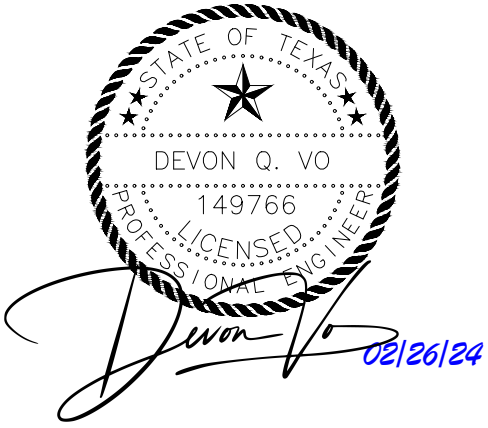
CONTRIBUTING ZONE PLAN
EPIC COMMUNICATIONS
DRIFTWOOD, HAYS COUNTY, TEXAS

PREPARED FOR

DWAYNE GRIFFIN
EPIC COMMUNICATONS, INC.
18131 FM 150
DRIFTWOOD, TEXAS 78619

PREPARED BY

PARNELL ENGINERING, INC.
500 E WHITESTONE BLVD, #1419
CEDAR PARK, TEXAS 78613
TEXAS ENGINEERING FIRM NO. F-19566



SUBMITTED
FEBRUARY 2024

parnell engineering

February 26, 2024

Texas Commission on Environmental Quality (TCEQ)
12100 Park 35 Circle
Austin, Texas 78753

RE: Engineer's Summary Letter
Epics Communication: Contributing Zone Plan (CZP)
18131 FM 150
Driftwood, Texas 78619

To Whom It May Concern:

Please accept this Engineer's summary letter and report along with the accompanying Contributing Zone Plan (CZP) application packet as our formal submittal for a CZP for the above referenced project. The subject site is ±3.885-acres, denoted as Lot 2 out the Driftwood Subdivision per Plat Recorded within Hays County Public Doc. Vol. 12, PG. 105. The project is located at 18131 FM 150 *(Northwest corner of Reaves Road and FM 150)* entirely within the Full Purpose Limits of the City of Driftwood, Hays County, Texas.

The project area consists of ±3.885 acres located at the Northwest corner of Reaves Road and Farms to Market (F.M) 150 entirely within the Full Purpose Limits of the City of Driftwood, Hays County, Texas.

Up until 2014-2015, the site consisted of brushy grass, light tree cover, and a few trails which equated to 6% impervious cover. During 2014 to 2015, a 10,000-sf bldg. was constructed with associated parking and driveway; consequently, a contributing zone plan was never submitted to TCEQ. The owner of the property wishes to build an additional 6,000 sf warehouse building in addition to the existing 10,000-sf building, along with a climbing tower used for training. Access will be made through the existing driveway on FM 150 (C.R. 269).

To bring this site into compliance Parnell Engineering has produced this contributing zone plan based on the proposed 23% impervious cover with the addition of the 6,000-sf building and climbing tower area.

The subject property is located within the Onion Creek Watershed. No portion of the property is located within the FEMA defined 100-yr floodplain per FIRM MAP PANEL No. 48209C0120F, having an effective date of September 2, 2005, in Hays County, TX.

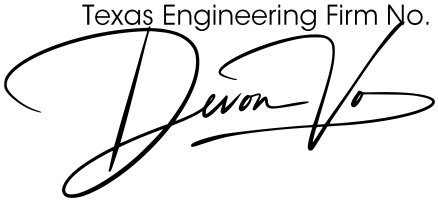
Existing topography reflects a high point of ± 1049' MSL (Mean Sea Level) near the western boundary of the site. There is an approximate five acres of offsite drainage area from an adjacent tract but is conveyed via natural grass line channel within an existing 10' drainage easement along the property's borders. The offsite flow will not flow across the subject site but around it and flows east toward the site entrance along FM 150 to low point of ± 1009' MSL. The entire site generally drains at 6% slope from the west to the east via sheet flow, a small channel exist on the south side of the 10,000-sf building which convey water to the site entrance on FM 150. In developed conditions, runoff will be conveyed via sheet flow, same as the existing condition. Runoff volume more than the water quality volume will be conveyed to the existing ditch at the northeast corner of the site, along FM 150.

A batch detention pond is being proposed to address water quality for the site. The proposed water quality feature will be located east of the site, along site frontage FM 150 and will be built and maintained in compliance with TCEQ.

Appropriate erosion control measures have been designed in accordance with the City of Driftwood and Hays County requirements and are included for review with the accompanying plan set. The design of the site plan and site-engineering improvements are to ensure minimal impacts and effects on the natural and traditional character of the land and surrounding waterways. Hence, we do not anticipate any adverse impacts because of this development.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Technical Criteria Manuals of the TCEQ. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,
Parnell Engineering Inc.
Texas Engineering Firm No. F-19566



Devon Vo, P.E.

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SECTION 1

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Epic Communications					**2. Regulated Entity No.:**			
3. Customer Name: Dwayne Griffin					**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):**		±3.885	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**		1			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**		N/A			
13. County:	Hays		**14. Watershed:**		Onion Creek Watershed			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	_**X**_	___	___
Region (1 req.)	_**X**_	___	___
County(ies)	_**X**_	___	___
Groundwater Conservation District(s)	_**X**_Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___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. DEVON VO
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 02/26/24 Date

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

SECTION 2

CORE DATA FORM (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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)	12/01/2020

☒ 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:*
EPIC COMMUNICATIONS, INC.	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0800001387	17528339231	752833923	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ 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 ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:							
	PO BOX 350						
	City	DRIFTWOOD	State	TX	ZIP	78619	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 858-2200		(512) 858-2424

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ 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 Agency 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.*)

EPIC COMMUNICATIONS, INC.

23. Street Address of the Regulated Entity: *(No PO Boxes)*	18131 F.M. 150 WEST							
	City	DRIFTWOOD	**State**	TX	**ZIP**	78619	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			**State**	**Nearest ZIP Code**	
DRIFTWOOD			TX	78619	
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)
1731		237130	

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

TELECOMMUNICATION CONSTRUCTIONS

34. Mailing Address:	**1751 JAY ELL DR**						
	City	**RICHARDSON**	**State**	**TX**	**ZIP**	**75081**	**ZIP + 4**
35. E-Mail Address:							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 858-2200		**( ) -**

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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Devon Vo	**41. Title:**	Vice President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 299-5963		( ) -	devon.vo@parnellengineeringinc.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:	Parnell Engineering Inc.	**Job Title:**	Vice President
Name *(In Print):*	Devon Vo	**Phone:**	(512) 299- **5963**

Signature:		Date:	02/26/24

SECTION 3

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

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.

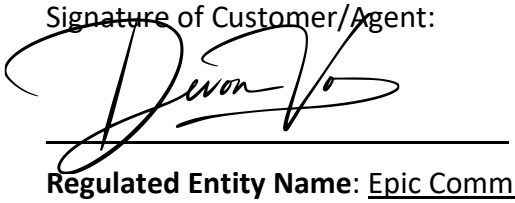
Signature

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: Devon Vo, P.E

Date: February 26, 2024

Signature of Customer/Agent:



Regulated Entity Name: Epic Communications, Inc.

Project Information

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

   Contact Person: Dwayne Griffin
   Entity: Epic Communications, Inc.
   Mailing Address: PO BOX 350
   City, State: Driftwood, TX Zip: 78619
   Telephone: 512-858-2200 Fax: 512-858-2424
   Email Address: dgriffin@epiccomm.com

5. Agent/Representative (If any):

   Contact Person: Devon Vo, P.E.
   Entity: Parnell Engineering, Inc.
   Mailing Address: 500 E. Whitestone Blvd, #1419
   City, State: Cedar Park, Tx Zip: 78613
   Telephone: 512-299-5963 Fax: _____
   Email Address: devon.vo@parnellengineeringinc.com

6. Project Location:

   ☒ The project site is located inside the city limits of Driftwood, Hays County, TX.
   ☐ 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.

   The subject site is located at 18131 F.M. Highway 150, Driftwood, TX 78619

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

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

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

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

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

11. Existing project site conditions are noted below:

    ☒ Existing commercial site
    ☐ Existing industrial site
    ☐ Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 3.885 Acres

Total disturbed area: 0.44 Acres

14. Estimated projected population: 20-30 people

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	16,000	÷ 43,560 =	0.37
Parking	6,224	÷ 43,560 =	0.14
Other paved surfaces	16,559	÷ 43,560 =	0.38
Total Impervious Cover	38,783	÷ 43,560 =	0.89

Total Impervious Cover 0.89 **÷ Total Acreage** 3.885 **X 100 =** 23**% 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" = 40'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA PANEL NO. 48409C0120F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY.

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.

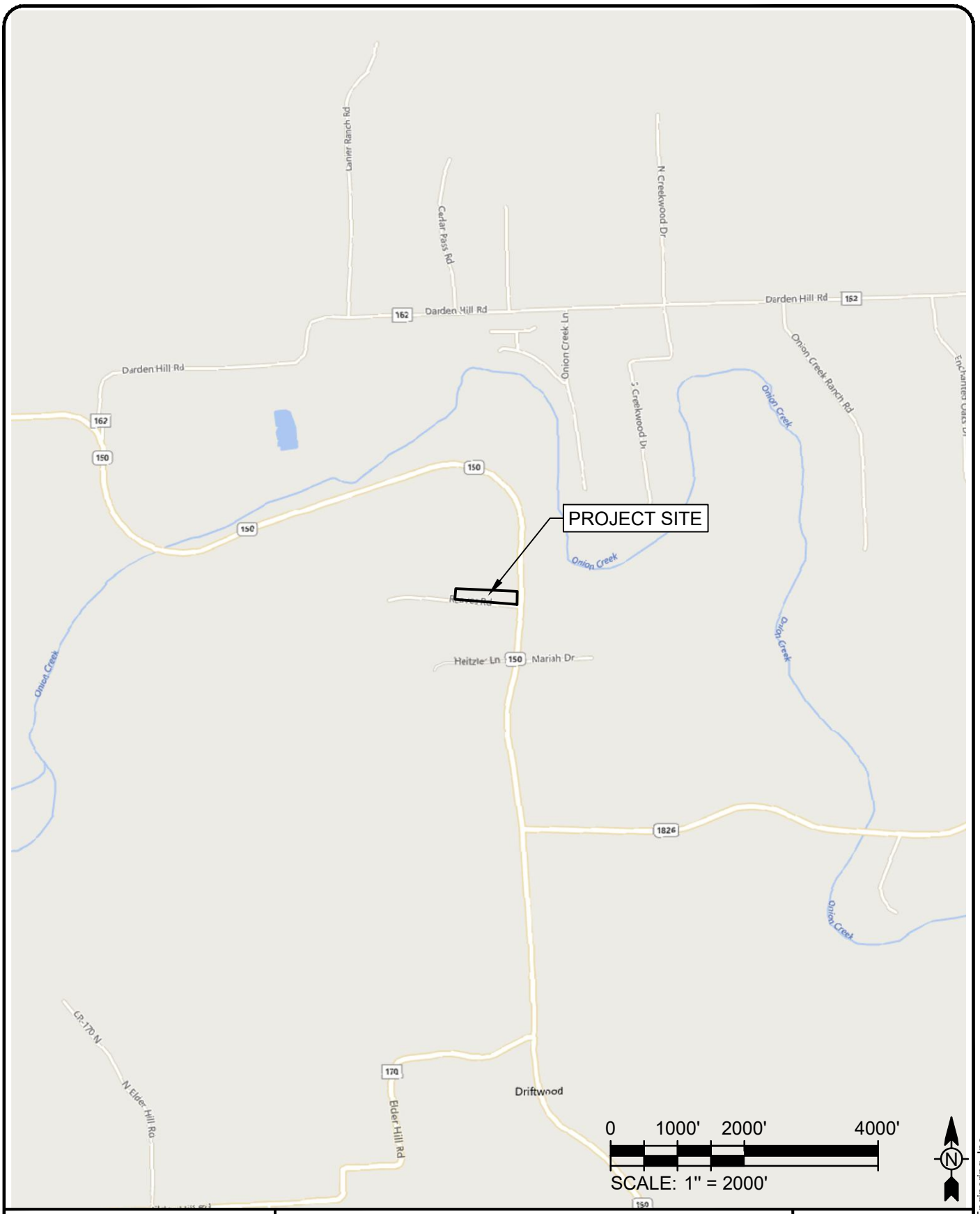
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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



parnell engineering
www.parnellengineeringinc.com
500 E. WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

EPIC COMMUNICATIONS, INC.

18131 FM 150
DRIFTWOOD, TX

ROAD MAP

FILE NO.:	
DATE:	02/26/24
DESN:	D.VO
Exhibit	A

Bar Measures 1 inch

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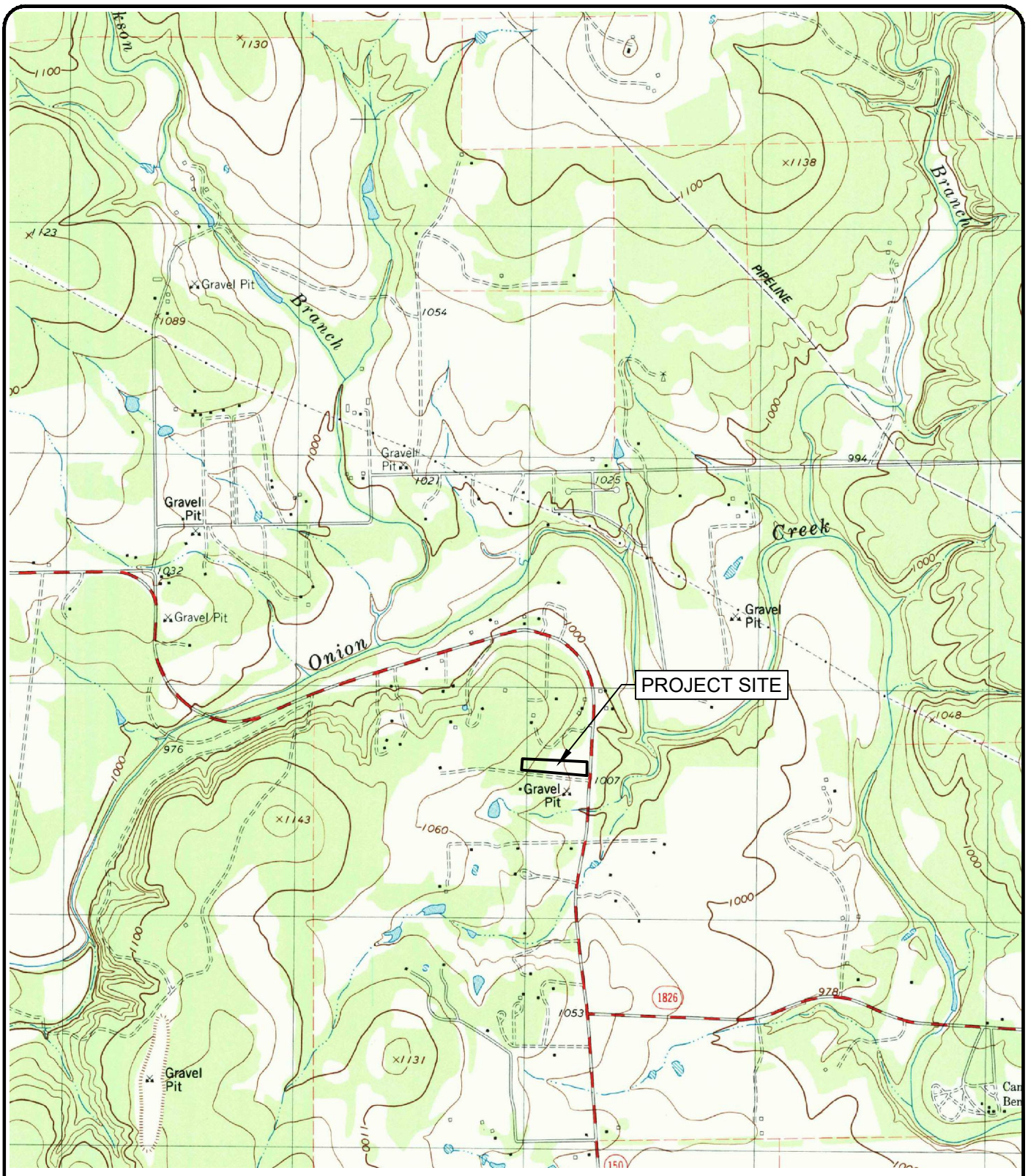
ATTACHMENT B

USGS QUADRANGLE MAP



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TEXAS REGISTRATION FIRM NO. F-19566

EPIC COMMUNICATIONS, INC.

