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: 1601 Springlake Dr.						**2. Regulated Entity No.:**			
3. Customer Name: Jeffrey Barger						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		9.85 Acres	
9. Application Fee:	$3,000		**10. Permanent BMP(s):**			20% Impervious Waiver			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			City of Austin - Colorado River			

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. James McGarr, P.E.
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 11/17/2023 Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

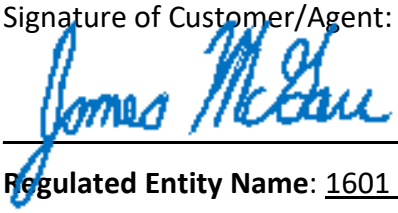
Signature

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

Print Name of Customer/Agent: James McGarr

Date: 10/20/23

Signature of Customer/Agent:



Regulated Entity Name: 1601 Springlake Dr

Project Information

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

   Contact Person: Jeffrey Barger
   Entity: Winding Vine, LLC
   Mailing Address: 340 Barton Ranch Rd
   City, State: Dripping Springs, Tx. Zip: 78620
   Telephone: _____ Fax: _____

Email Address: jbarger@bargergallery.com

5. Agent/Representative (If any):

Contact Person: James McGarr
Entity: Civil Tech, PLLC
Mailing Address: PO Box 2203
City, State: Boerne, Tx Zip: 78006
Telephone: 210-365-5029 Fax: _____
Email Address: jmcgarr@civiltechmc.com

6. Project Location:

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

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

1601 Springlakes Dr., Dripping Springs, Texas 78620

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

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

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

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site

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

12. The type of project is:

☒ Residential: # of Lots: 9
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 9.85 Acres

    Total disturbed area: 3 Acres

14. Estimated projected population: 32

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	36,000	÷ 43,560 =	.82
Parking		÷ 43,560 =	
Other paved surfaces	50,094	÷ 43,560 =	1.15
Total Impervious Cover	85,813.2	÷ 43,560 =	1.97

Total Impervious Cover 1.97 **÷ Total Acreage** 9.85 **X 100 =** 20**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = _____'.

35. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☒ N/A

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

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

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

☒ N/A

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

☒ N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a

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

Administrative Information

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

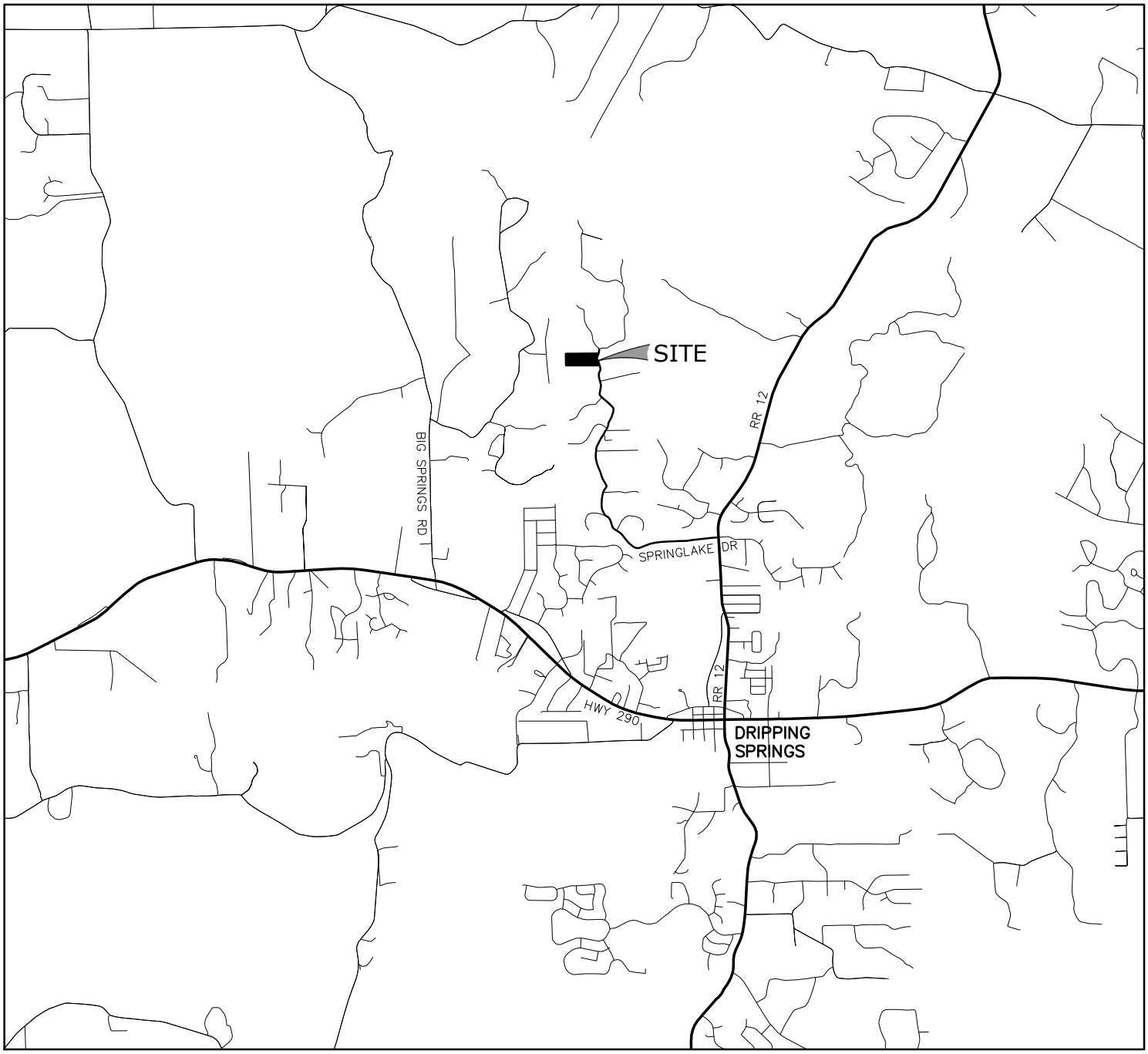
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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

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

ATTACHMENT A

Road Map



LOCATION MAP

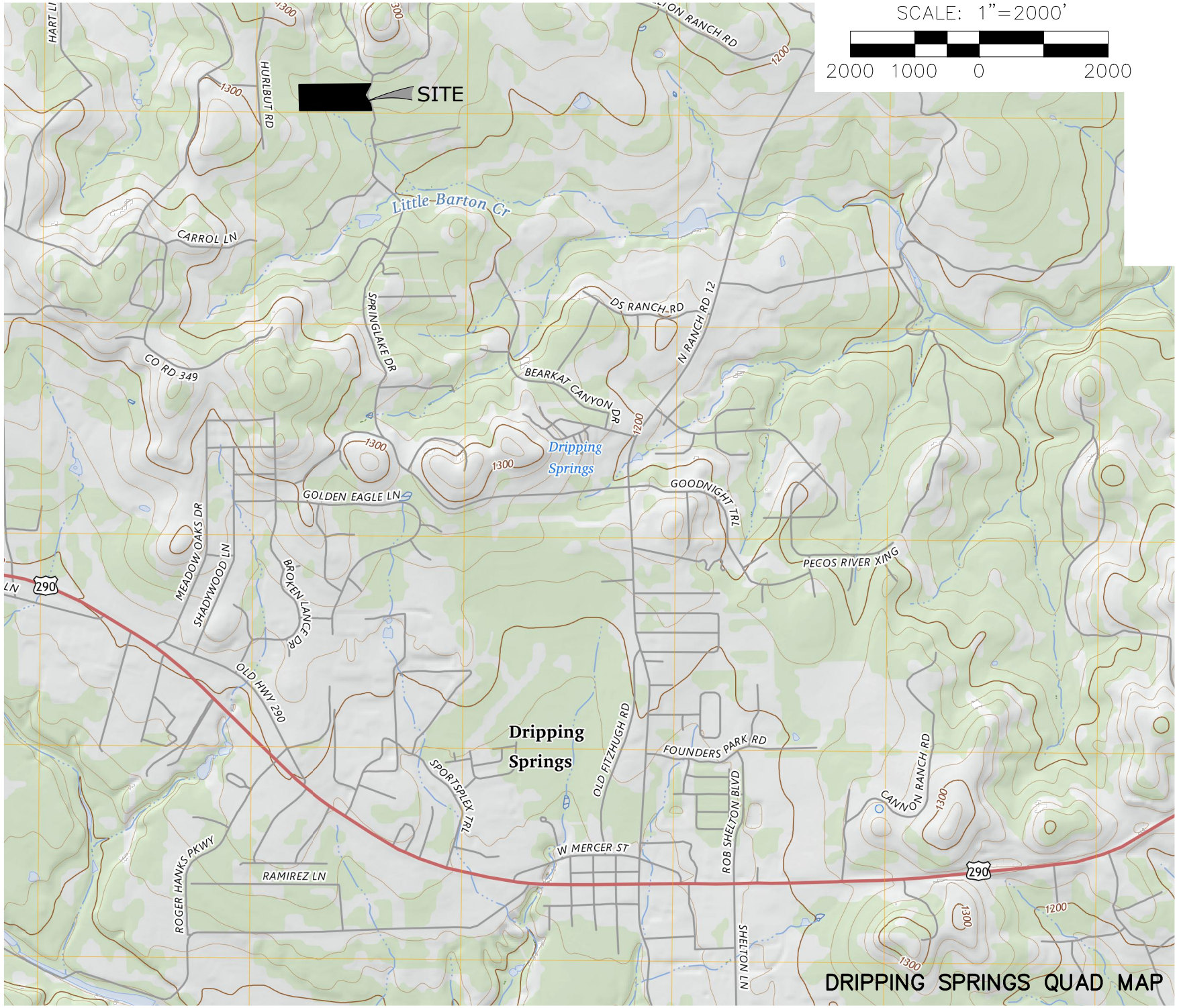
SCALE: 1" = 5000'

AXIS
CIVIL CAD SERVICES

SHEET NO.	LOCATION EXHIBIT	REVISIONS:	DATE	CIVIL TECH, PLLC.
EX1	WINDING VINE ESTATES			ENGINEERS, CONSULTANTS, LAND PLANNERS
	DRIPPING SPRINGS, TEXAS			Firm No. 13711 (210) 365-5029 P.O. BOX 2203 BOERNE, TX. 78006

ATTACHMENT B

USGS Quadrangle Map



DRIPPING SPRINGS QUAD MAP

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029 P.O. BOX 2203 BOERNE, TX. 78006

REVISIONS:

WINDING VINE ESTATES
1601 SPRINGLAKE DR
DRIPPING SPRINGS, TEXAS

ATTACHMENT B – USGS MAP

SHEET NO.
USGS

ATTACHMENT C

Project Narrative

Attachment C – Project Narrative

Area of Site - Springlake Oaks is 9.85 Ac tract being developed as large lot residential subdivision.

Offsite Areas - The project site is bound to the east by Spring Lakes Drive a 50ft public right of way easement. The remaining tract boundaries are all bound by large lot residential tracts.

Impervious Cover - The tract has an existing impervious cover of 9,780 sf or 2.28% of the site consist of a house, deck, associated outbuildings and gravel driveway.

Permanent BMP - The project permanent BMP will be a batch detention, extended detention pond. The BMP will be located on the southern property boundary.

Proposed Site Use -The tract will be subdivided into 9 - 1 acre residential lots with the remainder being a public street to serve the lots.

Site History - The site has historically been a single family tract with one house and associated facilities. The existing house shows up in aerial imagery dating back to 1995.

Previous Development- The has no previous development other than the one residential home and associated facilities.

Areas to be Demolished- The entire 9,780 sf of existing impervious cover will be demolished and removed from the site. The existing single family home is pier and beam construction and will be relocated to an unknown location. The remaining out buildings, fence, wooden deck will be demolished and properly disposed of. The gravel driveway serving the residence will be excavated down to native material and then backfilled with topsoil to fully restore as natural vegetation.

ATTACHMENT D

Factors Affecting Surface Water Quality

Attachment D – Factors Affecting Surface Water Quality

The major factors that may affect water quality during construction are:

- Sediment from disturbed soil;
- Sediment from stock piled material;
- Fluids from construction equipment;
- Trash from workers and material packaging;
- Rinse water from concrete trucks.

The major factors which may affect wate quality once development is complete are:

- Automotive fluids;
- Landscape products including fertilizer and herbacides;
- Pest control products.

The temporary and permanent BMP's for this project have been designed to conform to the TCEQ Technical Guidance Manual to treat the required amount of storm water runoff as to not significantly impact water quality entering surface or groundwater.

Attachment E – Volume and Character of Stormwater

Increases in stormwater runoff from pre-project to post-project conditions necessitated the use of onsite detention. The 9.85-acre project site is part of a 61.68 acre watershed. The watershed is being routed through a proposed detention pond to maintain existing stormwater discharge condition. The detention pond discharge quantities are shown in the table below.

Storm Event	Existing Discharge (cfs)	Developed Discharge (cfs)
5-yr	156.56	152.79
25-yr	226.74	221.44
100-yr	294.46	287.58

The character of storm water generated onsite will be influenced by site features that generate non-point sources of pollution. Non-point sources will include oil and grease from the pavement areas, suspended solids, sediment, nutrients from landscape care and maintenance, pesticides, and herbicides. No unusual contaminants other than those typical with a residential development are anticipated. The nearest downstream receiving stream is identified as Little Barton Creek(ephemeral) from the FEMA National Flood Hazard Layer

ATTACHMENT F

Suitability Letter from Authorized Agent

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

November 6, 2023

To Whom It May Concern:

Re: On Site Sewage Facility Suitability (OSSF) for the Springlake Oaks Subdivision located at approximately 1601 Springlake Drive, Dripping Springs,Texas 78737, parcel ID: R43130.

I have completed my preliminary review of the Facility Planning Report submitted in support of the above referenced development in Hays County. I concur with Andy Dodson, P.E., findings that this 9-lot subdivision can be adequately served by individual on-site sewage facilities. These lots will be served by a public surface water supply served by Dripping Springs Water Supply Corporation.

These lots will be restricted to advanced On-Site Sewage Systems. This review does not authorize the start of any construction and all Hays County development authorizations and subdivision requirements must be obtained before the start of any development.

