JK/KM

PROPOSED DRAINAGE AREA MAP

HTG RED OAKS SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
14
 OF 25

PROPOSED CONDITIONS

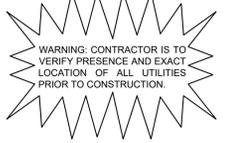
Time of Concentration Calculations - SCS Method

DRAINAGE AREA	SHEET FLOW			SHALLOW CONCENTRATED FLOW						CHANNEL FLOW						TOTAL Tc**	Q2	Q5	Q10	Q25	Q50	Q100							
	P-2yr24hr n	L (ft)	S (ft/ft)	Tt (min)	Grass Surface L (ft) V (fps) S (ft/ft) Tt (min)	Paved Surface L (ft) V (fps) S (ft/ft) Tt (min)	Open Channel Flow 1 L (ft) V (fps) a (ft²) Pw (ft) r n S (ft/ft) Tt (min)	Culvert Flow 1 L (ft) V (fps) a (ft²) Pw (ft) r n S (ft/ft) Tt (min)	(min)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)														
PR-A	0.015	100	0.015	1.55	-	-	0.00	122	2.57	0.016	0.79	-	-	0.00	1063	5.7	0.79	3.14	0.25	0.011	0.011	3.13	6.00	4.38	6.91	8.88	12.15	17.76	18.35
PR-B	0.015	100	0.044	1.01	-	-	0.00	213	1.57	0.006	2.25	-	-	0.00	-	-	-	-	-	-	-	-	6.00	0.77	1.04	1.20	1.48	2.04	1.95

**The minimum Tc is 6 minutes per the TR-55
 **Based on Atlas 14



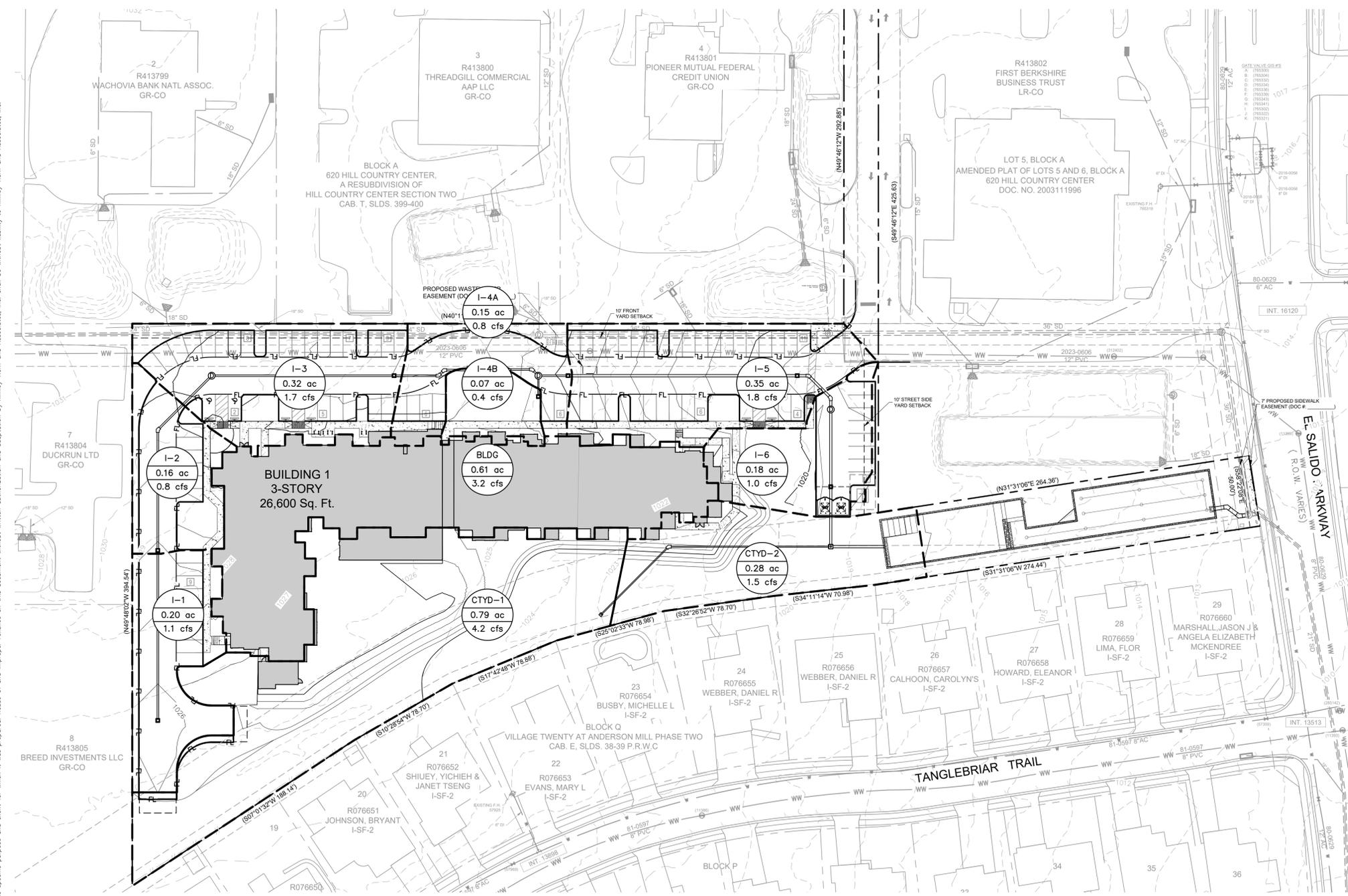
Know what's below.
 Call before you dig.



BENCHMARKS

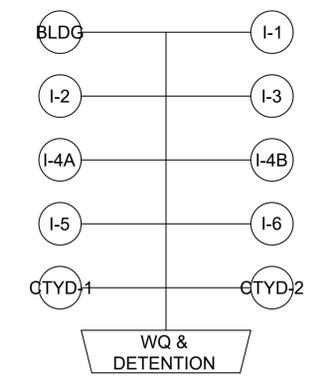
IRFC ALUMACAP RPLS-5086
 ELEVATION=102418'
 NORTHING=10138988.8950'
 EASTING=3087269.3740'

Plotted By: Moore, Kyle Date: November 09, 2023 02:52:52pm File Path: K:\Users\civil\069418500 - 1173 red oaks\Map\plan\sheetA.dwg - Inlet Drainage Area Map.dwg
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LEGEND	
	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	CRITICAL WATER QUALITY ZONE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	AUSTIN CITY LIMITS
	LANDSCAPE INLET CAPTURE

- NOTES**
- RATIONAL METHOD DRAINAGE CALCULATIONS RELY ON CITY OF AUSTIN ATLAS-14 FIGURES.
 - THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.
 - PROPOSED DEVELOPMENT DOES NOT ADVERSELY AFFECT ANY DOWNSTREAM PROPERTIES.



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 TBP# Firm No. 928



KHA PROJECT	069418500
DATE	6/30/2023
SCALE	AS SHOWN
DESIGNED BY	JK/KM
DRAWN BY	SA/AM
CHECKED BY	JK/KM

INLET DRAINAGE AREA MAP

HTG RED OAKS SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
15
 OF 25

RATIONAL METHOD Q CALCULATIONS

INLET DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COEF. C - 2YR	WEIGHTED RUNOFF COEF. C - 5YR	WEIGHTED RUNOFF COEF. C - 10YR	WEIGHTED RUNOFF COEF. C - 25YR	WEIGHTED RUNOFF COEF. C - 50YR	WEIGHTED RUNOFF COEF. C - 100YR	TOTAL Tc (min)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
I-1	0.20	0.17	85.22%	0.68	0.73	0.76	0.81	0.85	0.89	6.00	0.82	1.11	1.37	1.80	2.18	2.63
I-2	0.16	0.10	66.60%	0.60	0.64	0.67	0.72	0.75	0.80	6.00	0.56	0.76	0.94	1.24	1.50	1.82
I-3	0.32	0.24	75.70%	0.64	0.68	0.71	0.76	0.80	0.85	6.00	1.21	1.64	2.03	2.66	3.23	3.90
I-4A	0.15	0.11	75.89%	0.64	0.68	0.71	0.76	0.80	0.85	6.00	0.57	0.77	0.96	1.26	1.52	1.84
I-4B	0.07	0.01	10.68%	0.34	0.37	0.40	0.44	0.47	0.51	6.00	0.15	0.21	0.26	0.36	0.44	0.55
I-5	0.35	0.28	82.21%	0.67	0.71	0.74	0.79	0.83	0.88	6.00	1.38	1.87	2.31	3.02	3.66	4.42
I-6	0.18	0.09	50.00%	0.52	0.56	0.59	0.63	0.67	0.71	6.00	0.56	0.77	0.96	1.27	1.55	1.89
CTYD-1	0.79	0.00	0.00%	0.29	0.32	0.35	0.39	0.42	0.46	6.00	1.37	1.91	2.48	3.40	4.23	5.28
CTYD-2	0.28	0.01	2.58%	0.30	0.33	0.36	0.40	0.43	0.47	6.00	0.51	0.71	0.92	1.26	1.57	1.95
BLDG	0.61	0.61	100.00%	0.75	0.80	0.83	0.88	0.92	0.97	6.00	2.73	3.69	4.54	5.93	7.16	8.61

Assumptions:
 2-year intensity = 5.97 (ATLAS)
 5-year intensity = 7.56 (ATLAS)
 10-year intensity = 8.96 (ATLAS)
 25-year intensity = 11.02 (ATLAS)
 50-year intensity = 12.74 (ATLAS)
 100-year intensity = 14.52 (ATLAS)

Notes:
 Runoff Coefficient (C) per City of Austin Drainage Criteria Manual; Runoff Coefficient C=Cperv(Aperv/Atotal)+Cimperv*(Aimperv/Atotal); Rainfall Intensity I=a/(Tc+b)^c
 **Peak Flow Q = CIA
 ***The minimum Tc is 6 minutes per the TR-55.



