WATER POLLUTION ABATEMENT PLAN
JOLLYVILLE TOWNHOMES

Prepared For:

David Foor

Fuqua Stover LTD

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

CITY OF AUSTIN, TX

CEC PROJECT:313-453

JUNE 2024

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: Jollyville Townhomes						**2. Regulated Entity No.:** RN111482733			
3. Customer Name: Fuqua Stover LTD						**4. Customer No.:** CN606010023			
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):**			0.91
9. Application Fee:	$1,500		**10. Permanent BMP(s):**			Biofiltration System			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Travis		**14. Watershed:**			Bull Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	X	__
Region (1 req.)	__	X	__
County(ies)	__	X	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	X Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	X 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.	
Michael Theone	06/04/2024
Print Name of Customer/Authorized Agent	
MTheone	06/04/2024
Signature of Customer/Authorized Agent	Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Theone, P.E.

Date: JUNE 04, 2022

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Jollyville Townhomes
2. County: Travis
3. Stream Basin: Bull Creek Watershed
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

Contact Person: David Foor
Entity: Fuqua Stover LTD
Mailing Address: 1520 Oliver St.
City, State: Houston, TX Zip: 77007
Telephone: (512) 202-0264 FAX: _____
Email Address: davidf@lovettcommercial.com

8. Agent/Representative (If any):

Contact Person: Michael Theone, P.E.
Entity: Civil & Environmental Consultants, Inc.
Mailing Address: 1221 S. MoPac Expressway, Suite 350
City, State: Austin, TX Zip: 78746
Telephone: (512) 439-0400 FAX: _____
Email Address: mtheone@cecinc.com

9. Project Location:

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

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

Jollyville Townhomes site is located West of US-183 North approximately 0.7 miles North of Floral Park Drive in Austin, Travis County, Texas. More specifically the site is located at 11586 Jollyville Road, Austin, Travis County, Texas, 78759

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

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

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

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate

the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: per TCEQ request

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

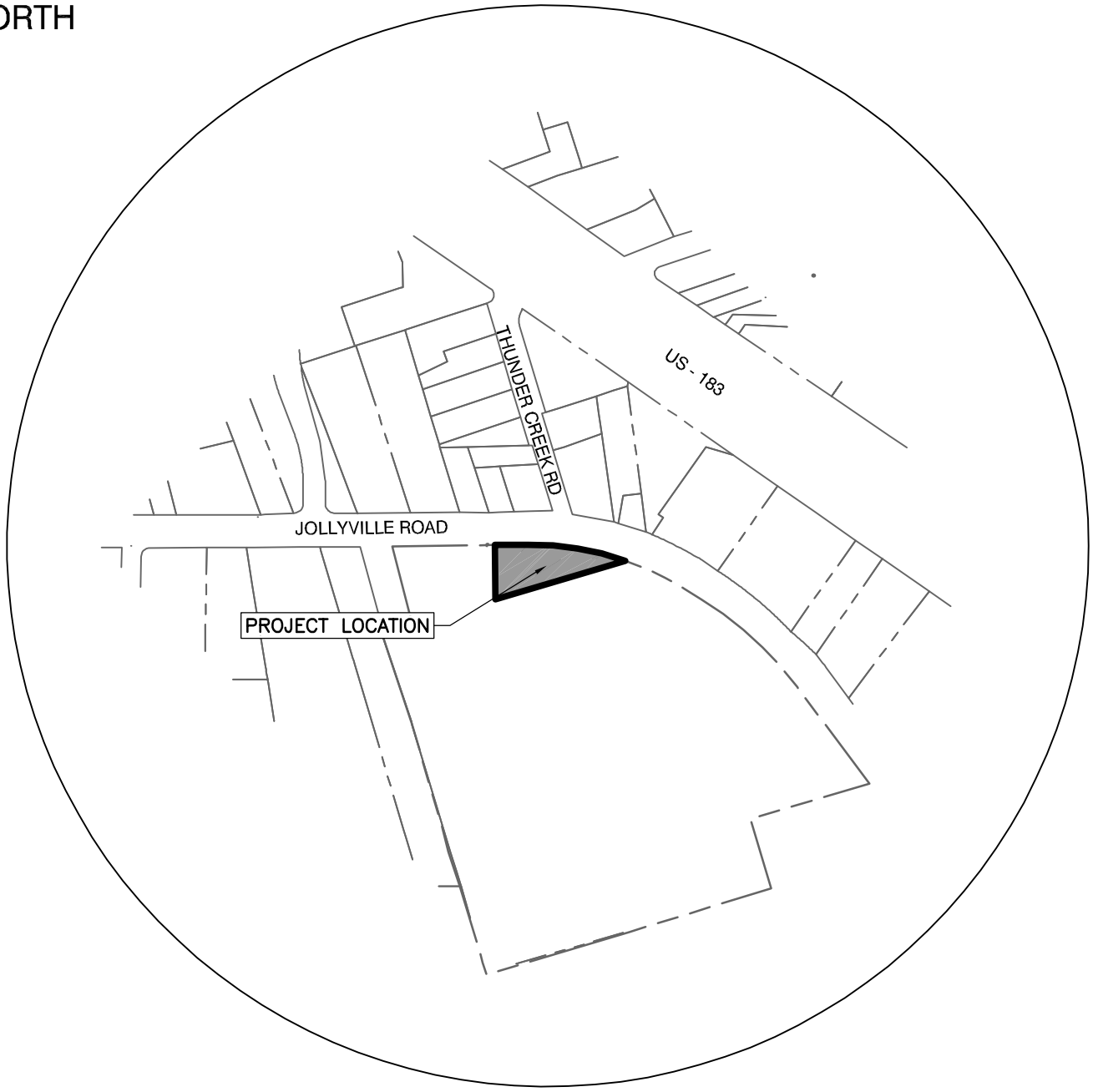
☐ TCEQ cashier
☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

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

JOLLYVILLE TOWNHOMES
SITE DEVELOPMENT
ZONING: GO–MU–CO
CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS

NORTH



VICINITY MAP

SCALE IN FEET
0 500 1000

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com
Texas Registered Engineering Firm F-38

JOLLYVILLE TOWNHOMES
11586 JOLLYVILLE RD,
CITY OF AUSTIN
TRAVIS COUNTY, TX

VICINITY MAP

DRAWN BY:	CS	CHECKED BY:	SRB	APPROVED BY:	MT	FIGURE NO.:	EXH
DATE:	February 15, 2022	DWG SCALE:	1"=500'	PROJECT NO:	313-453		

P:\310-000\313-453\-CADD\Dwg\Exhibits\VICINITY MAP.dwg{LAYOUT1} LS:(2/15/2022 - csmith) - LP: 2/15/2022 10:49 AM

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

PFLUGERVILLE WEST QUADRANGLE
TEXAS
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads..... U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2000 - 2018
Contours.....National Elevation Dataset, 2002
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1982

MN
GN
0°40′ 12 MILS
3°39′ 65 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
PU
Grid Zone Designation 14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Leander
2 Round Rock
3 Hutto
4 Jollyville
5 Pflugerville East
6 Austin West
7 Austin East
8 Manor
ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

PFLUGERVILLE WEST, TX
2019

NSN 7643016397704
NGA REF NO. USGSX24K34927

ATTACHMENT C

Project Description

A. Jollyville Townhomes site is located West of US-183 North approximately 0.7 miles North of Floral Park Drive in Austin, Travis County, Texas. More specifically the site is located at 11586 Jollyville Road, Austin, Travis County, Texas, 78759. The proposed project will be within the City of Austin full-purpose jurisdiction of the City of Austin in Travis County.

B. Area of Site: The site is 0.91-acres with legal description: ABS 116 SUR 24 BELL WM. According to the FEMA Panel No. 48453C0265K, dated January 6, 2016, there are no portions of this site that lie within the 100-year flood plain. All portions of this site lie within the Edwards Aquifer Contributing Zone.

C. Offsite Areas: The Jollyville Townhomes is located adjacent to Jollyville Road ROW where negligible offsite flows enter the site.

D. Impervious Cover: The existing 0.91-acre tract is a land repurposing project that will construct townhomes. This proposed development consists of the construction of 10 townhomes. The buildings zoned as General Business-Conditional Overlay-Mixed Use. The proposed 8,912 SF of buildings will serve as townhomes. The site is a redevelopment and will require pervious structures to be demolished for this project. The site lies within the Edwards Aquifer Contributing Zone. The total onsite impervious cover will be 0.35-acres.

E. Permanent BMP(s): Stormwater onsite is collected via inlets and conveyed into the onsite stormwater collection system. The rational method was utilized to determine the quantity of flow for the purposes of inlet sizing, based on the City of Austin's DCM, which accounts for Atlas 14 precipitation data. After improvements proposed by this site plan are constructed, the site will contain approximately 0.35-acres of impervious cover.

F. Proposed Site Use: The overall subject site is 0.91-acres to be developed as townhomes.

G. Site History: The subject property is a redevelopment zoned from General Business-Conditional Overlay to General Business-Conditional Overlay-Mixed Use. An asphalt drive is the only existing structure on the site.

H. Area(s) to be Demolished: Demolition within the site will include clearing and grubbing, tree removal, and removal of 120 LF of asphalt paving.

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Greg Seifert Telephone: 512.439.0400

Date: 09/08/2021 Fax: _____

Representing: Civil & Environmental Consultant, Inc. TBPG # 50620 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Lovett Commercial, LLC

Project Information

1. Date(s) Geologic Assessment was performed: 08/25/2021
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
SaB - San Saba Clay	D	6.5
TcA - Eckrant and Speck Soil	D	6.5

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

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

9. Method of collecting positional data:

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

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

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

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

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

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

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

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

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

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: 11586 Jollyville Road

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
						NO FEATURES IDENTIFIED														

* DATUM:_____

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

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

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

_____ Date

Sheet _____ of _____

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

09/08/2021

Stratigraphic Column
Geologic Assessment
11586 Jollyville Road
Austin,Texas

System	Group, Formation, or Member			Description
Cretaceous	Edwards	Edwards Limestone	undifferentiated	Massively bedded limestone with local occurrences of chert nodules
	Trinity	Glen Rose Limestone	Upper Member	Alternating layers of limestone, dolomite, and clay with solution zones of recrystallized limestone, fissile dolomitic shale.
			Lower member	Limestone, dolomite, and marl in alternating resistant and recessive beds.
		Pearsall Formation	Hensell Sand	Sand, gravel, caliche, oxidized clay and dolomite
			Cow Creek Limestone	Dolomitic limestone with locally thinly bedded layers of sand, shale, and lignite
			Hammett Shale	Calcareous and dolomitic shale with thinly interbedded layers of limestone and sand.
			Sligo Limestone	Sandy dolomitic limestone

Adapted from U.S. Geological Survey, Allan K. Clark, Diana E. Pedraza, and Robert R. Morris, 2018,
Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers Within Hays County, Texas Scientific Investigation Map 3418

Attachment C

Site Geology

Narrative Description of Site Geology
11586 Jollyville Road
Austin, Texas 78759

Introduction

The subject property for the Geologic Assessment is a 0.91-acre lot located at 11586 Jollyville Road, Austin, Texas. The lot is currently a vacant lot. The Site Geologic Map (Attachment C) shows the approximate boundaries of the area.

Site-Specific Geology

The subject property is located within the Edwards Aquifer Recharge Zone. The uppermost mapped geologic unit at the site is the Edwards Formation (Ked) in Travis County. The Edwards Formation is of Cretaceous age and is composed of massively bedded limestone with local occurrences of chert nodules. Three units may be recognized in the area, a lower, middle, and upper unit. For the purposes of this assessment the unit is considered undifferentiated. A stratigraphic column is included as Attachment B.

A site visit to conduct a field survey to visually assess the property and identify geologic or manmade features occurred on August 25, 2021. The site visit was conducted by Mr. Greg Seifert, a Texas-licensed Professional Geoscientist. The entire property was observed by walking approximately 50-foot spaced transects. The subject property is generally flat with an elevation of approximately 875 feet above mean sea level. A drainage ditch borders the property to the east along Jollyville Road. Laural Oaks Creek is approximately 2,750 feet west of the Site, flowing from north to south. In the absence of man-made influences (e.g., stormwater drains and drainage ditches), stormwater drainage from the Site would follow the topography to the creek (USGS, 1986)

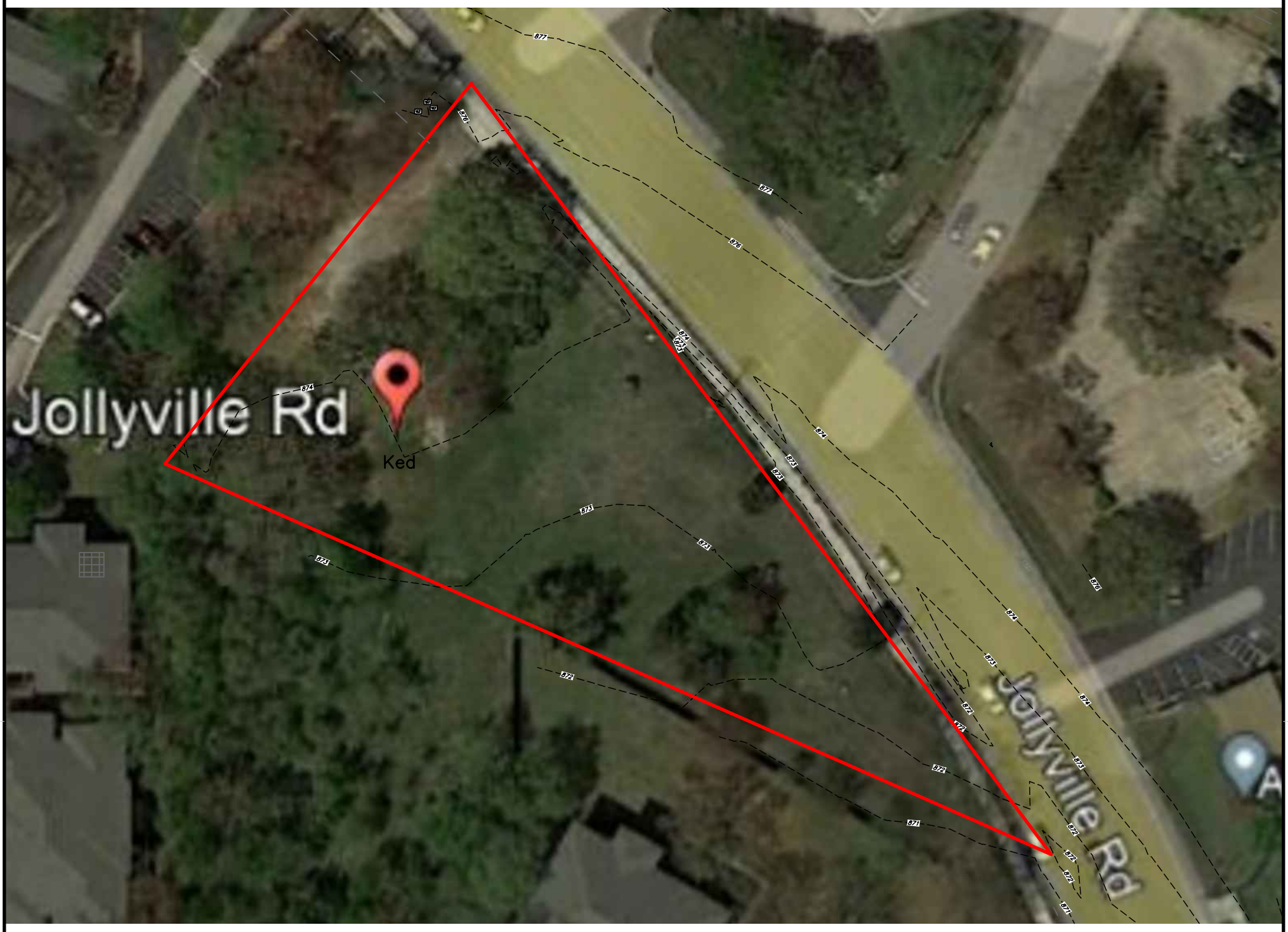
The surface of the site is largely a grassy area with some trees. No bedrock is exposed and a limited number of rock fragments of the Edwards deposits were observed at the surface. No evidence of onsite faults was observed and the site is not in an area of known mapped faults.