DRIPPING SPRINGS QUADRANGLE (TEXAS)
7.5 MINUTES SERIES (TOPOGRAPHIC)

USGS QUADRANGLE MAP

FILE NO.:	
DATE:	02/26/24
DESN:	D.VO

Exhibit
B

Bar Measures 1 inch

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ATTACHMENT C

PROJECT NARRATIVE

Contributing Zone Application (TCEQ-10257)

Attachment C
Project Narrative

Epic Communications contracted Parnell Engineering, Inc, to bring their site into compliance. The project area consists of ±3.885 acres located at the Northwest corner of Reaves Road and Farms to Market (F.M) 150 entirely within the Full Purpose Limits of the City of Driftwood, Hays County, Texas.

Up until 2014-2015, the site consisted of brushy grass, light tree cover, and a few trails which equated to 6% impervious cover. During 2014 to 2015, a 10,000-sf bldg. was constructed with associated parking and driveway; consequently, a contributing zone plan was never submitted to TCEQ. The owner of the property wishes to build an additional 6,000 sf warehouse building in addition to existing 10,000-sf building, along with a climbing tower used for training. Access will be taken through the existing driveway on FM 150 (C.R. 269).

To bring this site into compliance Parnell Engineering has produced this contributing zone plan based on the proposed 23% impervious cover with the addition of the 6,000-sf building and climbing tower area.

The subject property is located within the Onion Creek Watershed. No portion of the property is located within the FEMA defined 100-yr floodplain per FIRM MAP PANEL No. 48209C0120F, having an effective date of September 2, 2005, in Hays County, TX.

Existing topography reflects a high point of ± 1049' MSL (Mean Sea Level) near the western boundary of the site. There is an approximate five acres of offsite drainage area from an adjacent tract but is conveyed via natural grass line channel within an existing 10' drainage easement along the property's borders. The offsite flow will not flow across the subject site but around it and flows east toward the site entrance along FM 150 to low point of ± 1009' MSL. The entire site generally drains at 6% slope from the west to the east via sheet flow, a small channel exist on the south side of the 10,000-sf building which convey water to the site entrance on FM 150. In developed conditions, runoff will be conveyed via sheet flow, same as the existing condition. Runoff volume more than the water quality volume will be conveyed to the existing ditch at the northeast corner of the site, along FM 150.

A batch detention pond is being proposed to address water quality for the site. The proposed water quality feature will be located east of the site, along site frontage FM 150 and will be built and maintained in compliance with TCEQ.

Appropriate erosion control measures have been designed in accordance with the City of Driftwood and Hays County requirements and are included for review with the accompanying plan set. The design of the site plan and site-engineering improvements are to ensure minimal impacts and effects on the natural and traditional character of the land and surrounding waterways. Hence, we do not anticipate any adverse impacts because of this development.

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

Contributing Zone Application (TCEQ-10257)

Attachment D
Factors Affecting Surface Water Quality

The entire subject site drains to an existing ditch front the site along FM 150 and ultimate discharge into Onion Creek which is located approximate ±900 linear feet northeast of the subject site.

Factors affecting surface water quality include:

1. Oil and grease from the asphalt pavement and vehicle traffic.
2. Construction activity during the construction process (temporary). All activities will be conducted in a manner to minimize the potential for impact to the environment.
3. Normal silt build-up.
4. Trash which becomes loose from the subdivision residents.
5. Fertilizers used in the landscaping around the buildings.

A Batch Detention Pond will be used as water quality Best Management Practice (BMP) with this project. The water quality pond has been designed using the TCEQ TSS Removal Calculations spreadsheet dated 04-20-2009. This spreadsheet has been included on "Overall Water Quality Pond" sheet of the plan set.

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment E
Volume and Character of Stormwater

The increase in impervious cover and vehicular traffic associated with this development will increase the pollutants which could potentially drain into the stormwater runoff. Runoff contaminants will most likely include oil and grease from vehicular use on the proposed public roadways as well as lawn fertilizers and clippings (please reference Attachment D of this section for more information).

Due to the natural topography of the subject site, the proposed grading and drainage plan incorporates one (1) Batch Detention Pond (BMPs) to capture the runoff from the impervious cover. The proposed batch detention pond have been designed using the TCEQ TSS Removal Calculations Spreadsheet. The spreadsheet can be found on the "Overall Water Quality Pond" sheets in the attached plan set.

Flows from the subject site were calculated using the SCS curve number method. All corresponding calculations can be found on the "Existing and Proposed Drainage Area Map" of the attached plan set. The overall runoff coefficient for the subject site before development is 77. The post construction runoff coefficient for the subject site is 80.

ATTACHMENT F

SUITABILITY LETTER FROM AUTHORIZED AGENT

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

Attachment F
Suitability Letter from Authorized Agent (If OSSF is proposed)

Not applicable

No on-site sewage facilities are proposed with this project.

ATTACHMENT G

ALTERNATIVE SECONDARY CONTAINMENT METHOD

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

Attachment G
Alternative Secondary Containment Methods

Not applicable

ATTACHMENT H

AST CONTAINMENT STRUCTURE DRAWINGS

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

Attachment H
AST Containment Structure Drawings

Not applicable

ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

Contributing Zone Application (TCEQ-10257)

Attachment I
20% or Less Impervious Cover Waiver

Not applicable

ATTACHMENT J

BMPS FOR UPGRADIENT STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment J
BMPs for Upgradient Stormwater

Silt fences, stabilized construction entrance and concrete washouts area will be used as temporary Best Management Practices (BMPs) for stormwater that originates upstream of the subject site. Please reference the "Erosion and Sedimentation Control" on sheet 4 of the plan set.

There is an offsite area that will convey flows to the western portion subject site but is conveyed via natural grass line channel within 10' drainage easement along the property borders. The offsite flow will not flow across the subject but around it and eventually discharge into the existing ditch along FM 150. Additional silt fence has been provided around the proposed limits of construction to prevent silts and debris washing across the site along with the storm water runoffs. The proposed Batch Detention water quality pond and all other associated drainage calculations can be found in the attached plans set.

ATTACHMENT K

BMPS FOR ON-SITE STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment K
BMPs for On-Site Stormwater

A Batch Detention Pond will be used to treat the stormwater from the subject site. The TCEQ TSS Removal Calculations Spreadsheet was used to design the proposed water quality pond. All calculations used in designing the pond may be found on the Overall Water Quality Pond & Water Quality Pond Sections and Details (sheet 11 & 12) of the plan set.

A summary of the results of the calculations in regard to the Batch Detention Pond is shown below:

BATCH DETENTION POND COMPONENTS

POND COMPONENT	REQUIRED	PROVIDED
WATER QUALITY VOLUME	2,218 CF	6,431* CF

*TOTAL VOLUME OF POND INCLUDING 1 FT OF FREEBOARD (ACTUAL WQV IS 2,533 CF) TOP OF ELEVATION OF POND (ALSO TOP OF BERM) IS 1,012

ATTACHMENT L

BMPS FOR SURFACE STREAMS

Contributing Zone Application (TCEQ-10257)

Attachment L
BMPs for Surface Streams

The proposed Erosion and Sedimentation Controls will aid in preventing pollution from entering the existing streams located off-site of the project during the construction phase. The on-site BMPs will remove at least 91% of the potential pollutants from entering surface stream (Onion Creek) located approximate 900 linear feet northeast of the site.

In developed conditions, runoff will be conveyed via grassy swale and sheet flow to an onsite Batch Detention Pond. Runoff volume in excess of the water quality volume will be conveyed to the existing ditch at the northeast corner of the site.

ATTACHMENT M

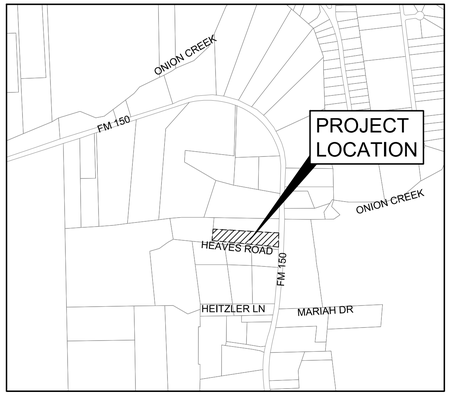
CONSTRUCTION PLANS

TCEQ CONTRIBUTING ZONE PLAN

EPIC COMMUNICATIONS

18131 FM 150
DRIFTWOOD, HAYS COUNTY, TX, 78619

FEBRUARY 2024



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX		
SHEET NO	SHEET NAME	SHEET TITLE
1	C-001	COVER SHEET AND SHEET INDEX
2	C-002	TCEQ NOTES AND LEGEND
3	C-101	EXISTING CONDITIONS
4	C-102	EROSION AND SEDIMENTATION CONTROL
5	C-103	EROSION AND SEDIMENTATION CONTROL DETAILS
6	CS-100	OVERALL SITE PLAN
7	CG-100	OVERALL EXISTING DRAINAGE AREA
8	CG-101	EXISTING DRAINAGE AREA
9	CG-102	PROPOSED DRAINAGE AREA
10	CG-200	PROPOSED GRADING AND DRAINAGE
11	C-108	OVERALL WATER QUALITY POND
12	C-109	WATER QUALITY POND SECTION AND DETAILS

OWNER/DEVELOPER
EPIC COMMUNICATIONS, INC.
18131 FM 150
DRIFTWOOD, TX 78619
TEL: 512-858-2200
CONTACT: DWAYNE GRIFFIN
EMAIL: DGRIFFIN@EPICOMM.COM

CIVIL ENGINEER | AGENT
PARNELL ENGINEERING INC.
500 E WHITESTONE BLVD. (#1419)
CEDAR PARK, TEXAS 78613
(512) 299-5963
CONTACT: DEVON VO , P.E.
EMAIL: DEVON.VO@PARNELLENGINEERINGINC.COM

PROJECT DESCRIPTION

THIS PROJECT PROPOSES AN ADDITIONAL 6,000 SF WAREHOUSE BUILDING TO THE 3.885 ACRES SITE THAT CURRENTLY HAS AN EXISTING 10,000 SF BUILDING WITH ASSOCIATED DRIVEWAY AND PARKING INTENDED FOR COMMERCIAL USE.

SITE DATA TABLE

PARCEL TAX ID #:	R113888
ACREAGE:	3.885 ACRES
LEGAL DESCRIPTION (SUBDIVISION/SURVEY NAME):	DRIFTWOOD ACRES, LOT 2, ACRES 3.885. PER PLAT RECORD WITHIN HAYS COUNTY PUBLIC DOC. VOL. 12, PG. 105.
ZONING DISTRICT	N/A
OVERLAY DISTRICT(S):	N/A
WATERSHED:	ONION CREEK WATERSHED
CONSTRUCTION TYPE	
PROPOSED USE	COMMERCIAL / WAREHOUSE BUILDING COMMERCIAL

GENERAL NOTES:

1. UTILITIES ARE LOCATED IN AN APPROXIMATE MANNER ONLY. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF BUDA ENGINEERING STANDARD CONSTRUCTION SPECIFICATIONS WITH LATEST ADDENDA AND AMENDMENTS THERETO, WITH NO COST TO THE PUBLIC.
4. CONTRACTOR TO CONFORM TO ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES REGARDING TRENCH SAFETY.
5. CONTRACTOR TO FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DEVIATE FROM CITY OF DRIFTWOOD, HAYS COUNTY.
6. SIGNS WILL BE APPROVED UNDER A SEPARATE PERMIT.
7. NO PORTION OF THIS SITE LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SITE DOES HOWEVER LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE.

FLOOD PLAIN INFORMATION

NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA DEFINED 100-YR FLOODPLAIN. FIRM MAP PANEL No. 48209C0120F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

SUBMITTAL DATE:

FEBRUARY 28, 2024

RELATED CASE NUMBERS:

TAX I.D NO: R113888

REVISIONS / CORRECTIONS

NO	DESCRIPTION	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	CITY OF DRIFTWOOD APPROVAL DATE	DATE IMAGED

ENGINEER'S CERTIFICATION:

I, DEVON VO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
2/26/24

Know what's below. Call before you dig.

SITE PLAN APPROVAL SHEET 1 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
COVER SHEET AND SHEET INDEX

Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

C-001
Sheet 1 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

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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.