BENCHMARKS

IRFC ALUMCAP RPLS-5086
ELEVATION=102418'
NORTHING=10138988.8950'
EASTING=3087269.3740'

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES – LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
- IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
- NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, etc.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE 12100 PARK 35 CIRCLE, BUILDING A AUSTIN, TEXAS 78753-1808 PHONE (512) 339-2929 FAX (512) 339-3795	SAN ANTONIO REGIONAL OFFICE 14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233-4480 PHONE (210) 490-3096 FAX (210) 545-4329
--	---

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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **HTG Red Oaks**
Date Prepared: **11/8/2023**

Additional information is provided for calls with a red triangle in the upper right corner. Place the cursor over the call. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

Page 3-29 Equation 3.3: $L_{TSS} = 27.2(A_p \times P)$
where:
 L_{TSS} = Required TSS removal resulting from the proposed development = 80% of increased load
 A_p = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project	
County =	Williamson
Total project area included in plan =	3.57 acres
Predevelopment impervious area within the limits of the plan =	0.14 acres
Total post-development impervious area within the limits of the plan =	1.91 acres
Total post-development impervious cover fraction =	0.54
P =	32 inches

L_{TSS} = 1567 lbs.
* The values entered in these fields should be for the total project area.

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

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

Drainage Basin/Outfall Area No. = 1	
Total drainage basin/outfall area =	3.40 acres
Predevelopment impervious area within drainage basin/outfall area =	0.50 acres
Post-development impervious area within drainage basin/outfall area =	1.81 acres
Post-development impervious fraction within drainage basin/outfall area =	0.53
L_{TSS} =	1515 lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

- Aquatic Cartridge Filter
- Bioretenion
- Control Storm Filter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortex
- Wet Basin
- Wet Vault

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

RG-348 Page 3-33 Equation 3.7: $L_r = (BMP\ efficiency) \times P \times (A_p \times 34.6 + A_p \times 0.54)$

where:
 A_p = Total On-Site drainage area in the BMP catchment area
 A_i = Impervious area proposed in the BMP catchment area
 A_p = Pervious area remaining in the BMP catchment area
 L_r = TSS Load removed from this catchment area by the proposed BMP

A_p =	3.40 acres
A_i =	1.81 acres
A_p =	1.59 acres
L_r =	1808 lbs

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

Desired L_{TSS} = 1515 lbs.
 $F = 0.87$

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

Rainfall Depth = 1.44 inches
Post Development Runoff Coefficient = 0.38
On-site Water Quality Volume = 6682 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37
Off-site area draining to BMP = 0.00 acres
Off-site impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 1338 cubic feet
Total Capture Volume (required water quality volume(s) x 1.20) = 8019 cubic feet
The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in call C&S will show NA.

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

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:
Soil infiltration/permeability rate = NA in/hr
Irrigation area = NA square feet
Enter determined permeability rate or assumed value of 6.1

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

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

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

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	8019 cubic feet
Minimum filter basin area =	371 square feet
Maximum sedimentation basin area =	3341 square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	835 square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	8019 cubic feet
Minimum filter basin area =	668 square feet
Maximum sedimentation basin area =	2673 square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	167 square feet For maximum water depth of 8 feet

Plotted By: Moore, Kyle Date: November 09, 2023 02:53:17pm File Path: K:\Users\civill\069418500 - htg red oaks\069418500 - General Notes.dwg
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NO.	REVISIONS	DATE	BY

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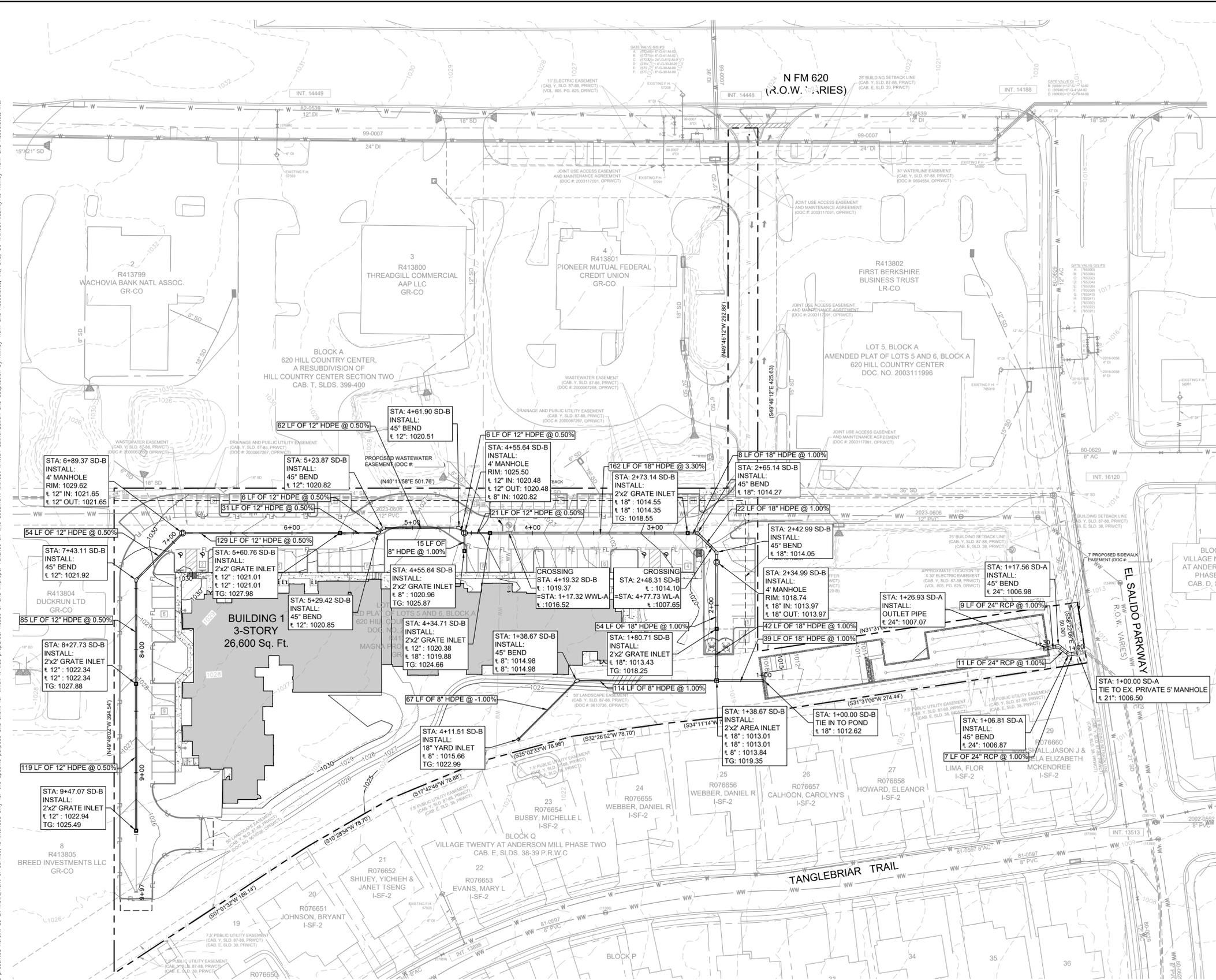


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DATE	6/30/2023
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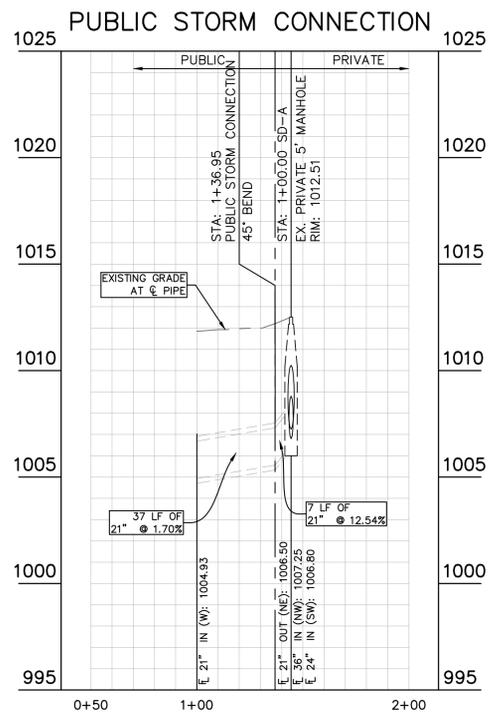
TCEQ NOTES & CALCULATIONS

HTG RED OAKS SITE PLAN
11723 N FM 620
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

Plotted By: Moore, Kyle Date: November 09, 2023 02:53:41pm File Path: K:\Users\civill\OneDrive\Projects\2023\02-53-41pm - Overall Storm Plan.dwg
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LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	AUSTIN CITY LIMITS
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED STORMWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM DRAIN INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE



- NOTES**
- INSTALL WYES AS SHOWN OR SIZE ON SIZE WYE WITH REDUCER AS NEEDED.
 - ALL GRATES IN PAVEMENT AREA TO BE TRAFFIC RATED.
 - ALL PIPES TO BE HDPE UNLESS OTHERWISE NOTED ON PLANS.
 - CONTRACTOR TO ENSURE STORM DRAIN CROSSES ABOVE SANITARY SEWER LINE.
 - CONTRACTOR TO TIE ALL DOWNSPOUTS TO STORM SEWER SYSTEM - SEE ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUTS SHALL CONNECT TO UNDERGROUND PIPING DESIGNATED AS "RD". THE "RD" PIPING ALIGNMENTS SHOWN ARE SCHEMATIC IN NATURE. ALL FLOWLINES OF PIPE AT DOWNSPOUT ADJACENT TO BUILDING TO BE 2' BELOW FEE. ALL PIPE TO BE 8" PVC UNLESS THE PIPE COLLECTS MORE THAN ONE DOWNSPOUT. THEN THE PIPE IS TO BE 12" PVC. MINIMUM SLOPE IS 0.3%.