No evidence of geologic or manmade features was observe found during the site visit, as indicated in on the Geologic Assessment Table included in Attachment A. A well search using the Texas Water Development Board online Groundwater Data Viewer indicated no wells on the subject property.

References

Soil Survey Staff, Natural Resources Conservation Service (NRCS), United States Department of Agriculture, National Cooperative Soil Survey (NCSS) Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, Accessed October 10, 2020

Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Viewer version 4.1 https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer/?map=sdr, accessed September 3, 2021



STATE OF TEXAS
GREGORY G. SEIFERT
GEOLOGY
10077
LICENSED
PROFESSIONAL GEOSCIENTIST

3/14/2022

REFERENCE

1. USGS TOPOGRAPHY NATIONAL MAP

NORTH

LEGEND

SUBJECT PROPERTY

2-FOOT CONTOUR

Ked -EDWARDS LIMESTONE

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com
Texas Registered Engineering Firm F-38

LEGACY ONE FINANCIAL ADVISORS
JOLLYVILLE TOWNHOMES
11586 JOLLYVILLE RD
AUSTIN, TAVIS COUNTY, TEXAS
SITE-SPECIFIC GEOLOGIC MAP

DRAWN BY:	CP	CHECKED BY:	GS	APPROVED BY:	CEC	FIGURE NO.:	01
DATE:	SEPTEMBER 2021	DWG SCALE:	1"=200'	PROJECT NO:	313-453		

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Michael Theone

Date: 07/12/2024

Signature of Customer/Agent:

MTheone

Project Information

1. Current Regulated Entity Name: Jollyville Condominiums
   Original Regulated Entity Name: _____
   Regulated Entity Number(s) (RN): RN111482733
   Edwards Aquifer Protection Program ID Number(s): 11003053
   [X] The applicant has not changed and the Customer Number (CN) is: CN606010023
   [ ] The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. [X] **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):
   - [X] Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - [ ] Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - [ ] Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - [ ] Physical modification of the approved organized sewage collection system;
   - [ ] Physical modification of the approved underground storage tank system;
   - [ ] Physical modification of the approved aboveground storage tank system.

4. [X] Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	0.91	0.91
Type of Development	Multifamily Residential	Multifamily Residential
Number of Residential Lots	12	10
Impervious Cover (acres)	0.48	0.35
Impervious Cover (%	52.74%	39.72%
Permanent BMPs	1	1
Other		

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet		
Pipe Diameter		
Other		

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Volume of USTs	_____	_____
Other	_____	_____

5. [X] **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. [X] **Attachment C: Current Site Plan of the Approved Project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - [X] The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - [ ] The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - [ ] The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. [ ] The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   [ ] Acreage has not been added to or removed from the approved plan.

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

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 19, 2022

Mr. David Foor
Fuqua Stover, Ltd.
1520 Oliver St.
Houston, Texas 77007-6035

Re: Edwards Aquifer, Travis County

NAME OF PROJECT: Jollyville Townhomes; Located at 11586 Jollyville Road, Austin, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP) and Organized Sewage Collection System Plan (SCS); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID Nos. 11003053 (WPAP) & 11003054 (SCS); Regulated Entity No. RN111482733

Dear Mr. Foor:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and SCS applications for the above-referenced project submitted to the Austin Regional Office by Civil & Environmental Consultants, Inc. on behalf of Fuqua Stover, Ltd. on April 12, 2022. Final review of the WPAP and SCS was completed after additional material was received on July 22, 2022, and August 12, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 217. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

WPAP PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 0.91 acre. It will include twelve single-family townhomes, drives, utilities, sedimentation/filtration basin, and associated appurtenances. The total impervious cover will be 0.48 acre (52.7%).

SCS PROJECT DESCRIPTION

The SCS will consist of 355 linear feet of 8-inch diameter SDR-26 PVC ASTM D2241 pipe with associated manholes and stub-outs. There are fourteen waterline crossings associated with this project. The SCS will provide disposal service for the residential development.

The system will be connected to the existing City of Austin wastewater line for conveyance to the Walnut Creek Wastewater Treatment Plant for treatment and disposal. The project is located within the City of Austin and will conform to all applicable codes, ordinances, and requirements of the City of Austin.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a new sand filter system, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 418 pounds of TSS generated from the 0.48 acre of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the property is surficially characterized by the Edwards Formation (Ked). The site is located on the Edwards Aquifer Recharge Zone. No sensitive geologic features were identified in the GA. The TCEQ Austin Regional Office site assessment conducted on July 14, 2022, revealed the site to be generally as described by the GA.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

III. By the responsible engineer's dated signature and seal on the Engineering Design Report attached to the submitted application, all information therein accurately reflects the information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer in accordance with the requirements of 30 TAC 213.5 (c) and Chapter 217.

IV. All wastewater conveyance and treatment infrastructure shall be operational prior to any occupancy of the facility and prior to any wastewater flow being introduced into the sewage collection system.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP, SCS plan, and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP and SCS applications following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. All water wells including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director 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.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
18. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

19. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.

20. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
21. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
22. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Should any test result fail to meet passing test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

    Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
23. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
24. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

25. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Ryan Soutter of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/rts

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

CC: Mr. Michael Theone, P.E., Civil & Environmental Consultants, Inc.

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

(1) That my name is _____and that I own the real property described below.

(2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

(4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

_____
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, ____.

_____
NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 __ day of _____, _____.

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

ATTACHMENT
B

Narrative of Proposed Modifications

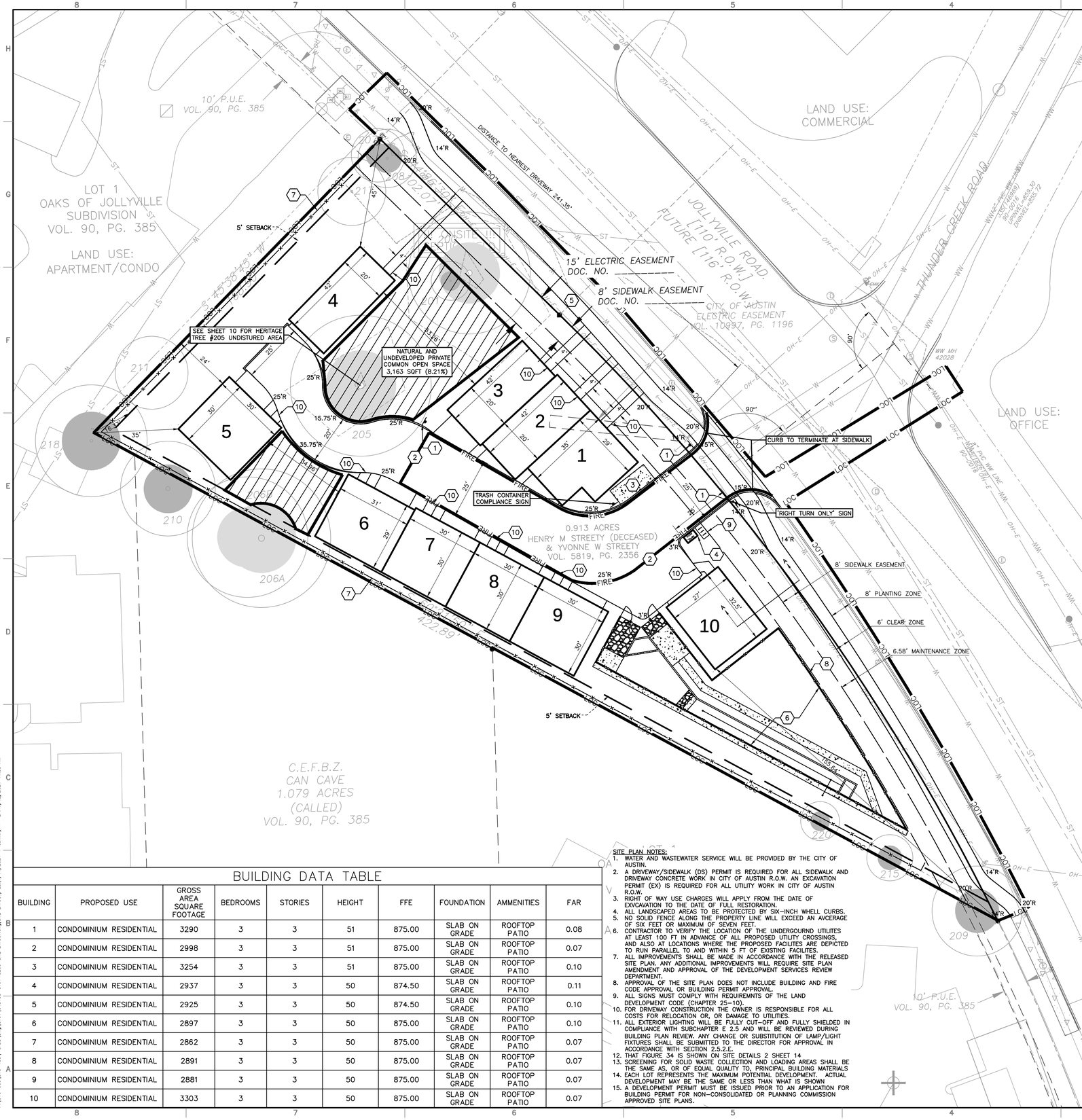
Civil and Environmental Consultants, Inc. is proposing a modification that includes changes to the number of units, alterations in impervious cover allocations, adjustments to water quality parameters, modifications to the layout of water quality ponds, and revisions to storm sewer routing.

Previously, the project included12 units. Through careful planning and optimization, this has been reduced to 10 units while maintaining similar overall footprint. This reduction not only minimizes environmental impact but also aligns with local regulatory requirements. The total impervious cover area remains changed, and there have been modifications to how impervious allocations are distributed.

A pivotal change involves transitioning from sand filter systems to biofiltration/bioretention methods for water quality management. This shift emphasizes natural filtration processes, enhancing pollutant removal efficiency and promoting ecological balance within the project's scope.

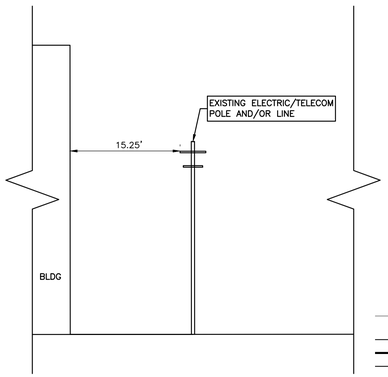
The layout of water quality ponds has been meticulously revised to optimize functionality and performance. These adjustments ensure better sedimentation and filtration capabilities, contributing to improved water quality downstream.

Minor alterations have been made to the storm sewer routing system. These changes were prompted by updates to the pond layout.



KEY NOTES

1. 'NO PARKING FIRE ZONE' SIGN 901S–6
2. FIRE LANE SHALL HAVE 3" WHITE LETTERS STENCILED ON 6" RED STRIPE STATING "FIRE LANE – NO PARKING" EVERY 50 FEET.
3. ROLL–OUT GARBAGE BIN PAD
4. MAILBOX CLUSTER
5. 7' PUBLIC SIDEWALK
6. RETAINING WALL
7. FENCING
8. METAL RAILING
9. BICYCLE PARKING
10. BUILDING ENTRANCE



SECTION A–A
NTS

BLOCK LEGEND

PROPOSED	EXISTING	
	·	BENCHMARK
	●	IRON ROD
	○	IRON ROD W/ CAP
	▲	NAIL
]	]	PIPE CAP
◄	◁	REDUCER
		UTILITY VALVE
	W	UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
	M	(MONITORING) WELL
		UTILITY RISER
S	S	SANITARY M.H.
		CLEANOUT
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
→	→	GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		SIGN
		PARKING METER
		MAILBOX
		BOLLARD/GUARD POLE
IR	IR	IRRIGATION CONTROL BOX
		FIRE DEPT. CONNECTION
M	M	UNKNOWN M.H.
		ELEC. PULL BOX
E	E	ELEC. TRANSFORMER
		GAS VALVE
G	G	GAS METER
		TELEPHONE PEDESTAL
		FIBER OPTIC PULL BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT–OF–WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE		OVERHEAD ELECTRIC WIRE
UE	UG–E	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

SITE DATA TABLE

ZONING	GO–MU–CO
PROPOSED LAND USE	CONDOMINIUM RESIDENTIAL
TOTAL SITE AREA (SF/AC)	39,761 / 0.91
EXISTING IMPERVIOUS COVER AREA (AC)	0.05
EXISTING IMPERVIOUS COVER AREA (SF)	2,178
EXISTING IMPERVIOUS COVER PERCENT	5.50
PROPOSED IMPERVIOUS COVER AREA (AC)	0.35
PROPOSED IMPERVIOUS COVER AREA (SF)	15298
PROPOSED IMPERVIOUS COVER PERCENT	39.72
MAXIMUM IMPERVIOUS COVER (SF/AC)	15,406 / 0.35
MAXIMUM IMPERVIOUS COVER PERCENT	40.00
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MINIMUM SITE AREA PREPOSED (SF)	1,415
PROPOSED GROSS FLOOR AREA (SF)	30,248
PROPOSED BUILDING COVERAGE (AC)	0.20
PROPOSED BUILDING COVERAGE (SF)	8912
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MAXIMUM BUILDING COVERAGE(%)	55.0
MAXIMUM BUILDING COVERAGE(%)	21,183
PROPOSED BUILDING HEIGHT (FT)	51
MAXIMUM BUILDING HEIGHT (FT)	60
OPEN SPACE (5% MIN)	0.077AC (8.75%)
PROPOSED FOUNDATION TYPE	SLAB ON GRADE
PARKING RATIO	3 PER UNIT
REQUIRED PARKING	30
REQUIRED ADA PARKING	0
PROVIDED PARKING (STANDARD)	20
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4. ALL LANDSCAPED AREAS TO BE PROTECTED BY SIX–INCH WHELL CURBS.
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6. CONTRACTOR TO VERIFY THE LOCATION OF THE UNDERGOURND UTILITES AT LEAST 100 FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5 FT OF EXISTING FACILITES.
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NORTH
SCALE IN FEET
0 20 40

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO	DATE	REVISION RECORD DESCRIPTION

Texas Registered Engineering Firm F–38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

SITE LAYOUT

DRAWN BY:	CS
DATE:	6/19/2024
CHECKED BY:	SRB
DWG SCALE:	1"=20'
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 13
SHEET 13 OF 48

SP-2023-0461C

P:\313-001\313-453\-04081\dwg\civil\313453-civil-c2000-SITE LAYOUT.dwg[SITE LAYOUT] 15:27/11/2024 - csmith - LP: 7/12/2024 11:39 AM

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Theone, P.E.