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

Sincerely,

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

ATTACHMENT G

Alternative Secondary Containment Methods

Not Applicable

ATTACHMENT H

AST Containment Structure Drawings

Not Applicable

ATTACHMENT I

20% or Less Impervious Cover Waiver

Attachment I – 20% or Less Impervious Cover Waiver

Waiver Request: The site will be developed as a large lot residential development with a maximum 20% impervious cover and is requesting a waiver from the requirement from providing permanent BMP measures.

ATTACHMENT J

BMPs for Upgradient Stormwater

Attachment J – BMPs for Upgradient Stormwater

The upgradient drainage area that flows through the project site at the southern property line. There is little impervious cover (less than 20%) associated with the offsite drainage area and the water is not being routed through a BMP.

ATTACHMENT K

BMP's for On-site Stormwater

Not Applicable

Attachment K – BMPs for Onsite Stormwater

This project has requested a waiver from BMP's on this site by limiting impervious cover to a maximum of 20% of the site area.

ATTACHMENT L

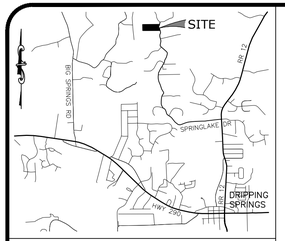
BMP's for Surface Stream

Not Applicable

ATTACHMENT M

Construction Plans

CIVIL CONSTRUCTION DOCUMENTS FOR SPRINGLAKE OAKS SUBDIVISION DRIPPING SPRINGS, TEXAS



LOCATION MAP
NOT TO SCALE

PROJECT ADDRESS :

1601 SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

LEGAL DESCRIPTION

SPRINGLAKE – TRACT 50 (UNRECORDED) CALLED 1.00 AC. (TRACT ONE) AND CALLED 8.772 AC. (TRACT TWO) VOL. 1152, PG. 499, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

OWNER :

WINDING VINE ESTATES LLC
340 BARTON RANCH RD
DRIPPING SPRINGS, TX 78620

CIVIL ENGINEER :

CIVIL TECH, PLLC
P.O. BOX 2203
BOERNE, TEXAS 78006
JAMES MCGARR, P.E.
(210) 365–5029

TCEQ–0592A (Rev. July 15, 2015)
Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   – the name of the approved project;
   – the activity start date; and
   – the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on–site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on–site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th/ day of inactivity. If activity will resume prior to the 21st/ day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th/ day, stabilization measures shall be initiated as soon as possible.
10. The following records should be maintained and made available to the TCEQ upon request:
    – the dates when major grading activities occur;
    – the dates when construction activities temporarily or permanently cease on a portion of the site; and
    – the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

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

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

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

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

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

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

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

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY, COUNTY AND/OR TXDOT.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL IN FOR ALL UTILITY LOCATES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT A PRE–CONSTRUCTION MEETING BETWEEN THE CONSULTING ENGINEER, CONTRACTOR(S), AND ANY OTHER AFFECTED PARTIES.
5. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN, TEXAS, 78701.
6. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAYBE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MAINTAINED AT ALL TIMES (24 HRS. PER DAY IF REQUIRED) DURING THE CONSTRUCTION PROCESS.
7. THE INFORMATION CONTAINED WITHIN THESE DRAWINGS SPECIFICALLY RELATED TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS PRODUCED WERE ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGES DUE TO ANY INACCURACIES.
8. THE LOCATION AND ELEVATION OF ALL IMPROVEMENTS TO BE CONSTRUCTED, SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN CONSTRUCTED UPSTREAM.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.
10. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOULDERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
11. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
12. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
13. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OF RECORD.
15. CONTRACTOR SHALL MAKE REQUIRED SUBMITTALS AT LEAST 14 DAYS PRIOR TO USE.
16. IF CONTRACTOR(S) ENCOUNTER GROUND WATER WHILE CONSTRUCTING SUB–SURFACE IMPROVEMENTS, CIVIL TECH PLLC. MUST BE CONTACTED BEFORE ANY FURTHER CONSTRUCTION SHOULD COMMENCE. IF CONTRACTOR(S) CHOOSE TO PROCEED WITH CONSTRUCTION WITHOUT FIRST NOTIFYING CIVIL TECH PLLC. THEN THE CONTRACTOR(S) ASSUME ALL RESPONSIBILITY FOR PROCEEDING WITHOUT ENGINEER'S DISCRETION.
17. ALL CONSTRUCTION DEBRIS AND TRASH MUST BE KEPT IN DUMPSTERS TO PREVENT DEBRIS FROM BEING BLOWN AWAY TO NEIGHBORING PROPERTIES.

EROSION CONTROL:

1. WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE OR HAY BALES.
2. SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
4. MUD/DIRT INADVERTENTLY TRACKED OFF–SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE, AND SHALL REMOVE THE ACCUMULATION OF OFF–SITE SEDIMENT PROMPTLY.

DEMOLITION NOTES:

FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIAL IS INCLUDED IN THIS ITEM. EXECUTION:

1. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

   A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.

   B. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL AND THE PUBLIC.

   C. STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.

   D. EROSION CONTROL MEASURES, INCLUDING NPDES PROCEDURES AND REGULATIONS.

   E. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC.).

   F. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.

2. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
3. THE PROJECT SITE SHALL BE CLEANED DAILY. DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
4. ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

EARTHWORK:

1. AFTER DEMOLITION OF EXISTING CONCRETE CURBS AND SIDEWALK, EXPOSED SUBGRADE SHALL BE EXCAVATED TO FINISHED SUBGRADE ELEVATION AND THE EXPOSED SUBGRADE SHALL BE CLEANED OF DEBRIS AND ORGANICS IN PREPARATION FOR COMPACTION.
2. SUBGRADE IS TO BE MOISTURE CONDITIONED TO A DEPTH OF 6 INCHES BETWEEN –1 AND +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND THEN COMPACTED TO 95% MAXIMUM DENSITY.
3. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
5. IF REQUIRED, CONTRACTOR WILL ENGAGE AT THE CONTRACTORS COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
7. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVES IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
10. OVER–EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS – AS REQUIRED.
12. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
13. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS.
14. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL BY GOVERNING AUTHORITIES. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 – EXCAVATION AND BACKFILL FOR STRUCTURES, FOR ALL WORK INSIDE TXDOT R.O.W.

GRADING NOTES:

1. VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
2. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER OF INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT
4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECH REPORT.
5. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
6. ALL FILL MATERIAL PROVIDED FROM OFFSITE SOURCES SHALL BE APPROVED BY THE CIVIL ENGINEER PRIOR TO PLACING AND COMPACTING.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH A VEGETATIVE PRODUCING MAT AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
8. ALL AREAS DISTURBED SHALL BE RESTORED TO EXISTING OR BETTER CONDITIONS AND GRADED TO DRAIN.

BENCHMARK

XX

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
2. DIMENSIONS SHOWN ARE SURFACE;
3. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

SHEET INDEX

COVER SHEET	C0.0
PLAT	C0.1
EROSION CONTROL PLAN (SWPPP)	C1.0
EROSION CONTROL DETAILS	C1.1
OVERALL STREET/LOT LAYOUT	C2.0
SPRINGLAKE OAKS LANE PLAN AND PROFILE	C2.1
STREET DETAILS	C2.2
OVERALL GRADING & DRAINAGE PLAN	C3.0
DRAINAGE DETAILS	C3.1
WATER COVER	C4.0
WATER PLAN	C4.1
WATER DETAILS	C4.2
WATER DETAILS	C4.3
WATER NOTES	C4.4

REVISIONS:

NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL # 48209C0101F EFFECTIVE 9/2/2005.

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY: James McGarr — 11/17/2023
JAMES MCGARR, P.E. — DATE

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

PLAT INFORMATION
Total Area: 9.85 acres
Total Number Lots: 10
Number Residential Lots: 9
Number Commercial Lots: 0

Number of Lots Over 10 Acres: 0
Number of Lots 5 – 10 Acres: 0
Number of Lots 2 – .5 Acres: 9
Number of Lots 1 –2 Acres: 9
Number of Lots Less than 1 Acre: 1

UTILITY INFORMATION
Water: Dripping Springs Water Supply Corporation
Sewer: Individual on-site sewage facilities
Electricity: Pedernales Electric Cooperative, Inc.

SCHOOL DISTRICT
This subdivision lies within the boundary of the Dripping Springs Independent School District.

EMERGENCY SERVICES
Hays County, Emergency Services Districts 1 & 6

GROUNDWATER CONSERVATION DISTRICT
This subdivision lies within the boundary of the Hays–Trinity Groundwater Conservation District, District 1.

FLOODPLAIN NOTES
No portion of this tract is within the boundaries of the 100 year floodplain per the Federal Emergency Management Agency Flood Insurance Rate Map 48209C1010lF, dated September 2, 2005.

UTILITY EASEMENT NOTE
There shall be a twenty (20) foot wide utility easement reserved along all roadway proerty lines and a ten (10) foot wide utility easement reserved along all other property lines.

DRIVEWAY PERMIT NOTE
In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted to access onto a public roadway unless (A) a Permit for use of the County Roadway Right-of-way has been issued under Chapter 751, and, (B) the driveway satisfies the minimum spacing requirement set forth in Chapter 720 of the Hays County Development Regulations.

CULVERT NOTE
All culverts, when required, shall comply with the current Hays County Standard, per Hays County Development Regulations, Chapter 705, Subchapter 8.03.

MAILBOX NOTE
All Mailboxes located in the right-of-way shall be of an approved TxDOT or FHWA approved design, per Hays County Development Regulations, Chapter 721, Subchapter 2.01.

E.T.J. NOTE
No portion of this subdivision lies within the boundaries of any municipalities corporate city limits or extra territorial jurisdiction.

EDWARDS AQUIFER NOTE
This subdivision lies within the Edwards Aquifer Contributing Zone.

WATER AVAILABILITY NOTE
Under county regulations, this subdivision needs to demonstrate the availability of water service. Further subdivision is prohibited for a duration of five (5) years following the filing of the plat.

VARIANCE
A variance to Hays County Development Regulations, Chapter 721, Subchapter 4.01 and 4.02 regarding Private Roadways, recorded HCPR Doc. #_____

DEVELOPMENT AGREEMENT
A Development Agreement regarding operation and maintenance of Private Roadway has been approved by Commissioners Court, recorded HCPR Doc. #_____

SURVEYOR NOTES
Those restrictive covenants of record itemized in Vol. 306, Pg. 221 (Lot 50); Vol. 306, Pg. 233 (Lot 50); Vol. 405, Pg. 41 (Lot 50), Deed Records; Vol. 540, Pg. 435; Vol. 588, Pg. 235, Real Property Records; Vol. 2849, Pg. 481, Official Public Records, Hays County, Texas.
Building Setback Lines as set forth in instrument recorded in Vol. 306, Pg. 221 (Lot 50); Vol. 306, Pg. 233 (Lot 50); Vol. 405, Pg. 41 (Lot 50); Deed Records; Vol. 540, Pg. 435; Vol. 588, Pg. 235; Real Property Records, Hays County, Texas.
Easement recorded: Vol. 306, Pg. 221 (Lot 50); Vol. 306, Pg. 233 (Lot 50); Vol. 405, Pg. 41 (Lot 50), Deed Records, Hays County, Texas.
Ingress and Egress Easement recorded: Vol. 300, Pg. 614 and Vol. 328, Pg. 206, Deed Records, Hays County, Texas.
Right-of-way Dedication Deed recorded in Vol. 588, Pg. 235, Real Property Records, Hays County, Texas.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

Sewage Disposal/Individual Water Supply Certification, to wit:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning groundwater availability. rainwater collection is encouraged and in some areas may offer the best renewable water source.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Marcus Pacheco
Director
Hays County Development Services

Eric Van Goasbeek, R.S., CFM
Hays County Floodplain Administrator

State of Texas §
County of Hays §

KNOW ALL MEN BY THESE PRESENTS: That Winding Vine Estates, LLC, owner of 9.85 acres, 1601 Springlake Dr., Dripping Springs, Texas, being a 9.85 acre tract of land situated in the George W. Lindsay Survey, Abstract No. 289, Hays County, Texas, being all of Tract 50, Springlake (an unrecorded subdivision), same tract being all of a called 1.00 acre tract of land (TRACT ONE) and all of a called 8.772 acre tract of land (TRACT TWO), said tracts One and Two being described in Document #22020901, Official Public Records, Hays County, Texas, do hereby subdivide 9.85 acres, Establishing 10 lots, in accordance with the map or plat shown hereon to be known as:

"Springlake Oaks Subdivision"

subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public use of the streets and easements shown hereon.

Witness my hand this the _____ day of _____ 202___A.D.

Winding Vine Estates, LLC
Jeffrey Barger

State of Texas §
County of Hays §

Before me the undersigned authority, a notary public in and for said county and state, on this day personally appeared Andrew Jeffrey Barger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 202___A.D.