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

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

BENCHMARKS

IRFC ALUMACAP RPL 8-5086
ELEVATION=102418'
NORTHING=10138988.8950'
EASTING=3087269.3740'

No.	REVISIONS	DATE

Kimley & Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200,
 AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
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 TPBE Firm No. 928

Professional Engineer
 JUSTIN J. KRAMER
 122309
 11/9/2023
 KHA PROJECT 069418500
 DATE 6/30/2023
 SCALE: AS SHOWN
 DESIGNED BY: JK/KM
 DRAWN BY: SA/AM
 CHECKED BY: JK/KM

OVERALL STORM PLAN

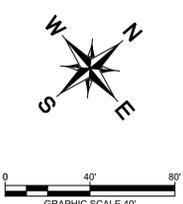
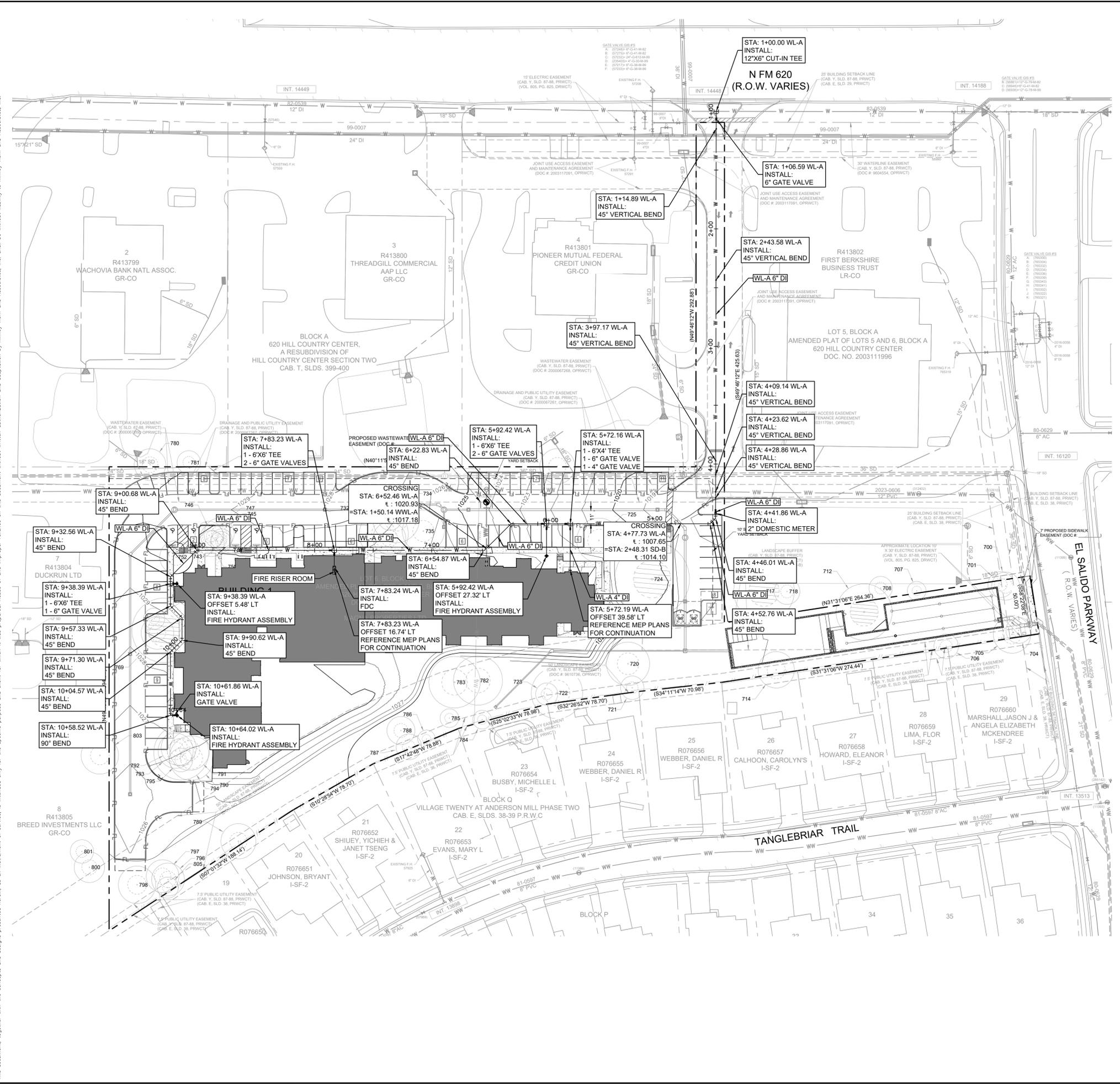
HTG RED OAKS SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER

18

OF 25

Plotted By: Moore, KYLE Date: November 09, 2023 02:53:56pm File Path: K:\Users\civil\069418500 - 11723 N FM 620\Drawings\02 - Water Plan.dwg
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LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM DRAIN INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE

- NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES.
 - CONTRACTOR TO COORDINATE WITH MEP PLANS FOR ALL UTILITY STUB OUTS.
 - CONTRACTOR TO REFERENCE IRRIGATION PLANS BY LANDSCAPE ARCHITECT.
 - WATER SERVICE AND FIRE SERVICE LINES SHALL TERMINATE 5' FROM BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
 - ALL MANHOLES LOCATED IN PAVEMENT ARE TO BE RAISED TO FINISHED GRADE.
 - ALL WATER AND WASTEWATER LINE CROSSINGS TO BE INSTALLED PER TCEQ REQUIREMENTS.
 - CONTRACTOR TO INSTALL FIRE SERVICE LINES IN ACCORDANCE WITH NFPA REQUIREMENTS.
 - ALL PVC LINES TO BE DUCTILE IRON (DI).
 - UNDERGROUND MAINS SUPPLYING PRIVATE 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.

NO.	REVISIONS	DATE

Kimley-Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200,
 AUSTIN, TX 78759
 PHONE: 512-416-1171 FAX: 512-416-1791
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 TBE Firm No. 928

Professional Engineer
 JUSTIN J. KRAMER
 LICENSED PROFESSIONAL ENGINEER
 1223039
 11/9/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069418500	6/30/2023	AS SHOWN	JK/KM	SA/AM	JK/KM

HTG RED OAKS
WATER PLAN
SITE PLAN
(SHEET 1 OF 2)
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

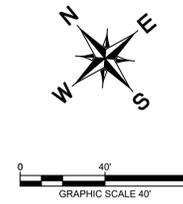
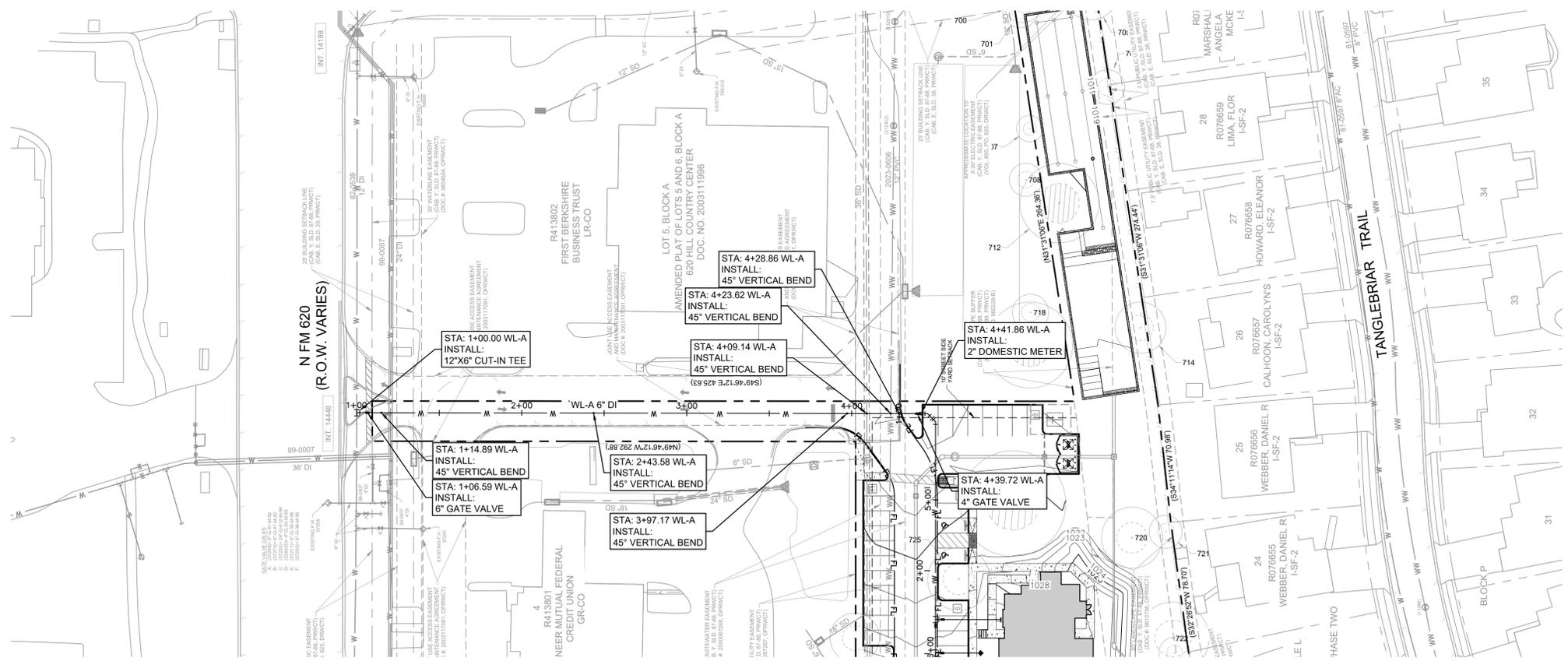
811
 Know what's below.
 Call before you dig.
 WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

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EASTING=3087269.3740'

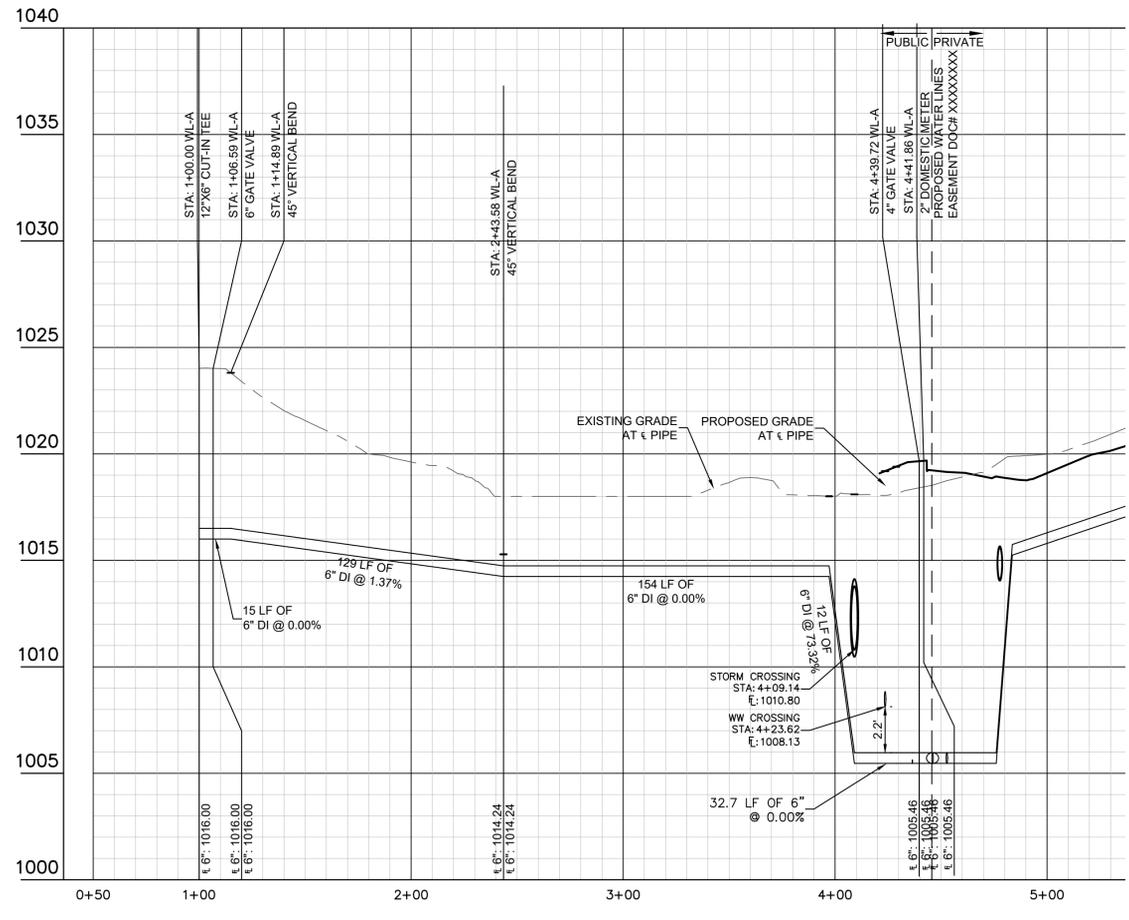
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LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM DRAIN INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE

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 - ALL WATER AND WASTEWATER LINE CROSSINGS TO BE INSTALLED PER TCEQ REQUIREMENTS.
 - CONTRACTOR TO INSTALL FIRE SERVICE LINES IN ACCORDANCE WITH NFPA REQUIREMENTS.
 - ALL PVC LINES TO BE SDR-26



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

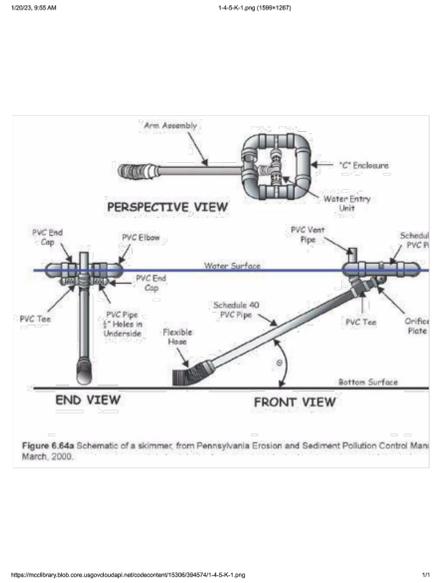
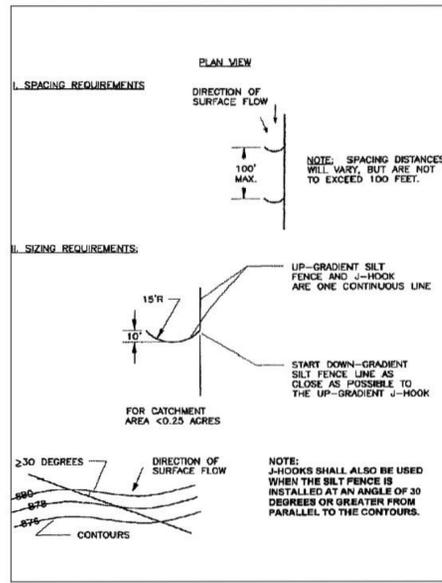
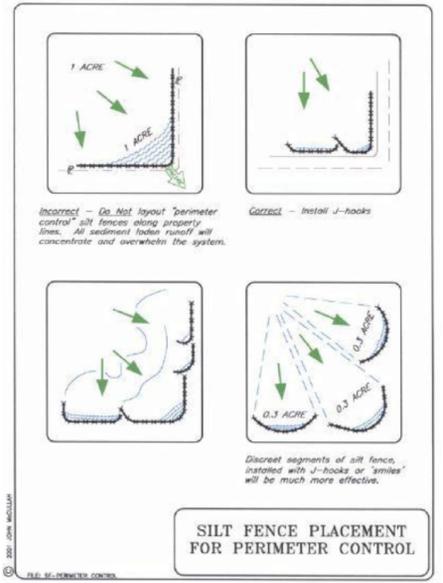
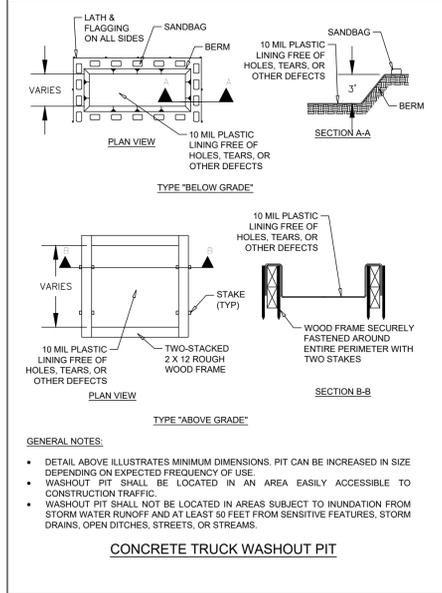
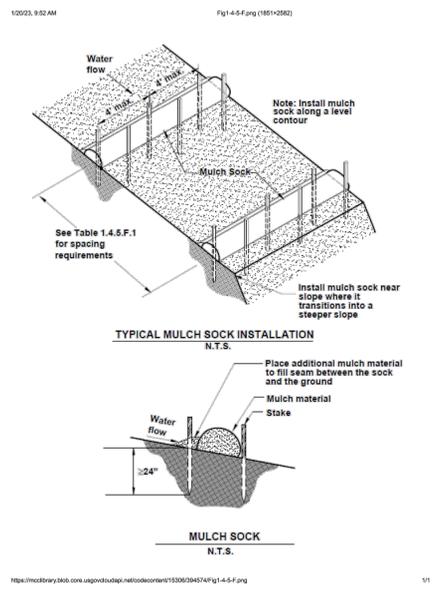
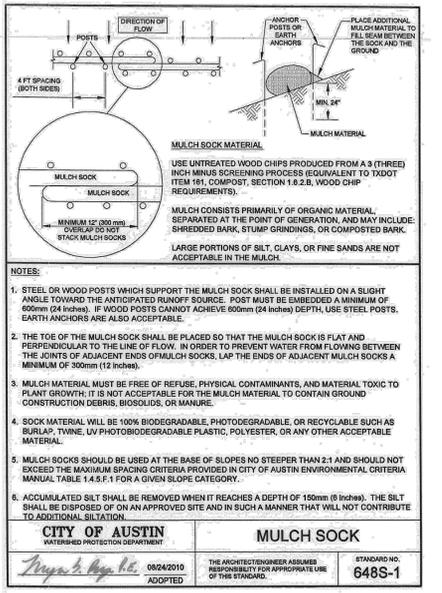
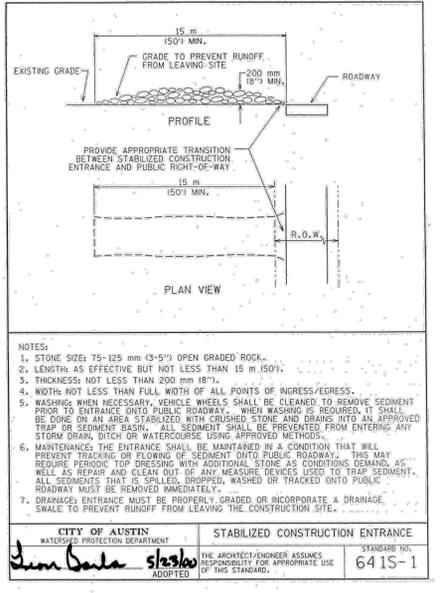
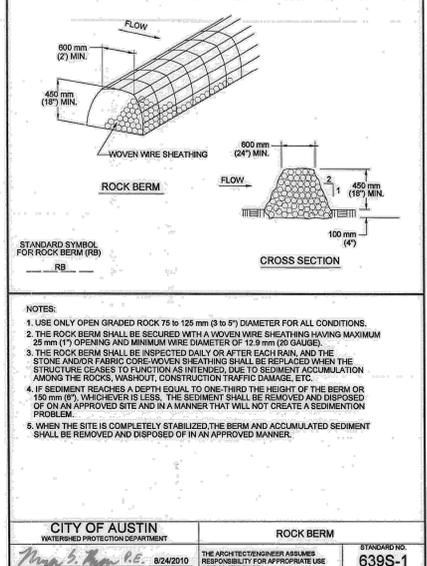
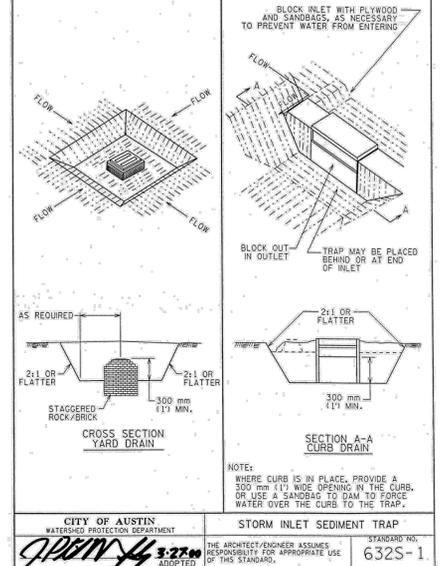
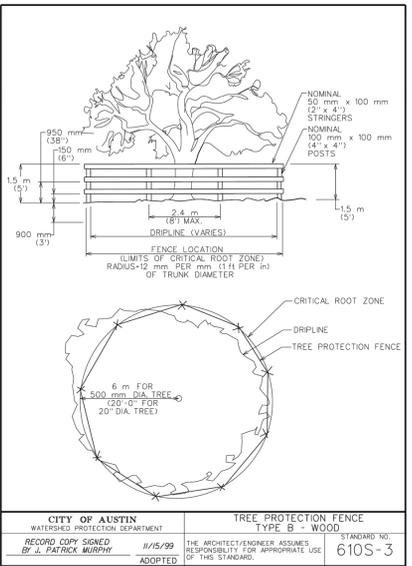
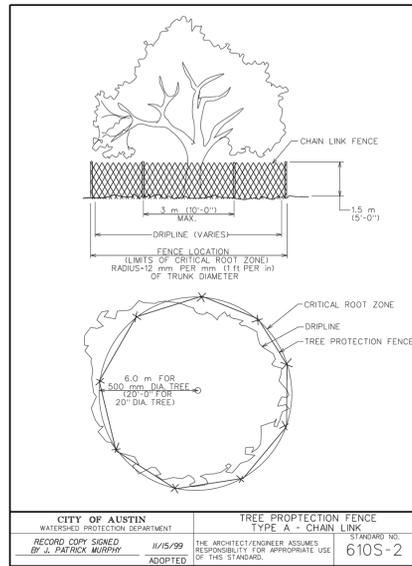
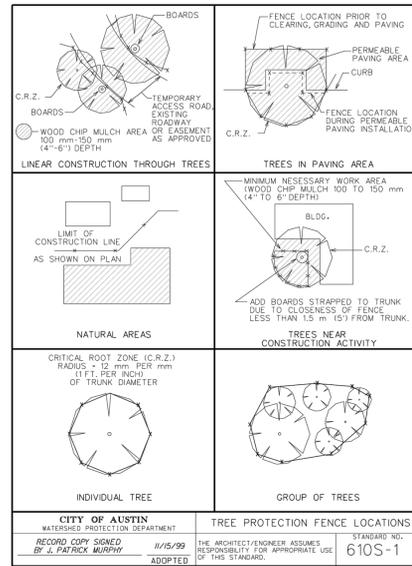
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