Date: March 7, 2022

Signature of Customer/Agent:

MTheone

Regulated Entity Name: Jollyville Townhomes

Regulated Entity Information

1. The type of project is:

   [X] Residential: Number of Lots: 10
   [ ] Residential: Number of Living Unit Equivalents:_____
   [ ] Commercial
   [ ] Industrial
   [ ] Other:_____

2. Total site acreage (size of property): 0.91

3. Estimated projected population: 25

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	8,912	÷ 43,560 =	0.205
Parking		÷ 43,560 =	
Other paved surfaces	6,386	÷ 43,560 =	0.147
Total Impervious Cover	15,298	÷ 43,560 =	0.35

Total Impervious Cover 0.35 **÷ Total Acreage** 0.91 **X 100 =** 39.72 **% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

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

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100 % Domestic	11376 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 11,376	

15. Wastewater will be disposed of by:

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

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

[X] Existing.
[ ] Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 100'.

18. 100-year floodplain boundaries:

[ ] Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
[X] No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

[ ] The wells are not in use and have been properly abandoned.
[ ] The wells are not in use and will be properly abandoned.
[ ] The wells are in use and comply with 16 TAC §76.

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

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

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

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

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

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

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

26. [X] Surface waters (including wetlands).

    [ ] N/A

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

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

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

Administrative Information

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

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

ATTACHMENT A

Factors Affecting Surface Water Quality

Possible factors that could affect ground water quality during construction:

Activities include sediment laden storm water and pollutants from construction materials and equipment including concrete, petroleum, oil, diesel, detergents, lubricants, fertilizers, lead- based paint, solvents, cleaners, concrete wash water, concrete curing compound, pipe joint lubrication and sanitary waste from onsite portable units.

Possible factors that could affect ground water quality post construction:

Activities include pollutants from oil, petroleum, and diesel spills, landscape fertilizers, concrete wash water, solvents and cleaners.

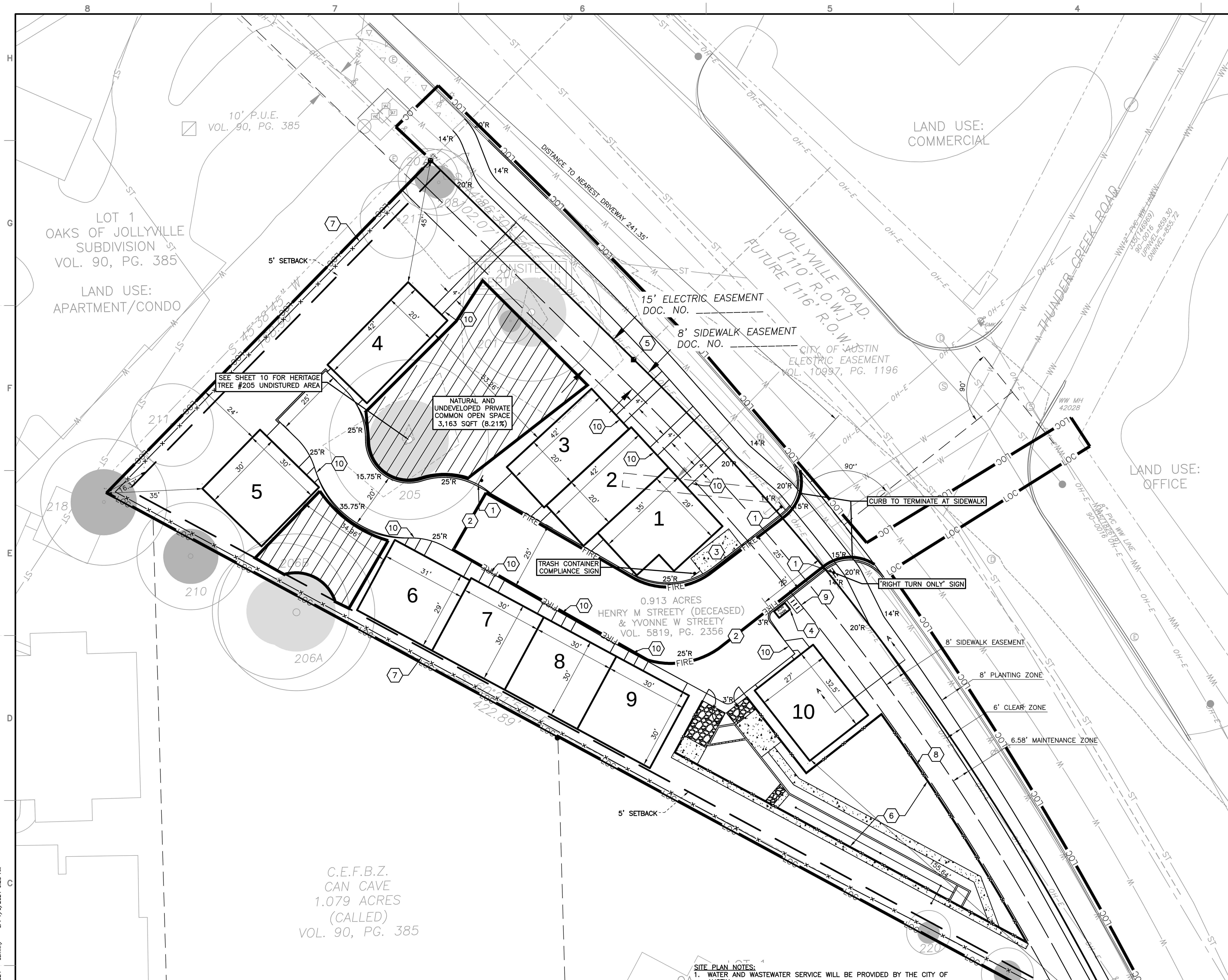
ATTACHMENT B
Volume and Character of Stormwater

Please reference the attached site plans for calculations for volume and character of stormwater runoff.

ATTACHMENT C

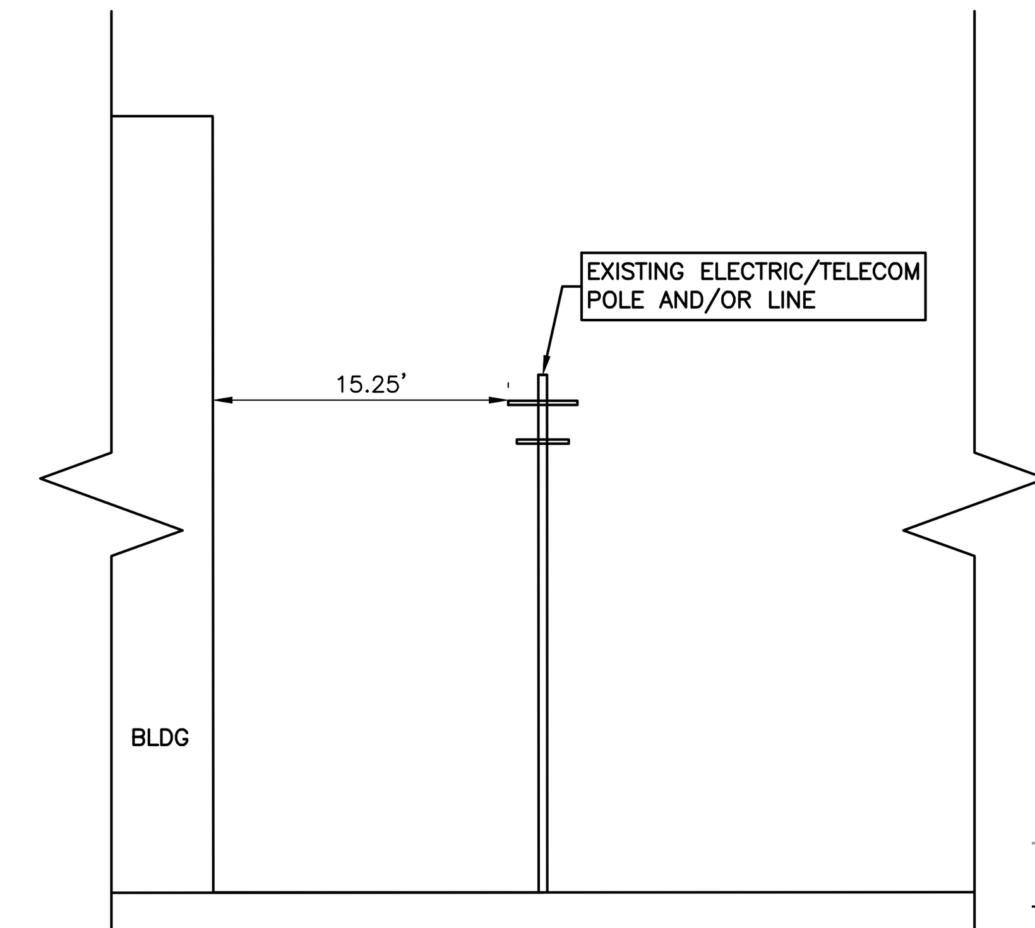
Suitability Letter from Authorized Agent

An on-site sewage facility is not proposed for this development and a Suitability Letter from an Authorized Agent will not be necessary.



KEY NOTES

1. 'NO PARKING FIRE ZONE' SIGN 901S-6
2. FIRE LANE SHALL HAVE 3" WHITE LETTERS STENCILED ON 6" RED STRIPE STATING "FIRE LANE – NO PARKING" EVERY 50 FEET.
3. ROLL-OUT GARBAGE BIN PAD
4. MAILBOX CLUSTER
5. 7' PUBLIC SIDEWALK
6. RETAINING WALL
7. FENCING
8. METAL RAILING
9. BICYCLE PARKING
10. BUILDING ENTRANCE



SECTION A–A
NTS

BLOCK LEGEND

PROPOSED / EXISTING

BENCHMARK
IRON ROD
IRON ROD W/ CAP
NAIL
PIPE CAP
REDUCER
UTILITY VALVE
UTILITY METER
BACKFLOW PREVENTER
FLUSH CONNECTION
FIRE HYDRANT
(MONITORING) WELL
UTILITY RISER
SANITARY M.H.
CLEANOUT
DRAINAGE M.H.
DOWN SPOUT
AREA INLET
CURB INLET
HEADWALL
SAFETY END TREATMENT
DRAINAGE FLOW
ELEC. M.H.
ELEC./TELE. POLE
GUY WIRE
LIGHT FIXTURE
TRAFFIC SIGNAL
PEDESTRIAN SIGNAL
UTILITY (PULL)BOX
SIGN
PARKING METER
MAILBOX
BOLLARD/GUARD POLE
IRRIGATION CONTROL BOX
FIRE DEPT. CONNECTION
UNKNOWN M.H.
ELEC. PULL BOX
ELEC. TRANSFORMER
GAS VALVE
GAS METER
TELEPHONE PEDESTAL
FIBER OPTIC PULL BOX

LINETYPE LEGEND

PROPOSED / EXISTING

RIGHT-OF-WAY
LOT BOUNDARY
EASEMENT
FENCE: BARBED
FENCE: WOOD (PICKET)
FENCE: WOOD (PRIVACY)
FENCE: CHAIN LINK
FENCE: IRON
MAJOR CONTOUR
MINOR CONTOUR
ELECTRIC LINE
OVERHEAD ELECTRIC WIRE
UNDERGROUND ELECTRIC LINE
TELEPHONE
COMMUNICATIONS LINE
CABLE TELEVISION
FIBER OPTIC LINE
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NORTH

SCALE IN FEET: 0 20 40

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STATE OF TEXAS — MICHAEL A. THEONE — 142972 — LICENSED PROFESSIONAL ENGINEER

SP-2023-0461C

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

SITE LAYOUT

DATE: 6/19/2024 — DRAWN BY: CS
DWG SCALE: 1"=20' — CHECKED BY: SRB
PROJECT NO: 313-453 — APPROVED BY: MT

DRAWING NO.: 13
SHEET 13 OF 48

P:\310-000\313-453\-CADD\Dwg\CV01\313453-CV01-C200-SITE LAYOUT.dwg{SITE LAYOUT} LS:(6/26/2024 - csmith) - LP: 7/9/2024 9:23 AM

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.

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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: Michael Theone, P.E.

Date: March 7, 2022

Signature of Customer/Agent:

MTheone

Regulated Entity Name: Jollyville Townhomes

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: Laurel Oaks 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:

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

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

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

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

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

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

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

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

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

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

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

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

    [ ] 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.

[X] 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.

    [X] N/A

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

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

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

Administrative Information

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

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

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

ATTACHMENT A
Spill Response Actions

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

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

Education

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

General Measures

(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 stormwater runon during rainfall to the extent that it doesn't compromise clean up 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:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.

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

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

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills
For significant or hazardous spills that are in reportable quantities:

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

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html 1-120

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not 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 stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before

disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

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

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater 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

Potential pollutants from construction activities include sediment laden storm water and pollutants from construction materials and equipment including concrete, petroleum, oil, diesel, detergents, lubricants, fertilizers, lead-based paint, solvents, cleaners, concrete wash water, concrete curing compound, pipe joint lubrication and sanitary waste from onsite portable units.

ATTACHMENT C
Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation or materials or major disturbances on the site.

The sequence of major construction activities shall be as follows:

1. Install stabilized construction entrances where required.
2. Install tree protection.
3. Install all temporary erosion controls.
4. Rough grade water quality pond.
5. Demolish existing structures and impervious cover as described in the Construction Plans.
6. Clear and strip topsoil. Stockpile topsoil for later use.
7. Site grading.
8. Rough cut roads.
9. Install proposed utilities.
10. Construct building slabs and foundations.
11. Paving improvements and building construction.
12. After the completion of construction and prior to the removal of temporary erosion controls, the Project Engineer must inspect the job and write a concurrence letter to the city. Final inspection is scheduled upon receipt of the letter.
13. Revegetation.
14. Maintain vegetative watering to establish permanent grasses.
15. Remove and dispose of temporary erosion controls when restoration has been accepted.

ATTACHMENT D

Temporary Best Management Practices and Measures

The following are the Temporary Best Management Practices and Measures proposed to minimize adverse environmental impact throughout construction:

Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, sidewalk or parking area. Access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance is proposed at the two ingress/egress locations on site.

Materials:

1. The aggregate should consist of 4-to-8-inch washed stone over a stable foundation as specified in the plan.
2. The aggregate should be placed with a minimum thickness of 8 inches.
3. The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd, a mullen burst rating of 140 lb/in, and an equivalent opening size greater than a number 50 sieve.
4. If a washing facility is required, a level area with a minimum of 4-inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Installation:

1. Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.
2. The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
3. The construction entrance should be at least 50 feet long.
4. If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 side slopes, across the foundation approximately 15 feet from the entrance to divert runoff away from the public road.

5. Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
6. Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
8. Install pipe under pad as needed to maintain proper public road drainage.

Silt Fence

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

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

Materials:

1. Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in^2, ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
2. Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/in^2, and Brindell hardness exceeding 140.
3. Woven wire backing to support the fabric should be galvanized 2”x4” welded wire, 12 gauge minimum.
4. Wire mesh should be standard hardware cloth or comparable wire mesh with an opening size not to exceed ½ inch.