Notary public in and for Hays County, Texas

State of Texas §
County of Hays §

I, Elaine H. Cardenas, Couty Clerk of Hays County, Texas, do hereby certify that on the _____ day of _____ A.D. 202___, the Commissioners Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court: Instrument Number _____

Witness my hand and seal of office, this the _____ day of _____ A.D. 202___

Ruben Becerra
County Judge, Hays County, Texas

Elaine H. Cardenas
County Clerk Hays County, Texas

State of Texas §
County of Hays §

I, Elaine H. Cardenas, Couty Clerk of Hays County, Texas, do hereby certify that the forgoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____ A.D. 202___, at _____ o'clock ___m., in the plat records of Hays County, Texas, Instrument Number _____

Witness my hand and seal of office, this the _____ day of _____ A.D. 202___

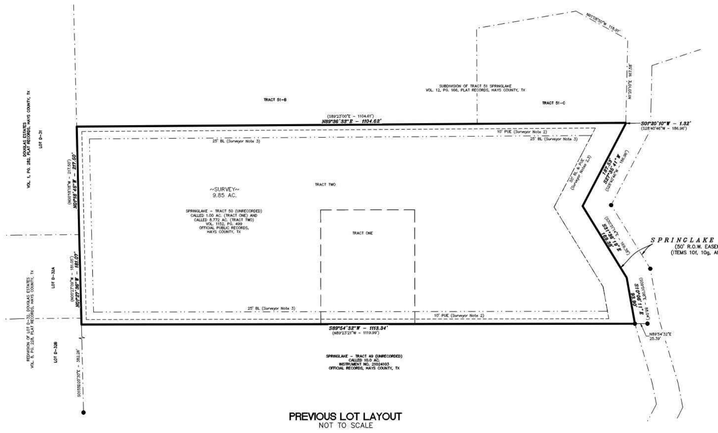
Elaine H. Cardenas
County Clerk Hays County, Texas

State of Texas §
County of Hays §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WILLIAM R. HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6355 – STATE OF TEXAS

DATE

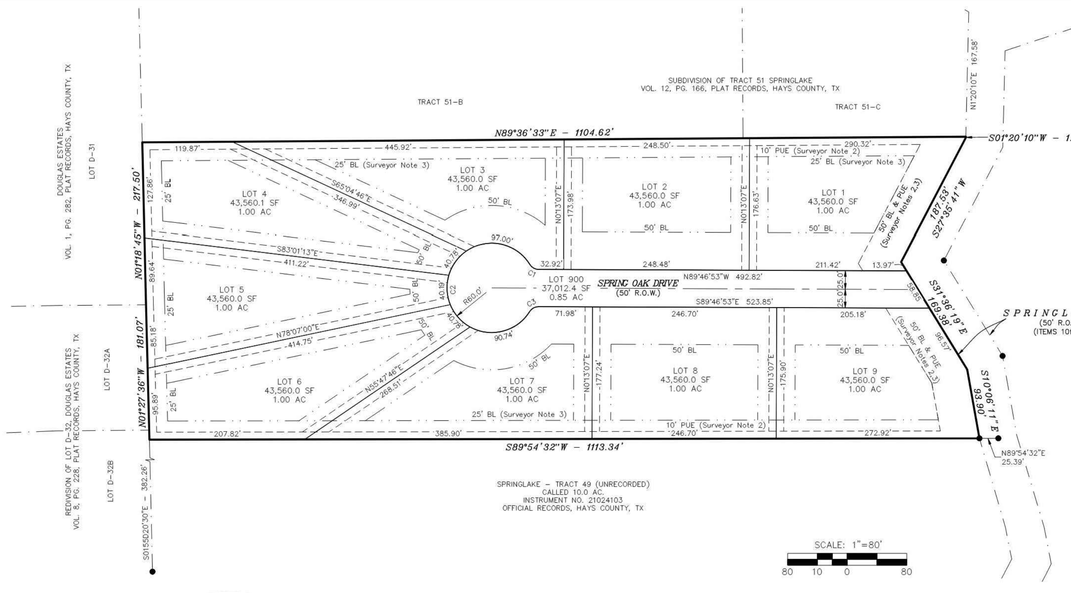


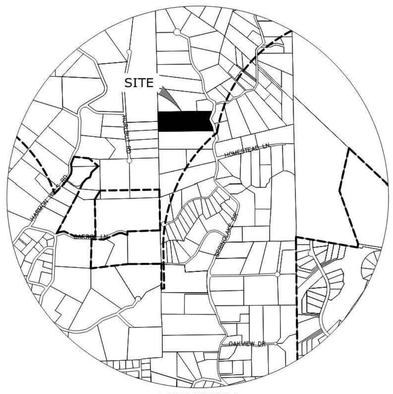
PREVIOUS LOT LAYOUT
NOT TO SCALE

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

PLAT OF
SPRINGLAKE OAKS SUBDIVISION
HAYS COUNTY, TEXAS

Rev: | Date: November 2, 2023
Drwn By: CM (AXIS) | Job#: 23-120 | DWG#:23-120 PLAT 1.dwg





LOCATION MAP
NOT TO SCALE

CURVE TABLE						
SEGMENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	15.12'	14.49'	S 60°53'48" E	057°46'09"	8.28'
C2	60.00'	309.49'	64.00'	N 00°13'07" E	295°32'17"	37.83'
C3	15.00'	15.12'	14.49'	S 61°20'03" W	057°46'09"	8.28'

Parcel Area Table		
Parcel #	Area (ac.)	Area (sq. ft.)
1	1.00	43560
2	1.00	43560
3	1.00	43560
4	1.00	43560
5	1.00	43560
6	1.00	43560
7	1.00	43560
8	1.00	43560
9	1.00	43560

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

PLAT OF
SPRINGLAKE OAKS SUBDIVISION
HAYS COUNTY, TEXAS

Rev: | Date: November 2, 2023
Drwn By: CM (AXIS) | Job#: 23-120 | DWG#:23-120 PLAT 1.dwg

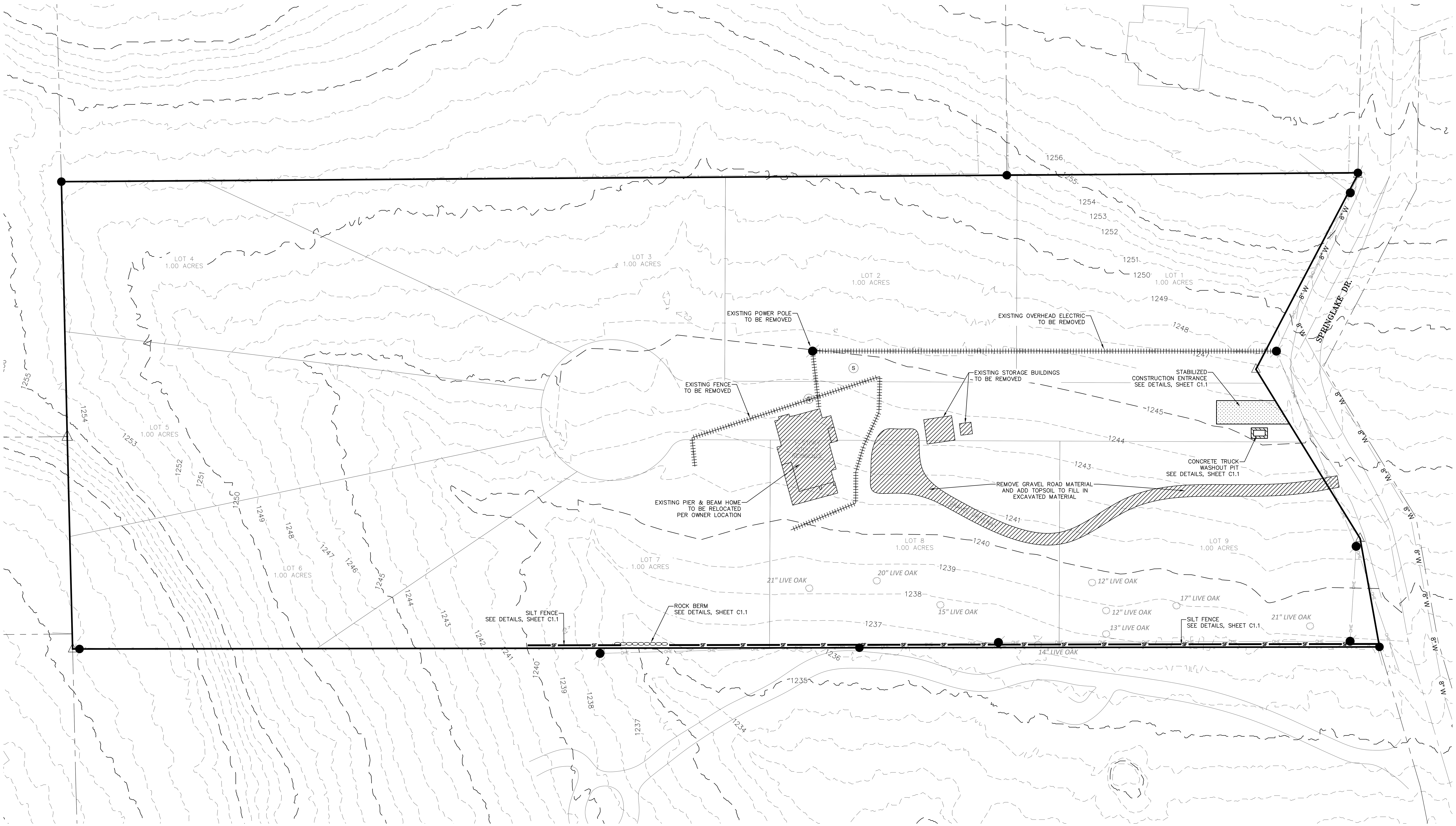
STATE OF TEXAS
JAMES P. McCARR
108753
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY:

JAMES McCARR, P.E.

11/17/2023
DATE

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006


LOT 1
1.00 ACRES
LOT 2
1.00 ACRES
LOT 3
1.00 ACRES
LOT 4
1.00 ACRES
LOT 5
1.00 ACRES
LOT 6
1.00 ACRES
LOT 7
1.00 ACRES
LOT 8
1.00 ACRES
LOT 9
1.00 ACRES
SPRINGLAKE DR.
EXISTING POWER POLE
TO BE REMOVED
EXISTING OVERHEAD ELECTRIC
TO BE REMOVED
EXISTING FENCE
TO BE REMOVED
EXISTING STORAGE BUILDINGS
TO BE REMOVED
STABILIZED
CONSTRUCTION ENTRANCE
SEE DETAILS, SHEET C1.1
CONCRETE TRUCK
WASHOUT PIT
SEE DETAILS, SHEET C1.1
REMOVE GRAVEL ROAD MATERIAL
AND ADD TOPSOIL TO FILL IN
EXCAVATED MATERIAL
EXISTING PIER & BEAM HOME
TO BE RELOCATED
PER OWNER LOCATION
SILT FENCE
SEE DETAILS, SHEET C1.1
ROCK BERM
SEE DETAILS, SHEET C1.1
SILT FENCE
SEE DETAILS, SHEET C1.1
21" LIVE OAK
20" LIVE OAK
15" LIVE OAK
12" LIVE OAK
17" LIVE OAK
12" LIVE OAK
13" LIVE OAK
21" LIVE OAK
14" LIVE OAK

LEGEND

- EXISTING BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- ROAD CENTERLINE
- PROPOSED SILT FENCE
- PROPOSED ROCK BERM

SCALE: 1"=40'

40 20 0 40

AXIS CIVIL CAD SERVICES

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER
11/17/2023

DATE

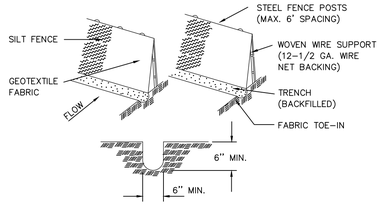
REVISIONS:

SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.
C1.0



TRENCH CROSS-SECTION

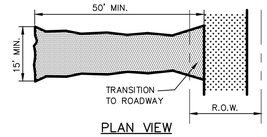
N.T.S.

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

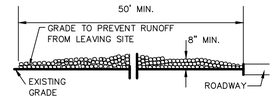
SILT FENCE

SCALE N.T.S.



PLAN VIEW

N.T.S.



PROFILE

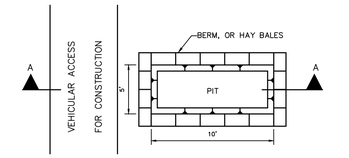
N.T.S.

GENERAL NOTES:

1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN 8 INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

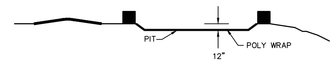
STABILIZED CONSTRUCTION ENTRANCE

SCALE N.T.S.



PLAN

N.T.S.



SECTION A-A

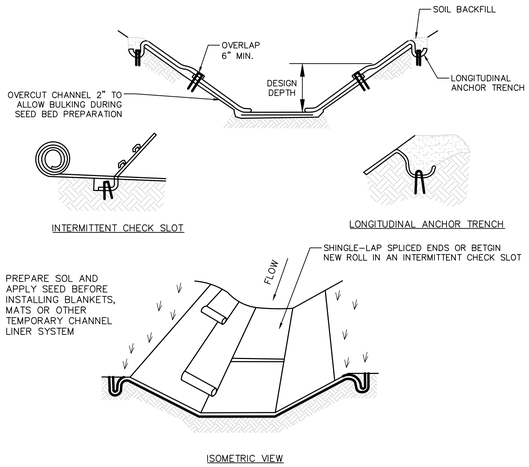
N.T.S.

GENERAL NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. IF HAY BALES ARE USED, THEY SHALL BE PLACED IN ACCORDANCE WITH DETAILS SHOWN ON EXHIBIT FOR HAY BALES.
3. POLY WRAP TO CONSIST OF 8 MIL. OR GREATER AND PLACED ON TOP OF VIRGIN SOIL.
4. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
5. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE TRUCK WASHOUT PIT

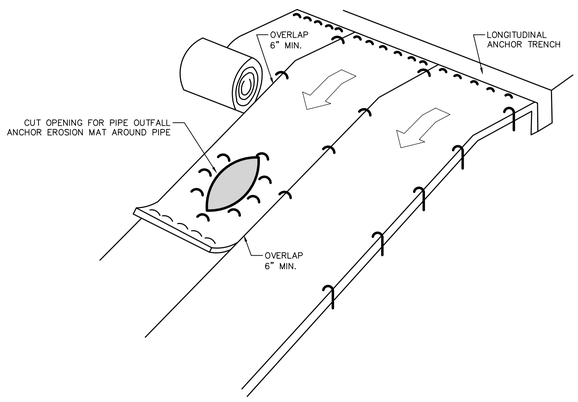
SCALE N.T.S.



ISOMETRIC VIEW

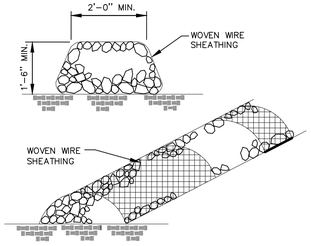
EROSION MATTING DETAIL

SCALE N.T.S.



NOTES:

1. REFER TO MANUFACTURER'S RECOMMENDED STAPLING PATTERN FOR STEEPNESS AND LENGTH OR SLOPE BEING BLANKETED.
2. PREPARE SEED BED (LIME, FERTILIZER AND SEED APPLICATION) PRIOR TO INSTALLATION OF BLANKET.
3. INSTALL BEGINNING OF ROLL IN 6" X 6" ANCHOR TRENCH, STAPLE BACKFILL AND COMPACT SOIL.
4. OVERLAP BLANKET ENDS 6" MINIMUM WITH THE UPSLOPE BLANKET OVERLYING THE DOWNSLOPE BLANKET. (SINGLE STYLE)
5. BLANKETS SHOULD NOT BE STRETCHED.
6. PLACE INTERMITTENT CHECK SLOT WHEN JOINING BLANKETS.