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NORTHING=10138988.8950'
EASTING=3087269.3740'

<p>10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1171 FAX: 512-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928</p>	PROJECT NO. _____ SHEET NO. _____ DATE _____ REVISIONS _____ BY _____
	KHA PROJECT 069418500 DATE 6/30/2023 SCALE AS SHOWN DESIGNED BY: JK/KM DRAWN BY: SA/AM CHECKED BY: JK/KM
HTG RED OAKS SITE PLAN WATER PLAN (SHEET 2 OF 2)	SHEET NUMBER 20 OF 25

Plotted By: Moore, K.M. Date: November 09, 2023. 02:55:00pm File Path: K:\Users\civil\069418500 - 1119_red_oaks\069418500 - Erosion Control Details.dwg
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DATE: _____
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HTG RED OAKS
SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

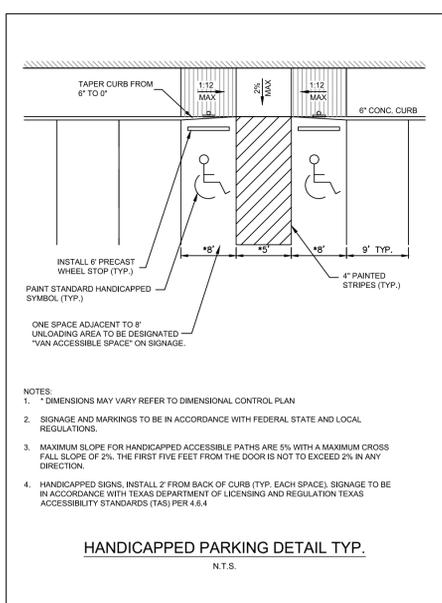
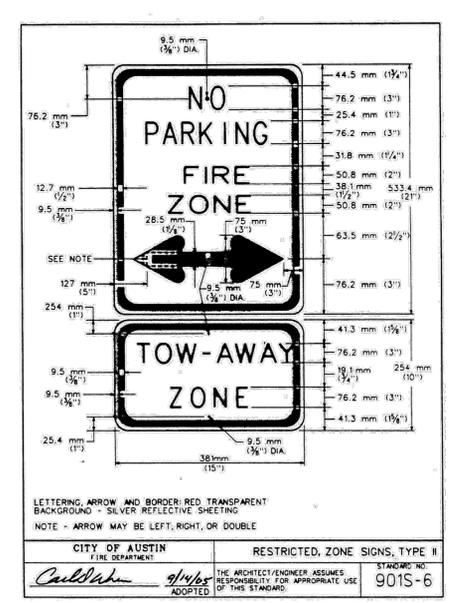
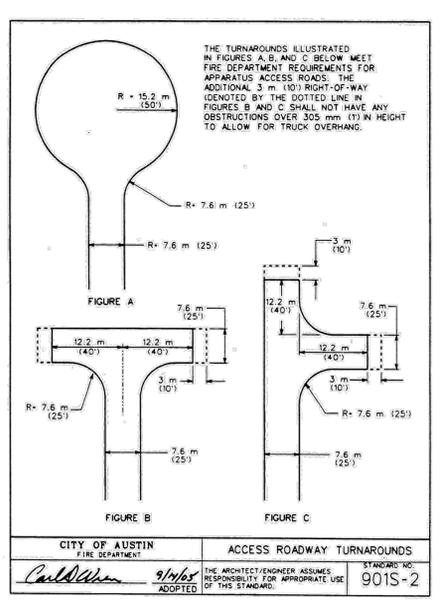
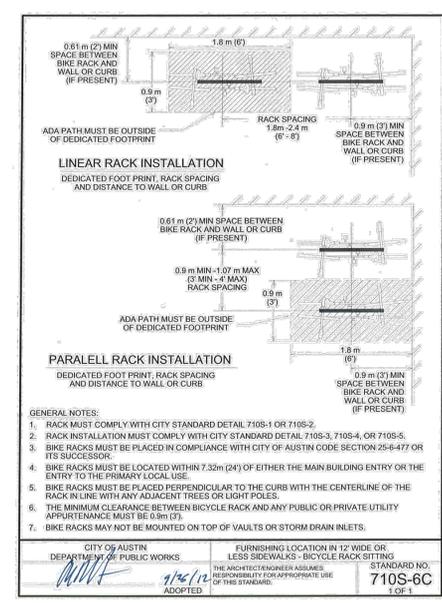
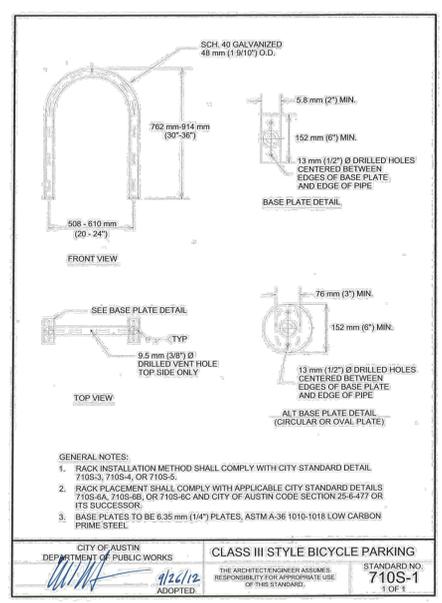
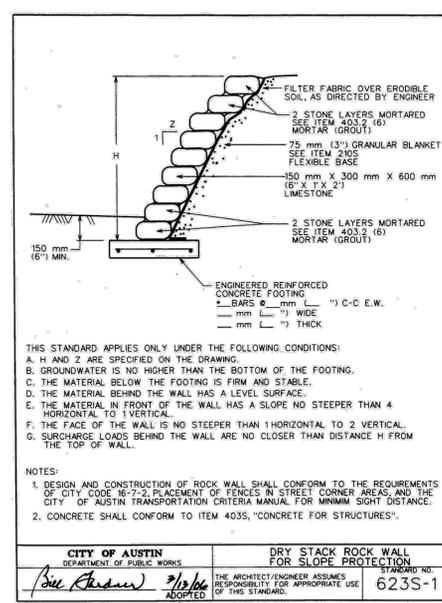
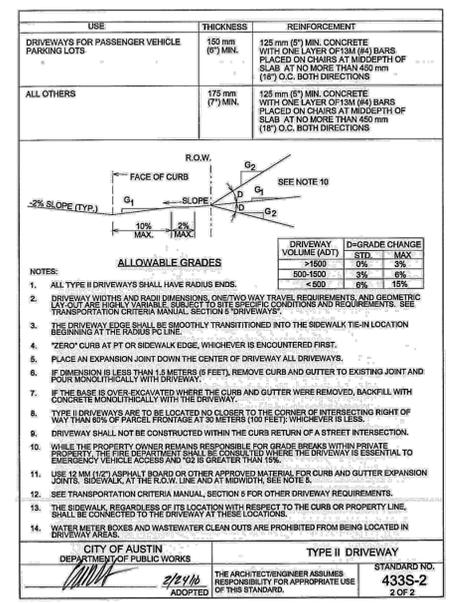
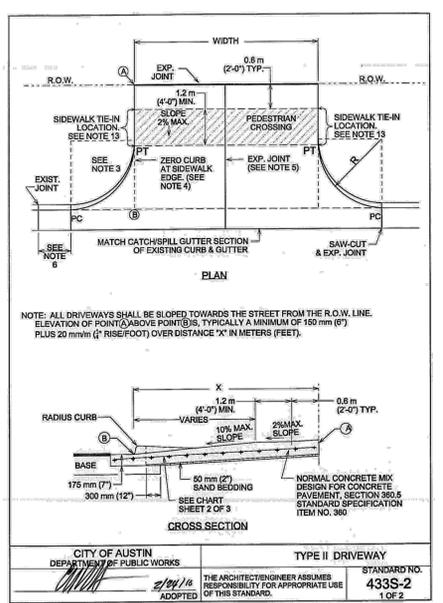
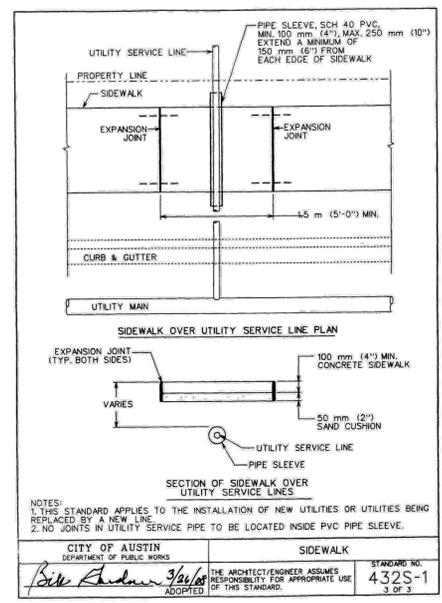
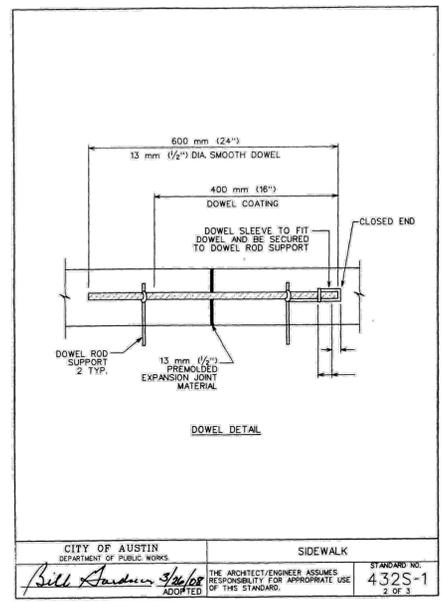
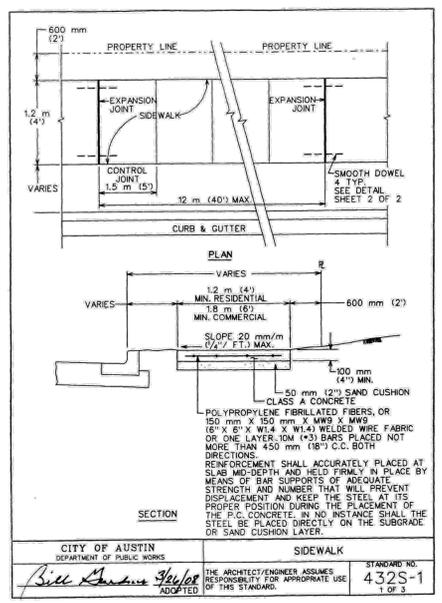
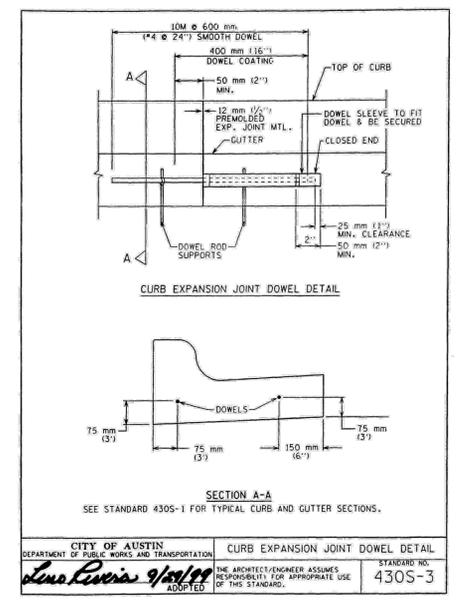
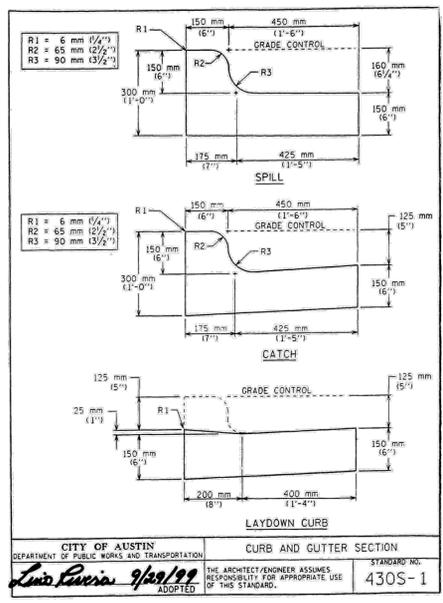
EROSION CONTROL
DETAILS