Guidelines for installation:

Curb Inlet Protection with 2-inch x 4-inch Wooden Weir

1. 1. Attach a continuous piece of wire mesh (30-inch minimum width x inlet throat length plus 4 feet) to the 2-inch x 4-inch wooden weir (with a total length of throat length plus 2 feet). Wood should be "construction grade" lumber.
2. Place a piece of approved filter cloth of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2-inch x 4-inch weir.
3. Securely nail the 2-inch x 4-inch weir to the 9-ich long vertical spacers which are to be located between the weir and inlet face at a maximum 6-foot spacing.
4. Place the assembly against the inlet throat and nail 2-foot (minimum) lengths of 2-inch x 4-inch board to the top of the weir at spacer locations. These 2-inch x 4-inch anchors should extend across the inlet tops and be held in place by sandbags or alternative weight.
5. The assembly should be placed so that the end spacers are a minimum 1 foot beyond both ends of the throat opening.
6. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place coarse aggregate over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
7. This type of protection should be inspected frequently, and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

Excavated Drop Inlet Sediment Trap (Area Inlets)

1. The excavated trap should be sized to provide a minimum storage capacity calculated at 3,600 cubic feet per acre of drainage area. A trap should be no less than 1-foot nor more than 2 feet deep measured from the top of the inlet structure. Side slopes should not be steeper than 2:1.
2. The slope of the basin may vary to fit the drainage area and terrain. Observations must be made to check trap efficiency and modifications should be made as necessary to ensure satisfactory trapping of sediment.
3. Sediment should be removed, and the trap restored to its original dimensions when the sediment has accumulated to one-half the design depth of the trap. Removed sediment should be deposited in a suitable area and in a manner such that it will not erode.

Hydraulic Mulching

Hydraulic mulch is suitable for soil disturbed areas requiring temporary protection until permanent stabilization is established, and disturbed areas that will be re-disturbed following and extended period of inactivity. Disturbed areas in which each construction activity has ceased shall be stabilized within fourteen days unless activities are scheduled to resume and do so within twenty-one days.

Materials:

1. 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 (hydro seeder) as specified by the manufacturer.

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

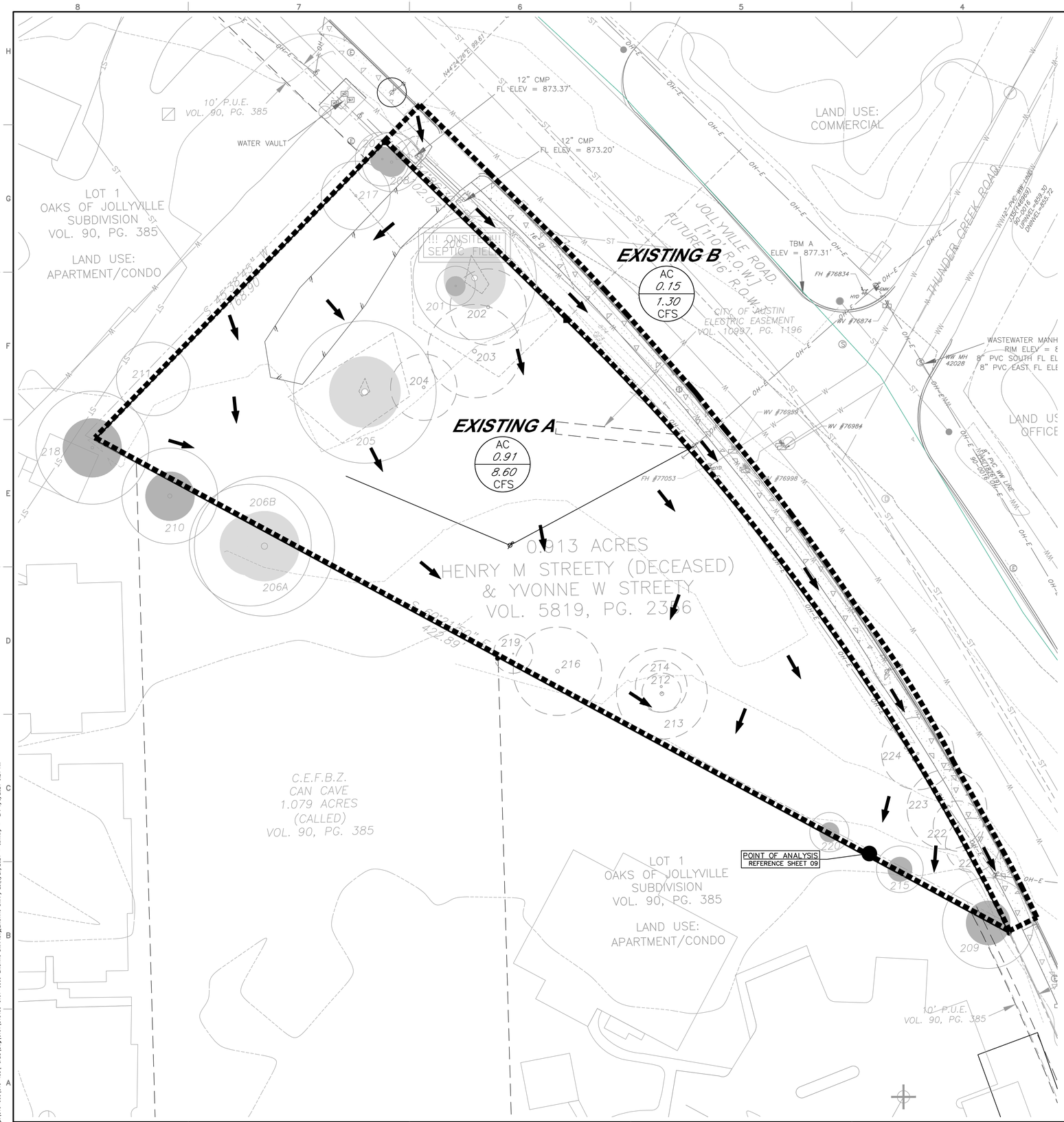
ATTACHMENT F

Structural Practices

Inlet protection for newly constructed and existing inlets is proposed and silt fencing will be placed to remove construction sediment from runoff.

The contractor shall supply a concrete truck washout area in the area set forth by construction plans.

A stabilized construction entrance will prevent sediment from vehicles to leave the site.



BLOCK LEGEND

EXISTING

- BENCHMARK
- IRON ROD
- IRON ROD W/ CAP
- NAIL
- PIPE CAP
- REDUCER
- UTILITY VALVE
- UTILITY METER
- BACKFLOW PREVENTER
- FLUSH CONNECTION
- FIRE HYDRANT
- (MONITORING) WELL
- UTILITY RISER
- SANITARY M.H.
- CLEANOUT
- DRAINAGE M.H.
- DOWN SPOUT
- AREA INLET
- CURB INLET
- HEADWALL
- SAFETY END TREATMENT
- DRAINAGE FLOW
- ELEC. M.H.
- ELEC./TELE. POLE
- GUY WIRE
- LIGHT FIXTURE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- UTILITY (PULL)BOX
- SIGN
- PARKING METER
- MAILBOX
- BOLLARD/GUARD POLE
- IRRIGATION CONTROL BO
- FIRE DEPT. CONNECTION
- UNKNOWN M.H.
- ELEC. PULL BOX
- ELEC. TRANSFORMER
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC PULL BOX

LINETYPE LEGEND

EXISTING

- RIGHT-OF-WAY
- LOT BOUNDARY
- EASEMENT
- FENCE: BARBED
- FENCE: WOOD (PICKET)
- FENCE: WOOD (PRIVACY)
- FENCE: CHAIN LINK
- FENCE: IRON
- MAJOR CONTOUR
- MINOR CONTOUR
- ELECTRIC LINE
- OVERHEAD ELECTRIC WIRE
- UNDERGROUND ELECTRIC LIN
- TELEPHONE
- COMMUNICATIONS LINE
- CABLE TELEVISION
- FIBER OPTIC LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- ROAD CENTERLINE
- CURB & GUTTER
- STRIPING
- FIRE LANE STRIPING
- H.C. ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION
- RAIL ROAD
- FLOODWAY
- CWQZ
- STORM SEWER
- DRAINAGE CHANNEL

NORTH
SCALE IN FEET
0 20 40

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SP-2023-0461C

NO	DATE	REVISION RECORD DESCRIPTION

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

EXISTING DRAINAGE AREA MAP

DRAWN BY:	CS
CHECKED BY:	SRB
PROJECT NO:	313-453
APPROVED BY:	MT
DATE:	4/3/2024
DWG SCALE:	1"=20'

DRAWING NO.: 07
SHEET 07 OF 48

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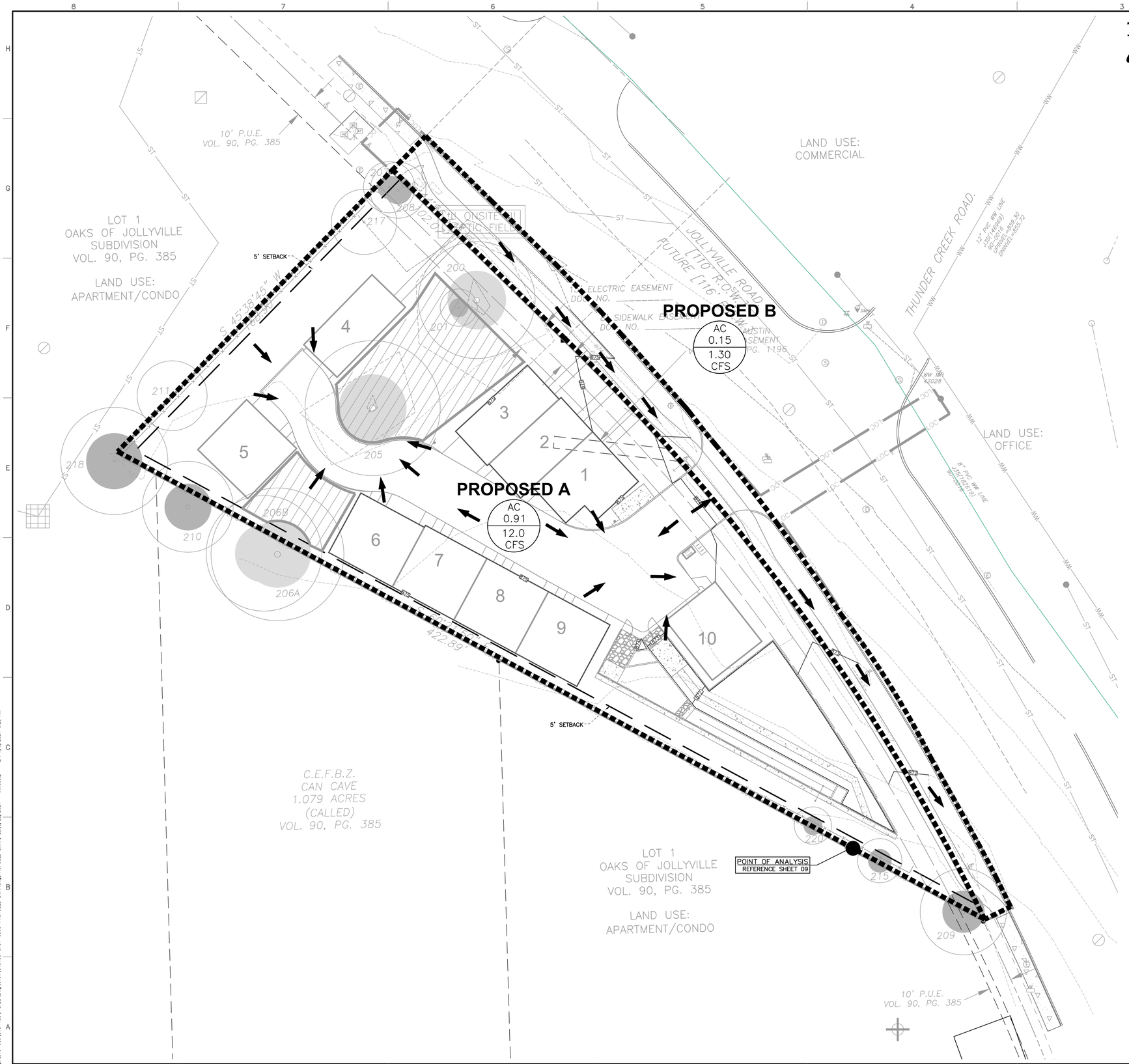


PROPOSED DRAINAGE CONDITIONS:

1. A FREQUENCY STORM PER THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL WAS USED TO CALCULATE THE RUNOFF VALUES DEPICTED ON THIS SHEET.

NOTES:

1. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR R.O.W.

BLOCK LEGEND

PROPOSED	EXISTING	
	·	BENCHMARK
	●	IRON ROD
	○	IRON ROD W/ CAP
	▲	NAIL
J	]	PIPE CAP
◀	◁	REDUCER
●	⊘	UTILITY VALVE
●	Ⓜ	UTILITY METER
■	⋈	BACKFLOW PREVENTER
⅄	⅄	FLUSH CONNECTION
✱	✱	FIRE HYDRANT
●	Ⓜ	(MONITORING) WELL
	○	UTILITY RISER
Ⓢ	Ⓢ	SANITARY M.H.
Ⓒ	Ⓒ	CLEANOUT
Ⓓ	Ⓓ	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
Ⓔ	Ⓔ	ELEC. M.H.
Ⓟ	Ⓟ	ELEC./TELE. POLE
→	→	GUY WIRE
☼	☼	LIGHT FIXTURE
✳	✳	TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		SIGN
●	▭	PARKING METER
■	■	MAILBOX
•	•	BOLLARD/GUARD POLE
■	■	IRRIGATION CONTROL BOX
		FIRE DEPT. CONNECTION
Ⓤ	Ⓤ	UNKNOWN M.H.
		ELEC. PULL BOX
	ET	ELEC. TRANSFORMER
		GAS VALVE
	G	GAS METER
	T	TELEPHONE PEDESTAL
		FIBER OPTIC PULL BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	x x x	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE		OVERHEAD ELECTRIC WIRE
UE	UG-E	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SP-2023-0461C

NO	DATE	REVISION RECORD DESCRIPTION

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

PROPOSED DRAINAGE AREA MAP

DRAWN BY:	TK
DATE:	6/20/2024
CHECKED BY:	SRB
DWG SCALE:	1"=20'
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 08
SHEET 08 OF 89

P:\310-000\313-453\-CADD\Dwg\C01\313453-C01-C300-PROPOSED DMAP.dwg[PROPOSED DMAP] LS(0.29/2024 - tkincade) - LP: 7/9/2024 9:25 AM

ATTACHMENT I

Inspection and Maintenance for BMPs

Each contractor will designate a qualified person or persons to perform the following inspections:

- Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.
- Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.
- Where discharge locations or points are accessible, they will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Locations where vehicles enter or exit the site will be inspected for evidence of off-site sediment tracking.

The inspection will be conducted by the responsible person at least once every 14 calendar days and within 24 hours after a storm of 0.5 inches or greater.

After a portion of the site is finally stabilized, inspection will be conducted at least once every month.

Temporary Construction Entrance/Exit

Inspection and Maintenance Guidelines:

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

Silt Fence

Inspection and Maintenance Guidelines:

1. Inspect all fencing weekly, and after any rainfall.

2. Remove sediment when buildup reaches 6 inches.

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

4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles.

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

Inlet Protection

Inspection and Maintenance Guidelines:

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

2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.

3. Check placement of device to prevent gaps between device and curb.

4. Inspect filter fabric and patch or replace if torn or missing.

5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Hydraulic Mulching

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

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

The maximum length of time between clearing and final revegetation shall not exceed 18 months, unless extended by the jurisdictional review authority. The contractor shall hydromulch or sod between all exposed cuts and fills upon completion of construction except where cuts are made in solid rock. Seeding shall be applied at the rate specified in the plans. Seeding shall be watered until uniform growth is established and the watering shall be applied in a manner that will not cause erosion of the topsoil. Watering shall be applied at least every 10 days during the first two months. Rainfall occurrences of ½ inch or greater shall postpone the watering schedule for one week.