CIVIL SYMBOLS LEGEND

- UTILITY POLE
- STREET LIGHT
- GUY WIRE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- ×XXXX.XX — SPOT ELEV.
- TOP / H:V / BOTTOM — STEEP SLOPE
- MONUMENT
- SS — SEWER MANHOLE
- CO — SEWER CLEANOUT
- MW-X — MONITORING WELL
- SD — STORM DRAIN MANHOLE
- EM — ELECTRICAL MANHOLE
- COMM — COMMUNICATIONS MANHOLE
- COMJB — COMMUNICATIONS JUNCTION BOX
- MB — MAIL BOX
- B-X — BORING
- FLOW ARROW
- SIGN

CIVIL ABBREVIATIONS

BC	BACK OF CURB
SC	SLAB CORNER
TC	TANK CENTER
FC	FENCE CORNER
SWC	SIDEWALK CORNER
MEG	MATCH EXISTING GRADE

3 / G003 — DETAIL NUMBER / SHEET DETAIL IS LOCATED

CIVIL LEGEND

NEW

- STORM SEWER
- SS — SANITARY SEWER
- FM — SANITARY SEWER (FORCE MAIN)
- W — WATER
- ASPHALT
- GRAVEL
- ROAD CENTERLINE
- BUILDING OUTLINE
- xx — FENCE
- STRIPING - PARKING
- CURB & GUTTER
- SF — SEDIMENT CONTROL FENCE
- FLOOD HAZARD AREA
- PROPERTY LINE
- RIGHT OF WAY LINE (R-O-W)
- LIMITS OF CONSTRUCTION
- EASEMENT
- 130 — PROPOSED CONTOUR MAJOR
- 129 — PROPOSED CONTOUR MINOR (LABEL OPTIONAL)
- PAVED SURFACE
- CONCRETE
- GRAVEL SHOULDER

EXISTING

- OTV — CATV - OVERHEAD
- UTV — CATV - UNDERGROUND
- OT — COMM - OVERHEAD
- UGC — COMM - UNDERGROUND
- UGG — GAS
- OHU — ELECTRIC - OVERHEAD
- UGE — ELECTRIC - UNDERGROUND
- FO — FIBER OPTIC
- SS — SANITARY SEWER
- UGSD — STORM SEWER
- W — WATER
- RW — RAW WATER
- ASPHALT
- GRAVEL
- x — FENCING
- 130 — CONTOUR MAJOR
- 129
- VEGETATION

SITE PLAN APPROVAL SHEET 2 OF 12
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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

STATE OF TEXAS — DEVON Q. VO — 149766 — LICENSED PROFESSIONAL ENGINEER — 02/26/24

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619

TCEQ NOTES AND LEGEND

Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

C-002
Sheet 2 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

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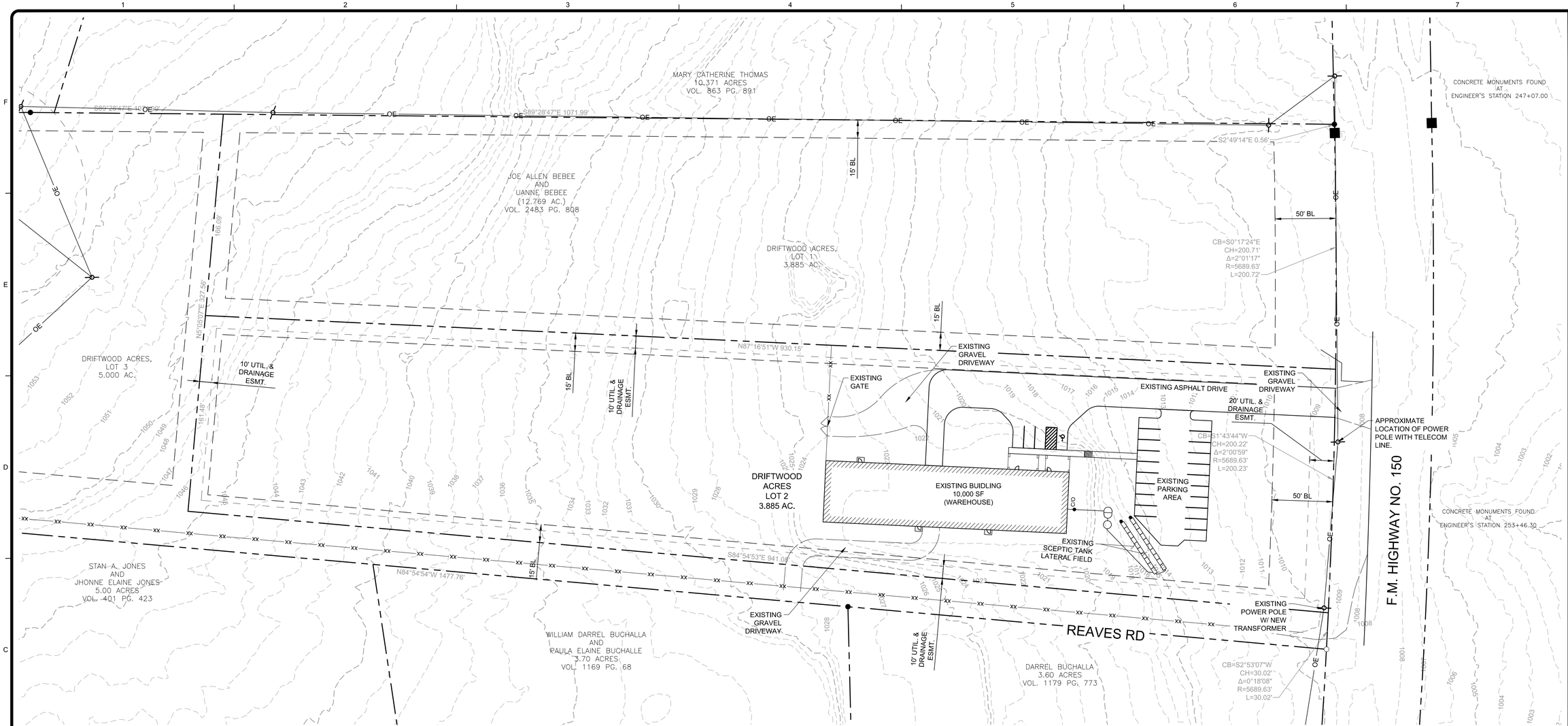

LEGEND

EXISTING

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- ASPHALT
- GRAVEL
- BUILDING

LEGAL DESCRIPTION

DRIFTWOOD ACRES, LOT 2, ACRES 3.885. PER PLAT RECORD WITHIN HAYS COUNTY PUBLIC DOC. VOL. 12, PG. 105.

FLOOD PLAIN INFORMATION

NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA DEFINED 100-YR FLOODPLAIN. FIRM MAP PANEL No. 48209C0120F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

WATERSHED

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE ONION CREEK WATERSHED. THE SUBJECT SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, BUT DOES HOWEVER LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE.

BEARING BASIS

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555

NOTES:

1. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR IS TO CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.

N

0 20' 40' 80'

SCALE: 1" = 40'

CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

SITE PLAN APPROVAL SHEET 3 OF 12
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
2024/26/24

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
EXISTING CONDITIONS

Project No:
Designed By: DV
Drawn By: WP
Checked By: WP

C-101
Sheet 3 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

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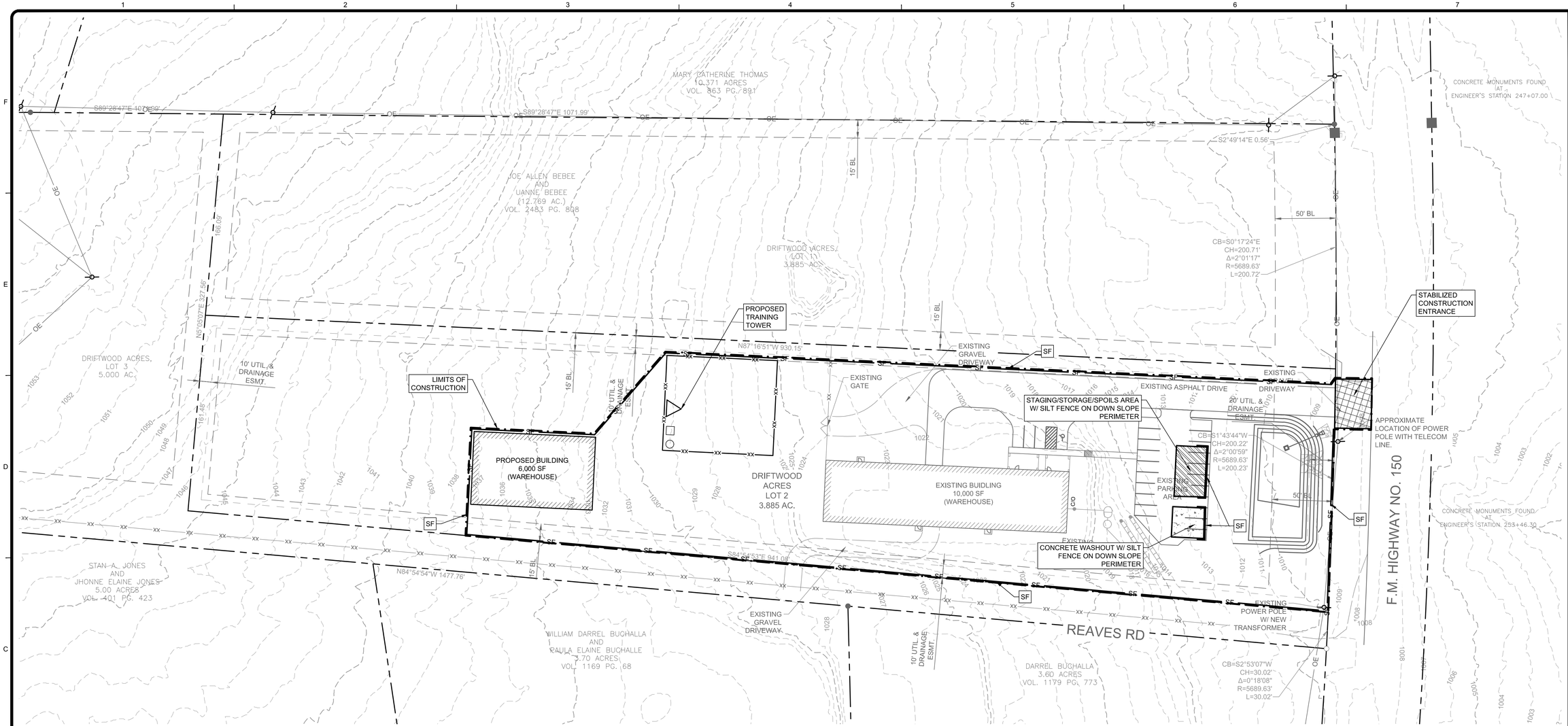

LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD	SF	SILT FENCE
xx xx	FENCE LINE	TP TP	TREE PROTECTION
OE	OVERHEAD POWER LINE		
	POWER POLE		
	ASPHALT		
	GRAVEL		
	BUILDING		BUILDING
			CONCRETE WASHOUT AREA
			STAGING/STORAGE/SPOILS AREA
			STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. ALL ITEM ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF ROAD, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED PAVEMENT, SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE INTO EXISTING RIGHT-OF-WAY A MINIMUM OF ONCE PER DAY.
6. ALL STORM WATER LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES MUST PASS THROUGH THE SILT FENCE OR ROCK BERMS.
7. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.

STABILIZED CONSTRUCTION ENTRANCE:	1 EACH
LIMITS OF CONSTRUCTION:	± 115,455 FT^2 *(2.65 AC.)*
TOTAL LENGTH OF SILT FENCE:	±1,790 LF

0 20' 40' 80'
SCALE: 1" = 40'

CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

SITE PLAN APPROVAL SHEET 4 OF 12
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
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STATE OF TEXAS
DEVON Q. VO
149766
LICENSED PROFESSIONAL ENGINEER
2026/26/24

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
EROSION AND SEDIMENTATION CONTROL

Project No:	
Designed By:	DV
Drawn By:	DV
Checked By:	WP

C-102
Sheet 4 of 12
File No:

Bar Measures 1 inch, otherwise drawing not to scale

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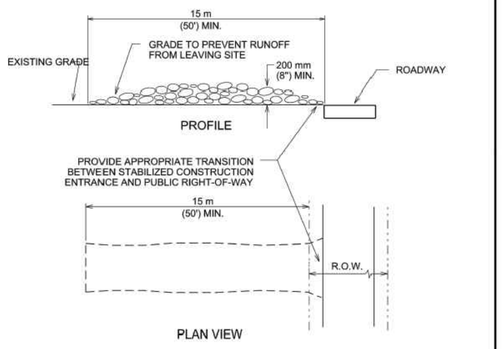
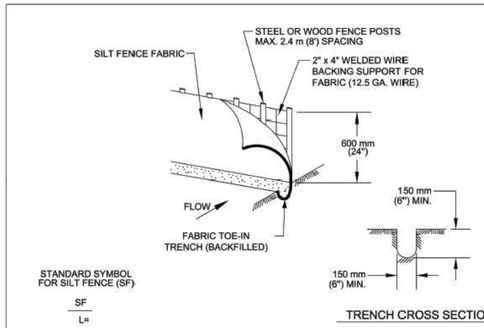


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY	5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS	*09/01/2011* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

Table 1.4.5.G.1: Maximum spacing between silt fences on slopes		
Slope	Spacing Interval (ft)	Max. Drainage Area (sf)
100:1 to 50:1 (1-2%)	500	25,000
50:1 to 30:1 (2-3.3%)	250	15,000
30:1 to 25:1 (3.3-4%)	150	12,000
25:1 to 20:1 (4-5%)	120	10,000
20:1 to 10:1 (5-10%)	100	5,000
10:1 to 5:1 (10-20%)	50	2,500
5:1 to 2:1 (20-50%)	10	1,000

SILT FENCE SPACING TABLE

TABLE 1. Silt Fence Fabric Requirements		
Physical Properties	Method	Requirements
Fabric Weight in ounces per square yard (grams/square meter)	TEX-616-J[1]	5.0 minimum (150 minimum)
Equivalent Sieve Opening Size: US Standard (SI Standard sieve size)	CW-02215[2]	40 to 100 (425 to 150 µm)
Mullen Burst Strength: lbs. per sq. inch (psi) megaPascal (mPa)	ASTM D-3786[3]	280 minimum (1.9 minimum)
Ultraviolet Resistance; % Strength Retention	ASTM D-1682[4]	70 minimum

[1] TxDoT Test Method Tex-616-J, "Testing of Construction Fabrics".
[2] US Army Corps of Engineers Civil Works Construction Guide Specification CW-02215, "Plastic Filter Fabric".
[3] ASTM D-3786, " Test Method for Hydraulic Bursting Strength of Knitting Goods and Nonwoven Fabrics: Diaphragm Bursting Strength Tester Method".
[4] ASTM D-1682, "Test Methods for Breaking Load and Elongation of Textile Fabrics ".

SILT FENCE FABRIC REQUIREMENTS

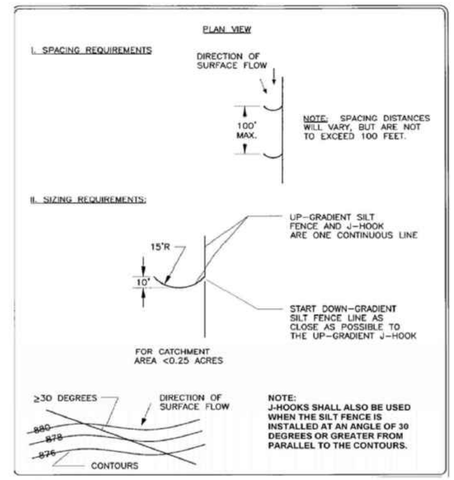


FIGURE 1.4.5.G.4 SILT FENCE J - HOOK DETAILS

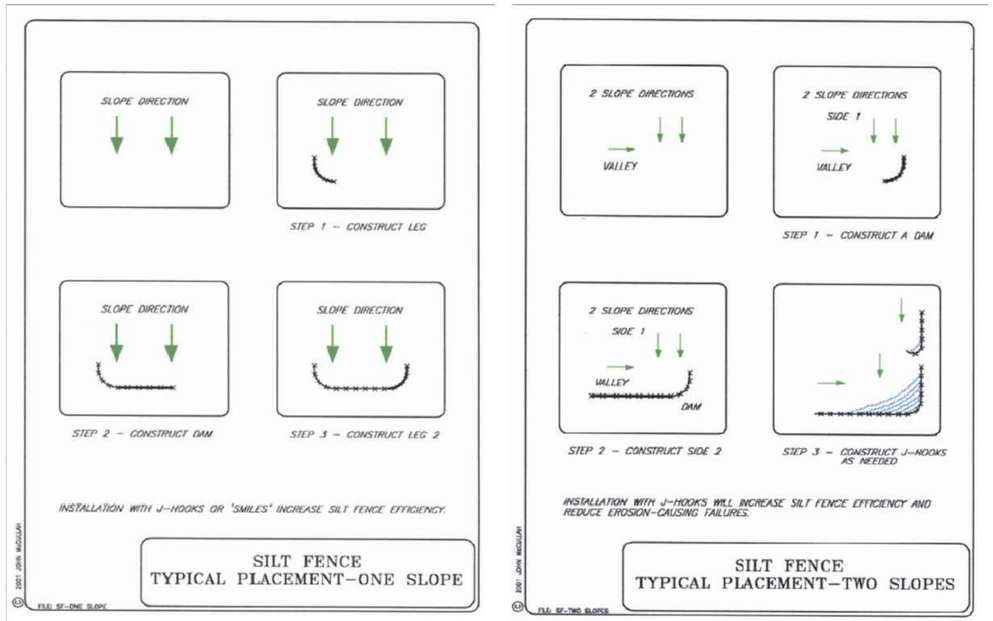
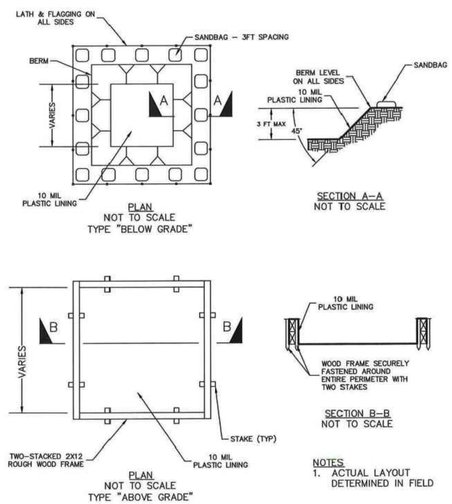


FIGURE 1.4.5.G.3 SILT FENCE PLACEMENT FOR PERIMETER CONTROL



CONCRETE WASHOUT DETAIL

Know what's below. Call before you dig.