SHEET NUMBER
22
 OF 25

KHA PROJECT
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 DATE
 6/30/2023
 SCALE: AS SHOWN
 DESIGNED BY: JK/KM
 DRAWN BY: SA/AM
 CHECKED BY: JK/KM

11/9/2023
 JUSTIN J. KRAMER
 122309
 LICENSED ENGINEER

Plotted By: Moore, Kyle Date: November 09, 2023, 02:55:10pm File Path: K:\Users\civill\OneDrive\Documents\Projects\2023\02-5510\02-5510.dwg Site & Paving Details.dwg
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REVISIONS
DATE

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TPE Firm No. 928

JUSTIN J. KRAMER
122309
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069418500
DATE 6/30/2023
SCALE: AS SHOWN
DESIGNED BY: JK/KM
DRAWN BY: SA/AM
CHECKED BY: JK/KM

11/9/2023

SITE & PAVING DETAILS

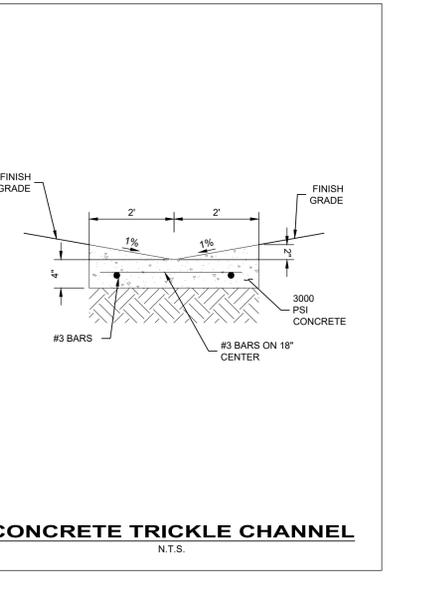
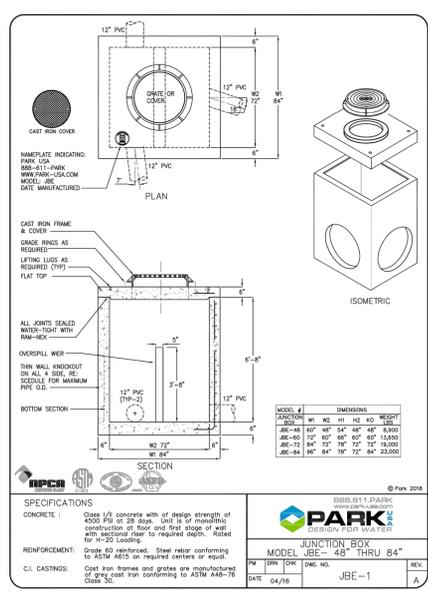
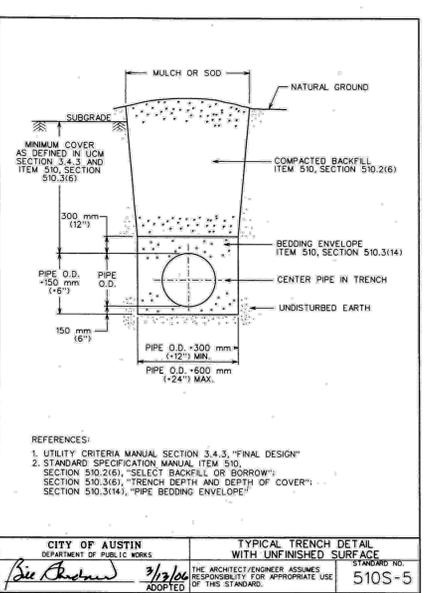
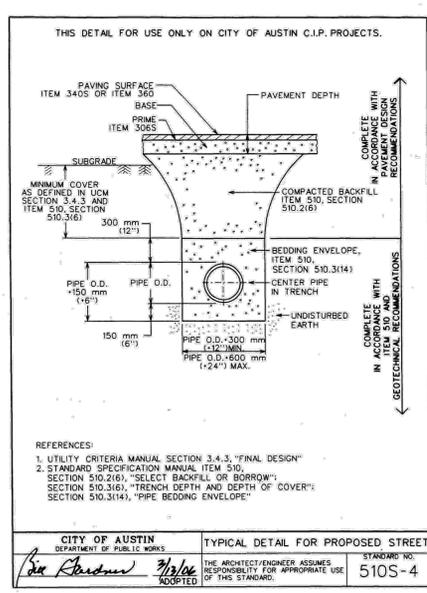
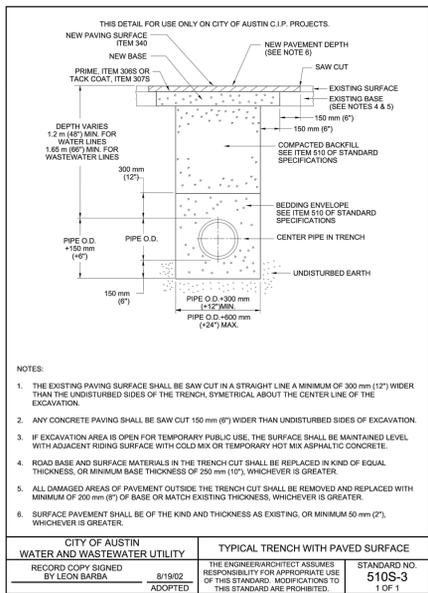
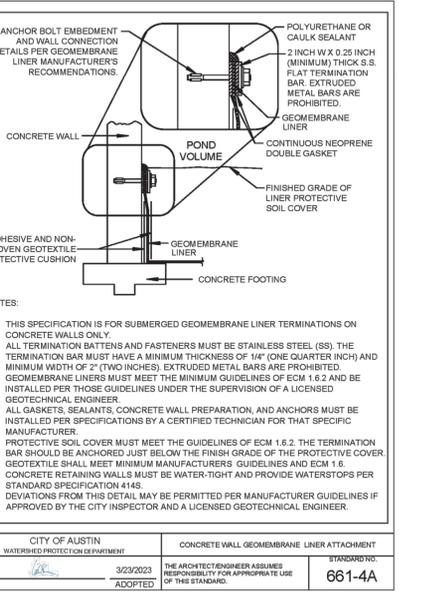
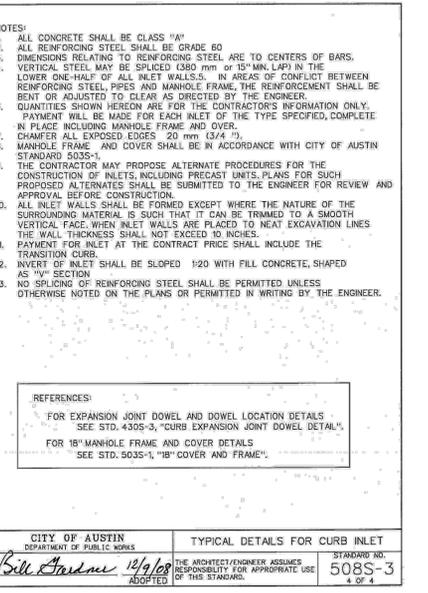
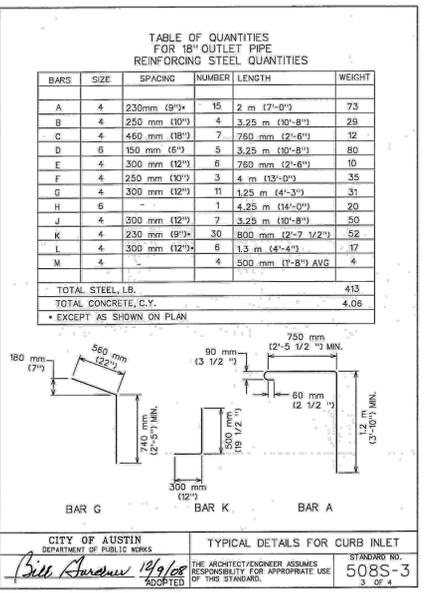
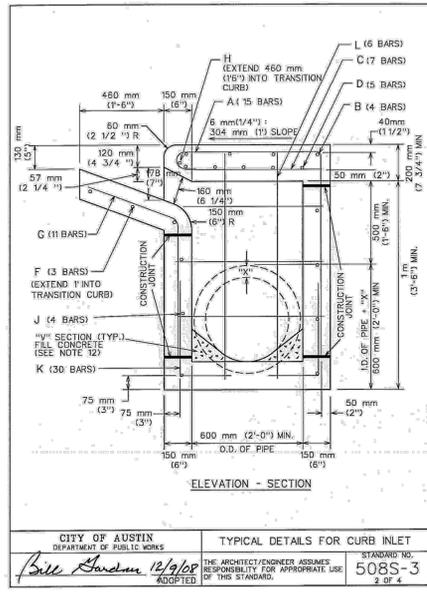
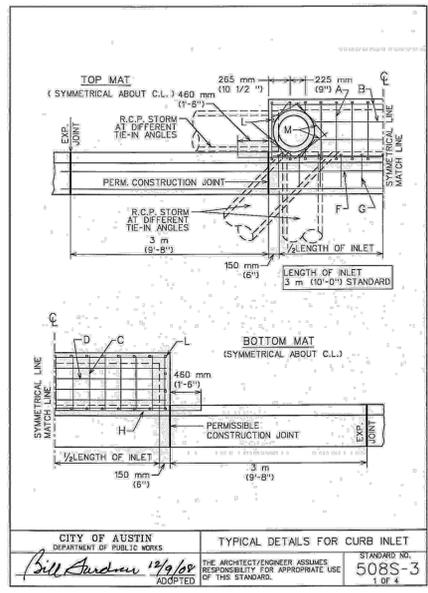
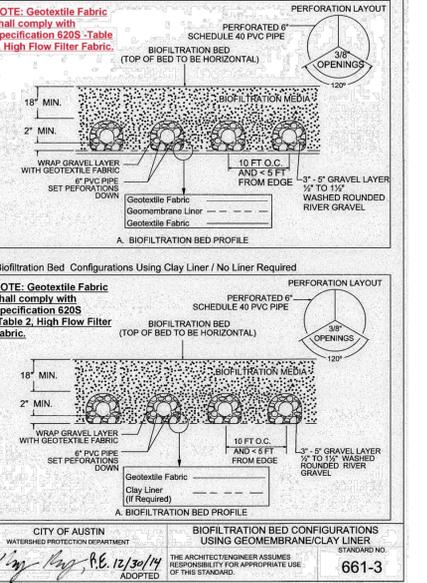
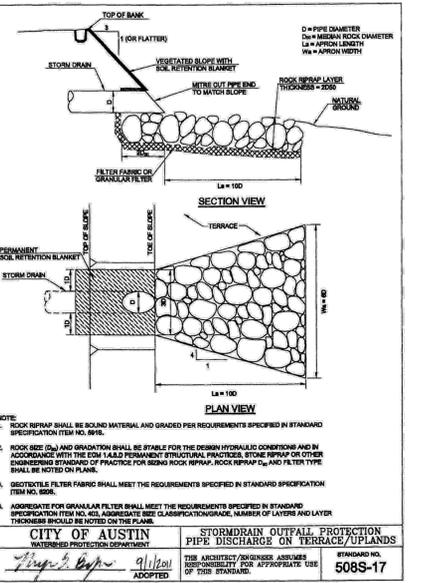
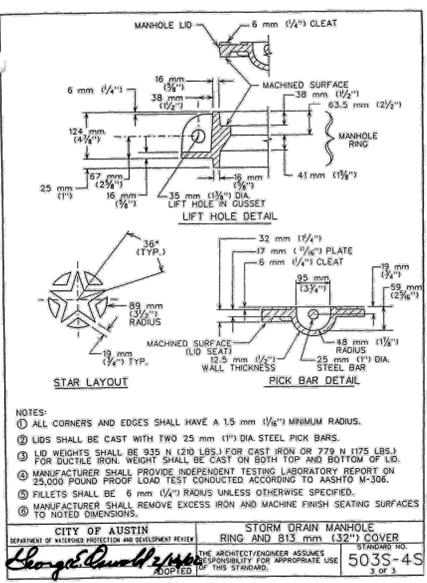
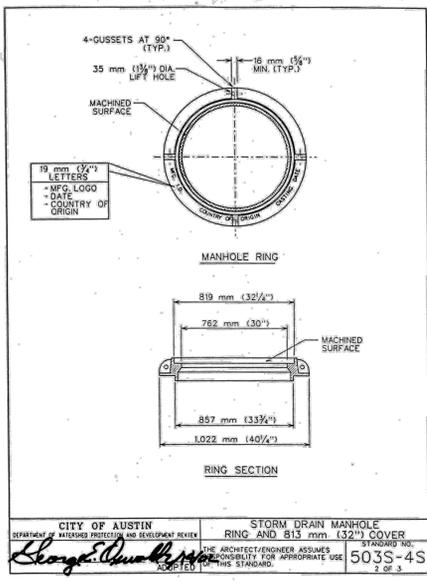
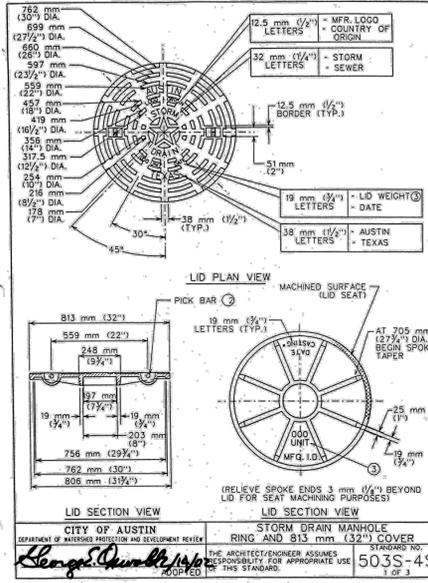
HTG RED OAKS
11723 N FM 620