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Theone, P.E.

Date: March 7, 2022

Signature of Customer/Agent

MTheone

Regulated Entity Name: Jollyville Townhomes

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☐ Design calculations (TSS removal calculations)

☐ TCEQ construction notes

☐ All geologic features

☐ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    [ ] N/A

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

    [X] N/A

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

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    [ ] N/A

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

    [ ] N/A

ATTACHMENT A

20% or Less Impervious Cover Waiver

The proposed impervious cover is approximately 39.72%. Therefore, a waiver is not allowed.

ATTACHMENT B

BMPs FOR UPGRADIENT STORMWATER

There is no upgradient stormwater for this project. One (1) sand filtration system is proposed as the Permanent Best Management Practices (PBMPs) for this site. All PBMPs have been designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspending Solids from the site.

ATTACHMENT C

BMPs FOR ONSITE STORMWATER

One (1) biofiltration system is proposed as the Permanent Best Management Practices (PBMPs) for this site. All PBMPs have been designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT D

BMPs For Surface Streams

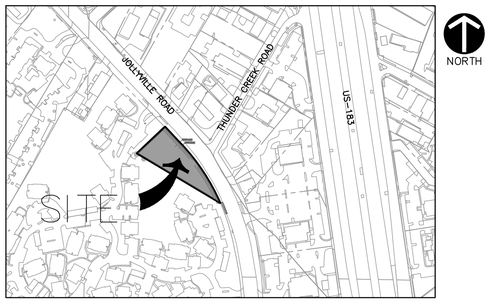
According to the Geologic assessment there are no sensitive features, therefore this attachment is not needed.

ATTACHMENT E

Request to Seal Features

There are no sensitive features that need to be sealed on site. Therefore, a Request to Seal Features is not necessary.

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



VICINITY MAP

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY
BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: MICHAEL A. THEONE, P.E.

DEVELOPER

LOVETT COMMERCIAL, INC
1520 OLIVER ST,
HOUSTON, TEXAS 77007
PH: (713) 961-3877
CONTACT: DAVID FOOR

OWNER

FUQUA STOVER LTD
241 POLK STREET 200,
HOUSTON, TEXAS 77003

ARCHITECT

URBAN INTOWN HOMES, LTD
1520 OLIVER STREET
HOUSTON, TX 77007
PH: (713) 880-4811
CONTACT: DAWN BAYARENA

LANDSCAPE

BLAIR LANDSCAPE ARCHITECTURE, LLC
100 CONGRESS AVE, STE 2000
AUSTIN, TX 78701
PH: (512) 522-8979
CONTACT: WILL BLAIR

UTILITY COMPANIES

SANITARY SEWER SERVICE

AUSTIN WATER
625 E 10TH ST
AUSTIN, TEXAS 78701
PH: (512) 972-0155

ELECTRIC SERVICE

AUSTIN ENERGY
721 BARTON SPRINGS RD
AUSTIN, TEXAS 78704
PH: (512) 494-9400

STORM WATER FACILITIES

AUSTIN WATERSHED PROTECTION DEPARTMENT
505 BARTON SPRINGS RD SUITE 11
AUSTIN, TEXAS 78704
PH: (512) 974-2501

GAS SERVICE

ONE GAS
1301 S MOPAC EXPRESSWAY
SUITE 400
AUSTIN, TEXAS 78746
PH: (512) 465-1130

WATER SERVICE

AUSTIN WATER
6310 WILHELMINA DELCO DRIVE
AUSTIN, TEXAS 78752
PH: (512) 972-1000

BENCHMARKS (NAVD88)

BENCHMARK A: MAG NAIL SET AT THE SOUTHWEST CORNER OF A CURB INLET APPROXIMATELY 25' WEST OF THE EASTERLY PROPERTY LINE.
ELEV.: 679.88'

BENCHMARK B: MAG NAIL SET IN THE MEDIAN CURB ISLAND APPROXIMATELY THE MIDDLE OF THE TAPER FOR THE WESTBOUND LEFT TURN LANE.
ELEV.: 676.23'

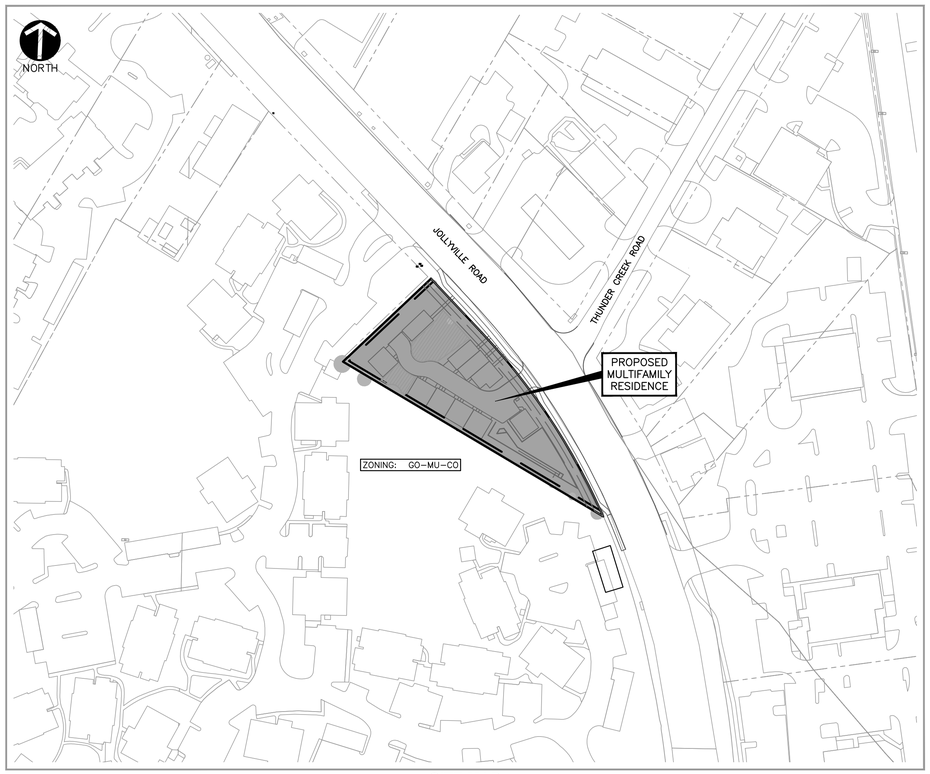
ELEVATIONS GIVEN ARE IN REFERENCE TO THE NAVD88 VERTICAL DATUM.

LEGAL DESCRIPTION

0.9128 ACRES (0.91) OF LAND, MORE OR LESS OUT OF THE WILLIAM BELL SURVEY NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 0.91 ACRE CONVEYED TO HENRY M. STREETY AND YVONNE STREETY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5819, PAGE 2356, DEED RECORDS, TRAVIS COUNTY, TEXAS.

PROPOSED USE

THE 0.91 ACRE TRACT IS A LAND DEVELOPMENT PROJECT THAT WILL CONSTRUCT RESIDENTIAL CONDOMINIUM



SITE MAP
SCALE: 1"=100'

SUBMITTED
11/09/2023

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	TCEQ NOTES & DETAILS
04	AWU
05	LAND STATUS DETERMINATION
06	EXISTING CONDITIONS AND DEMOLITION PLAN
07	EXISTING DRAINAGE AREA MAP
08	PROPOSED DRAINAGE AREA MAP
09	PROPOSED DAM CALCULATIONS
10	EROSION & SEDIMENTATION CONTROL PLAN
11	EROSION & SEDIMENTATION CONTROL DETAILS
12	OVERALL SITE LAYOUT
13	SITE LAYOUT
14	SITE DETAILS 1 OF 2
15	SITE DETAILS 2 OF 2
16	GRADING PLAN
17	GRADING DETAILS
18	STORM SEWER PLAN
19	POND PLAN
20	POND SECTIONS
21	POND DETAILS 1 OF 2
22	POND DETAILS 2 OF 2
23	UTILITY PLAN
24	DOMESTIC WATERLINE PLAN
25	FIRELINE WATERLINE PLAN
26	PUBLIC WASTEWATER PLAN & PROFILE
27	PRIVATE WASTEWATER PLAN & PROFILE
28	JOINT RESTRAINT CALCULATIONS
29	UTILITY DETAILS 1 OF 2
30	UTILITY DETAILS 2 OF 2
31	LANDSCAPE 1 OF 2
32	LANDSCAPE 2 OF 2
33	ARCH – ELEVATION 1
34	ARCH – ELEVATION 2
35	ADDRESSING PLAN
36	PROTOTYPE PLAN 1 OF 13
37	PROTOTYPE PLAN 2 OF 13
38	PROTOTYPE PLAN 3 OF 13
39	PROTOTYPE PLAN 4 OF 13
40	PROTOTYPE PLAN 5 OF 13
41	PROTOTYPE PLAN 6 OF 13
42	PROTOTYPE PLAN 7 OF 13
43	PROTOTYPE PLAN 8 OF 13
44	PROTOTYPE PLAN 9 OF 13
45	PROTOTYPE PLAN 10 OF 13
46	PROTOTYPE PLAN 11 OF 13
47	PROTOTYPE PLAN 12 OF 13
48	PROTOTYPE PLAN 13 OF 13

NOTES:
1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
2. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS
3. COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
4. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
5. ALL ON-SITE PONDS WILL BE PRIVATELY MAINTAINED.
6. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
7. THIS DEVELOPMENT DRAINS TO AN ON-SITE WATER QUALITY AND DETENTION POND, WATER QUALITY AND DETENTION CONTROLS ARE PROVIDED ON-SITE TO ACCOUNT FOR ATLAS 14 RAINFALL DATA.
8. NO PART OF THE PROJECT SITE LIES WITHIN THE CITY OF AUSTIN 100 YEAR FLOODPLAIN.
9. THIS PROJECT IS LOCATED IN THE BULL CREEK WATERSHED, WHICH IS CLASSIFIED AS A WATER SUPPLY SUBURBAN WATERSHED.
10. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
11. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST OR A GEOLOGIST'S REPRESENTATIVE.
12. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES 20201220-061 AND 20201210-062, AS APPLICABLE, PRIOR TO ACQUIRING THE BUILDING PERMIT. THE CITY SHALL START COLLECTING STREET IMPACT FEES WITH ALL BUILDING PERMITS ISSUED ON OR AFTER JUNE 21, 2022. FOR MORE INFORMATION PLEASE VISIT THE STREET IMPACT FEE WEBSITE
13. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT
14. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS.
15. ALL PERMANENT FENCING MUST BE INSTALLED AT THE PERIMETER OF THE CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK PRIOR TO THE INITIATION OF ANY CONSTRUCTION OR CLEARING ACTIVITY. THE FENCE MATERIAL SHALL BE IN ACCORDANCE WITH COA ITEM NO. 701S.3(E) OF THE SSM, UNLESS OTHER MATERIALS ARE APPROVED BY THE CITY OF AUSTIN. A LOCKABLE ACCESS GATE SHALL BE INSTALLED FOR EACH CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
16. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 10 RESIDENTIAL UNITS.
17. TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF AUSTIN, TEXAS.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

SUBMITTED BY:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATE

I, MICHAEL THEONE, PE, DOES HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF AUSTIN, TEXAS.

LIMITATION OF LIABILITY – CEC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. CEC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS – ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. CEC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

SITE DEVELOPMENT PROPERTY DATA

TOTAL AREA OF EX. LEASE TRACT:	0.91 ACRES
EX. LEASE TRACT:	0.03 ACRES
UPDATED EX. LEASE TRACT:	0.88 ACRES
PRINCIPAL STREET:	JOLLYVILLE ROAD
WATERSHED:	BULL CREEK
WATERSHED CLASSIFICATION:	WATER SUPPLY SUBURBAN

SITE DEVELOPMENT ZONING DATA

ZONING:	GO-MU-CO
	MIN
LEFT SIDE BUILDING SETBACK:	5'
RIGHT SIDE BUILDING SETBACK:	5'
REAR BUILDING SETBACK:	5'

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET 01 OF 48
FILE NUMBER SP-2023-0461C APPLICATION DATE: 11/09/2023
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER KATE CASTLES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ NO DDZ YES

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: GO-MU-CO
Rev. _____ Correction 1 _____
Rev. _____ Correction 2 _____
Rev. _____ 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 Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2023-0461C

CORRECTIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

AUSTIN FIRE DEPARTMENT

FIRE DESIGN CODES	IFC 2021
FIRE FLOW DEMAND @ 20 PSI (GPM)	1500
INTENDED USE	CONDOMINUIM RESIDENTIAL
CONSTRUCTION CLASSIFICATION	VB
BUILDING FIRE AREA (SF)	3599
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13D
REDUCED FIRE FLOW DEMAND @ 20 PSI	
AFD FIRE HYDRANT FLOW TEST DATE	11/29/2022
AFD FIRE HYDRANT FLOW TEST LOCATION	JOLLYVILLE ROAD
HIGH RISE	NO

IMPERVIOUS COVER

DRIVEWAYS IN RIGHT OF WAY, PUBLIC SIDEWALK, STREETS, CURB & GUTTER	0
PARKING, PRIVATE SIDEWALK, PRIVATE STREETS	6386
PROPOSED BUILDING FOOTPRINT	8912
TOTAL AREA OF DISTURBANCE	44209
TOTAL IMPERVIOUS COVER	15298

TRAFFIC CONTROL PLAN NOTE:

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

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

APPROVED BY:

SIGNATURE REQUIRED FROM ALL DEPARTMENTS

TEXAS DEPARTMENT OF TRANSPORTATION DATE

AUSTIN WATER DATE

AUSTIN FIRE DEPARTMENT DATE

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

COVER SHEET

DRAWN BY:	CS
CHECKED BY:	SRB
DATE:	6/27/2024
DWG SCALE:	
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 01

SHEET 01 OF 48

p:\313-453\313-453\dwg\civil\313453-civil-cover sheet.dwg[COVER SHEET] (6/8/2024 - csmith) - LP: 7/9/2024 9:27 AM

APPENDIX P-1 – EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
   - PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:
   - DIRECTION OF FLOW DURING GRADING OPERATIONS.
   - LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.
   - AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.
   - DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).
   - LOCATION AND TYPE OF E&S BMPS FOR EACH PHASE OF DISTURBANCE.
   - CALCULATIONS FOR BMPS AS REQUIRED.
   - LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.
   - LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.
   - DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:
1. INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
2. PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)
3. SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED
4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS
5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS
   - CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
     3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
     3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
     3.3 STABILIZE SOILS
     3.4 PROTECT SLOPES
     3.5 PROTECT STORM DRAIN INLETS
     3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
     3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
     3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
     3.9 ANY ADDITIONAL BMPS
   - NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).
   - FOR ANY STRUCTURAL BMPS, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
   - FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC – IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER – INSPECTOR (CESSWI OR CESSWI – IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC – IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD (⅓) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
   A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
   - TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.
   - AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
   - SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

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

TEMPORARY VEGETATIVE STABILIZATION:

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

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0–3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

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

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10. DEVELOPER INFORMATION:
    OWNER (REFER TO COVER SHEET)
    PHONE # (REFER TO COVER SHEET)
    ADDRESS (REFER TO COVER SHEET)
    OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: CEC
    PHONE # (512) 439-0400
    PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION)
    PHONE # ______
    PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: (CONTRACTOR TO BE DETERMINED PRIOR TO CONSTRUCTION)
    PHONE # ______
11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

FOR TREE AND NATURAL AREA PROTECTION
PER ECM SECTION 3.6.2

BEFORE CONSTRUCTION
1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
3. FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
4. UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
5. WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
6. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.