SITE PLAN APPROVAL SHEET 5 OF 12
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
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STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
2026/2/26

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
EROSION AND SEDIMENTATION CONTROL DETAILS

Project No:	
Designed By:	DV
Drawn By:	DV
Checked By:	WP

C-103

File No Sheet 5

Bar Measures 1 inch, otherwise drawing not to scale

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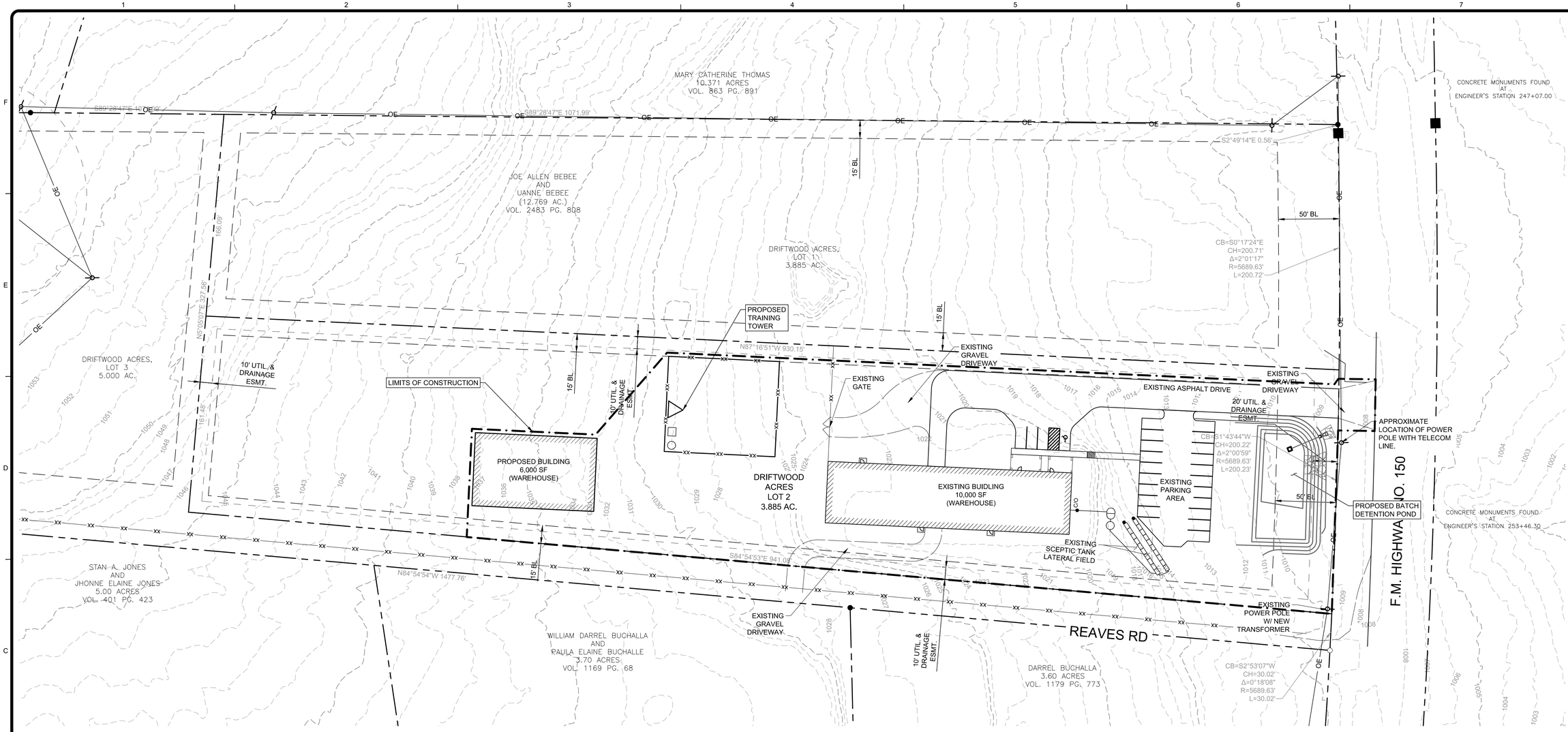

LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		
xx	FENCE LINE		
OE	OVERHEAD POWER LINE		
	POWER POLE		
	ASPHALT		
	GRAVEL		
	BUILDING		BUILDING

NOTES:

1. ALL ITEM ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF ROAD, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. REFER TO THE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
5. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED PAVEMENT, SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD DETAILS AND SPECIFICATIONS.

SITE PLAN NOTES AND TABLE

SITE DATA TABLE	
SITE AREA	3.885 AC
NUMBER OF BUILDINGS	2
EXISTING IMPERVIOUS COVER	10,400 FT² (6.0%)**
PROPOSED IMPERVIOUS COVER	38,783 FT² (23%)
BUILDING COVERAGE	16,000 FT²
PARKING AND DRIVEWAY	22,783 FT²
LIMITS OF CONSTRUCTION	± 115,455 FT² *(2.65 AC.)*
NUMBER OF PARKING SPACES	25 + 1 ADA = 26 STALLS

**IMPERVIOUS COVER FROM YEAR 2004-2013

SCALE: 1" = 40'

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

SITE PLAN APPROVAL SHEET 6 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
2024/26/24

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
OVERALL SITE PLAN

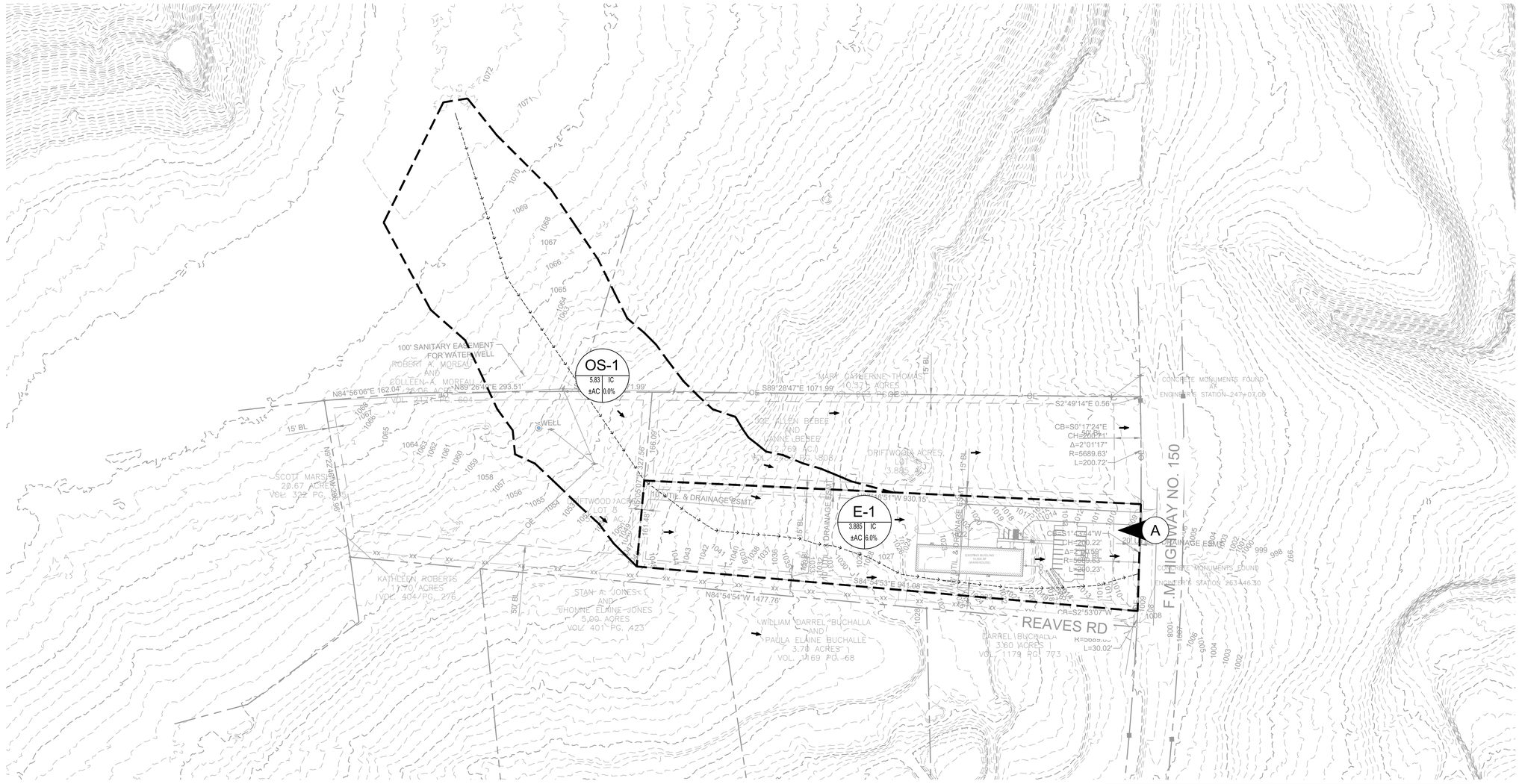
Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

CS-100
Sheet 6 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:38 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CS-100 OVERALL SITE PLAN.DWG - DEVON VO



NOTES

ATLAS-14 RAINFALL VALUES WERE USED IN THE ANALYSIS OF THIS SITE

EXISTING CONDITIONS - ZONE 1 - ATLAS 14							
Drainage Area	Area (sf)	Area (ac)	Area (sq mi)	Commercial (sf)		Collector (sf)	Imp Cover
				Roof	Compacted Base	Pavement	%
E-1	169,230.30	3.88	0.00607	10,695	5,540	17,321	20%
OS-1	253,910.83	5.83	0.00911				0%

HEC-HMS Existing Conditions Results						
Hydrologic Element	Drainage Area		2-Yr Peak Discharge	10-Yr Peak Discharge	25-Yr Peak Discharge	100-Yr Peak Discharge
	Mi2	Ac.	cfs	cfs	cfs	cfs
E-1	0.006070	3.88	12.20	22.80	30.10	41.90
OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.30	46.40	61.50	86.00

EPIC COMMUNICATIONS
CN Values Summary

Drainage Basin	Soil Name and Hydrologic Group	Soil Type	Description	Condition	CN	Area (ac)	CN x Area
E-1	D	RcD	Brush—brush-weed-grass mixture	Fair	77	3.9	299.1
	Sub-Basin Total						
						Weighted CN	77
OS-1	D	RcD	Brush—brush-weed-grass mixture	Good	80	5.8	466.4
	Sub-Basin Total						
						Weighted CN	80.0

Existing Time of Concentration Calculations															
BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC	min		
	sf	ac	sq mi	ft		%	min	ft		%	min	min		%	
E-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	Unpaved	6.00%	3.7	9.78	5.87	19.83%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	Paved	6.00%	5.5	18.01	10.81	0.00%	88.0

LEGEND

EXISTING

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- FENCE LINE (xx)
- OVERHEAD POWER LINE (OE)
- POWER POLE
- ASPHALT
- GRAVEL
- BUILDING

PROPOSED

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF PATH
- LIMITS OF CONSTRUCTION
- BUILDING
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION ARROW
- T.C FLOW PATH

DENOTES BASIN NUMBER — E-1
DENOTES BASIN ACREAGE — XX | IC | ±AC | X.XX%
DENOTES BASIN IMPERVIOUS COVER
DENOTES POINT OF ANALYSIS — A

CAUTION:
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0 50' 100' 200'
SCALE: 1" = 100'

SITE PLAN APPROVAL SHEET 7 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

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Rev. 3 Correction 3

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STATE OF TEXAS
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2/26/24

epic COMMUNICATIONS

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www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
OVERALL EXISTING DRAINAGE AREA MAP

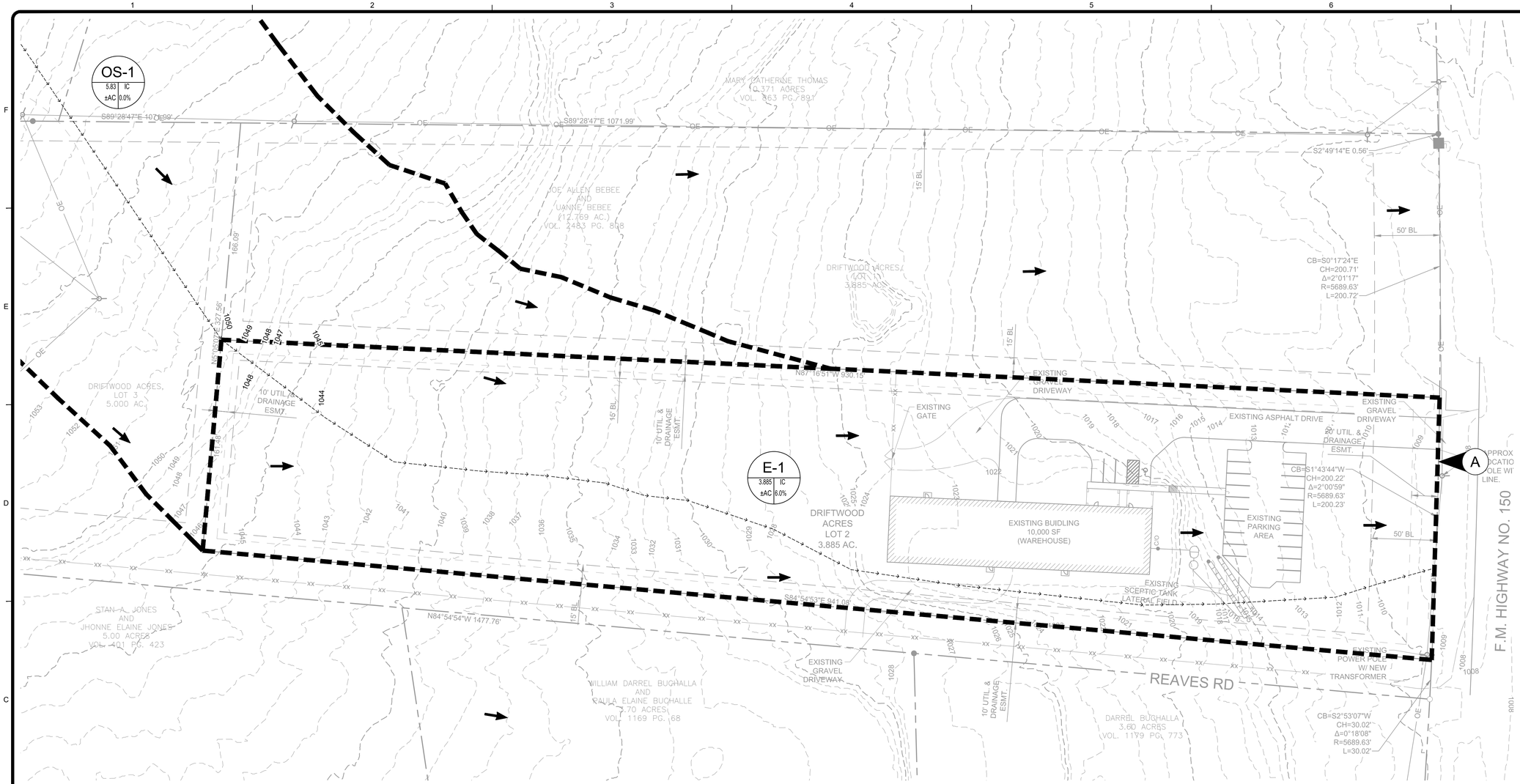
Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