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
23

OF 25

Plotted By: Mike, Date: November 09, 2023, 02:55:20pm File Path: K:\Users\civil_069418500 - itg_red_oaks\02\planets\01 - Storm Drain Details.dwg



Project information including client name (City of Austin), project name (HTG Red Oaks Site Plan), sheet number (24), and date (11/9/2023).

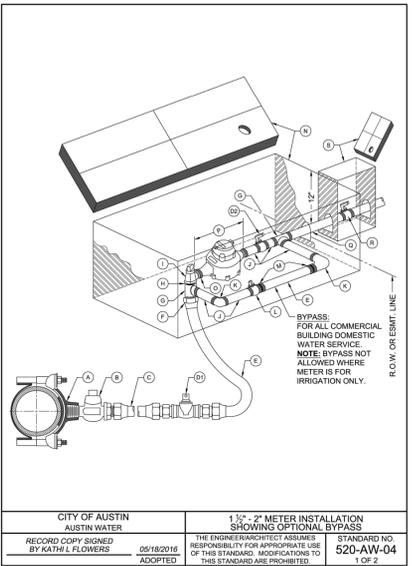
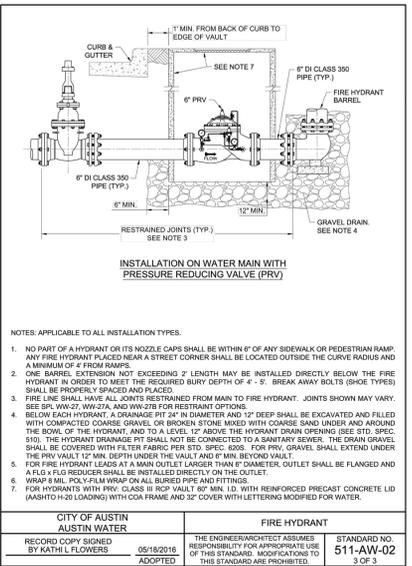
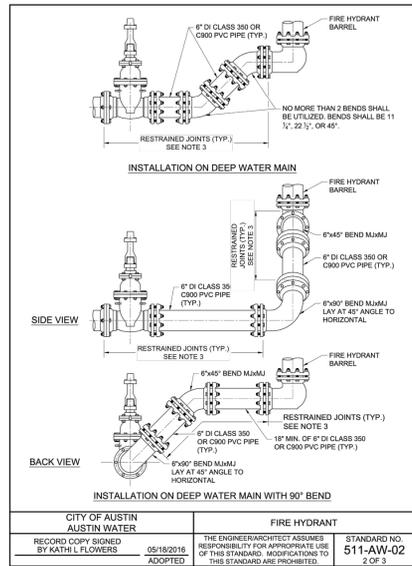
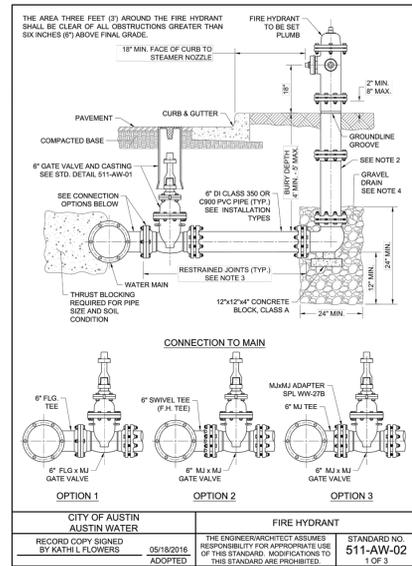