DURING CONSTRUCTION
1. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2 A.
2. FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
3. PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.

AFTER CONSTRUCTION
1. TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
2. LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
3. DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.

THIS LIST IS NOT EXHAUSTIVE REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.

GENERAL CONSTRUCTION NOTES

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

APPENDIX P-4:
STANDARD SEQUENCE OF CONSTRUCTION

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

APPENDIX P-6:
REMEDIAL TREE CARE NOTES

AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

AS A COMPONENT OF AN EFFECTIVE REMEDIAL TREE CARE PROGRAM PER ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.4, PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION MAY REQUIRE SOIL AERATION AND SUPPLEMENTAL NUTRIENTS. SOIL AND/OR FOLIAR ANALYSIS SHOULD BE USED TO DETERMINE THE NEED FOR SUPPLEMENTAL NUTRIENTS. THE CITY ARBORIST MAY REQUIRE THESE ANALYSES AS PART OF A COMPREHENSIVE TREE CARE PLAN. SOIL PH SHALL BE CONSIDERED WHEN DETERMINING THE FERTILIZATION COMPOSITION AS SOIL PH INFLUENCES THE TREE'S ABILITY TO UPTAKE NUTRIENTS FROM THE SOIL. IF ANALYSES INDICATE THE NEED FOR SUPPLEMENTAL NUTRIENTS, THEN HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. IN ADDITION, SOIL ANALYSIS MAY BE NEEDED TO DETERMINE IF ORGANIC MATERIAL OR BENEFICIAL MICROORGANISMS ARE NEEDED TO IMPROVE SOIL HEALTH. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (512-974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND IENSURE COORDINATION WITH THE CITY ARBORIST.

PRE-CONSTRUCTION TREATMENT SHOULD BE APPLIED IN THE APPROPRIATE SEASON, IDEALLY THE SEASON PRECEDING THE PROPOSED CONSTRUCTION. MINIMALLY, AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREATMENT SHOULD INCLUDE, BUT NOT LIMITED TO, FERTILIZATION, SOIL TREATMENT, MULCHING, AND PROPER PRUNING.

POST-CONSTRUCTION TREATMENT SHOULD OCCUR DURING FINAL REVEGETATION OR AS DETERMINED BY A QUALIFIED ARBORIST AFTER CONSTRUCTION. CONSTRUCTION ACTIVITIES OFTEN RESULT IN A REDUCTION IN SOIL MACRO AND MICRO PORES AND AN INCREASE IN SOIL BULK DENSITY. TO AMELIORATE THE DEGRADED SOIL CONDITIONS, AERATION VIA WATER AND/OR AIR INJECTED INTO THE SOIL IS NEEDED OR BY OTHER METHODS AS APPROVED BY THE CITY ARBORIST. THE PROPOSED NUTRIENT MIX SPECIFICATIONS AND SOIL AND/OR FOLIAR ANALYSIS RESULTS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 512-974-3010). CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS MAY USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. P.O. BOX 1088, AUSTIN, TX 78767. THIS NOTE SHOULD BE REFERENCED AS ITEM #1 IN THE SEQUENCE OF CONSTRUCTION.

ADDITIONAL NOTES

1. SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)
   - PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING
     CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
   - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
   - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
2. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING. {ECM 1.4.4.B.3, SECTION 5, I.]
3. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
4. DURING OFFSITE UTILITY CONSTRUCTION, ALL PERPENDICULAR EROSION CONTROLS MUST BE INSTALLED EVERY 30 FEET AS THE TRENCH IS BACKFILLED.
5. CONTRACTOR TO USE J-HOOKS WHERE SILT FENCE CANNOT BE INSTALLED PARALLEL TO EXISTING CONTOURS. SPACING DISTANCES WILL VARY ACCORDING TO SLOPE, BUT ARE NOT TO EXCEED 100 FEET. THE UP-GRADIENT SILT FENCE AND J-HOOK SHALL BE ONE CONTINUOUS LINE WITH THE DOWN-GRADIENT SILT FENCE LINE STARTED AS CLOSE AS POSSIBLE TO THE UP-GRADIENT J-HOOK.
6. WHERE SILT FENCE IS SHOWN TO BE INSTALLED PARALLEL TO PROPOSED GRADE, THE CONTRACTOR SHALL INSTALL SILT FENCE TURN BACKS AT MAXIMUM OF 200 FEET APART.
7. THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.
8. ALL SPOILS ARE TO BE PLACED BACK IN TRENCH EVERY NIGHT; PR OF SPOILS PILES ARE TO REMAIN OVERNIGHT, SPOILS MUST BE PLACES ON THE UPHILL SIDE OF TRENCH WITHIN THE LOC.

SILT FENCE NOTES

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

CITY OF AUSTIN FIRE PROTECTION NOTES

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

CITY OF AUSTIN ELECTRIC UTILITY NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
6. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.

ORDINANCE REQUIREMENTS

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

COMPATIBILITY

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

TAC 290 SUBCHAPTER D: WATER/WASTEWATER CROSSING NOTES

(B) NEW WATERLINE INSTALLATION – CROSSING LINES.

(i) WHERE A NEW POTABLE WATERLINE CROSSES ABOVE A WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND MUST BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. WHEN CROSSING AN EXISTING WASTEWATER MAIN OR LATERAL AND IT IS DISTURBED OR SHOWS SIGNS OF LEAKING, THE WASTEWATER MAIN OR LATERAL SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE-RATED PIPE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

(I) THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL.

(II) THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE AN EXISTING, PRESSURE-RATED WASTEWATER MAIN OR LATERAL.

(ii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. THE MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTIONS:

(I) WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.

(II) ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.

(iii)WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS IN CLAUSE (II) OF THIS SUBPARAGRAPH OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN, THE PROCEDURES IN §217.53(D) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

(iv) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

(v) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

ELECTRICAL TRANSMISSION NOTES

1. NO TREES SHALL BE PLANTED IN A TRANSMISSION EASEMENT. OUTSIDE OF THE EASEMENT, ANY TREES PLANTED WITHIN 50 FEET OF AN EXISTING OR PROPOSED TRANSMISSION FACILITY (STRUCTURE, GUY, CONDUCTOR, ETC.), MUST BE A UTILITY-COMPATIBLE TREE. A LIST OF UTILITY-COMPATIBLE TREES CAN BE FOUND IN APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS ALWAYS TO BE MAINTAINED WITHIN THE EASEMENT.
2. DO NOT DIG OR GRADE WITHIN 25 FEET OF THE TRANSMISSION STRUCTURES, INCLUDING DOWN GUY ANCHORS. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING.
3. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (PH 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION. OSHA REQUIRES A 20' CLEARANCE FROM ENERGIZED TRANSMISSION LINES DURING CONSTRUCTION.
4. AUSTIN ENERGY REQUIRES THAT ANY TOWER CRANE OR OTHER TEMPORARY STRUCTURE OR EQUIPMENT IN THE VICINITY OF A TRANSMISSION FACILITY BE LOCATED IN SUCH A WAY AS TO ELIMINATE THE POSSIBILITY OF FALLING WITHIN 20 FEET OF THE TRANSMISSION FACILITY IF THE CRANE OR OTHER TEMPORARY STRUCTURE WERE TO FAIL. IF MAINTAINING THIS DISTANCE IS NOT POSSIBLE, AE MAY BE ABLE TO GRANT AN EXCEPTION, BUT WOULD REQUIRE A LICENSE AGREEMENT WITH A SUBSTANTIAL LIABILITY INSURANCE POLICY REQUIREMENT.
5. BARRICADES MUST BE ERECTED 10 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.
6. ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
7. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.
8. FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE NOT PERMITTED WITHIN 20 FEET OF THE TRANSMISSION WIRE AND/OR STRUCTURES AND MUST BE LOCATED OUTSIDE THE EASEMENT.
9. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
10. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE TRANSMISSION FACILITIES AND/OR EASEMENT SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF WILL INSTALL A LOCK ON THE GATE FOR ACCESS.
11. PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
12. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. ALL CURBING WITHIN THE ELECTRIC TRANSMISSION EASEMENT MUST BE LAYDOWN CURBING.
13. ROADS/DRIVEWAYS/PAVEMENT/PARKING, BRIDGES, SUBSURFACE INFRASTRUCTURE, WALLS, ETC. INSTALLED WITHIN THE EASEMENT MUST BE DESIGNED TO SUPPORT A 46,000 LB TANDEM AXLE (5 FOOT SPACING).
14. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FACILITIES PLACED IN THE EASEMENT OR TO FACILITIES PLACED OUTSIDE THE EASEMENT (SUCH AS WALLS) THAT ARE DAMAGED A RESULT OF AE EQUIPMENT TRAVERSING THE EASEMENT.
15. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
16. SPRINKLERS ARE PROHIBITED WITHIN 25 FEET OF TRANSMISSION POLES AND STRUCTURES

STATE OF TEXAS – MICHAEL A. THEONE – 142972 – LICENSED PROFESSIONAL ENGINEER
MTheone

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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SP-2023-0461C

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

GENERAL NOTES

DATE:	4/3/2024	DRAWN BY:	CS
DWG SCALE:		CHECKED BY:	SRB
PROJECT NO:	313-453		
APPROVED BY:	MT		

DRAWING NO.: 02

p:\310-000\313-453\-CADD\Dwg\CV01\313453-CV01-C000-GENERAL NOTES.dwg{GENERAL NOTES} LS:(6/17/2024 - dpatel) - LP: 7/9/2024 9:27 AM

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/titled "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, 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, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/titled "construction notes" restricts the powers of the Executive Director, 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, Texas Administrative Code, 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 Executive Director'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, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/titled "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c). the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.
2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.
3. A written notice of construction must be committed to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.
5. 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. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.
8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.
9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.
10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).
11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.
12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.
14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).
15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
    (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
        (1) *Low Pressure Air Test.*
            (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
            (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
                (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
                (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3

$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	Minimum Time *(seconds)*	Maximum Length for Minimum Time *(feet)*	Time for Longer Length *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same test head as in subparagraph (C) of this paragraph.
(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
    (1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
        (A) *Mandrel Sizing.*
            (i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
            (ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
            (iii) All dimensions must meet the appropriate standard.
        (B) *Mandrel Design.*
            (i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed
            (ii) A mandrel must have nine or more odd number of runners or legs.
            (iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
            (iv) Each size mandrel must use a separate proving ring.
        (C) *Method Options.*
            (i) An adjustable or flexible mandrel is prohibited.
            (ii) A test may not use television inspection as a substitute for a deflection test.
            (iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
    (2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
    (3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
    (4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
    (5) Gravity collection system pipe deflection must not exceed five percent (5%).
    (6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
    (a) All manholes must pass a leakage test.
    (b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
        (1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.

    (2) Vacuum Testing.
        (A) To perform a vacuum test, an owner shall plug all lift holes and exterior holes with a non-shrink grout and plug all pipes entering a manhole.
        (B) No grout shall be placed in horizontal joints before testing.
        (C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
        (D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
        (E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
        (F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
        (G) A test does not begin until after the vacuum pump is off.
        (H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

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.

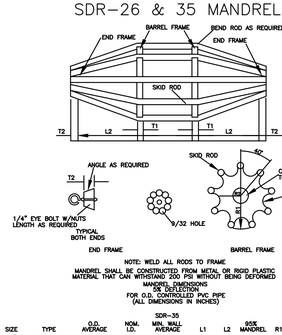
*CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY/ALL WATER AND/OR WASTEWATER SYSTEM TESTING. CONTRACTOR SHALL PROVIDE ENGINEER WITH A COPY OF ANY/ALL TESTING RESULTS WITHIN 2 WEEKS OF TESTING. SHOULD THE CONTRACTOR NOT NOTIFY THE ENGINEER OF TESTING AND/OR NOT PROVIDE THE ENGINEER WITH A COPY OF THE TESTING RESULTS WITHIN 2 WEEKS OF TESTING - THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY/ALL COSTS ASSOCIATED WITH RETESTING THE WATER AND/OR WASTEWATER SYSTEMS NECESSARY TO COMPLY WITH TCEQ REQUIREMENTS.

AUSTIN REGION OFFICE CONTACT INFORMATION:

TCEQ REGION 11
EDWARDS AQUIFER PROTECTION PROGRAM
12100 PARK 35 CIRCLE
BUILDING A, ROOM 179
AUSTIN, TX 78753

PHONE: (512) 239-1000

SDR–26 & 35 MANDREL



NOTE: WELD ALL RODS TO FRAME
MANDREL SHALL BE CONSTRUCTED FROM METAL OR RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED
MANDREL DIMENSIONS
SDR-35 & SDR-26
FOR O.D. CONTROLLED PVC PIPE
(ALL DIMENSIONS IN INCHES)

SDR–35

SIZE	TYPE	O.D. AVERAGE	NOM. I.D.	MIN. WALL AVERAGE	L1	L2	95% MANDREL	R1	R2	T1	T2	ROD DIAMETER
4"	D3034 SDR35	4.275	3.92	0.180	4.50	6	5.42	2.66	0.75	0.375	1.0	0.375
8"	D3034 SDR35	8.400	7.92	0.240	6.00	6	7.52	3.76	1.25	0.375	1.0	0.375
10"	D3034 SDR35	10.50	9.90	0.300	7.00	6	9.41	4.70	1.50	0.375	1.0	0.375
12"	D3034 SDR35	12.50	11.78	0.360	9.00	6	11.19	5.60	1.75	0.375	1.0	0.375
15"	D3034 SDR35	15.30	14.43	0.437	10.25	6	13.71	6.85	2.00	0.375	1.0	0.375

SDR–26

SIZE	TYPE	O.D. AVERAGE	NOM. I.D.	MIN. WALL AVERAGE	L1	L2	95% MANDREL	R1	R2	T1	T2	ROD DIAMETER
4"	D3034 SDR26	4.275	3.79	0.241	4.50	6	5.50	2.75	0.75	0.375	1.0	0.375
8"	D3034 SDR26	8.400	7.75	0.323	6.00	6	7.37	3.68	1.25	0.375	1.0	0.375
10"	D3034 SDR26	10.50	9.69	0.404	7.00	6	9.21	4.60	1.50	0.375	1.0	0.375
12"	D3034 SDR26	12.50	11.54	0.481	9.00	6	10.96	5.48	1.75	0.375	1.0	0.375
15"	D3034 SDR26	15.30	14.12	0.588	10.25	6	13.41	6.71	2.00	0.375	1.0	0.375

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. 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.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than

when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

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

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SP-2023-0461C

NO	DATE	REVISION RECORD DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
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Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

TCEQ NOTES & DETAILS

DATE:	4/3/2024
DWG SCALE:	
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	CS
CHECKED BY:	SRB
	313-453
	MT

DRAWING NO.: 03
SHEET 03 OF 49

A:\313-0001\313-4531-0400\Dwg\CIVIL\313453-CIV01-C000-GENERAL NOTES.dwg[TCEQ NOTES] LS:(6/11/2024 - qpatel) - LP: 7/9/2024 9:27 AM

GENERAL NOTES

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

"REVIEWED BY AUSTIN WATER" APPLIES ONLY TO AW PUBLIC FACILITIES. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICATION OF BUILDING INSPECTIONS.