GENERAL NOTES:

1. USE ONLY GRADED ROCK 5-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITIONS: USE OPEN GRADED ROCKS 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENINGS AND MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SECURED WITH SHOAT RINGS.
3. THE ROCK BERM SHALL HAVE SIDE SLOPES OF TWO (2) TO ONE (1) OR FLATTER.
4. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE - WOVEN WIRE SHEATHING, SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION.
5. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER AS TO NOT CREATE AN ISSUE DOWNSTREAM OR OFF SITE.
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK BERM

NOT TO SCALE

AXIS CIVIL CAD SERVICES

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER
11/17/2023

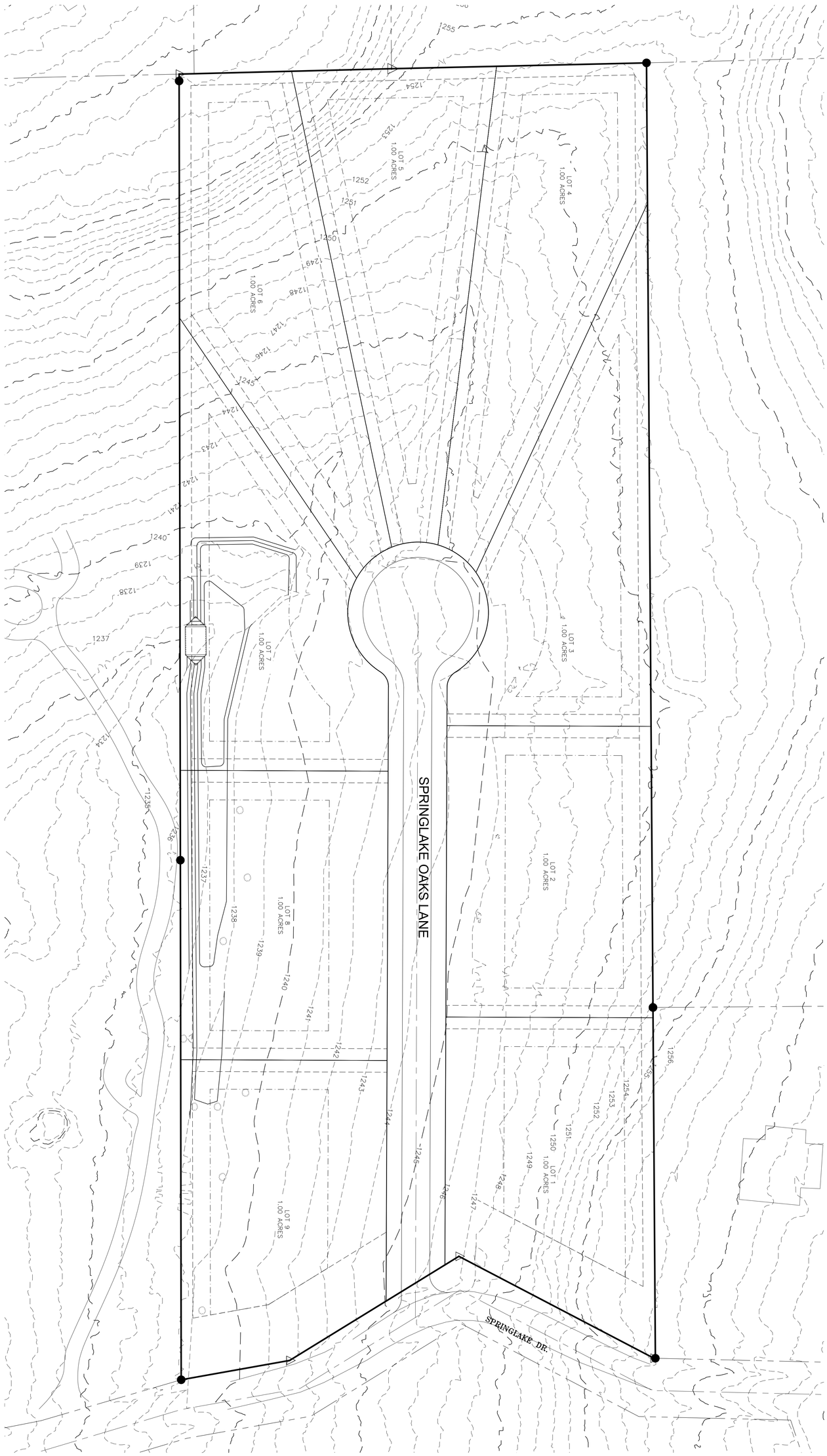
DATE

REVISIONS:

SPRINGLAKE OAKS SUBDIVISION
SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS
S.W.P.P.P. DETAILS

SHEET NO.
C1.1

C:\Users\mori\OneDrive\CAD_CIVILTECH\CAD\23-120 SPRINGLAKE\23-120 CAD\23-120 BASE 2.dwg



LEGEND

- EXISTING BOUNDARY LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE

SCALE: 1"=40'

40 20 0 40

AXIS CIVIL CAD SERVICES

SHEET NO. C2.0

SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

OVERALL STREET/LOT LAYOUT

REVISIONS:	DATE

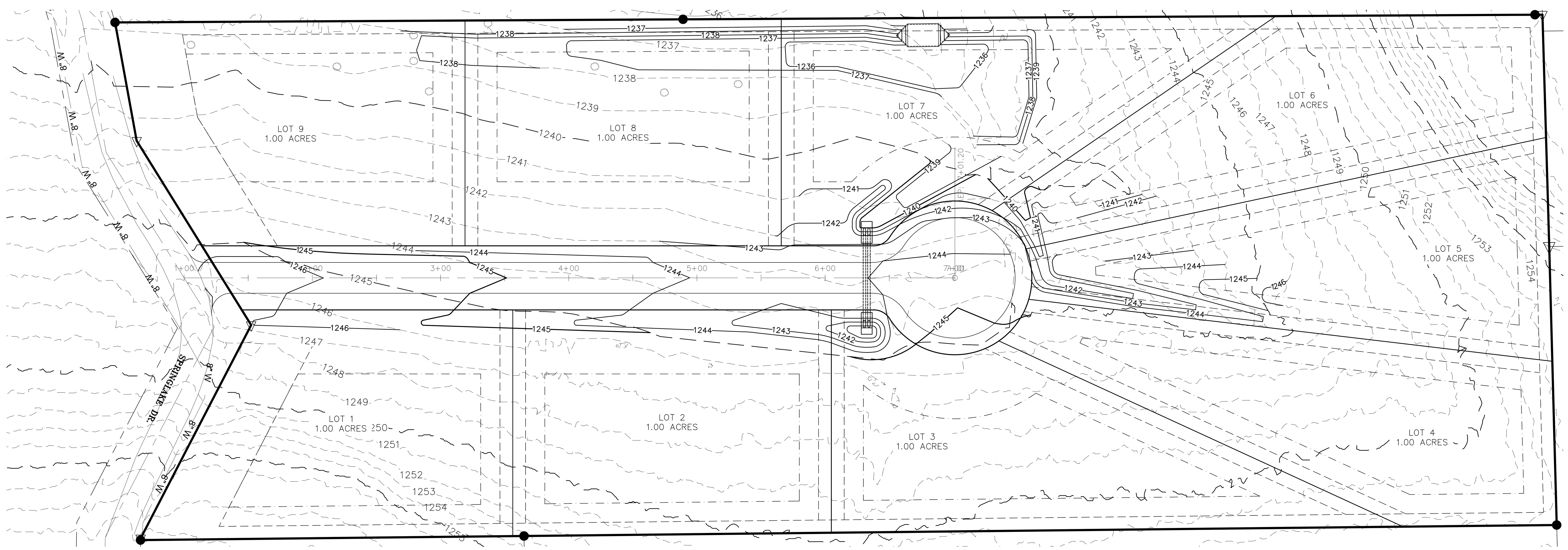
11/17/2023

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS

Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

LEGEND

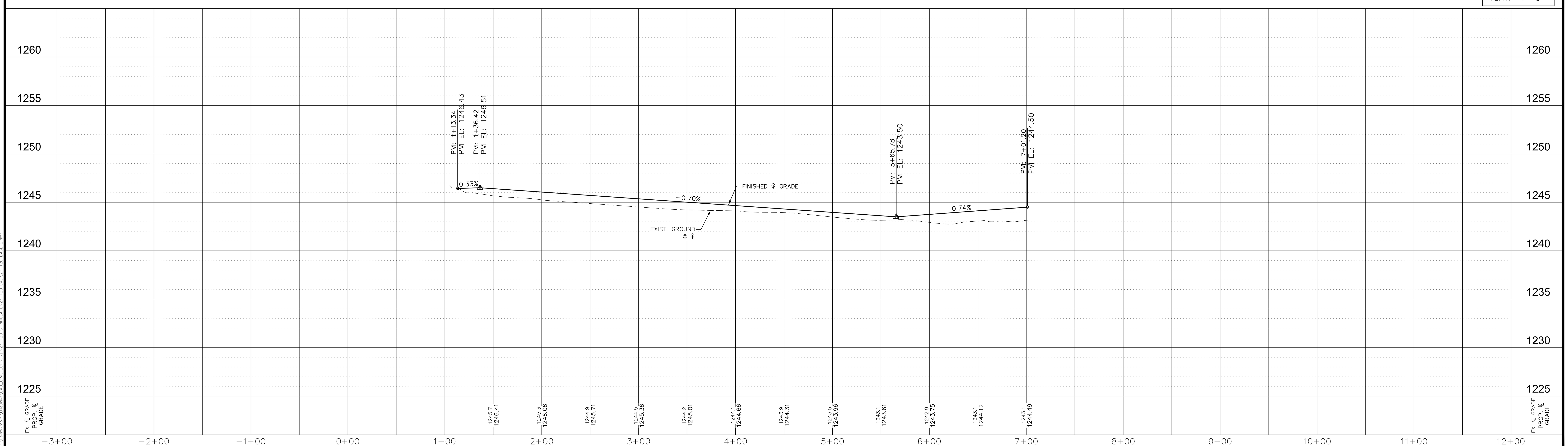
———	EXISTING BOUNDARY LINE
— - —	ADJOINING PROPERTY LINE
— - —	STREET CENTERLINE
———	PROPOSED LOT LINE
— - - —	PROPOSED SETBACK LINE
- - -	PROPOSED EASEMENT LINE



SPRINGLAKE OAKS LANE

STA. 1+13.29 TO STA. 7+01.20

HORZ: 1"=50'
VERT: 1"=5'



AXIS CIVIL CAD SERVICES

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

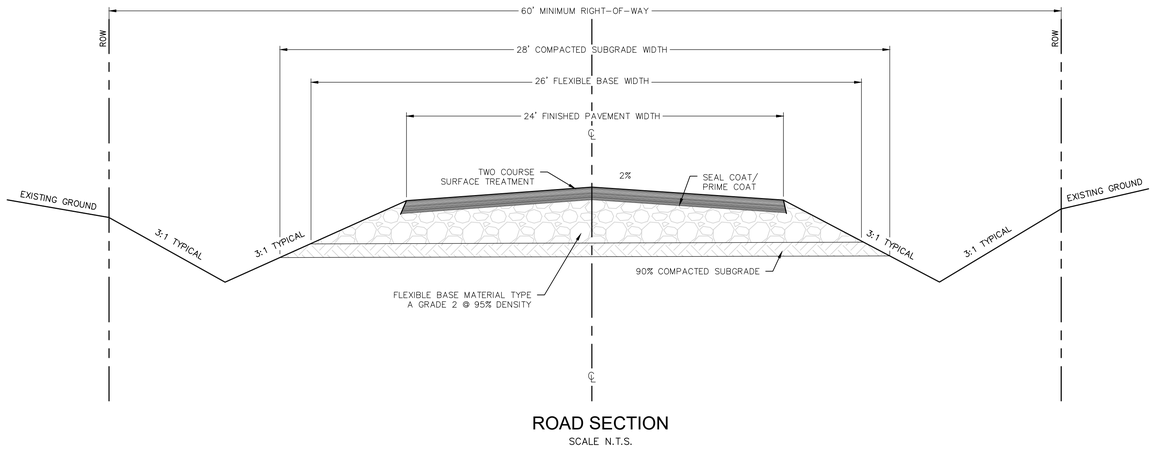
STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED PROFESSIONAL ENGINEER
11/17/2023

DATE

REVISIONS:

SPRINGLAKE OAKS SUBDIVISION
SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS
SPRINGLAKE OAKS LANE PLAN & PROFILE

SHEET NO.
C2.1



ROAD SECTION

SCALE N.T.S.

TWO-COURSE SURFACE TREATMENT -THE TWO COURSE SURFACE TREATMENT SHALL CONFORM TO TXDOT'S SPECIFICATION, ITEM 316. NO SURFACE TREATMENT SHALL BE APPLIED WITH THE AIR TEMPERATURE IS BELOW 60° F AND FALLING, OR WHEN THE ROADWAY SURFACE TEMPERATURE IS BELOW 60° F. AGGREGATES FOR USE ON THE TWO COURSE SURFACE TREATMENT SHALL CONFORM TO TXDOT'S CURRENT SPECIFICATIONS, ITEM 302.2. AGGREGATE MAY BE EITHER TYPE B OR TYPE PB IN ACCORDANCE WITH SUBSECTION 404.2000. WHEN TESTED BY TEST METHOD TEX-200-F, THE PERCENT BY WEIGHT SHALL BE AS FOLLOWS:

APPLICATION RATE: AGGREGATE ROCK WILL BE APPLIED AT THE RATE OF 1 YD3 PER 90 YD2 FOR THE FIRST COURSE, AND AT THE RATE OF 1 YD3 PER 100 YD2 FOR THE SECOND COURSE. ROLLING IS REQUIRED TO ACHIEVE A UNIFORM EMBEDMENT. THE CONTRACTOR SHALL BROOM-OFF LOOSE AGGREGATE. IF BLEEDING OCCURS, THE CONTRACTOR SHALL APPLY SAND OR GRADE 5 MATERIAL TO THE FINISHED SURFACE FOR WHATEVER PERIOD IS REQUIRED TO ABSORB THE EXCESS ASPHALT. FOR TWO-COURSE SURFACE TREATMENT, THE AGGREGATE FOR THE FIRST COURSE MAY BE GRADE 3 OR 4, TYPE B; THE SECOND COURSE AGGREGATE MAY BE GRADE 4 OR 5, TYPE PB, OR TYPE B WITH A FOG SEAL, TXDOT ITEM 315.