CG-100
Sheet 7 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:43 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-100 OVERALL EXISTING DRAINAGE AREA.DWG - DEVON VO



NOTES

ATLAS-14 RAINFALL VALUES WERE USED IN THE ANALYSIS OF THIS SITE

EXISTING CONDITIONS - ZONE 1 - ATLAS 14							
Drainage Area	Area (sf)	Area (ac)	Area (sq mi)	Commercial (sf)		Collector (sf)	Imp Cover
				Roof	Compacted Base	Pavement	%
E-1	169,230.30	3.88	0.00607	10,695	5,540	17,321	20%
OS-1	253,910.83	5.83	0.00911				0%

**IC.FROM YEAR 2014-2015

HEC-HMS Existing Conditions Results						
Hydrologic Element	Drainage Area		2-Yr Peak Discharge	10-Yr Peak Discharge	25-Yr Peak Discharge	100-Yr Peak Discharge
	Mi2	Ac.	cfs	cfs	cfs	cfs
E-1	0.006070	3.88	12.20	22.80	30.10	41.90
OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.30	46.40	61.50	86.00

LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		BUILDING
xx xx	FENCE LINE		DRAINAGE AREA BOUNDARY
OE	OVERHEAD POWER LINE		FLOW DIRECTION ARROW
	POWER POLE		T.C FLOW PATH
	ASPHALT		
	GRAVEL		
	BUILDING		

DENOTES BASIN NUMBER — E-1

DENOTES BASIN ACREAGE — XX | IC — ±AC | X.XX%

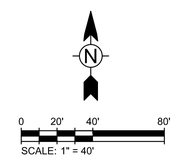
DENOTES BASIN IMPERVIOUS COVER

A — DENOTES POINT OF ANALYSIS

EPIC COMMUNICATIONS
CN Values Summary

Drainage Basin	Soil Name and Hydrologic Group	Soil Type	Description	Condition	CN	Area (ac)	CN x Area
E-1	D	RcD	Brush—brush-weed-grass mixture	Fair	77	3.9	299.1
	Sub-Basin Total						
						Weighted CN	77
OS-1	D	RcD	Brush—brush-weed-grass mixture	Good	80	5.8	466.4
	Sub-Basin Total						
						Weighted CN	80.0

Existing Time of Concentration Calculations																
BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC			
	sf	ac	sq mi	ft		%	min	ft		%	min	min	min	%	
E-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	Unpaved	6.00%	3.7	9.78	5.87	19.83%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	Paved	6.00%	5.5	18.01	10.81	0.00%	88.0



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SITE PLAN APPROVAL SHEET 8 OF 12
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City Engineer, City of Driftwood, Hays County, TX

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PROFESSIONAL ENGINEER
02/26/24

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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

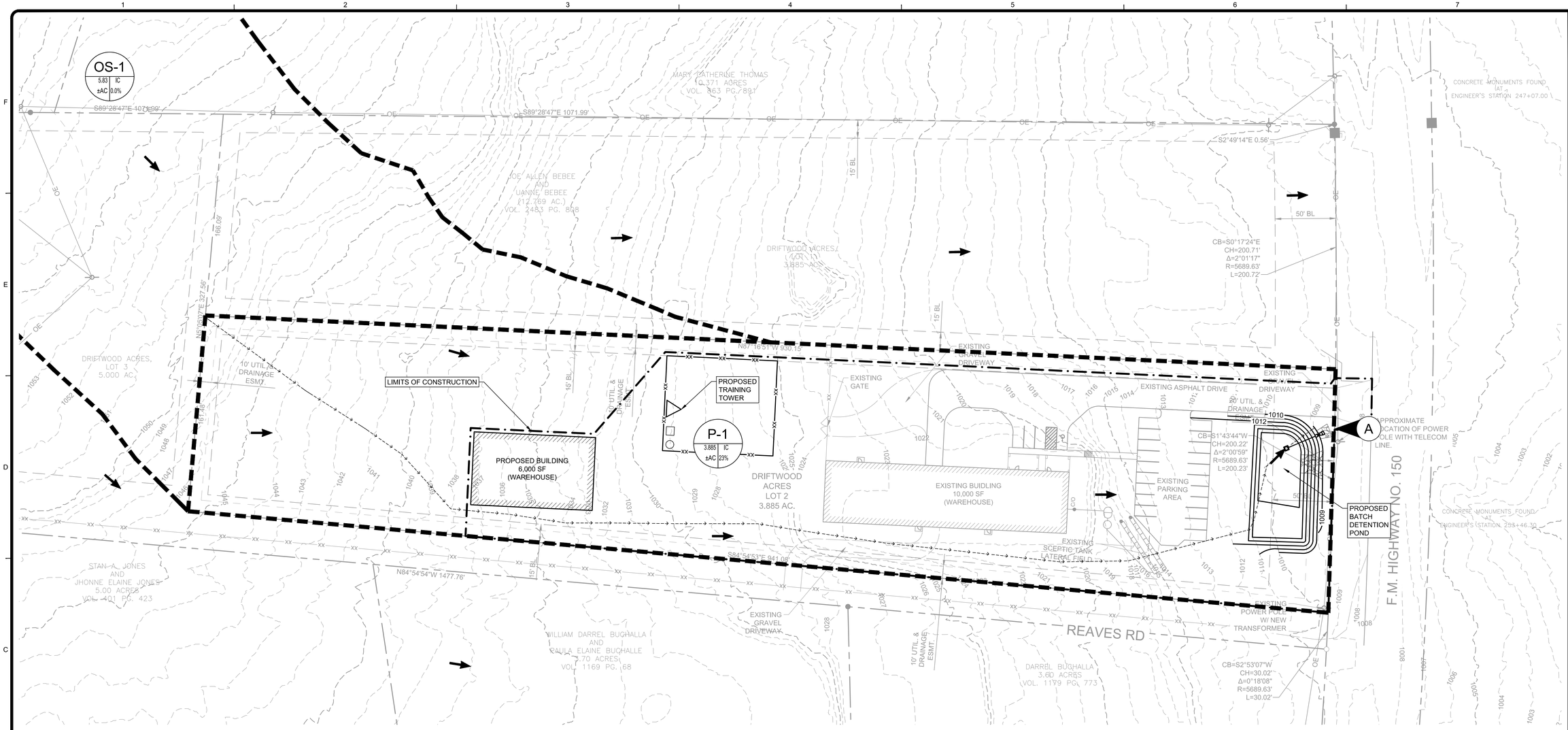
EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
EXISTING
DRAINAGE AREA MAP

Project No:	
Designed By:	DV
Drawn By:	DV
Checked By:	WP

CG-101
Sheet 8 of 12
File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:47 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-101 EXISTING DRAINAGE AREA.DWG - DEVON VO



LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		
xx xx	FENCE LINE		BUILDING
OE	OVERHEAD POWER LINE		DRAINAGE AREA BOUNDARY
	POWER POLE		FLOW DIRECTION ARROW
	ASPHALT		T.C FLOW PATH
	GRAVEL		
	BUILDING		

DENOTES BASIN NUMBER — P-1

DENOTES BASIN ACREAGE — XX | IC — ±AC X.XX%

DENOTES BASIN IMPERVIOUS COVER

A — DENOTES POINT OF ANALYSIS

PROPOSED CONDITIONS

Drainage Area	Area (sf)	Area (ac)	Area (sq mi)	Commercial (sf)		Collector (sf)	Imp Cover
				Roof	Compacted Base	Pavement	%
P-1	169,230.30	3.88	0.00607	16,695	5,540	17,321	23%
OS-1	253,910.83	5.83	0.00911				0%

Proposed Time of Concentration Calculations

BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC	min		
	sf	ac	sq mi	ft		%	min	ft		%	min	min		%	
P-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	PAVED	6.00%	2.9	9.01	5.41	23.37%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	PAVED	6.00%	5.5	18.01	10.81	0.00%	88.0

HEC-HMS Proposed Conditions Results

Hydrologic Element	Drainage Area		2-Yr Peak Discharge	10-Yr Peak Discharge	25-Yr Peak Discharge	100-Yr Peak Discharge
	Mi2	Ac.	cfs	cfs	cfs	cfs
P-1	0.006070	3.88	13.10	24.20	31.80	44.30
OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.20	46.10	61.10	85.50

POA-A	2-Yr	10-Yr	25-Yr	100-Yr
	cfs	cfs	cfs	cfs
Existing Cond.	24.30	46.40	61.50	86.00
Proposed Cond.	24.20	46.10	61.10	85.50
Δ	-0.10	-0.30	-0.40	-0.50

N

0 20' 40' 80'

SCALE: 1" = 40'

CAUTION:
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SITE PLAN APPROVAL SHEET 9 OF 12
FILE NUMBER APPLICATION DATE
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EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
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02/26/24

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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS

EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619

PROPOSED
DRAINAGE AREA MAP

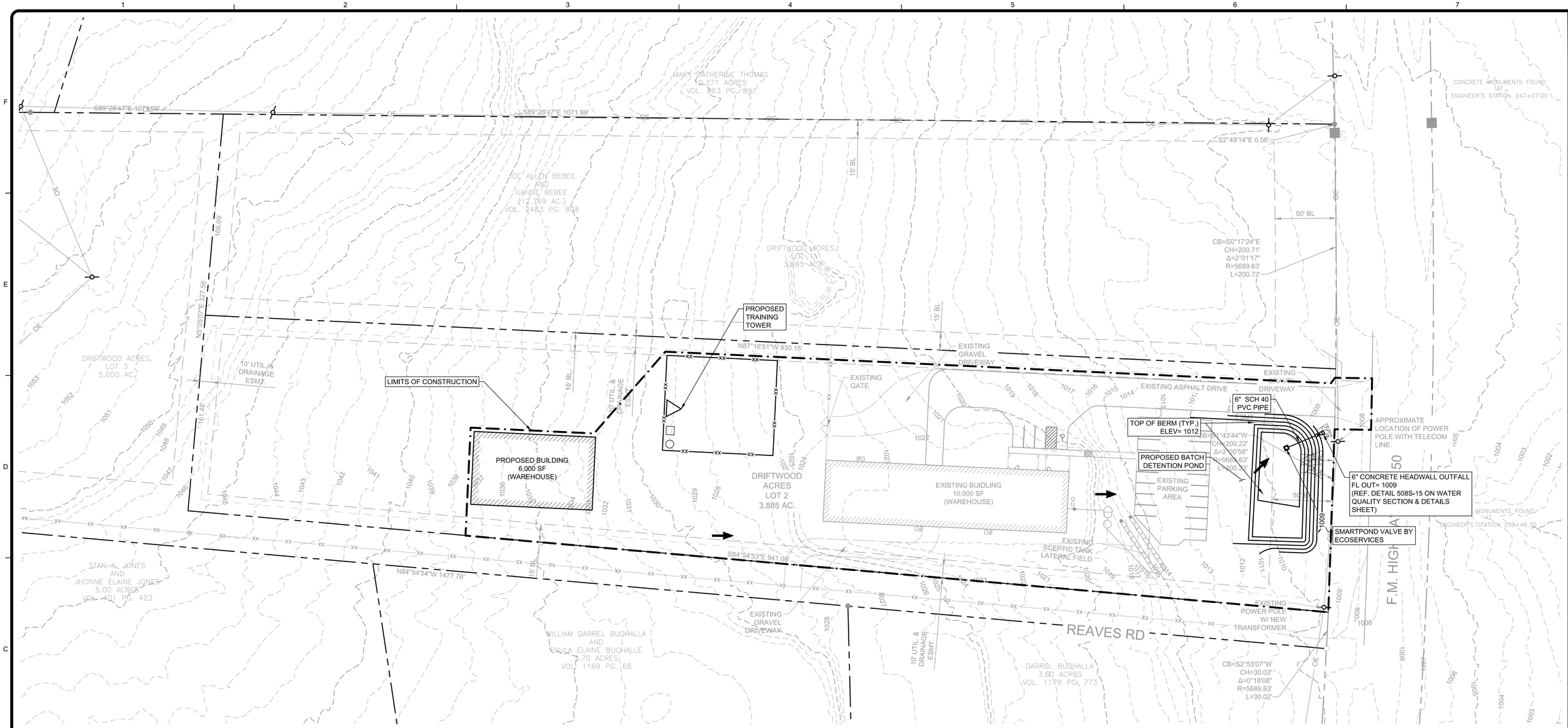
Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

CG-102
Sheet 9 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:53 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-102 PROPOSED DRAINAGE AREA.DWG - DEVON VO



LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		
xx xx	FENCE LINE		
OE	OVERHEAD POWER LINE		
	POWER POLE		
	ASPHALT		
	GRAVEL		
	BUILDING		BUILDING

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).