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

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

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

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

FIRE FLOW TEST DATA

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

Hydrant Flow Test Report

TEST DATE	11/29/2022	FIRE BOX	2504	COMPANY	PREVENTION
TIME	1930 HRS	MAP GRID ID	J35	ATD STAFF	MCGUIRE, DAVID

RESIDUAL HYDRANT

RESIDUAL HYDRANT #	77053	MAIN SIZE (in.)	16

BLK #	DIRECTION	STREET NAME	TYPE
11500		JOLLYVILLE	RD

STATIC PRESSURE (PSI)	58	RESIDUAL PRESSURE (PSI)	56

FLOW HYDRANT

FLOW HYDRANT #	76834	MAIN SIZE (in.)	8

BLK #	DIRECTION	STREET NAME	TYPE
5300		THUNDER CREEK	RD

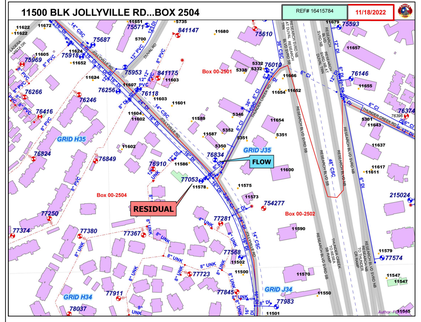
STATIC PRESSURE (PSI)	56	RESIDUAL PRESSURE (PSI)	46

Comments		
	dc = discharge coefficient straight 2½" hydt = 0.9 w/ 45° elbow = 0.75	0.75
	FLOW RATE (GPM) =	948

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

HFTR #164443316

FIRE FLOW MAP



AW INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER SERVICE	23	8"	1
WASTEWATER SERVICE	95	8"	1

EXPAND OR REDUCE TABLE AS NEEDED*
THE INFORMATION INCLUDED IN THIS TABLE ARE APPROXIMATE VALUES ESTIMATED BASED ON GENERAL ENGINEERING GUIDELINES

Additional Review Acknowledgement

Onsite Water Reuse & AW Reclaimed Information

Does this development have a total gross floor building area of 250,000 square feet or more?

☐YES
☒NO

Distance to nearest existing AW reclaimed main?

☐250' or less
☐251' to 500'
☒Greater than 500'

Automated Metering Information

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

☒YES
☐NO

Does this project require a dedicated easement for DCU infrastructure?

☒YES
☐NO

AULCC Requirement

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

☐YES
☒NO

IF YES, PLEASE PROVIDE UCC#_____

PROJECT INFORMATION

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA

GRID NUMBER:	MJ35
MAPSCO NUMBER:	N/A
AW INTERSECTION NUMBER:	18971
BUILDING SIZE IN SQUARE FEET:	3599
BUILDING TYPE PER IFC:	VB
BUILDING HEIGHT:	45
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	4649
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	1500
REDUCED FIRE FLOW PER __% FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	75%
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	1500
DOMESTIC WATER DEMAND IN GPM:	111.87 GPM/SITE
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS (CIRCLE APPLICABLE ITEM):	440
AUSTIN WATER PRESSURE ZONE:	NORTHWEST A
STATIC WATER PRESSURE IN PSI:	54
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	54
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	54
MAXIMUM IRRIGATION DEMAND:	35
FIRE LINE VELOCITY: 8" SIZE OF FIRE LINE	7.98
DOMESTIC LINE VELOCITY: 2" SIZE OF DOMESTIC LINE	3.24
LIVING UNIT EQUIVALENTS (LUEs)	10

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

1. WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.

2. MIN FIRE FLOW: DESIGN ENGINEER MUST INDICATE VALUES WHICH COMPLY WITH IFC TABLES B105.1(2) OR B105.2 (REQUIRED OR REDUCED FIRE FLOWS). MIN FIRE FLOW VALUE SHALL BE NO LESS THAN 1000 GPM FOR NFPA 13 SYSTEMS OR 1500 GPM FOR NFPA 13R SYSTEMS (FOOTNOTES a and b FOR TABLE B105.2).

3. IF DEMAND, OTHER THAN MINIMUM FIRE FLOW, IS UTILIZED IN FIRE LINE VELOCITY DETERMINATION, ENGINEERING JUSTIFICATION SHALL BE SHOWN ON THIS SHEET WITH APPLICABLE DATA AND CALCULATIONS.

Meter Notice:

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

Meter(s) Requirement for Project:
Address: 11586 Jollyville Road
Proposed Use: Domestic
Type: Positive Displacement (AWWA)
Size: 2" GPM Range: 160
Service Units: 8

Meter(s) Requirement for Project:
Address: 11586 Jollyville Road
Proposed Use: Irrigation
Type: Positive Displacement (AWWA)
Size: 3/4" GPM Range: 30
Service Units: 1.5

Reclaimed Meter(s) Requirement for Project:
Address:
Proposed Use:
Type:
Size: GPM Range:

INSPECTION NOTES

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

STANDARD CONSTRUCTION NOTES October 1, 2021

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

AW EXPIRATION STAMP

THREE YEARS FROM THE DATE OF SIGN-OFF

AUSTIN WATER
REVIEW BLOCK

NOTE:DO NOT REMOVE THE TITLE BLOCK

AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES FOR COMMERCIAL SITES SUBDIVISION PLANS

CITY OF AUSTIN
AUSTIN WATER
October 2021

VERSION 2.0
STANDARD NO.
1 OF 1

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
CITY OF AUSTIN, TRAVIS COUNTY, TX

04 OF 49

SP-2023-0461C

City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception

December 01, 2022

File Number: **C8I-2022-0353**

Address: **11586 JOLLYVILLE RD**

Tax Parcel I.D.# **0162010714** Tax Map Date: **12/01/2022**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

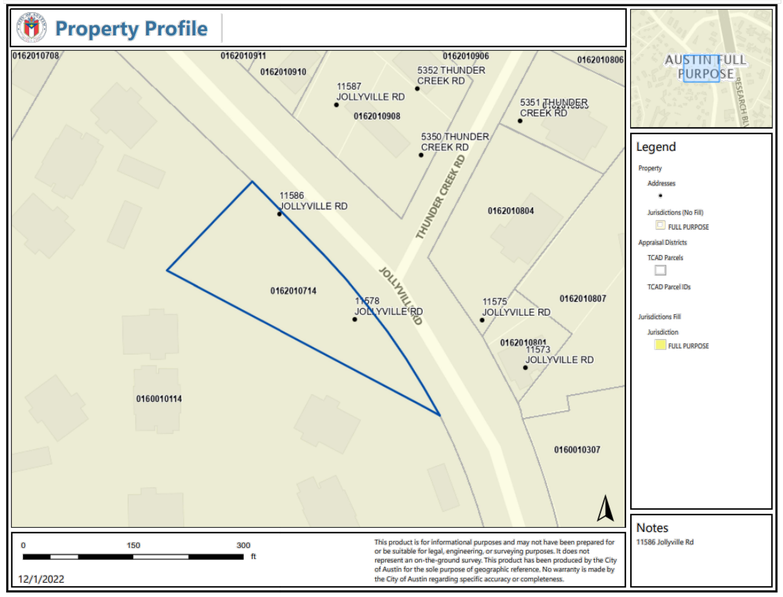
> The parcel of land consists of five acres or less, and is described as being **0.91 AC WILLIAM BELL SUR 24** in the current deed, recorded on **May 28, 2021,** in **Document #2021120152, Travis** County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **May 24, 1977,** in Volume **5819,** Page **2356, Travis** County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **May 22, 1972.** The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

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

By: Kyle Kampe

Kyle Kampe, Planner III
Representative of the Director
Development Services Department



SP-2023-0461C

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
1221 South MoPac Expressway • Suite 350 • Austin, TX 78746
Ph: 512.439.0400 • Fax: 512.329.0096
www.cecinc.com

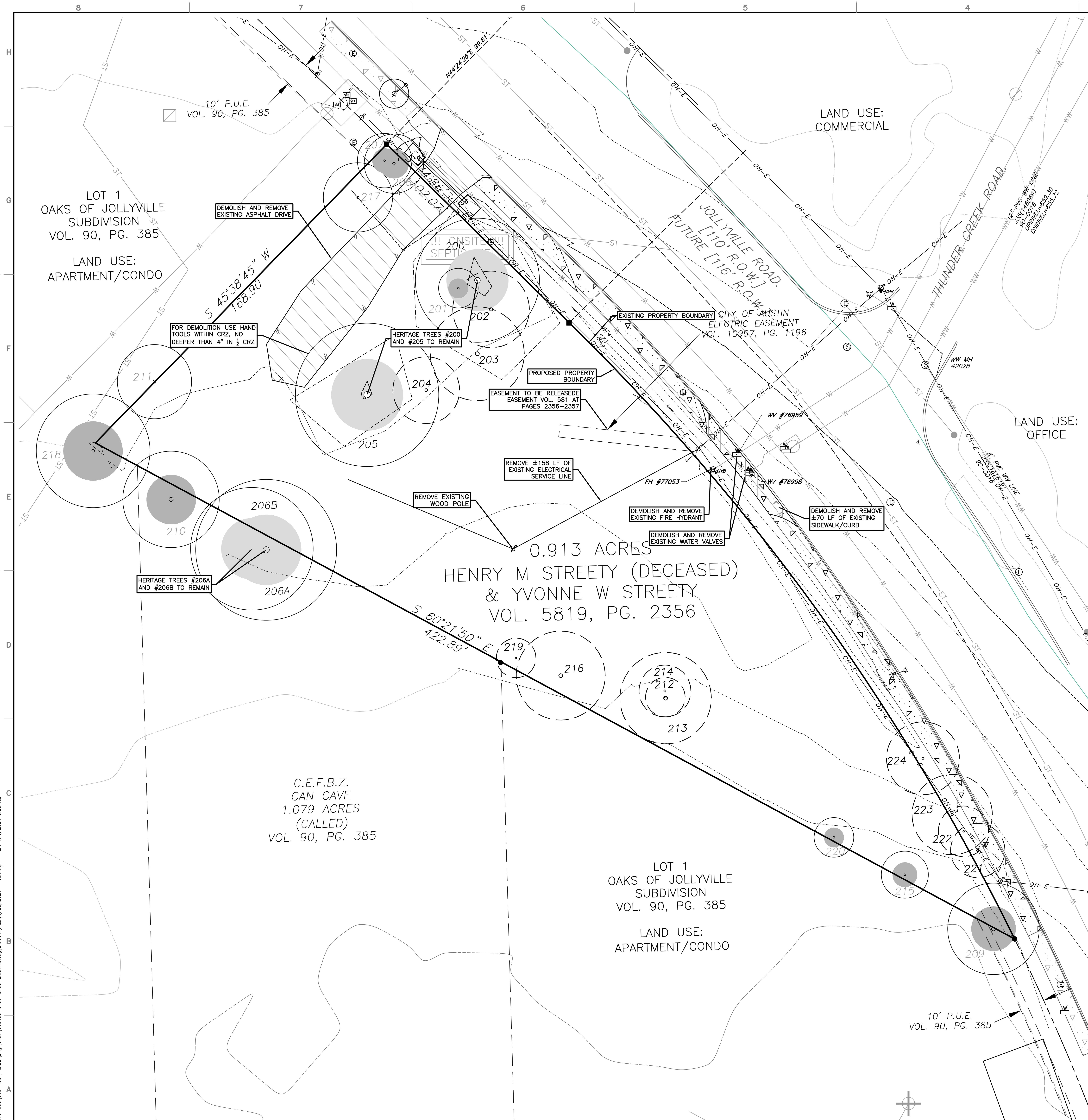
JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

LAND STATUS DETERMINATION

DATE:	6/18/2024
DWG SCALE:	1"=100'
PROJECT NO:	313-453
DRAWN BY:	CS
CHECKED BY:	SRB
APPROVED BY:	MT

DRAWING NO.: 05
SHEET 05 OF 48

P:\313-001\313-453\-CAD\Dwg\C101\313453-C101-COVR-PLAT.dwg[LAND STATUS DETERMINATION] (6/18/2024 - @stef) - LP: 7/9/2024 9:37 AM



(226)	EXISTING TREE TO REMAIN
(237)	EXISTING TREE TO BE REMOVED
(228)	EXISTING HERITAGE TREE TO REMAIN
●	1/2 CRZ

TREE LIST (08/05/2021)

KEY:
MT – MULTI TRUNK
H – HERITAGE

200	25.1" LIVE OAK – H
201	8" LIVE OAK
202 (R)	15.5" LIVE OAK
203 (R)	19" ASHE JUNIPER
204 (R)	13.5" LIVE OAK
205	29" LIVE OAK – H
206A	24.8" LIVE OAK – H
206B	19.8" 18.3" LIVE OAK – H – MT
207	11" LIVE OAK
208	12" LIVE OAK
209	18.5" LIVE OAK
210	19.5" CEDAR ELM
211	15" HACKBERRY
212 (R)	8" HACKBERRY
213 (R)	18.5" ASHE JUNIPER
214 (R)	10.5" AHSE JUNIPER
215	9.5" HACKBERRY
216 (R)	18" LIVE OAK
217	10" 8" PECAN – MT
218	13.5" 12" 7" HACKBERRY – MT
219 (R)	5.5" 5" CEDAR ELM – MT
220	8" HACKBERRY
221 (R)	11" CATALPA
222 (R)	7.5" 5.5" CATALPA – MT
223 (R)	11" 6.5" 4" CATALPA – MT
224 (R)	10" 9.5" CATALPA – MT

NOTES:
1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. ABANDON ALL WATER AND WASTEWATER STUBS NOT BE USED AT THE MAIN PER COA DETAIL.