ASPHALTIC MATERIALS -ASPHALTIC MATERIALS SHALL BE TYPE AC-5 ASPHALTIC CEMENT WIT TWO (2) PERCENT LATEX, OR TYPE AC-10 WITH TWO (2) PERCENT LATEX, CRS-2 OR HFRS-2 OR EQUIVALENT MATERIALS USED BY TXDOT FOR SUCH USE. ALL SAFETY MEASURES ASSOCIATED WITH THESE CHEMICALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE FROM FIRES OR OTHER CAUSES WHICH MAY RESULT FROM HEATING ASPHALTIC MATERIALS. APPLICATION TEMPERATURE FOR AC-5 SHALL BE BETWEEN 275 DEGREES F AND 325 DEGREES F AND FOR HFRS-2 SHALL BE BETWEEN 110 DEGREES F AND 150 DEGREES F. FOR ESTIMATING PURPOSES, THE RATE OF APPLICATION FOR ASPHALTIC MATERIALS (AC) SHALL BE 0.30 GALLON PER SQUARE YARD FOR THE 1ST COURSE AND 0.35 GALLON PER SQUARE YARD FOR THE 2ND COURSE. FOR EMULSIFIED ASPHALT PRODUCT, IF USED, THE RATE OF APPLICATION SHALL BE 0.35 GALLON PER SQUARE YARD FOR THE 1ST COURSE AND 0.40 GALLON PER SQUARE YARD FOR THE 2ND COURSE.

CRUSHED LIMESTONE BASE - BASE MATERIAL SHOULD BE COMPOSED OF CRUSHED LIMESTONE MEETING THE REQUIREMENTS OF TXDOT ITEM 247, GRADE 1 OR 2, TYPE A. THE BASE SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED MOISTURE-DENSITY RELATIONSHIP (ASTM D 1557) AT -2 TO +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. THE BASE MATERIAL SHOULD BE PLACED IN LOOSE LIFTS MEASURING NO GREATER THAN EIGHT (8) INCH IN THICKNESS.

COMPACTED SUBGRADE - SUBGRADE SHOULD BE MOISTURE CONDITIONED BETWEEN MINUS TWO (±2) AND PLUS THREE (±2) PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-698. WHERE LIMESTONE BEDROCK IS THE EXPOSED SUBGRADE MATERIAL, THEN MOISTURE CONDITIONING AND COMPACTION IS NOT WARRANTED AND A PROOFROLL OF THE SUBGRADE WILL BE SUFFICIENT.

F. PREPARING AND CLEARING THE RIGHT OF WAY

1. The developer shall clear the right-of-way for construction operations by removing and disposing of all obstructions within the required horizontal clearance for obstructions per the TxDOT Roadway Design Manual, latest edition. Preparation of Right of Way shall be in accordance with TxDOT Standard Specifications, Item 100. However, pursuant to Section 251.016, Transportation Code, the County may remove or order removal of objects in any road right-of-way that create a safety hazard to the public. Roads, easements and driveways that provide access to any commercial, public, or residential structure shall have a minimum horizontal clearance of 12 feet and a minimum vertical clearance of 16 feet to allow passage of fire trucks, EMS units, law enforcement, and other emergency or public vehicles.
2. Trees located on private property that interfere with a clear right-of way by encroachment or over hanging branches may be removed, pruned or trimmed as necessary in order to provide adequate clearance for vehicular traffic. Tree trimming shall be in accordance with TxDOT Standard Specifications, Item 752. damaged, the person responsible for the cut or damage shall immediately dress the cut or damaged area with paint or compound to protect the tree and adjacent trees against oak wilt.)
3. All unstable subgrade or objectionable material in the roadway shall be removed and replaced with material acceptable to the County.

G. ROADWAY EXCAVATION AND EMBANKMENT

1. Any roadway excavation necessary to attain conformance with proposed road grades and typical cross sections shall be in accordance with TxDOT Standard Specifications, Item 110.
2. When the proposed road grades and cross sections require the placing of fill material to raise the roadway, such embankment fill shall be constructed in accordance with TxDOT Standard Specifications, Item 132. Completed side slopes shall not be steeper than three-to-one (3-to-1).
3. Completed cuts shall have side slopes no steeper than three-to-one (3-to-1) unless a different slope is approved by the County Engineer consistent with the provisions of this section.
4. Requirements for slopes in cuts and on fills may be modified if the developer presents plans designed, signed and sealed by a licensed professional engineer demonstrating that cuts are in a material of adequate stability to permit a different slope, or using retaining walls to stabilize the slope or fill.
5. If blasting is required, work shall be in accordance with current TxDOT specifications, Item 7.

H. SUBGRADE AND BASE COURSES

1. The embankment, subgrade, and base-course materials shall be compacted by suitable type rollers in all cases to consolidate fill materials or to attain adequate stability of subgrade materials and base courses.
2. SUBGRADE Density Control shall be in accordance with current TxDOT Standard Specifications, Item 132. Ordinary Compaction is allowed with prior approval of the County Engineer. Proof rolling, if allowed, shall be in accordance with current TxDOT specifications, Item 216
the event inclement weather or other unforeseen circumstances render impractical the spreading of the material during the first 24-hour period, the material shall be scarified and spread as directed by the County Engineer. Flexible Base shall be constructed in accordance with current TxDOT specifications, Item 247.
3. BASE Density Control shall be in accordance with current TxDOT Standard Specifications, Item 247. Compaction shall be used to attain at least 100% compaction of base courses.
4. Rolling equipment and construction methods shall be in accordance with current TxDOT specifications, Items 204, 210 and 216.
5. Prior to placing the base course, the roadbed shall be shaped to conform to the subgrade section and shall be tested to assure proper compaction. the roadbed shall be to the lines and grade specified in the drawings and shall be free of holes, ruts and depressions.
6. Base materials used for roads shall conform to the requirements to current TxDOT specifications, Item 247, Flexible Base, Type A, Grade 1-2 (crushed stone or broken aggregate, excluding gravel aggregate). Pit run base materials and caliche are not allowed.
7. Before placing any material, the contractor shall provide the County Engineer with reports of analysis of the proposed materials made by an approved laboratory in accordance with current TxDOT specifications, Item 247.
8. At least 48 hours before placing the base material, the subgrade shall be checked as to conformity with grade and section in accordance to approved construction plans. Subgrade shall be tested for adequate compaction in accordance to approved construction plans. It shall be the responsibility of the contractor to provide the required amount of specified material. Material deposited upon the subgrade shall be spread and shaped the same day unless otherwise directed by the County Engineer. In the event inclement weather or other unforseen circumstances render impractical the spreading of the material during the first 24 hour period, the material shall be scarified and spread as directed by the County Engineer. Flexible Base shall be constructed in accordance with current TxDOT specifications, Item 247.
9. The base course shall be placed, mixed, blended, and compacted by the contractor in two (2), four (4)-inch lifts, unless otherwise authorized by the County Engineer. Total compacted base material placed shall be not less than eight (8) inches in thickness. Alternative pavement designs may be submitted provided the proposed pavement section is designed by a licensed geotechnical engineer and approved by the County Engineer.

I. PAVEMENT

1. Where a road section is constructed, the flexible base shall be in accordance with Figure 5.1 for urban roads, and Figure 5.3 for rural roads.
2. The pavement shall be a "Two Course Surface Treatment"or a minimum of one and one-half (1½) inches of Hot Mix Asphaltic Concrete (HMAC). Prime coat shall be applied at the rate of 0.20 gallons per square yard.
3. The Two Course Surface Treatment shall be constructed in accordance with current TxDOT specifications, Item 316.
4. HMAC shall be produced and constructed in accordance with current TxDOT specifications, Item 340.
5. No surface treatment shall be applied when the air temperature is 600 F and falling, or when the roadway surface temperature is below 600 F. Surface treatment may be applied when the air temperature is above 500 F and rising, provided the roadway surface temperature is 600 F or above.
6. Aggregates for use on the Two Course Surface Treatment shall be in accordance with current TxDOT specifications, Item 302. Aggregate may be either Type B or Type PB.
7. Aggregates for use on the Two Course Surface Treatments shall in accordance with current TxDOT Specifications, Item 302. Grade 3 (non
Compacted HMAC shall be constructed in accordance with current TxDOT specifications, Item 340 for Hot Mix, Type D (Fine Surface).
8. Roads with curbs or headers shall have a minimum of one and one-half (1½) inch HMAC pavement.
9. For Two Course Surface T reatment, the asphaltic material shall be Type AC-5 with two (2) percent latex, or Type AC-10 with two (2) percent latex, CRS-2 or HFRS-2 or equivalent asphalt listed by current TxDOT specifications, Item 300 for such use, and approved by the County Engineer.
10. Since asphaltic materials are very flamable, utmost care must be taken to prevent open flames from coming in contact with the asphaltic material or the gasses from the material. The contractor shall be responsible for damage from fires or other causes which may result from heating asphaltic materials.
11. For estimating purposes, the rate of application for asphaltic materials (AC) shall be 0.30 gallons per square yard for the first course and 0.35 gallons per square yard for the second course of a Two Course Surface Treatment. The actual rate shall be approved by the County Engineer.
12. For estimating purposes, the rate of application for emulsified asphaltic product (AC) shall shall be 0.35 gallons per square yard for the first course and 0.40 gallons per square yard for the second course of a Two Course Surface Treatment. The actual rate shall be approved by the Road Supervisor.
13. For Two Course Surface Treatment, the aggregate for the first course may be grade 3 or 4, Type B; the second course aggregate may be Grade 4 or 5, Type PB.
14. Aggregate rock will be applied at the rate of one (1) cubic yard per 90 square yards for the first course, and at the rate of one (1) cubic yard per 100 square yards for the second course. Rolling is required to achieve a uniform embedment. The contractor shall broom-off loose aggregate. If bleeding occurs, the contractor shall apply sand or Grade 5 material to the finished surface for whatever period is required to absorb the excess asphalt.
15. Compacted HMAC shall be constructed in accordance with current TxDOT specifications, Item 340 for Hot Mix, Type D (Fine Surface).
16. The asphaltic material shall be from 3.5 to 6.5 percent of the mixture by weight, or from 8 to 15 percent of the mixture by volume.
17. The asphaltic materials for the tack coat, or prime coat, shall be cut back asphalt MC-30, or equal, in accordance with current TxDOT specifications, Item 300, for that purpose with the approval of the County Engineer.
18. Construction methods used to produce, transport, place and compact HMACP materials shall be in accordance with current TxDOT specifications, Item 340.
19. The base course shall be sprinkled as required and compacted to the extent necessary to provide not less than the 100 percent density specified and within moisture content limits defined in the geotechnical report. In addition to the requirements specified for density, the full depth of flexible base shown on the drawings shall be compacted to the extent necessary to remain firm and stable under loading by construction equipment. (Note: Construction equipment shall be limited to units not exceeding legal loads.) If the base material fails to meet the density requirements, it shall be reworked as necessary to meet these requirements. Throughout this entire operation, the shape of the base course shall be maintained by blading, and the surface upon completion shall be smooth and in conformity with the typical sections shown on the drawings and to the established lines and grades. In the area on which pavement is to be placed, any deviation in excess of one-quarter (¼) inch in cross section and in length of 16 feet measured longitudinally shall be corrected in accordance with current TxDOT specifications Item 247. All irregularities, depressions or weak spots which develop shall be corrected immediately by scarifying the areas affected, adding suitable material as required, reshaping and recompacting by sprinkling and rolling. Should the base course, due to any reason or cause, lose the required density and moisture content or finish before the surfacing is complete, it shall be recompacted, refinished, and tested at the sole expense of the contractor. Prime oil in accordance with current TxDOT specifications, Item 300, shall be applied seven days from date of testing. Fine blading shall be completed during that seven-day period. Oil shall be applied at the rate of 0.20 gallons per square yard.