N

0 20' 40' 80'

SCALE: 1" = 40'

SITE PLAN APPROVAL SHEET 10 OF 12
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER _____

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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2026/2/26

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512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619

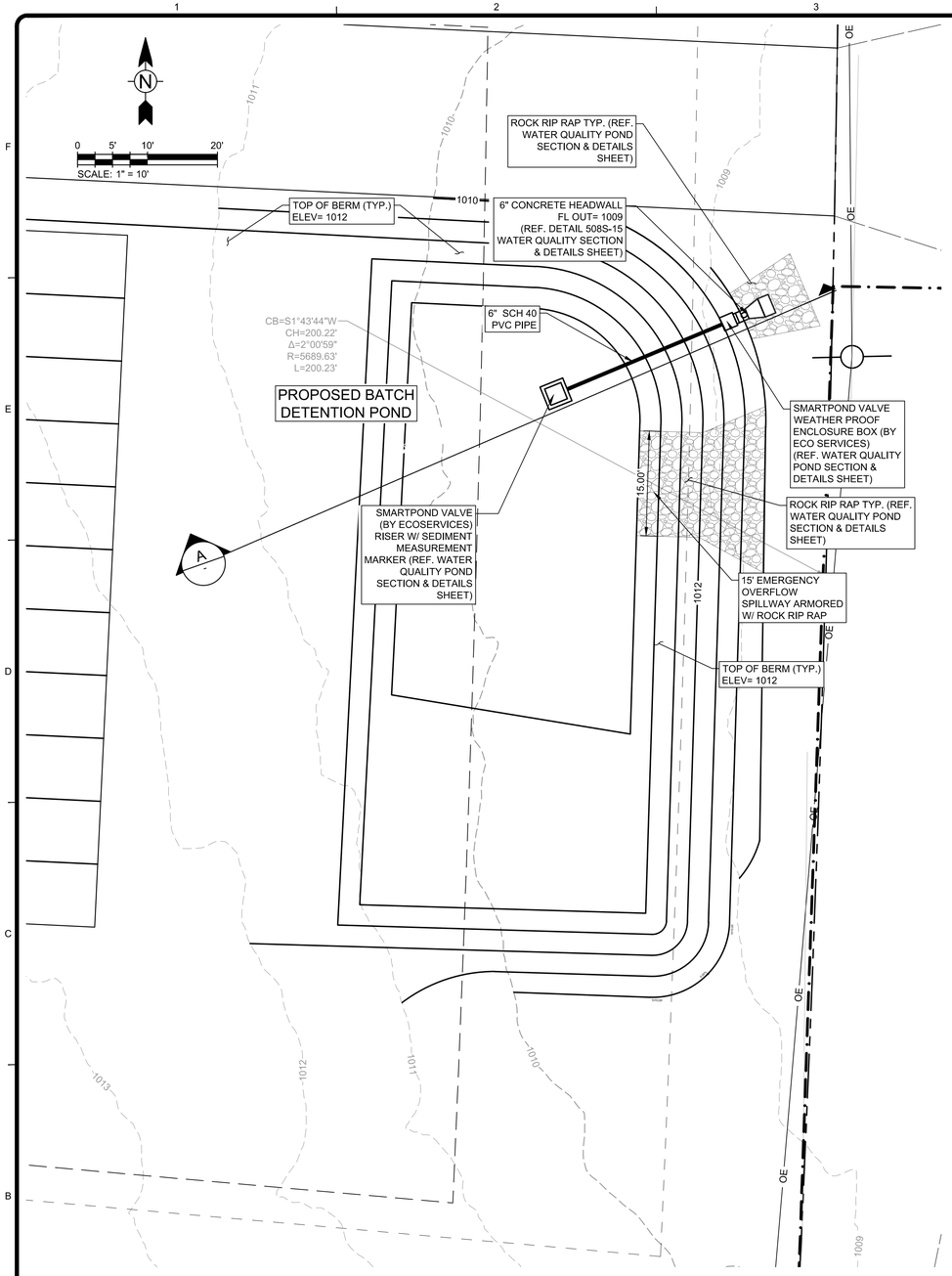
PROPOSED GRADING AND DRAINAGE

Project No:	
Designed By:	DV
Drawn By:	DV
Checked By:	WP

CG-200
Sheet 10 of 12
File No:

Bar Measures 1 inch, otherwise drawing not to scale

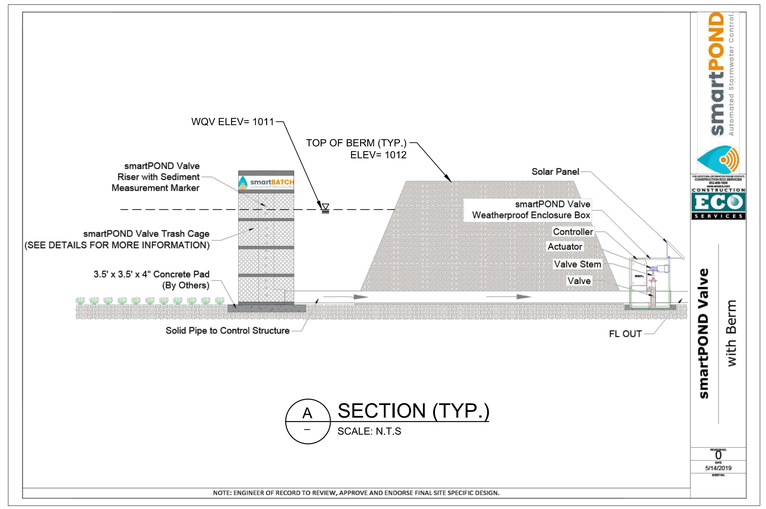
2/26/2024 6:58:58 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-200 PROPOSED GRADING AND DRAINAGE.DWG - DEVON VO



PLAN VIEW

SCALE: 1" = 10'

BATCH DETENTINO POND (STORAGE TABLE)					
STAGE (MSL)	AREA (SF)	AREA (AC)	INCREM. VOLUME (CF)	CUMUL. VOLUME (CF)	
1010	1,547	0.0355	0	0	
1011	3,518	0.0808	2533	2533	WQV
1012	4,278	0.0982	3898	6431	



Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: EPIC COMMUNICATIONS
Date Prepared: 12/1/2020

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

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

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

where:
$L_{M\,TOTAL\,PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	3.89	acres
Predevelopment impervious area within the limits of the plan* =	0.24	acres
Total post-development impervious area within the limits of the plan* =	0.89	acres
Total post-development impervious cover fraction * =	0.23	
P =	33	inches
$L_{M\,TOTAL\,PROJECT}$ =	583	lbs.

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

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

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

Drainage Basin/Outfall Area No. = P-1

Total drainage basin/outfall area =	3.89	acres
Predevelopment impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious area within drainage basin/outfall area =	0.89	acres
Post-development impervious fraction within drainage basin/outfall area =	0.23	
$L_{M\,THIS\,BASIN}$ =	583	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

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

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	3.89	acres
A_I =	0.89	acres
A_P =	3.00	acres
L_R =	973	lbs

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

Desired $L_{M\,THIS\,BASIN}$ =	530	lbs.
F =	0.61	

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

Rainfall Depth =	0.60	inches
Post Development Runoff Coefficient =	0.22	
On-site Water Quality Volume =	1848	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	370	
Total Capture Volume (required water quality volume(s) x 1.20) =	2218	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

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

Required Water Quality Volume for extended detention basin =	2218	cubic feet

LEGEND

EXISTING

- 535 / 534 — MAJOR CONTOUR / MINOR CONTOUR
- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- xx xx — FENCE LINE
- OE — OVERHEAD POWER LINE
- POWER POLE
- ASPHALT
- GRAVEL
- BUILDING

PROPOSED

- 535 / 534 — MAJOR CONTOUR / MINOR CONTOUR
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF PATH
- LIMITS OF CONSTRUCTION
- BUILDING

NOTES:

1. BATCH DETENTION POND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENT QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM).
2. THE BATCH DETENTION POND AND RISER PIPE/TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12VD WITH SOLAR CHARGED 12VDC BATTERY. ALTERNATE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUARTER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6 OR EQUIVALENT.
6. ACTUATOR VALVE SHALL BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2HRS FOLLOWING BASIN EMPTY SIGNAL.
8. CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.

BATCH DETENTION MAINTENANCE:

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHOULD BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY.
2. VEGETATION WITHIN THE BASIN SHOULD NOT BE ALLOWED TO EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.
3. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME DRAW-DOWN DOES NOT OCCUR WITHIN FORTY-EIGHT (48) HOURS AFTER THE RAIN GARDEN HAS EMPTIED.
4. THE BASIN SHOULD BE INSPECTED ANNUALLY AND REPAIRS SHOULD BE MADE IF NECESSARY.
5. OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND SERVICEABILITY OF ANY MECHANICAL VALVES IF PROPOSED.

CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

Know what's below. Call before you dig.

SITE PLAN APPROVAL SHEET 11 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

STATE OF TEXAS — DEVON Q. VO — 149766 — LICENSED PROFESSIONAL ENGINEER — 02/26/24

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
OVERALL WATER QUALITY POND

Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

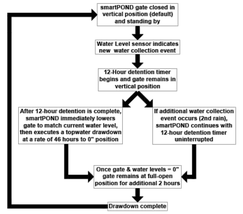
C-108
Sheet 11 of 12

File No:

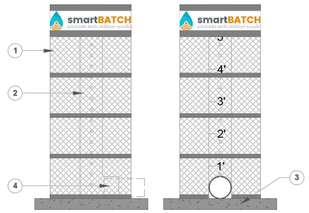
Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:59:05 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\C-108 OVERALL WATER QUALITY POND.DWG - DEVON VO

PROGRAMMABLE LOGIC FLOW CHART

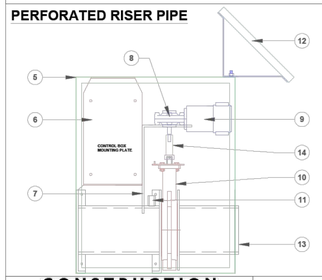


TRASH CAGE WITH PERFORATED RISER PIPE

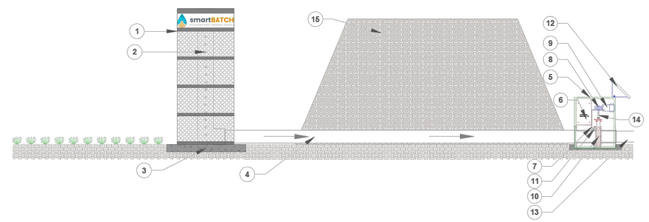


Parts List	
Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ½" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	VALVE STEM
15	BERM (BY OTHERS)

PERFORATED RISER PIPE



smartPOND Valve with Berm



CONSTRUCTION ECO SERVICES

smartPOND Automated Stormwater Control.

FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the value to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 81% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:
- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications
- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light
- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and caliber pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 Valve Stem Extension
The drive shaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:
- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve
"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)715-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)456-1000
www.ecosvs.com

12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

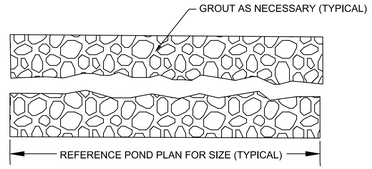
smartPOND Automated Stormwater Control.

CONSTRUCTION ECO SERVICES

smartPOND Valve Specifications

REVISION NO. 0
DATE 5/14/2019
SHEET NO.

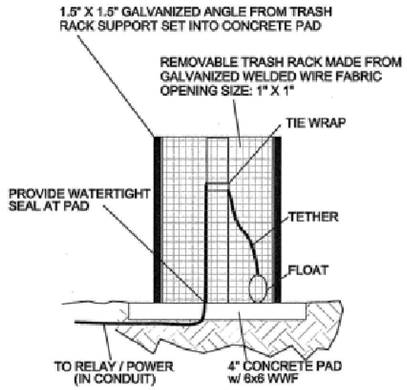
NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



PLACE RIP-RAP AND LEAN GROUT IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, PRACTICAL, THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 2-4 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 3 POUNDS EACH.

RIP-RAP DETAIL

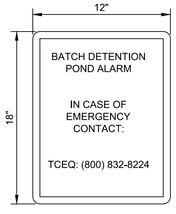
N.T.S.



* FLOAT SWITCH TO BE PIPE MOUNTED ECO FLOAT, TYPE SI, NORMALLY OPEN, OR APPROVED EQUAL.

FLOAT SWITH DETAIL

N.T.S.



ALARM RESPONSE SIGN

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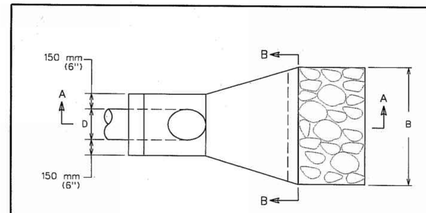
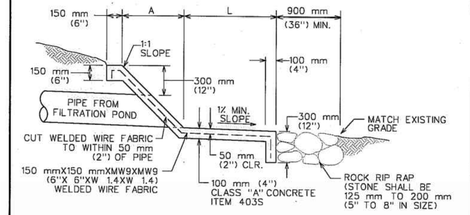
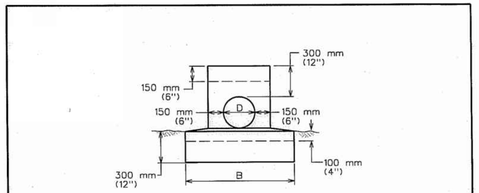




CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.
George E. Rowald 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-15 1 OF 2



A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1.05 m (42")	1.27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1.2 m (48")

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.
George E. Rowald 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-15 2 OF 2

SITE PLAN APPROVAL SHEET 12 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

Know what's below. Call before you dig.

STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
7/02/26/24

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619

WATER QUALITY POND
SECTION AND DETAILS

Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

C-109
Sheet 12 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:59:12 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\C-109 WATER QUALITY POND SECTION AND DETAILS.DWG - DEVON VO

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Contributing Zone Application (TCEQ-10257)

Attachment N
Inspection, Maintenance, Repair, and Retrofit Plan

1. Check for and remove debris and litter during the first year after each rainfall event that exceeds 0.5 inches over a 24-hour period. Inspection should take place (min) of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified.

2. The pond area will be mowed a minimum of twice annually. Vegetation height should not exceed 18 inches. Minimal or no herbicides will be used to control weed growth.

3. Debris, litter, and any accumulated sedimentation will be removed from basin at 2 times a year. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstruction and any debris removed.

4. Basin side slopes will be inspected twice annually for slumping or erosion. Bare spots will be replanted with native grasses. Correction of erosion control should take place whenever required bae on the periodic inspections.

5. Twice a year, the facility should be evaluated in terms of nuisance control (such as insects, weeds, odors, algae, etc..) from standing water.

6. Excess sediment will be removed as needed (or at least every 5 years, when sediment depth exceeds 6 inches) to maintain uniform and unobstructed flow as designed. Sediment will be disposed of in accordance with local regulations concerning hazardous or toxic waste materials.

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

8. During construction, the SWPPP will be followed and accurate records of inspections will take place.

Epic Communications, Inc. by signing this document, is certifying that it will be responsible for ensuring that the water quality controls required to meet the standards of the Texas Commission on Environmental Quality (TCEQ) are inspected as necessary, given the appropriate maintenance, repaired as necessary and will be retrofit if any site revisions are proposed. The items above describe the measures which may be taken to provide these requirements.

Signature

DWAYNE GRIFFIN / PRESIDENT
Printed Name and Position

2/27/24
Date

ATTACHMENT O

PILOT-SCALE FIELD TESTING PLAN

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

Attachment O
Pilot Scale Field Testing

Not Applicable.

ATTACHMENT P

MEASURES FOR MINIMIZING

SURFACE STREAM CONTAMINATION

Contributing Zone Application (TCEQ-10257)

Attachment P
Measures for Minimizing Surface Stream Contamination

The proposed Batch Detention Pond will minimize surface stream contamination by removing at least 91% of potential pollutants. An "Erosion and Sedimentation Control Plan" has been included in plan set. This plan outlines temporary BMPs to be used throughout the construction process which will ensure Surface Stream Contamination is minimized.

SECTION 4

TEMPORARY STORMWATER SECTION (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

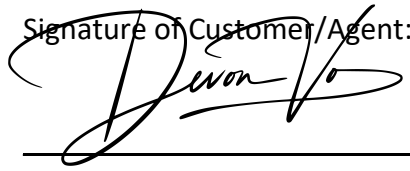
Signature

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

Print Name of Customer/Agent: Devon Vo, P.E.

Date: February 26, 2024

Signature of Customer/Agent:



Regulated Entity Name: Epic Communications, Inc.