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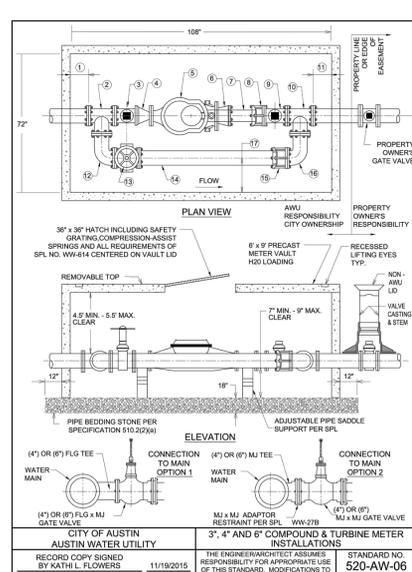
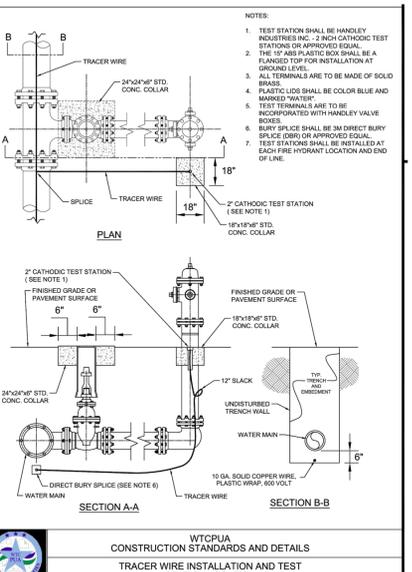
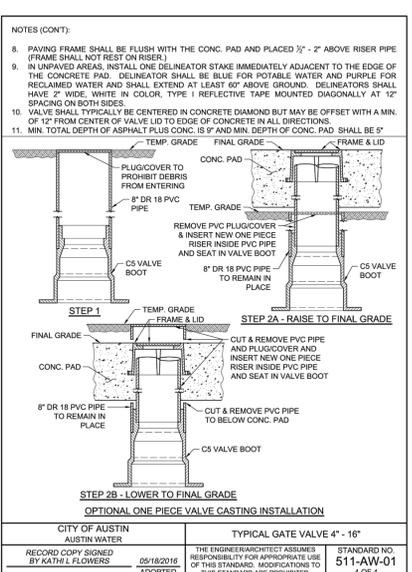
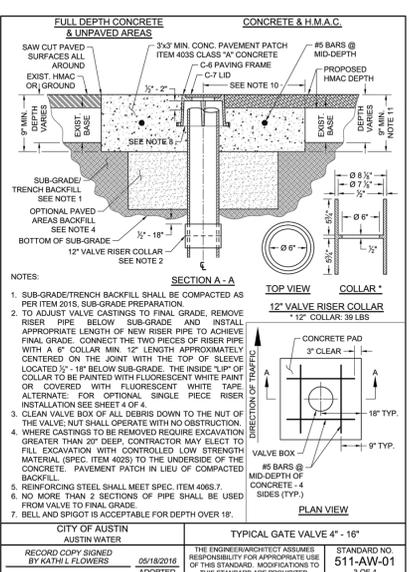
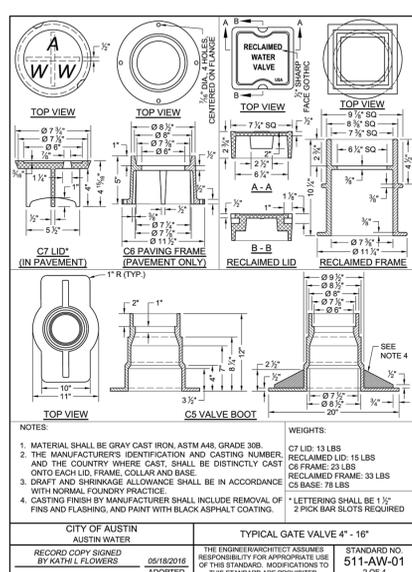
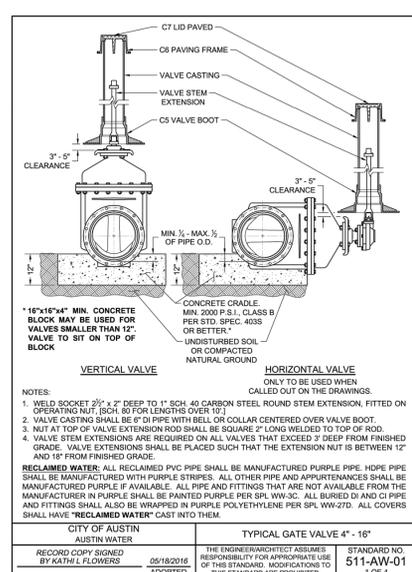
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Sheet number: 24 OF 25

Plotted By: KIMLEY-HORN, KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/20/2023 02:55:32pm. File Path: K:\Users\civil_0694185000 - litg_red_oaks\0694185000 - Utility Details.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-02 1 OF 3



CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 1 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 2 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 3 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 4 OF 4

CITY OF AUSTIN AUSTIN WATER UTILITY	3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	520-AW-06 1 OF 2

CITY OF AUSTIN AUSTIN WATER UTILITY	3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	520-AW-06 2 OF 2

CITY OF AUSTIN AUSTIN WATER UTILITY	3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	520-AW-06 1 OF 2

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 4 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	STANDARD NO.
RECORD COPY SIGNED BY KATHI L. FLOWERS	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	511-AW-01 4 OF 4

NO.	REVISIONS	DATE	BY

Kimley-Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200,
 AUSTIN, TX 78759
 PHONE: 512-418-1171 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE Firm No. 928



KHA PROJECT	069418500
DATE	6/30/2023
SCALE	AS SHOWN
DESIGNED BY	JK/KM
DRAWN BY	SA/AM
CHECKED BY	JK/KM

11/9/2023
 UTILITY
 DETAILS

HTG RED OAKS
 SITE PLAN
 11723 N FM 620
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER	25
OF 25	

Attachment G

Inspection, Maintenance, Repair, and Retrofit Plan

The following sections address inspection and maintenance are taken from the TCEQ design manual (RG-348), "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices."

Sand Filtration

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within 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 un-stabilized 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.

When is inspection needed?

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.

When is maintenance service needed?

Maintenance service will be needed at different times that is determined by which component needs service:

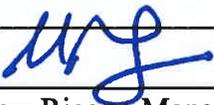
- **Sediment Removal.** Remove sediment from the inlet structure and sedimentation chamber when sediment build-up reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.
- **Media Replacement.** Maintenance of the filter media is necessary when the draw-down 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 as needed to maintain design draw-down 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.

Responsible Party for Maintenance: HTG Anderson, LLC

Address: 3225 Aviation Avenue, 6th Floor

City, State, Zip: Coconut Grove, Florida 33133

Telephone Number: 786-347-4554

Signature of Responsible Party: 
Matthew Rieger, Manager

PROJECT NAME: Red Oaks

ADDRESS: 11617 El Salido Pkwy

CITY, STATE, ZIP: Austin, Texas 78750

Attachment H
Pilot-Scale Field Testing Plan

(Not applicable)

Attachment I
Measures for Minimizing Surface
Stream Contamination

(Not applicable)

SECTION 6

Agent Authorization Form
(TCEQ-0599)

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

I _____
Matthew Rieger
Print Name

Manager

Title - Owner/President/Other
of _____
HTG Anderson, LLC
Corporation/Partnership/Entity Name
have authorized _____
Kyle Moore
Print Name of Agent/Engineer
of _____
Kimley-Horn
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:

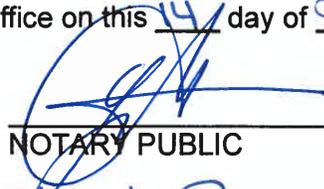

Applicant's Signature
By: Matthew Rieger, Manager

7/14/2023
Date

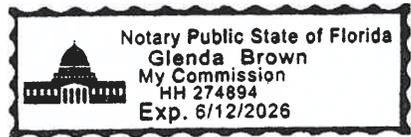
THE STATE OF Florida §
County of Miami-Dade §

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

GIVEN under my hand and seal of office on this 14 day of July 2023


NOTARY PUBLIC
Glenda Brown
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/12/2026



May 19th, 2023

Myrna Rios, City Clerk
City of Austin
301 W. Second St., Suite 2030
Austin, TX 78701

RE: Authorization Letter from Owner to Developer in order to apply for and obtain the necessary municipal approvals for the development of the property located at 11617 El Salido Pkwy, Austin Texas 78750, identified by Tax Parcel #R413803 (the "Property").

Dear City Clerk:

Magna Properties, LTD (the "Owner") hereby authorizes HTG Anderson, LLC (the "Developer"), its representatives, affiliates and/or consultants to act as agents on behalf of the Owner in connection with applying for and obtaining the necessary applications, agreements, approvals and other documents related to the development of a 70-unit multifamily affordable housing project called Red Oaks on the Property.

These may include, but not be limited to, applications for and related to site plan approvals, building permits, and other applications similar in nature, and executing various applications and agreements with public or provide utility providers, municipalities or other government authorities, related to obtaining a final building permit and/or permit ready letter for the development of the Property.

Sincerely,

MAGNA PROPERTIES, LTD

By: E. SARKIS

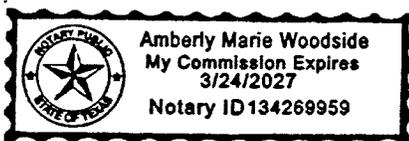
Printed Name: ELIAS SARKIS

Title: MANAGING PARTNER

Date: 5-19-2023

STATE OF Texas
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 19th day of May, 2023 by Elias Sarkis, who is the Managing Partner of Magna Properties, LTD who is personally known to me or who has produced Drivers Licenses as identification.



Amberly Woodside
Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

SECTION 7

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Red Oaks (HTG Anderson, LLC)

Regulated Entity Location: 11723 N FM 620 Rd., Austin, TX 78750

Name of Customer: HTG Anderson, LLC

Contact Person: Mauricio Teran

Phone: 786-347-4554

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.57 Acres	\$ 4,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 
Matthew Rieger, Manager

Date: 7/14/2023

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

SECTION 8

Core Data Form
(TCEQ-10400)



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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
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)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
HTG Anderson 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)
0804305476	32081837422	87-4384755	
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input checked="" type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	3225 Aviation Avenue		
	City	Coconut Grove	State FL ZIP 33133 ZIP + 4 4741
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		mauriciot@htgf.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If "New Regulated Entity" is selected, a new permit application is also required.)</i>								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>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).</i>								
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>								
HTG Red Oaks								
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>		11723 N FM 620 Rd.						
City	Austin	State	TX	ZIP	78750	ZIP + 4	1348	
24. County	Williamson							

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

25. Description to Physical Location:								
26. Nearest City			State			Nearest ZIP Code		
<i>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).</i>								
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)		
6500								
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>								
Land development								
34. Mailing Address:		3225 Aviation Avenue						
City	Coconut Grove	State	FL	ZIP	33133	ZIP + 4	4741	
35. E-Mail Address:		mauriciot@htgf.com						
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>		
(786) 347-4554						() -		

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

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

SECTION IV: Preparer Information

40. Name:	Kyle Moore			41. Title:	Civil Analyst
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 489-6376	N/A	() -	kyle.moore@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 and Associates Inc		Job Title:	Civil Analyst	
Name (In Print):	Kyle Moore			Phone:	(512) 489- 6376
Signature:				Date:	08/30/2023