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STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER
11/17/2023

DATE

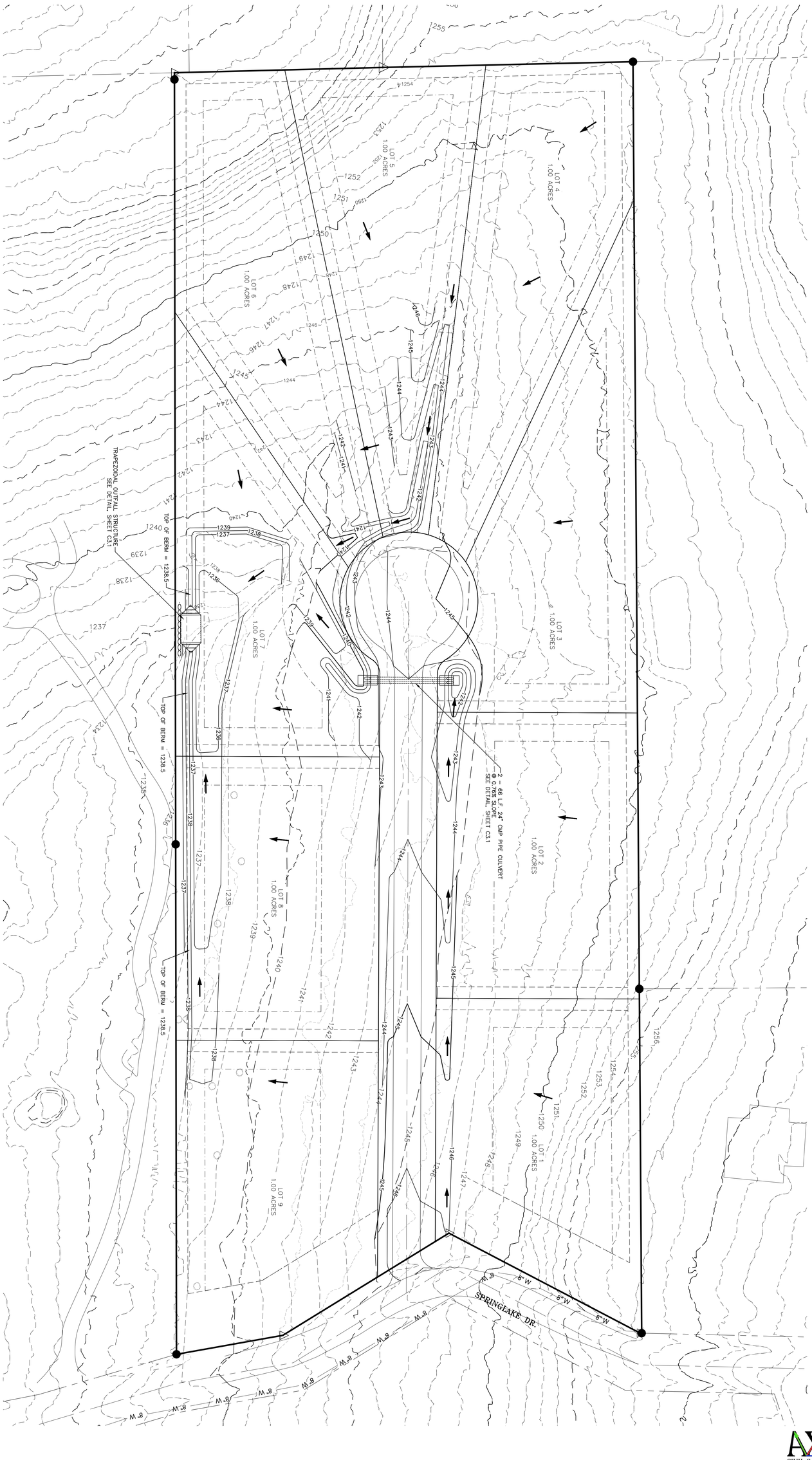
REVISIONS:

SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

STREET DETAILS

SHEET NO.
C2.2



LEGEND

- EXISTING BOUNDARY LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROCK BERM
- FLOW DIRECTION ARROW

SCALE: 1"=40'

AXIS CIVIL CAD SERVICES

SHEET NO. C3.0

SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

OVERALL GRADING & DRAINAGE PLAN

REVISIONS:	DATE

11/17/2023

CIVIL TECH, PLLC.
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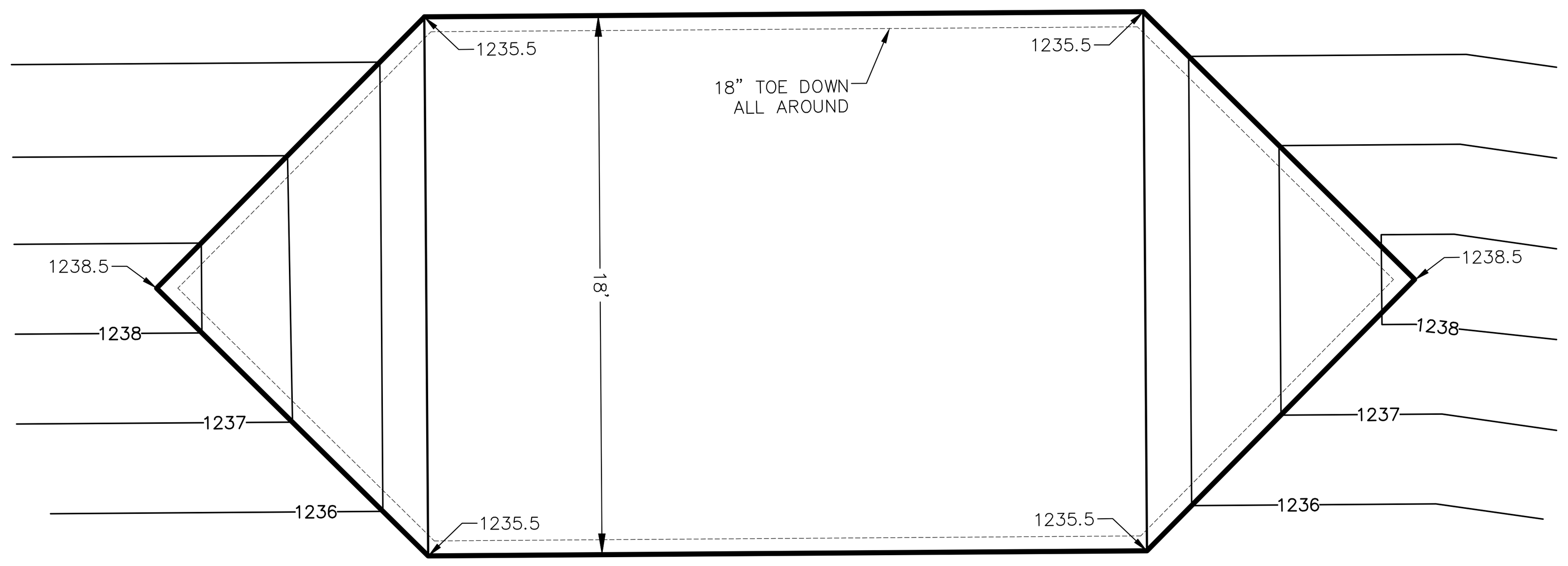
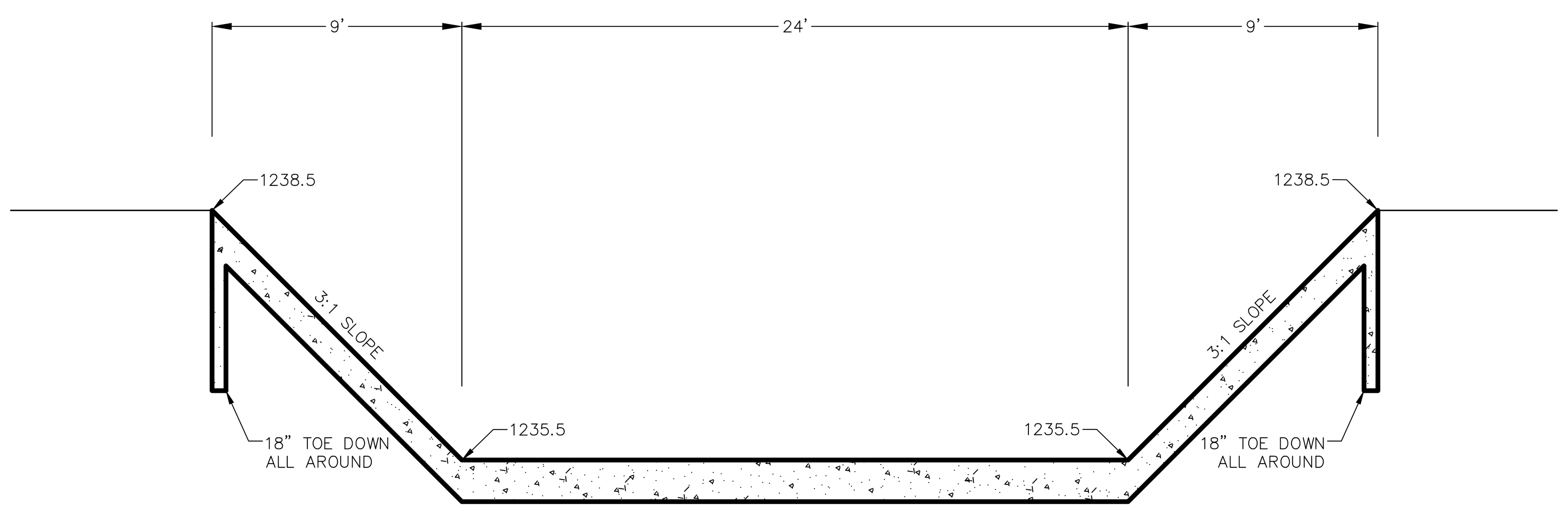


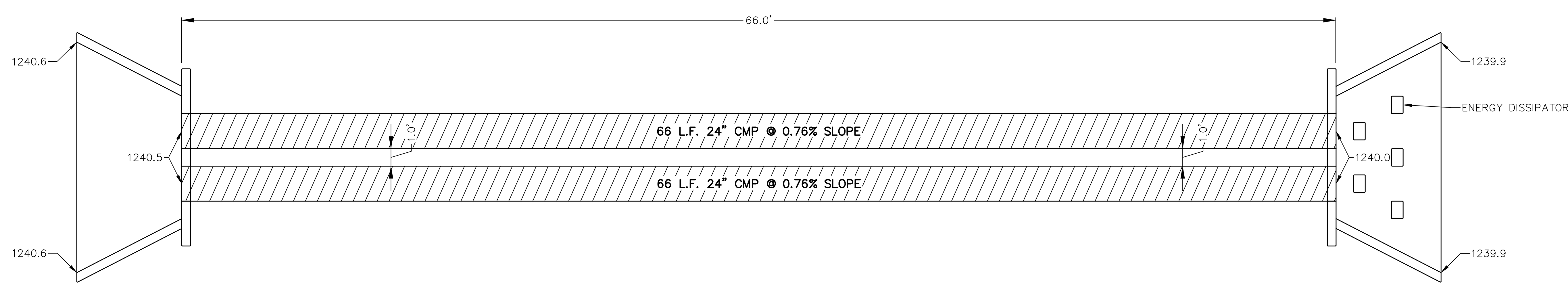


TRAPEZOIDAL OUTFALL STRUCTURE DETAIL

SCALE N.T.S.

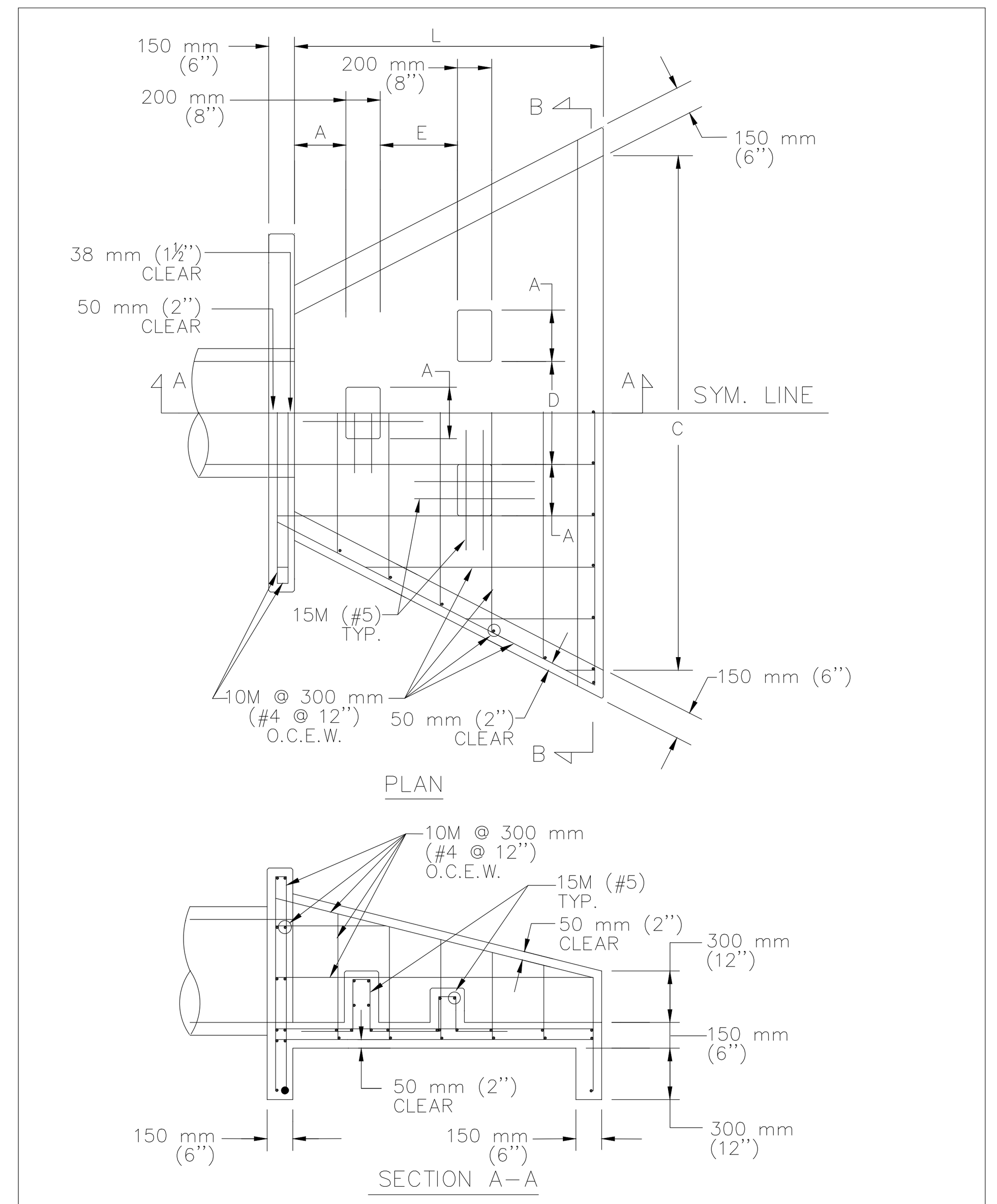
GENERAL NOTES:

1. ALL CONCRETE TO CONSIST OF 3000 PSI STRENGTH WITH STEEL REINFORCEMENT, #3 BARS PLACED 18 INCHES O.C.E.W.
2. ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
3. ANY DISTURBED AREAS WILL NEED RE-VEGETATION ESTABLISHED WITHIN 21 DAYS AFTER WORK HAS CEASED.