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Onion Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

SPILL RESPONSE ACTIONS

Temporary Stormwater Section (TCEQ-0602)

Attachment A
Spill Response Actions

In the event of accidental spills of hazardous materials or hydrocarbons, the contractor will be required to maintain a stockpile of sand material in the construction staging area. This sand material will be used to provide a dike to contain large spills and to provide an absorbent material that can be disposed of off the Edwards Aquifer Recharge, Contributing and Transition Zones during the cleanup process. The contractor will be required to contact the owner, who will notify the Texas Commission on Environmental Quality (TCEQ) in the event of a spill. It is required that all contaminated soils be removed from the project site and disposed of in accordance with applicable regulations off of the Edwards Aquifer Recharge, Contributing and Transition Zones. Below are measure outlined by the TCEQ for spill prevention and response.

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. Additional information is available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the
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, 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. See the waste management BMPs in this section for specific information.

Minor Spills

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

Semi-Significant Spills

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

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with 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 1-800-424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Hazmat 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 including, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
6. 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 on-site, 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

Temporary Stormwater Section (TCEQ-0602)

Attachment B
Potential Sources of Contamination

Potential Sources of Pollutants during Construction

1. Soil erosion due to construction.
2. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
3. Miscellaneous trash and debris from construction and material wrappings.
4. Portable toilet spills.

Potential Sources of Pollutants after Construction

1. Traffic related pollutants from cars, roads and driveways.
2. Improper disposal of trash.
3. Pesticides, herbicides and fertilizers.

Please refer to **Attachment A: Spill Response Actions** of this report for more information and details for preventative and responsive actions to treat potential sources of contamination.

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Temporary Stormwater Section (TCEQ-0602)

Attachment C
Sequence of Major Activities

The construction activities for the of **Epic Communications** project involves general site preparation, which consists of silt fencing, a construction staging area, a concrete truck washout pit, a temporary construction entrance, clearing and grubbing of vegetation, excavation and grading within the entire acreage of the project site. See the attached Site Plan for details of sequencing and installation of temporary measures. All disturbed soil areas shall be re-vegetated.

Major Construction Activities and Sequencing

The major construction activities for this project will include and be sequenced as follows:

1. Establish Best Management Practices shall consist of the following: silt fencing, a construction staging area, a concrete truck washout pit, and a temporary construction entrance.

2. Initial grading operation to achieve water quality pond shape and sizing. ***(Estimated area to be disturbed ±0.30 Ac.).***

3. Installations of storm drain utilities from pond to outfall (including drainpipes with actuator, control panel, etc.…).

4. Construction of any new street/driveway pavement.

5. Final grading of pond and curb.

6. Construction.

7. The contractor is responsible for implementing and maintaining the storm water pollution prevention plan.

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRATICES AND MEASURES

Temporary Stormwater Section (TCEQ-0602)

Attachment D
Temporary Best Management Practices and Measures

The following Temporary Best Management Practices (BMP) and measures will be utilized during construction and remain in place until final site stabilization:

1. Silt fencing, a construction staging area, a concrete truck washout pit, rock filter berms, and a temporary construction entrance / exit will be used in accordance with the latest edition TCEQ Technical Guidance Manual details and criteria, to prevent pollution of surface water and groundwater that originates both up-gradient and on-site.

2. Silt fences, a construction entrance / exit and a concrete truck washout pit shall be in place before the first phase of construction for the commercial site is to begin. The temporary construction entrance / exit, construction staging area and concrete wash out pit will prevent sediments from flowing into public right-of-ways. The fencing will be installed downstream of cut/fill areas. The locations of the silt fence were based on the criteria to limit the drainage area of disturbed soil to ¼ acres per 100 linear feet of fencing.

3. Silt fences will intercept any pollutants from entering the surfaces waters of **Onion Creek**. The locations of the silt fences were based on the criteria to limit the drainage area of disturbed soil to less than 5 acres. The placement of the temporary measures was based on the layout of streets and drains.

4. The BMP design for the site has been planned to prevent construction runoff and pollutants from directly entering surface streams, sensitive features or the aquifer. **No features on site.**

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

NOT APPLICABLE

Temporary Stormwater Section (TCEQ-0602)

Attachment E
Request to Temporarily Seal a Feature

This section/attachment does not apply to this submittal. There will be no temporary sealing of sensitive features on the site.

ATTACHMENT F

STRUCTURAL PRACTICES

Temporary Stormwater Section (TCEQ-0602)

Attachment F
Structural Practice

The following structural measures will be installed prior to constructions of the project and in accordance with the latest edition of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ RG-348) and its details and criteria.

1. Installation of silt fences along the boundary of the road right-of-ways and limits of construction.

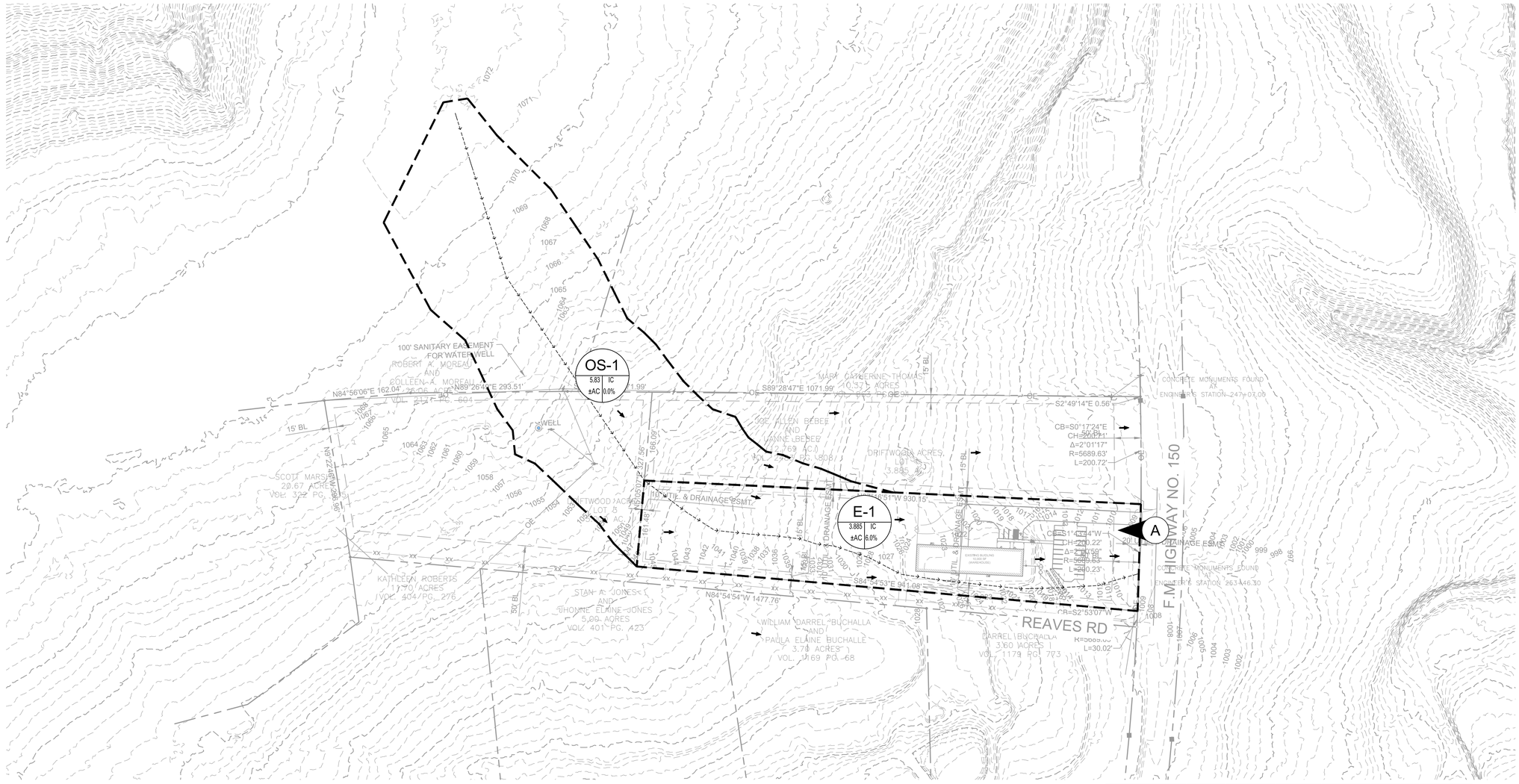
2. Installation of a stabilized construction entrance/ exit to minimize the tracking of mud and debris offsite by vehicles.

3. Installation of construction staging areas and concrete washout pit.

4. Installation of rock berms (if applicable).

ATTACHMENT G

DRAINAGE AREA MAP



NOTES

ATLAS-14 RAINFALL VALUES WERE USED IN THE ANALYSIS OF THIS SITE

EXISTING CONDITIONS - ZONE 1 - ATLAS 14							
Drainage Area	Area (sf)	Area (ac)	Area (sq mi)	Commercial (sf)		Collector (sf)	Imp Cover
				Roof	Compacted Base	Pavement	%
E-1	169,230.30	3.88	0.00607	10,695	5,540	17,321	20%
OS-1	253,910.83	5.83	0.00911				0%

HEC-HMS Existing Conditions Results						
Hydrologic Element	Drainage Area		2-Yr Peak Discharge	10-Yr Peak Discharge	25-Yr Peak Discharge	100-Yr Peak Discharge
	Mi2	Ac.	cfs	cfs	cfs	cfs
E-1	0.006070	3.88	12.20	22.80	30.10	41.90
OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.30	46.40	61.50	86.00

EPIC COMMUNICATIONS
CN Values Summary

Drainage Basin	Soil Name and Hydrologic Group	Soil Type	Description	Condition	CN	Area (ac)	CN x Area
E-1	D	RcD	Brush—brush-weed-grass mixture	Fair	77	3.9	299.1
	Sub-Basin Total						
						Weighted CN	77
OS-1	D	RcD	Brush—brush-weed-grass mixture	Good	80	5.8	466.4
	Sub-Basin Total						
						Weighted CN	80.0

Existing Time of Concentration Calculations															
BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC	min		
	sf	ac	sq mi	ft		%	min	ft		%	min	min		%	
E-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	Unpaved	6.00%	3.7	9.78	5.87	19.83%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	Paved	6.00%	5.5	18.01	10.81	0.00%	88.0

LEGEND

EXISTING

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- PROPERTY BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF DIRT ROAD
- FENCE LINE (xx)
- OVERHEAD POWER LINE (OE)
- POWER POLE
- ASPHALT
- GRAVEL
- BUILDING

PROPOSED

- MAJOR CONTOUR (535)
- MINOR CONTOUR (534)
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF PATH
- LIMITS OF CONSTRUCTION
- BUILDING
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION ARROW
- T.C FLOW PATH

DENOTES BASIN NUMBER — E-1
DENOTES BASIN ACREAGE — XX | IC | ±AC | X.XX%
DENOTES BASIN IMPERVIOUS COVER
DENOTES POINT OF ANALYSIS — A

CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

0 50' 100' 200'
SCALE: 1" = 100'

SITE PLAN APPROVAL SHEET 7 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

STATE OF TEXAS
DEVON Q. VO
149766
LICENSED PROFESSIONAL ENGINEER
2/26/24

epic COMMUNICATIONS

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
OVERALL EXISTING DRAINAGE AREA MAP

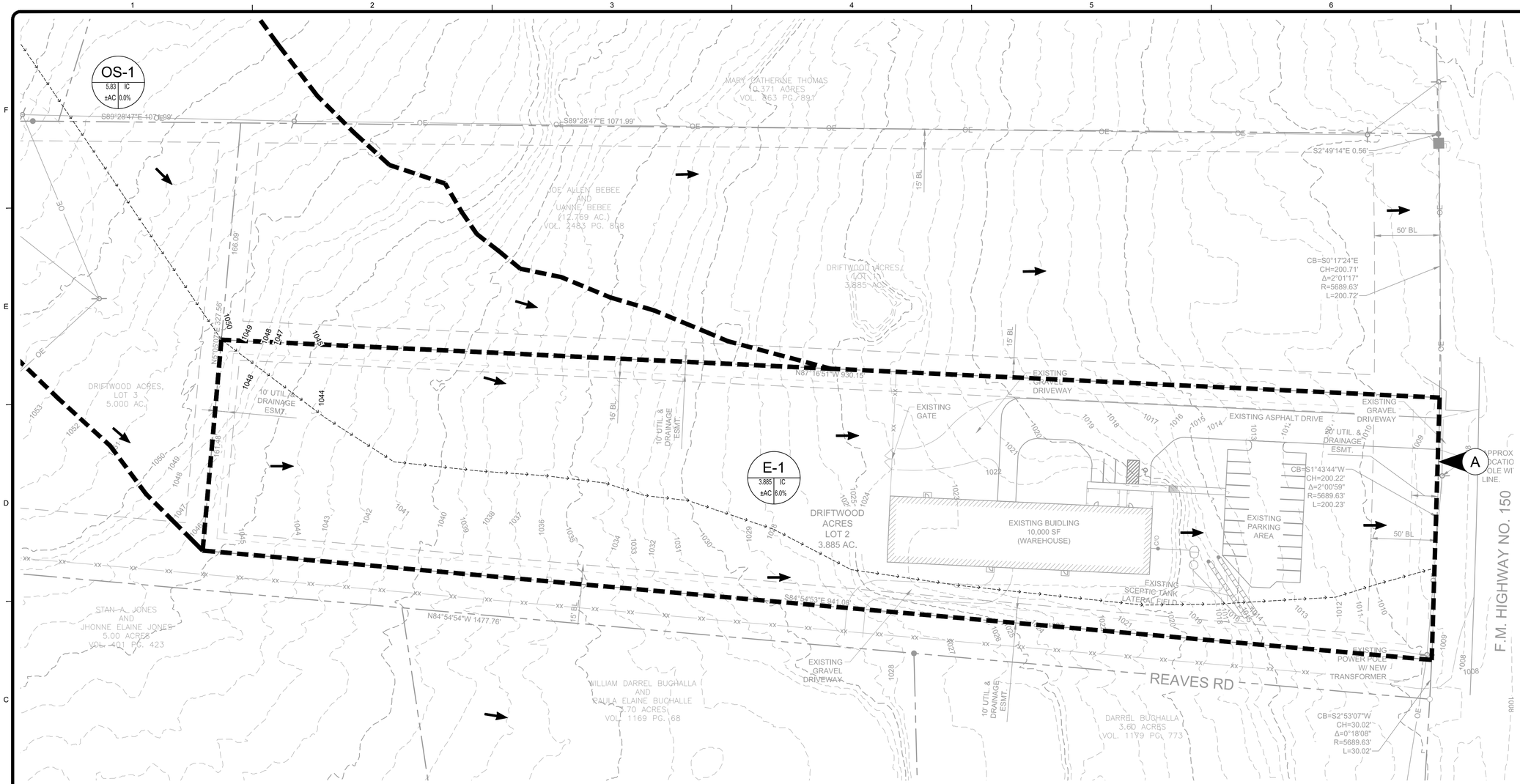
Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

CG-100
Sheet 7 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:43 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-100 OVERALL EXISTING DRAINAGE AREA.DWG - DEVON VO



NOTES

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OS-1	253,910.83	5.83	0.00911				0%

**IC.FROM YEAR 2014-2015

HEC-HMS Existing Conditions Results						
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OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.30	46.40	61.50	86.00

LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		BUILDING
xx xx	FENCE LINE		DRAINAGE AREA BOUNDARY
OE	OVERHEAD POWER LINE		FLOW DIRECTION ARROW
	POWER POLE		T.C FLOW PATH
	ASPHALT		
	GRAVEL		
	BUILDING		

DENOTES BASIN NUMBER — E-1

DENOTES BASIN ACREAGE — XX | IC — ±AC | X.XX%

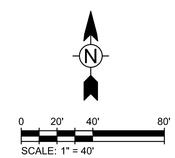
DENOTES BASIN IMPERVIOUS COVER

A — DENOTES POINT OF ANALYSIS

EPIC COMMUNICATIONS
CN Values Summary

Drainage Basin	Soil Name and Hydrologic Group	Soil Type	Description	Condition	CN	Area (ac)	CN x Area
E-1	D	RcD	Brush—brush-weed-grass mixture	Fair	77	3.9	299.1
	Sub-Basin Total						
						Weighted CN	77
OS-1	D	RcD	Brush—brush-weed-grass mixture	Good	80	5.8	466.4
	Sub-Basin Total						
						Weighted CN	80.0

Existing Time of Concentration Calculations																
BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC			
	sf	ac	sq mi	ft		%	min	ft		%	min	min	min	%	
E-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	Unpaved	6.00%	3.7	9.78	5.87	19.83%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	Paved	6.00%	5.5	18.01	10.81	0.00%	88.0



CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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

SITE PLAN APPROVAL SHEET 8 OF 12
FILE NUMBER APPLICATION DATE
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER

City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

STATE OF TEXAS
DEVON Q. VO
149766
LICENSED
PROFESSIONAL ENGINEER
02/26/24

parnell engineering
www.parnellengineeringinc.com
500 E WHITESTONE BLVD (#1419)
CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

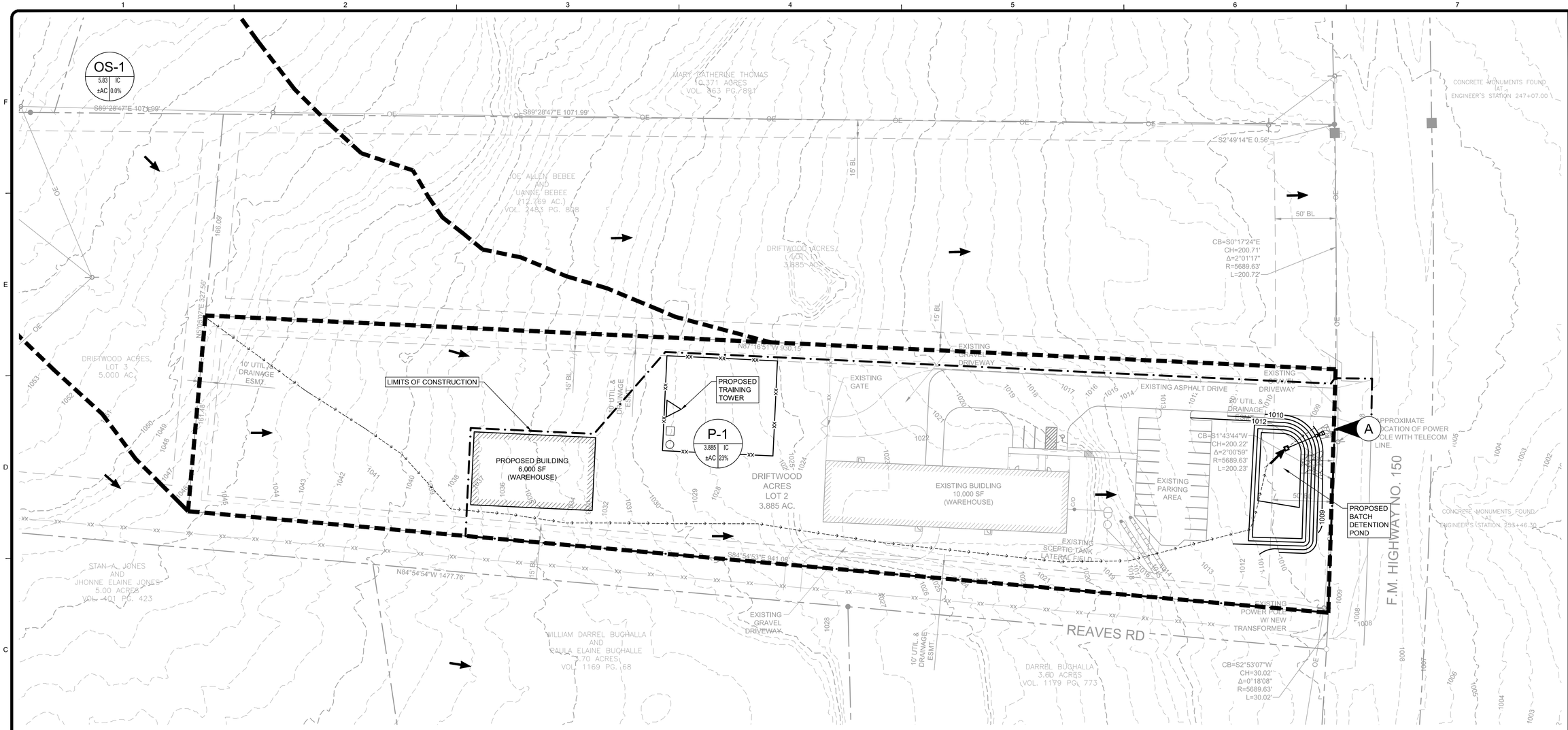
EPIC COMMUNICATIONS
EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619
EXISTING
DRAINAGE AREA MAP

Project No:	
Designed By:	DV
Drawn By:	DV
Checked By:	WP

CG-101
Sheet 8 of 12
File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:47 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-101 EXISTING DRAINAGE AREA.DWG - DEVON VO



LEGEND

EXISTING		PROPOSED	
535	MAJOR CONTOUR	535	MAJOR CONTOUR
534	MINOR CONTOUR	534	MINOR CONTOUR
	PROPERTY BOUNDARY		EDGE OF PAVEMENT
	PROPERTY LINE		EDGE OF CONCRETE
	RIGHT OF WAY LINE		EDGE OF PATH
	EASEMENT LINE		LIMITS OF CONSTRUCTION
	EDGE OF DIRT ROAD		
xx xx	FENCE LINE		BUILDING
OE	OVERHEAD POWER LINE		DRAINAGE AREA BOUNDARY
	POWER POLE		FLOW DIRECTION ARROW
	ASPHALT		T.C FLOW PATH
	GRAVEL		
	BUILDING		

DENOTES BASIN NUMBER — P-1

DENOTES BASIN ACREAGE — XX | IC — ±AC X.XX%

DENOTES BASIN IMPERVIOUS COVER

A — DENOTES POINT OF ANALYSIS

PROPOSED CONDITIONS

Drainage Area	Area (sf)	Area (ac)	Area (sq mi)	Commercial (sf)		Collector (sf)	Imp Cover
				Roof	Compacted Base	Pavement	%
P-1	169,230.30	3.88	0.00607	16,695	5,540	17,321	23%
OS-1	253,910.83	5.83	0.00911				0%

Proposed Time of Concentration Calculations

BASIN	AREA			SHEET FLOW				SHALLOW CONCENTRATED FLOW				Increm	Lag	Imp Cover	CN
				L	n	S	Tc	L	n	S	Tc	TC	min		
	sf	ac	sq mi	ft		%	min	ft		%	min	min		%	
P-1	169,230	3.88	0.006070	100	0.150	6.00%	6.1	874	PAVED	6.00%	2.9	9.01	5.41	23.37%	92.0
OS-1	253,911	5.83	0.009108	100	0.150	1.00%	12.5	1655	PAVED	6.00%	5.5	18.01	10.81	0.00%	88.0

HEC-HMS Proposed Conditions Results

Hydrologic Element	Drainage Area		2-Yr Peak Discharge	10-Yr Peak Discharge	25-Yr Peak Discharge	100-Yr Peak Discharge
	Mi2	Ac.	cfs	cfs	cfs	cfs
P-1	0.006070	3.88	13.10	24.20	31.80	44.30
OS-1	0.009108	5.83	14.00	26.90	35.70	50.00
POA-A			24.20	46.10	61.10	85.50

POA-A	2-Yr	10-Yr	25-Yr	100-Yr
	cfs	cfs	cfs	cfs
Existing Cond.	24.30	46.40	61.50	86.00
Proposed Cond.	24.20	46.10	61.10	85.50
Δ	-0.10	-0.30	-0.40	-0.50

N

0 20' 40' 80'

SCALE: 1" = 40'

CAUTION:
CONTRACTOR TO VERITY ALL EXISTING UTILITIES VERTICAL AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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SITE PLAN APPROVAL SHEET 9 OF 12
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APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
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City Engineer, City of Driftwood, Hays County, TX

RELEASED FOR GENERAL COMPLIANCE: ZONING
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STATE OF TEXAS
DEVON Q. VO
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512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

MARK	DATE	DESCRIPTION	BY

EPIC COMMUNICATIONS

EPIC COMMUNICATIONS, INC.
18131 FM 150 DRIFTWOOD, TX 78619

PROPOSED
DRAINAGE AREA MAP

Project No:
Designed By: DV
Drawn By: DV
Checked By: WP

CG-102
Sheet 9 of 12

File No:

Bar Measures 1 inch, otherwise drawing not to scale

2/26/2024 6:58:53 PM - J:_ARCHIVE\GRIFFIN\CAD\SHEET FILES\CG-102 PROPOSED DRAINAGE AREA.DWG - DEVON VO

ATTACHMENT H

TEMPORARY SEDIMENT PONDS PLANS AND CALCULATIONS

NOT APPLICABLE

Temporary Stormwater Section (TCEQ-0602)

Attachment H
Temporary Sediment Ponds Plans and Calculations

This attachment does not apply to this submittal. There will be no common drainage area with more than 10 acres of disturbed area within the project limits.

ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

Temporary Stormwater Section (TCEQ-0602)

Attachment I
Inspection and Maintenance for BMPs

Inspection
Designated and qualified person(s) should inspect the Pollution Control Measures every seven (7) days and after each rainfall event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations and actions that will be taken as a result of the inspection should be kept with the TPDES data for the project. The general contractor will be responsible to review and reference sections 1.3 and 1.4 of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ RG-348) for erosion and sedimentation control and maintenance as applicable.

Construction Entrance / Exit and Construction Staging Area Maintenance
1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment.

2. All sediment spilled, dropped, washed or tracked on to public right-of-ways should be removed immediately be the contractor.

3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-ways.

4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

5. All sediment should be prevented from entering any storm drain, ditch or watercourse by using approved methods.

Sediment Filter Structure Maintenance
1. Inspect all fencing weekly, and after any rainfall.

2. Remove sediment when buildup reaches 6 inches.

3. Replace any torn fabric or install a second line of fencing parallel to the torn section.

4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.

Rock Berm Structure Maintenance
1. Inspection should be made weekly and after each rainfall by the responsible party. For

installations in streambeds, additional daily inspections should be made.

2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.

3. The berm should be reshaped as needed during inspection.

4. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

5. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Curb Inlet Gravel Filter Structure Maintenance

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.

2. Inspect and realign dikes as needed to prevent gaps between sections.

3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.

4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

SAMPLE INSPECTION REPORT

NAME & QUALIFICATION OF INSPECTOR:_____

Date of Inspection: _____

Inspectors shall observe the following items on each inspection:

- Disturbed areas that have not been fully stabilized
- Areas used for storage of materials that are exposed to precipitation
- Control measures outlined in the site plan
- Locations where vehicles enter/exit the site

Inspectors shall denote if any corrective actions are required and when the action was completed.

Major Observations:

Corrective Actions Required:

Corrective Actions Performed:

Signature Date

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Temporary Stormwater Section (TCEQ-0602)

Attachment J
Schedule of Interim and Permanent Soil Stabilization

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable. Below are guidelines from TCEQ for the installation of sod to stabilized exposed areas.

Materials:

Hydraulic Mulches:
Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices:
Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix:
Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Installation:

1. Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall only be used where other methods are impractical.

2. To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.

3. Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Inspection and Maintenance Guidelines:

1. Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.

2. Areas damaged by storms or normal construction activities should be regarded and hydraulic mulch reapplied as soon as practical.

SECTION 5

AGENT AUTHORIZATION FORM (TCEQ-0599)

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

I DWAYNE GRIFFIN,
Print Name

PRESIDENT,
Title - Owner/President/Other

of EPIC COMMUNICATIONS, INC.,
Corporation/Partnership/Entity Name

have authorized DEVON VO, P.E
Print Name of Agent/Engineer

of PARNELL ENGINEERING, INC.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

2/27/24
Date

THE STATE OF Texas §

County of Hays §

BEFORE ME, the undersigned authority, on this day personally appeared Dwayne Griff 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 27 day of February.

NOTARY PUBLIC

DENEICE ANN GRIFFIN
Notary ID #124459077
My Commission Expires
July 19, 2026

Deneice Ann Griffin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: July 19, 2026

SECTION 6

APPLICATION FEE FORM (TCEQ-0599)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Epic Communications, Inc.
Regulated Entity Location: 18131 RM 150, Driftwood, TX 78619
Name of Customer: Dwayne Griffin
Contact Person: Devon Vo, P.E. Phone: 512-299-5963
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN ____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.885 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 02/26/24

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

SECTION 7

COPY OF NOTICE OF INTENT (NOI) (TCEQ-20022)

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512–239–3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text.
  - Name printed on Check: Click here to enter text.
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text.
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☐ No

If Yes, provide the authorization number here: TXR15 Click here to enter text.

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN Click here to enter text.

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Epic Communications, Inc.

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr

First and Last Name: Dwayne Griffin Suffix: Click here to enter text.

Title: President Credentials: Click here to enter text.

Phone Number: 512-858-2200 Fax Number: 512-858-2424

E-mail: DGRIFFIN@EPICOMM.COM

Mailing Address: PO BOX 350

City, State, and Zip Code: DRIFTWOOD, TX 78619

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other: Click here to enter text.
☐ Estate	

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0–20
☒ 21–100
☐ 101–250
☐ 251–500
☐ 501 or higher

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 17528339231

Federal Tax ID: 752833923

Texas Secretary of State Charter (filing) Number: 0800001387

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☒ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credential: Click here to enter text.

Organization Name: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E–mail: Click here to enter text.

Mailing Address: Click here to enter text.

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): EPIC COMMUNICATIONS

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): THIS PROJECT PROPOSES AN ADDITIONAL 6,000 SF WAREHOUSE BUILDING TO THE 3.885 ACRES SITE THAT CURRENTLY HAS AN EXISTING BUILDING WITH ASSOCIATED PARKING AND DRIVEWAY INTENDED FOR COMMERCIAL USE.

d) County or Counties (if located in more than one): HAYS COUNTY

e) Latitude: 30° 8'29.11"N Longitude: 98° 2'0.08"W

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: 18131 FM 150

City, State, and Zip Code: DRIFTWOOD, TX 78619

Section B:

Location Description: Click here to enter text

City (or city nearest to) where the site is located: Click here to enter text

Zip Code where the site is located: Click here to enter text

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1731**

d) What is the Secondary SIC Code(s), if applicable? 237130

e) What is the total number of acres to be disturbed? 0.44 AC.

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? JANUARY 08, 2021

h) What is the estimated end date of the project? AUGUST 08, 2021

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? ONION CREEK

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1427

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text.

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ–approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☐ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____Date: _____