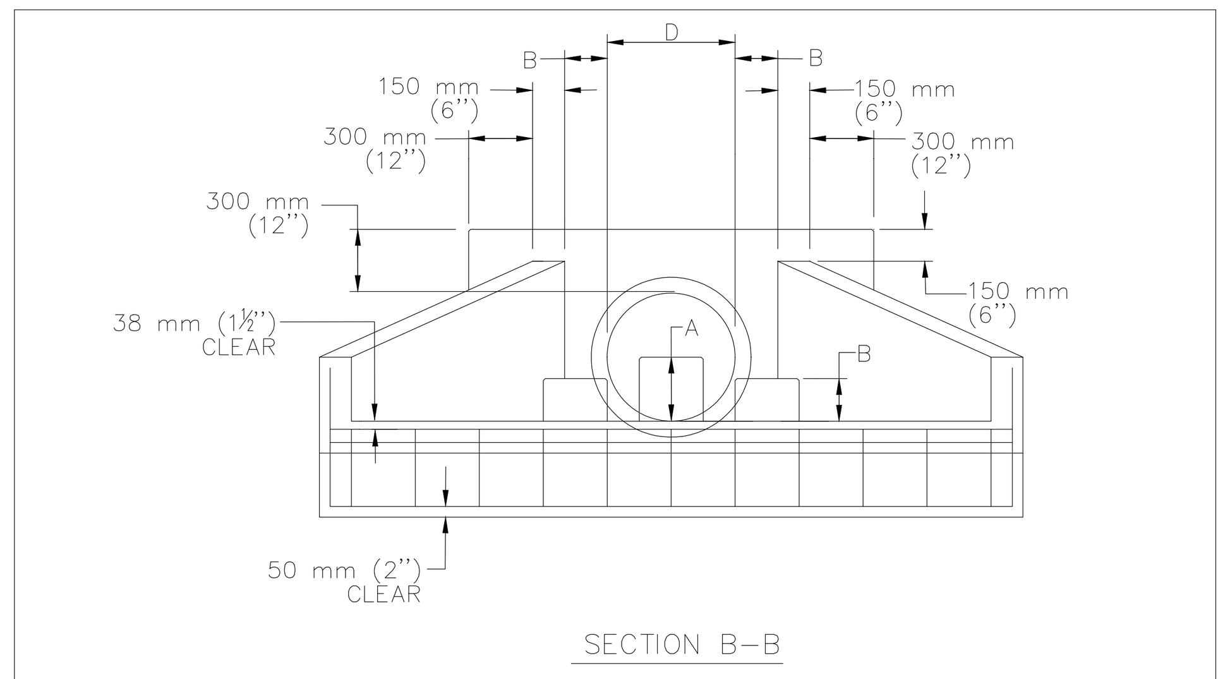


CULVERT DETAIL

SCALE N.T.S.



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



SECTION B–B

NOTES:

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

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

DIMENSIONS IN MILLIMETERS, METERS AND (INCHES).

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

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

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STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED PROFESSIONAL ENGINEER
11/17/2023

DATE

REVISIONS:

SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

DRAINAGE DETAILS

SHEET NO.

C3.1

ATTACHMENT N

Inspection, Maintenance, Repair and Retrofit Plan

Not Applicable

ATTACHMENT O

Pilot-Scale Field Testing Plan

Not Applicable

ATTACHMENT P

Measures for Minimizing Surface Stream Contamination

Not Applicable

Storm Water Pollution Prevention Plan

(SWPPP)

ATTACHMENT A

Spill Response Actions

Attachment A – Spill Response Actions

Site Specific Measures that will be taken to contain any spill of hydrocarbons or hazardous substances will include:

1. Immediate isolation of the substance source to keep additional spill or possible infiltration from occurring. Action will be taken to block the down gradient side using native earth material, absorbent blankets or absorbent socks.
2. The substance and contaminated materials will be excavated and placed within an impervious container or impervious-lined area that is protected from storm water runoff. Excavated materials will be covered to protect against rain.
3. The hazardous substance will be positively identified.
4. The spill area, after the excavation, will be sampled to verify that the hazardous substance has been properly and adequately remediated.
5. The excavated materials will be disposed of at an approved facility licensed to accept the substance identified. All transporting and disposal will follow State requirements for hazardous substances.
6. Fuels and Hazardous Substances are not to be stored on site.
7. Contractor shall become familiar with the Site Plan and confine activities with fuels and hazardous substances to locations that are adequate for the isolation and prevention of contamination in the event of a spill.

In addition to the above site specific measures, the following recommended measures from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); Section 1.4.16, Significant/Hazardous Spills section should also be followed and are provided herein. These measures are to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.
The following steps will help reduce the storm water impacts of leaks and spills:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.

6. Spills should be covered and protected from storm water run-on during rainfall to the extent that it doesn't compromise cleanup activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non- leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Discourage “topping off” of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

ATTACHMENT B

Potential Sources of Contamination

Attachment B – Potential Sources of Contamination

1. Contaminants and fluids may be dropped from the use of construction equipment
2. Contaminants and fluids may be dropped from vehicles entering the site during construction
3. Contaminants and fluids may be dropped or spilled by workers during construction
4. Mud or dirt may be tracked onto streets from construction areas
5. Fine particles may be washed from non-stabilized areas
6. Contaminants and fluids may be spilled with the use of chemical / portable toilets during construction
7. Contaminants and fluids may be spilled during the connection to the existing SCS

During construction of the infrastructure contamination could come from oil, grease and fuel drippings from construction equipment and also from the process of excavating materials and grading. Additionally, the use of chemical / portable toilets is a potential source of contamination.

If fuel or a hazardous substance spill occurs, the contaminants and contaminated soil will be removed and placed in an impervious container to be disposed of off-site at an approved disposal site. The placement of excavated materials will have appropriately sized erosion and sedimentation controls placed down gradient to prevent debris from the construction activity from washing down gradient of the site. The construction site will be cleaned of materials and debris at the end of each workday and/or at the completion of the infrastructure. The application of the prime coat and/or tack coat will be timed to avoid any occurrence of a rain event before placement of the HMAC, which would provide permanent soil stabilization for the street areas. Any concrete structures, flatwork, and formwork would also be similarly timed to avoid any occurrence of a rain event.

In any case of a spill or contamination, the Spill Response Actions identified in **ATTACHMENT A** of this section should be followed.

ATTACHMENT C

Sequence of Major Activities

Attachment C – Sequence of Major Activities

The project site will be constructed using the following general activities and sequences. Construction activities and order of construction is anticipated as follows:

1. Temporary BMPs – Installation of temporary control measures such as silt fence, rock berms, etc. (Disturbs approx. 0.065 acres)
2. Grubbing & Clearing – Underbrush & Trees removed as necessary: ROWs, utility easements, and drains. (Disturbs approx. 0.47 acres)
3. Drainage and Water Quality – Excavation and construction of drainage infrastructure and Water Quality permanent BMPs. (Disturbs approx. 0.88 acres)
4. Rough Grading and Excavation - The building pads, parking lots, and driveways will be brought to sub grade. (Disturbs approx. 2.5 acres)
5. Utilities – Trenching and installation of sanitary sewer lines, water lines, then Electric and dry utilities. Upon installation, the trenches will be backfilled. (Disturbs approx. 0.10 acres)
6. Asphalt and Curbs – Concrete curbs and street surfaces will be brought to final grade and installed. (Disturbs approx. 0.75 acres)
7. Final Utility Meters – Installation of water, electric meters, and other final utility terminations, as needed. (Disturbs approx. 0.03 acres)

Note: The excavated material from the trenches will be placed on the up-gradient side of the trench. The trench would serve as a temporary sedimentation and erosion control measure.

ATTACHMENT D

Temporary Best Management Practices and Measures

Attachment D – Temporary Best Management Practices and Measures

The Temporary Best Management Practices (TBMPs) and Measures that will be used:

- Silt Fences (Sediment Control Rolls may be substituted where appropriate)
- Stabilized Construction Entrances
- Equipment Staging Area
- Concrete Wash Out
- Inlet Protection
- Rock Berm or Gabion
- Preservation of Natural Areas
- Placement of Excavated Material on Up Gradient Side of Trench (Except in Floodplain)
- Permanent Planting, Sodding, and/or Re-seeding
- Regular Inspection & Maintenance
- Stabilization

All structural TBMPs will be installed prior to the beginning of construction as per the Sedimentation & Erosion Control Plan and Storm Water Pollution Prevention Plan. The TBMPs will remain in place and will be maintained until all construction has ceased and perennial vegetative cover with a density of 70 percent has occurred.

1. Install stabilized construction entrance; Establish equipment staging area and concrete washout
2. Installation of TBMPs - rock berm, inlet protection and silt fences as appropriate
3. Grubbing & Clearing
4. Excavation
5. Grading
6. Infrastructure Construction
7. Establish 70 percent vegetative cover
8. Remove TBMPs

The temporary measures to be used during construction to prevent pollution of surface water, groundwater, and storm water runoff will be the use of silt fencing, inlet protection, and rock berm, as necessary, generally located along the down gradient side of the project area as indicated in the Water Pollution Abatement Plan. The stabilized construction entrance, concrete wash out and equipment staging area will be located as practicable. The equipment staging area and concrete washout should be in the proximity of the construction entrance / exit and not located near a well, floodplain, or other potential sources of contamination. Structural practices, as applicable, will be installed prior to each phase of the project and will be maintained during the construction of that phase. Disturbed areas will be stabilized, re-vegetated if denuded, within 14 days after temporary (21 days) or permanent cessation of construction activities.

The weather will need to be monitored and the application of the prime coat and/or tack coat emulsions will be timed to avoid any occurrence of a rain event before placement of the HMAC on the streets. Any concrete, flatwork, and formwork would also be similarly timed to avoid any occurrence of a rain event.

ATTACHMENT E

Request to Temporarily Seal a Feature

Not Applicable

ATTACHMENT F

Structural Practices

Attachment F – Structural Practices

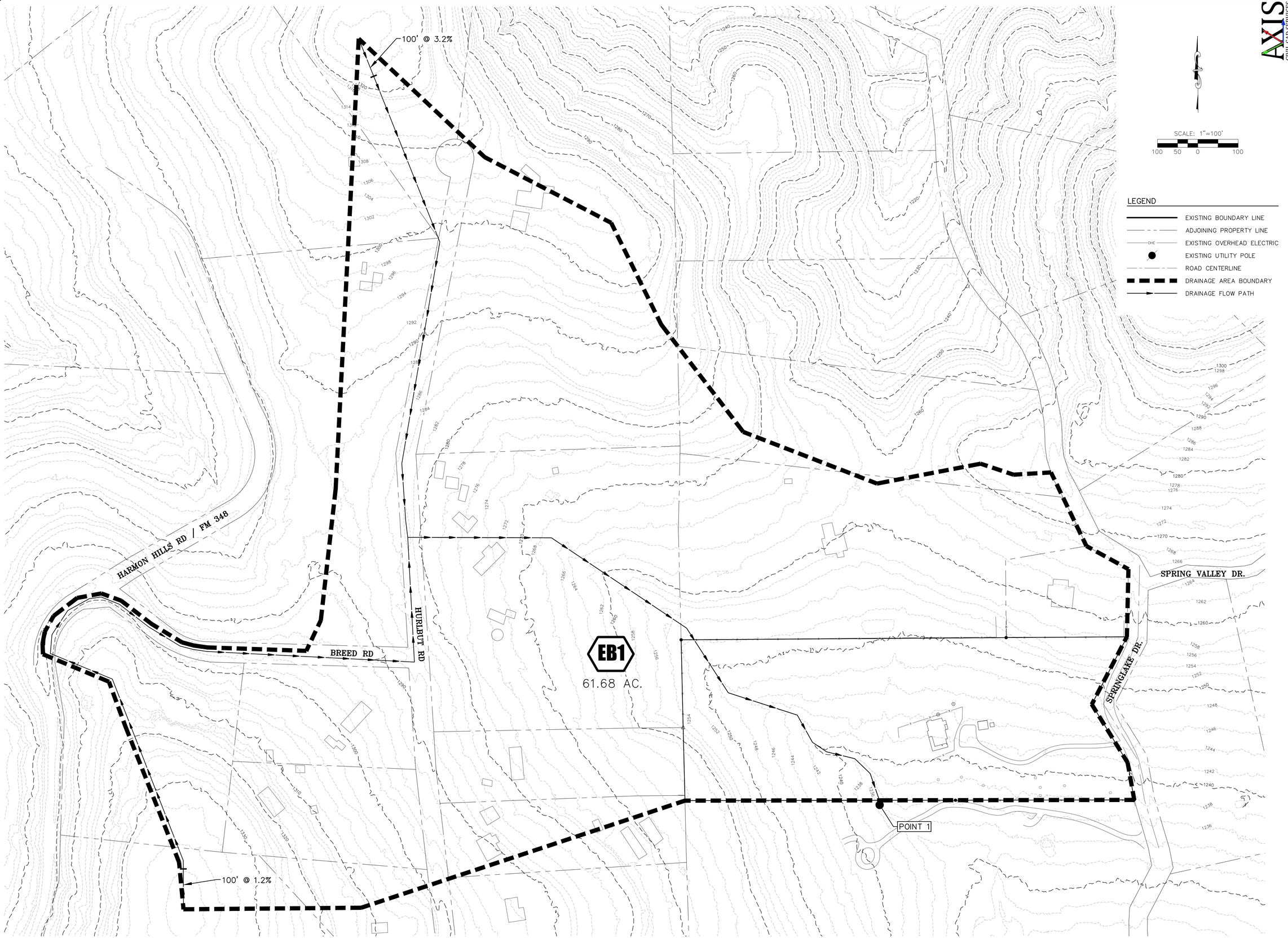
The structural practices proposed that will limit runoff discharge of pollutants from exposed areas of the site will be the use of silt fences (sediment control rolls may be substituted where appropriate), rock berms or gabions, inlet protection, concrete wash out, equipment staging area, and stabilized construction entrances to prevent the suspended solids and sediments from washing across the site.

1. A stabilized construction entrance with washout pit will be constructed at all locations where vehicular traffic enters and leaves the site. This will reduce tracking of sediments onto adjacent roadways and provide a stable area for entrance or exit from the construction site.
2. An equipment staging area will be established. This should be located in the proximity of the construction entrance / exit. This will provide a controlled and stable area to set-up materials and equipment.
3. Silt fencing will be installed adjacent to any drainage way which receives sheet flow from up gradient-disturbed areas and along the side slope perimeter of disturbed areas when no other TBMPs / Structural Practices are available.
4. Excavation for the permanent pond will be used to trap sediment until completion and acceptance of permanent storm drain piping.
5. Silt fencing will be installed in areas where up gradient flow from disturbed areas is concentrated, Washout of silt fencing may occur and should be monitored. Rock berms or gabions may also be installed along the side slope perimeter of disturbed areas if the up gradient flow is concentrated to prevent washout of silt fencing.
6. Sandbags filled with washed pea gravel will be used at storm drainage inlets prior to stabilization of the drainage areas. Alternative inlet protection may be utilized as appropriate.
7. Rock berms or gabions will be installed at points of concentrated flow to trap sediment prior to exiting the site and prevent down gradient erosion.

Although not anticipated, earthen berm/dikes may be constructed in some areas to divert up gradient flows around disturbed areas and onto natural drainage ways.

ATTACHMENT G

Drainage Area Map



AXIS CIVIL CAD SERVICES

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER
11/17/2023

DATE

REVISIONS:

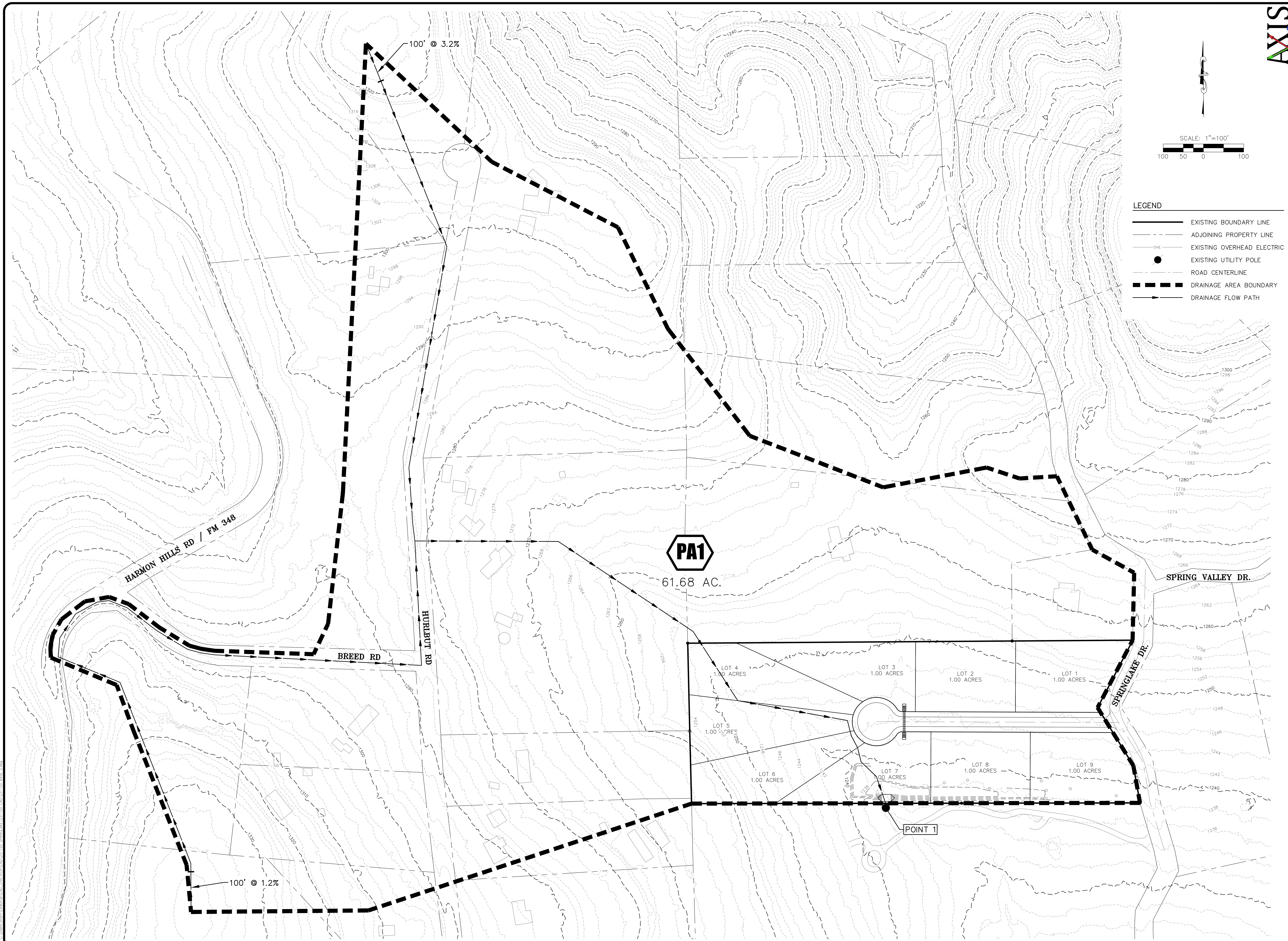
SPRINGLAKE OAKS SUBDIVISION

SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NO.
DA1

O:\Users\wood\OneDrive\CAD_CIVILTECH\CAD\23-120 SPRINGLAKE\23-120 (24X36) BASE 2.dwg



CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED PROFESSIONAL ENGINEER
11/17/2023

DATE

REVISIONS:

SPRINGLAKE OAKS SUBDIVISION
SPRINGLAKE DR.
DRIPPING SPRINGS, TEXAS
PROPOSED DRAINAGE AREA MAP

SHEET NO.
DA2

ATTACHMENT H

Temporary Sediment Pond(s) Plans and Calculations

Not Applicable

ATTACHMENT I

Inspection and Maintenance for BMPs

Attachment I – Inspection and Maintenance for BMPs

Following are recommended minimum site specific inspection and maintenance measures for the BMPs proposed with this project. The recommended measures are derived from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.3, Temporary Erosion Control BMPs* and *Section 1.4, Temporary Sediment Control BMPs.* More detailed guidance is contained within the sections referenced.

The following steps will help prevent or reduce the sediment transported by storm water runoff in areas of disturbance:

General

1. Silt fences (sediment control rolls may be substituted where appropriate), rock berms, gabions, inlet protection, and stabilized construction entrances must be in place prior to the start of construction and will remain in place until construction has been completed and the site stabilized from further erosion.
2. The contractor will keep a record of the inspections, noting the condition of the BMPs and any corrective action taken to maintain the erosion control structures. In addition to the inspection and maintenance reports, the operator should keep records of the construction activity on site. In particular the following information should be kept:
    - The dates when major grading activities occur in a particular area.
    - The dates when construction activity ceases in an area, temporarily or permanently.
    - The dates when an area is stabilized, temporarily or permanently.
3. All soil, sand, gravel, and excavated material stockpiled on-site will have appropriately sized silt fencing placed up gradient and down gradient.

Inspection

1. A qualified E & S inspector (representing the discharger) shall inspect the following items once every seven (7) days, and within 24 hours after storm event of a ½-inch or greater rainfall:
    - Disturbed areas of the construction site that have not been finally stabilized
    - Areas used for storage of materials that are exposed to precipitation
    - Structural and stabilization control measures
    - Construction entrance/exits
2. The E & S inspector shall have authority to require immediate action on the part of the Contractor to correct any nonconforming items found during inspections or to require revisions to the E & S controls if appropriate. If revisions are needed, they shall be implemented within 7 calendar days after the date of inspection.
3. The E & S inspector will provide written reports covering all items/areas inspected and outlining corrective measures if any.

Maintenance

1. All erosion and sedimentation (E & S) measures/controls shall be maintained in good working order by the Contractor. Written maintenance reports shall be prepared covering all inspections and maintenance affecting E & S controls. If repair(s) are necessary, they shall be initiated within 24 hours after report.
2. The *temporary construction entrance* maintenance guidelines are listed below:
    - Prevent/minimize tracking or flowing of sediments onto public roadways.
    - Sediments spilled, dropped, washed or tracked onto public roadways must be removed immediately.
    - Vehicle tires should be cleaned to remove sediment prior to entrance onto public right-of-way.

- If washing is required, it should be done on an area stabilized with crushed stone that drains to an approved sediment trap or basin.
- All sediment should be prevented from entering any storm drain, bar ditch, or water course by using approved methods.

3. *Temporary vegetation* inspection/maintenance guidelines are listed below:
    - Inspected weekly and after each rain event to locate and repair any erosion
    - Erosion from storms of other damage should be repaired immediately by regarding the area and applying new seed.
    - If vegetated cover is less than 80%, the area should be reseeded.
4. *Rock berm* inspection/maintenance guidelines are listed below:
    - Inspection should be done weekly and after each rainfall. For installations in streambeds, additional daily inspections should be conducted.
    - Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved method that will not additional siltation.
    - Repair any loose wire sheathing.
    - Reshape the berm as needed during inspection.
    - The berm should be replaced when the structure is not functioning as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
5. *Silt fence* inspection/maintenance guidelines are listed below:
    - Inspect silt fencing weekly, and after every rainfall.
    - Remove sediment when buildup reaches 6 inches.
    - Replace any torn fabric or install a second line of fencing parallel to the torn section.
    - Replace or repair any crushed or collapsed in the course of construction activity. If a section of fencing obstructs vehicular access, relocate the fencing to a place where it will provide equal protection without obstructing vehicles. A triangular filter dike may be preferred to a silt fence at common vehicle access points.
    - When construction is complete, sediment should be disposed of in a manner that doesn't cause additional siltation and the prior location of the silt fencing should be revegetated. The fence itself should be disposed of in an approved landfill.
6. *Curb Inlet Protection (Gravel Filter Bags)* inspection/maintenance guidelines are listed below:
    - Inspection should be conducted weekly and after each rainfall. Repair or replacement should be done promptly as needed by the contractor.
    - Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area in a manner that will not erode.
    - Check placement of device to prevent gaps between device and curb.
    - Inspect filter fabric and patch or replace if torn or missing.
    - Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.
7. Trash receptacles will be placed onsite for the use of workmen.
8. Documentation of maintenance/inspection activities will be kept on site.

An example log sheet for the inspection, maintenance and repair of the BMPs follows. The sample document is as provided by the Environmental Protection Agency (EPA). The sample can be found and is available for download at www.epa.gov/. It should be modified for the project specific conditions and BMPs. At a minimum, the Inspection Log / Report utilized by the qualified E&S inspector should provide details related to the inspection, maintenance and repair of the BMPs including observations on the site conditions.

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

Attachment J – BMPs for Upgradient Stormwater

The schedule of interim and permanent soil stabilization will be as follows:

1. Interim/permanent stabilization will be performed on denuded and/or disturbed areas within 14 days after temporary (21 days) or permanent cessation of construction activities.
2. Permanent stabilization will be done with the completion of the infrastructure construction and with the completion of the construction of the main building structure.

Refer to ATTACHMENT C in the TEMPORARY STORMWATER SECTION for a schedule summary.

The soil stabilization practices for this project may include: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, and preservation of mature vegetation. Use of drought resistant wildflowers should be considered as a supplement to existing vegetation in appropriate areas. Permanent stabilization of the soil within the roadway is completed with the final pavement course and completion of the sidewalks.

The primary practice will be the establishment of vegetation and the protection of existing vegetation including trees. Seeding and/or sod will be done in areas ready for final landscaping, areas to final grade, and in areas that are otherwise practicable. Areas where final grading is not complete will either be re-vegetated or allowed to re-vegetate naturally. Blankets and matting along with mulch may be used to aid in the establishment of vegetation and/or provide erosion stops.

The Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.2, General Guidelines* recommends the following practice for soil stabilization in periods of drought or when vegetation cannot be established.

"During times of year when vegetation cannot be established, soil mulching should be applied to moderate slopes and soils that are not highly erodible. On steep slopes or highly erodible soils, multiple mulching treatments should be used. Interlocking ceramic materials, filter fabric, and netting are available for this purpose…"

"Because of the hardy drought-resistant nature of wildflowers, they may be more beneficial as an erosion control practice than turf grass. While not as dense as turfgrass wildflower thatches and associated grasses are expected to be as effective in erosion control and contaminant absorption. Because thatches of wildflowers do not need fertilizers, pesticides, or herbicides, and the need for watering is minimal, implementation of this practice may result in cost savings… A wildflower stand requires several years to become established; however, maintenance requirements are minimal once the area is established."

The recommended soil stabilization practices are derived from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.2, General Guidelines, Section 1.3, Temporary Erosion Control BMPs,Section 1.4, Temporary Sediment Control BMPs, and Section 2.5, Landscaping and Vegetative Practices.* More detailed guidance is contained within the sections referenced.

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

I Jeff Barger,
Print Name

Owner,
Title - Owner/President/Other

of Winding Vine Estates LLC,
Corporation/Partnership/Entity Name

have authorized James McGarr, P.E.
Print Name of Agent/Engineer

of Civil Tech PLLC
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.

IGNATURE PAGE:

Jeffrey R Barger
Applicant's Signature

10/6/2023
Date

THE STATE OF Texas §

County of Travis §

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

GIVEN under my hand and seal of office on this 6 day of October 2023

Mynaria Walker
NOTARY PUBLIC

Mynaria Walker
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02/09/2025

MYNARIA WALKER
Notary Public, State of Texas
Comm. Expires 02-09-2025
Notary ID 132918146

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: 1601 Springlake Dr
Regulated Entity Location: 1601 Springlake Dr. Dripping Springs Tx. 78620
Name of Customer: Jeffrey Barger
Contact Person: James McGarr Phone: 210 365 5029
Customer Reference Number (if issued):CN TBD
Regulated Entity Reference Number (if issued):RN TBD

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	9.85 Acres	$ 3,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: James McGarr Date: 11/17/2023

TCEQ-0574 (Rev. 02-24-15)

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Winding Vines, 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)*
0804506384	32083983836		

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

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

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

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

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

15. Mailing Address:							
	340 Barton Ranch Rd.						
City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	3767

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

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

( ) -		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

1601 Springlake Dr.

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	1601 Springlake Dr.							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	3767
24. County	Hays							

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

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

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

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

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552	6552	237210	237210

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

Residential Subdivsion

34. Mailing Address:	**340 Barton Ranch Rd**							
	City	**Dripping Springs**	**State**	**TX**	**ZIP**	**78620**	**ZIP + 4**	**3767**
35. E-Mail Address:	**jbarger@bargergallery.com**							

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

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

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

SECTION IV: Preparer Information

40. Name:	James McGarr, P.E.	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210 **)** 365-5029		**( ) -**	jmcgarr@civiltechmc.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:	CivilTech, PLLC	**Job Title:**	Engineer
Name *(In Print):*	James McGarr, P.E.	**Phone:**	**(** 210 **)** 365- **5029**
Signature:		**Date:**	11/1/2023