BLOCK LEGEND

EXISTING

BENCHMARK
IRON ROD
IRON ROD W/ CAP
NAIL
PIPE CAP
REDUCER
UTILITY VALVE
UTILITY METER
BACKFLOW PREVENTER
FLUSH CONNECTION
FIRE HYDRANT
(MONITORING) WELL
UTILITY RISER
SANITARY M.H.
CLEANOUT
DRAINAGE M.H.
DOWN SPOUT
AREA INLET
CURB INLET
HEADWALL
SAFETY END TREATMENT
DRAINAGE FLOW
ELEC. M.H.
ELEC./TELE. POLE
GUY WIRE
LIGHT FIXTURE
TRAFFIC SIGNAL
PEDESTRIAN SIGNAL
UTILITY (PULL)BOX
SIGN
PARKING METER
MAILBOX
BOLLARD/GUARD POLE
IRRIGATION CONTROL BOX
FIRE DEPT. CONNECTION
UNKNOWN M.H.
ELEC. PULL BOX
ELEC. TRANSFORMER
GAS VALVE
GAS METER
TELEPHONE PEDESTAL
FIBER OPTIC PULL BOX

LINETYPE LEGEND

EXISTING

RIGHT-OF-WAY
LOT BOUNDARY
EASEMENT
FENCE: BARBED
FENCE: WOOD (PICKET)
FENCE: WOOD (PRIVACY)
FENCE: CHAIN LINK
FENCE: IRON
MAJOR CONTOUR
MINOR CONTOUR
ELECTRIC LINE
OVERHEAD ELECTRIC WIRE
UNDERGROUND ELECTRIC LINE
TELEPHONE
COMMUNICATIONS LINE
CABLE TELEVISION
FIBER OPTIC LINE
GAS LINE
OVERHEAD UTILITY
UNDERGROUND UTILITY
SANITARY SEWER LINE
WATER LINE
FIRE LINE
ROAD CENTERLINE
CURB & GUTTER
STRIPING
FIRE LANE STRIPING
H.C. ACCESSIBLE ROUTE
LIMITS OF CONSTRUCTION
RAIL ROAD
FLOODWAY
CWQZ
STORM SEWER
DRAINAGE CHANNEL

NORTH
SCALE IN FEET
0 20 40

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

SP-2023-0461C

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

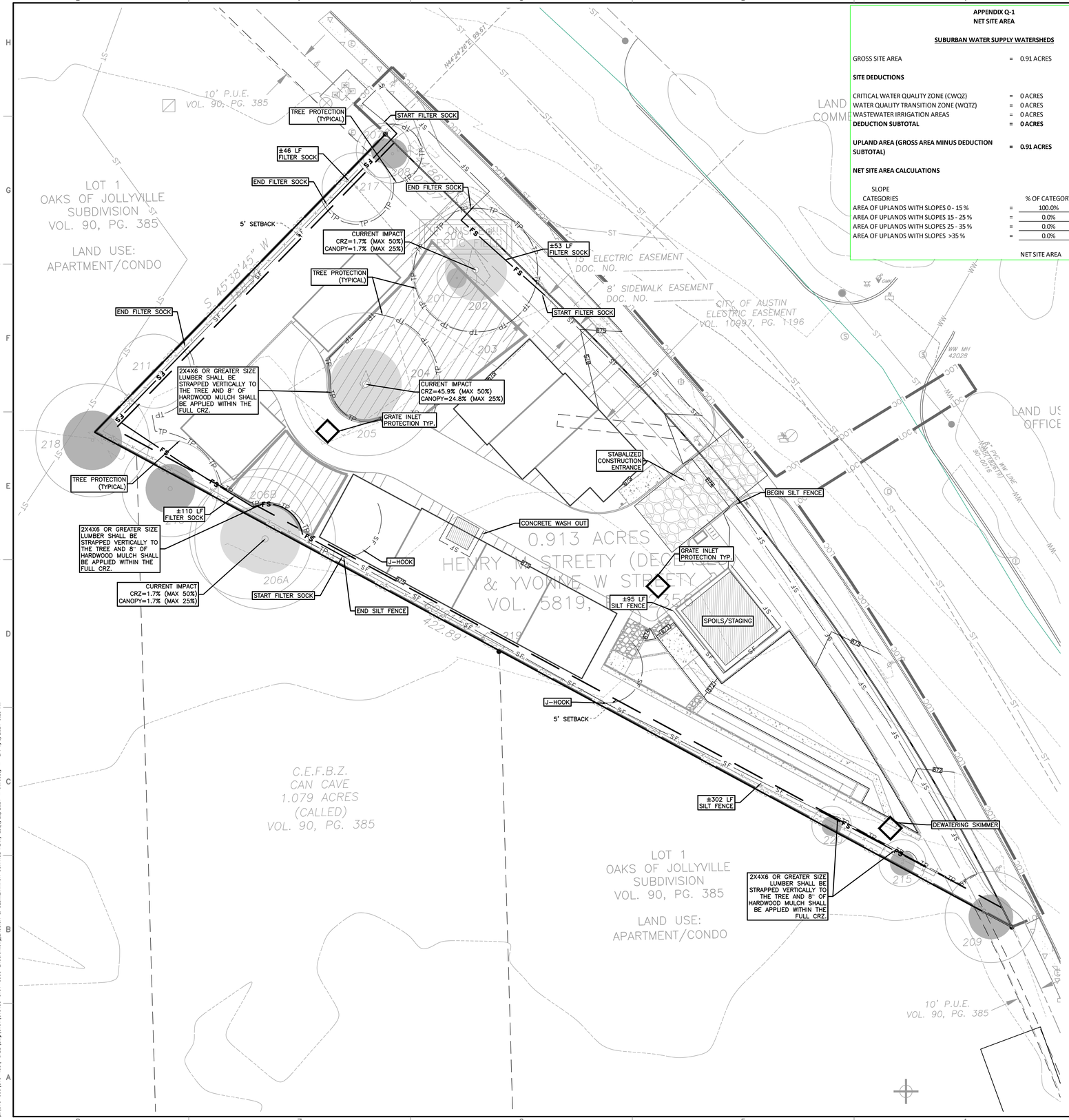
JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

EXISTING CONDITIONS AND DEMOLITION PLAN

DATE:	6/28/2024
DRAWN BY:	CS
DWG SCALE:	1"=20'
CHECKED BY:	SRB
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 06
SHEET 06 OF 48

p:\310-000\313-453\-CADD\Dwg\CV01\313453-CV01-C100-EXISTING.dwg{LAYOUT1} LS:(6/28/2024 - csmith) - LP: 7/9/2024 9:28 AM



APPENDIX Q-1
NET SITE AREA

SUBURBAN WATER SUPPLY WATERSHEDS

GROSS SITE AREA	=	0.91 ACRES
SITE DEDUCTIONS		
CRITICAL WATER QUALITY ZONE (CWQZ)	=	0 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ)	=	0 ACRES
WASTEWATER IRRIGATION AREAS	=	0 ACRES
DEDUCTION SUBTOTAL	=	**0 ACRES**
UPLAND AREA (GROSS AREA MINUS DEDUCTION SUBTOTAL)	=	**0.91 ACRES**

NET SITE AREA CALCULATIONS

SLOPE CATEGORIES		% OF CATEGORY		ACRES
AREA OF UPLANDS WITH SLOPES 0 - 15 %	=	100.0%	=	0.91
AREA OF UPLANDS WITH SLOPES 15 - 25 %	=	0.0%	=	0.00
AREA OF UPLANDS WITH SLOPES 25 - 35 %	=	0.0%	=	0.00
AREA OF UPLANDS WITH SLOPES >35 %	=	0.0%	=	0.00
		NET SITE AREA	=	0.91

APPENDIX Q-2
APPENDIX Q-3

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER AT 40 % X GROSS SITE AREA+= 0.91 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 0.00 X 10 % = 0.00 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 0.35 ACRES = 39.72 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER: BUILDING / AND OTHER IMPERVIOUS COVER ACRES	BUILDING / AND OTHER IMPERVIOUS COVER % OF CATEGORY	DRIVEWAYS / ROADWAYS ACRES
0 - 15 %	0.91	0.20	22.0%	0.15
15 - 25 %	0.00	0.00	0.0%	0.00
25 - 35 %	0.00	0.00	0.0%	0.00
OVER 35 %	0.00	0.00	0.0%	0.00
TOTAL SITE AREA	0.91			

NOTE:

1. IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS [LDC 25-8-182]
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
5. UNDERGROUND DRY UTILITY INSTALLATION WITH THE ½ CRZ OF ANY TREE MUST BE DONE WITH HAND TOOLS.
6. PER LDC 25-8-323(C), FOR AREAS ON THE SITE THAT ARE TO REMAIN PERVIOUS AFTER DEVELOPMENT, ANY SOILS THAT ARE COMPACTED DURING SITE GRADING AND CONSTRUCTION OPERATIONS MUST BE DECOMPACTED IN COMPLIANCE WITH THE ECM AND IN COMPLIANCE WITH SSM 661S.
7. FINISHED ELEVATION FOR PARKING-LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED CURB ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL [ECM 1.4.7].
8. ALL PERMANENT FENCING MUST BE INSTALLED AT THE PERIMETER OF THE CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK PRIOR TO THE INITIATION OF ANY CONSTRUCTION OR CLEARING ACTIVITY. THE FENCE MATERIAL SHALL BE IN ACCORDANCE WITH COA ITEM NO. 701S.3(E) OF THE SSM, UNLESS OTHER MATERIALS ARE APPROVED BY THE CITY OF AUSTIN. A LOCKABLE ACCESS GATE SHALL BE INSTALLED FOR EACH CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK.

BLOCK LEGEND

PROPOSED	EXISTING	
	·	BENCHMARK
	●	IRON ROD
	○	IRON ROD W/ CAP
	▲	NAIL
J	J	PIPE CAP
◄	◁	REDUCER
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
	S	SANITARY M.H.
		CLEANOUT
	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		SIGN
		PARKING METER
		MAILBOX
•	•	BOLLARD/GUARD POLE
	IR	IRRIGATION CONTROL BOX
		FIRE DEPT. CONNECTION
M	M	UNKNOWN M.H.
		ELEC. PULL BOX
	ET	ELEC. TRANSFORMER
		GAS VALVE
G	G	GAS METER
T	T	TELEPHONE PEDESTAL
		FIBER OPTIC PULL BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE		OVERHEAD ELECTRIC WIRE
UE	UG-E	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

NORTH
SCALE IN FEET
0 20 40

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO	DATE	REVISION RECORD DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

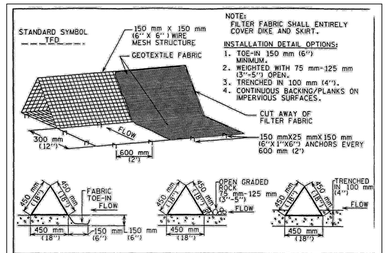
EROSION AND SEDIMENTATION CONTROL PLAN

DATE:	6/17/2024
DWG SCALE:	1"=20'
PROJECT NO:	313-453
APPROVED BY:	MT
DRAWN BY:	CS
CHECKED BY:	SRB

DRAWING NO.: 10
SHEET 10 OF 48

SP-2023-0461C

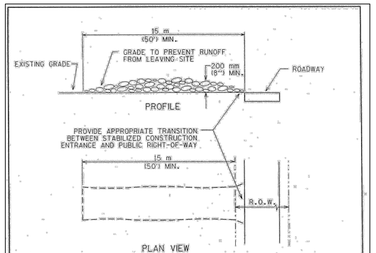
A:\310-0061\313-453\-CADD\Dwg\CIVIL\313453-CIVIL-C900-EROSION.dwg[EROSION & SEDIMENTATION CONTROL PLAN] 15/05/2024 - (klincoln) - LP: 7/9/2024 9:29 AM



GENERAL NOTES

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (⅜") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE W#40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETLY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE B ABOVE.

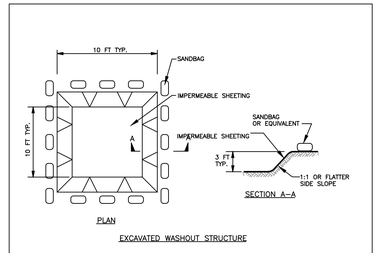
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE	
ADOPTED 8.27.20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



NOTES:

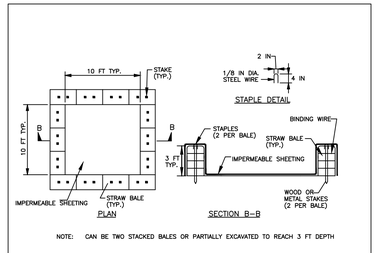
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS NOT LESS THAN 200 mm (8").
4. WIDTH NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE 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 ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/28/96	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

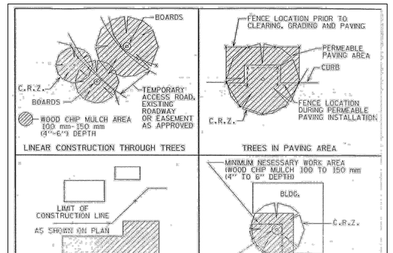
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

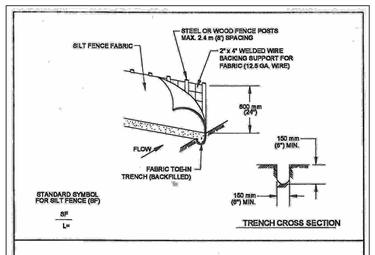
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE

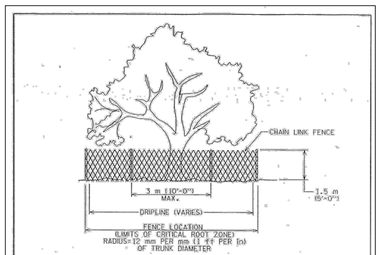


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
ADOPTED 11/16/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

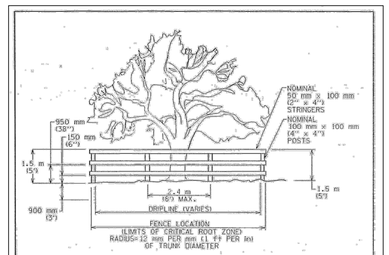


1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED 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 PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

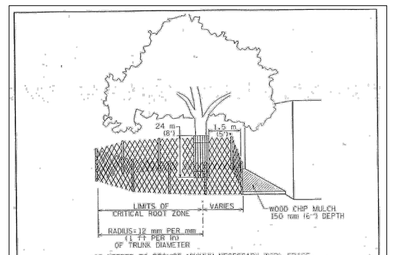
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



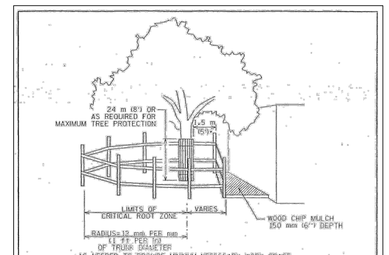
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
ADOPTED 11/16/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



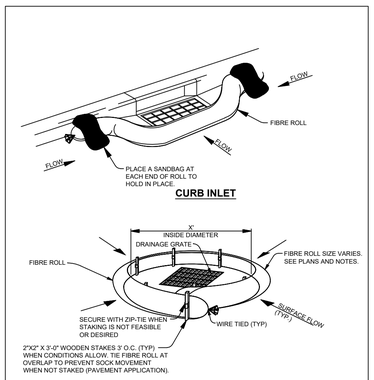
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE TYPE B - WOOD	
ADOPTED 11/16/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-3



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
ADOPTED 11/16/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



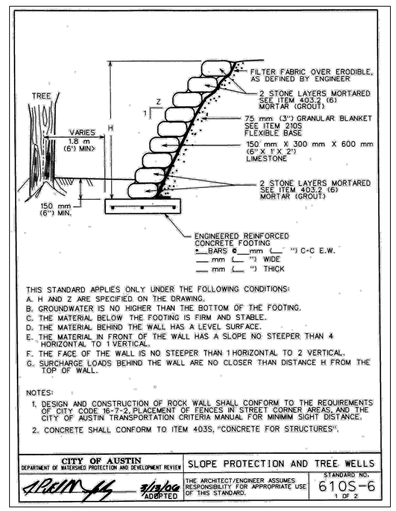
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE B - WOOD	
ADOPTED 11/16/22	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-5



NOTES:

1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURE THE FIBRE ROLL. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURERS RECOMMENDATIONS. (1' MIN. 3' MAX.)
3. USE 8" TO 12" DIA. SOCK ON CURBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

1 OF 1



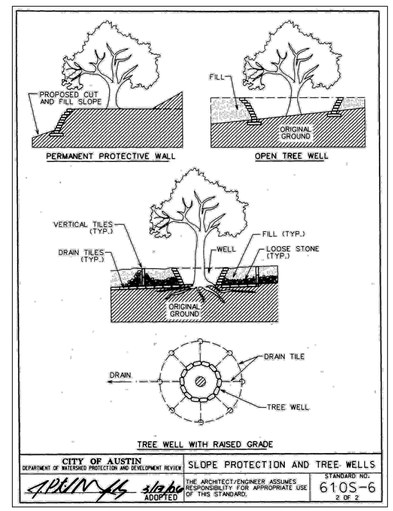
THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	
ADOPTED 5/28/96	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-6 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	
ADOPTED 5/28/96	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-6 2 OF 2

Missing or invalid reference
File: K:\Municipalities\City of Austin\COA Details\PDF DETAILS\648s-1.pdf
Sheet: 1

!!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

EROSION AND SEDIMENTATION CONTROL DETAILS

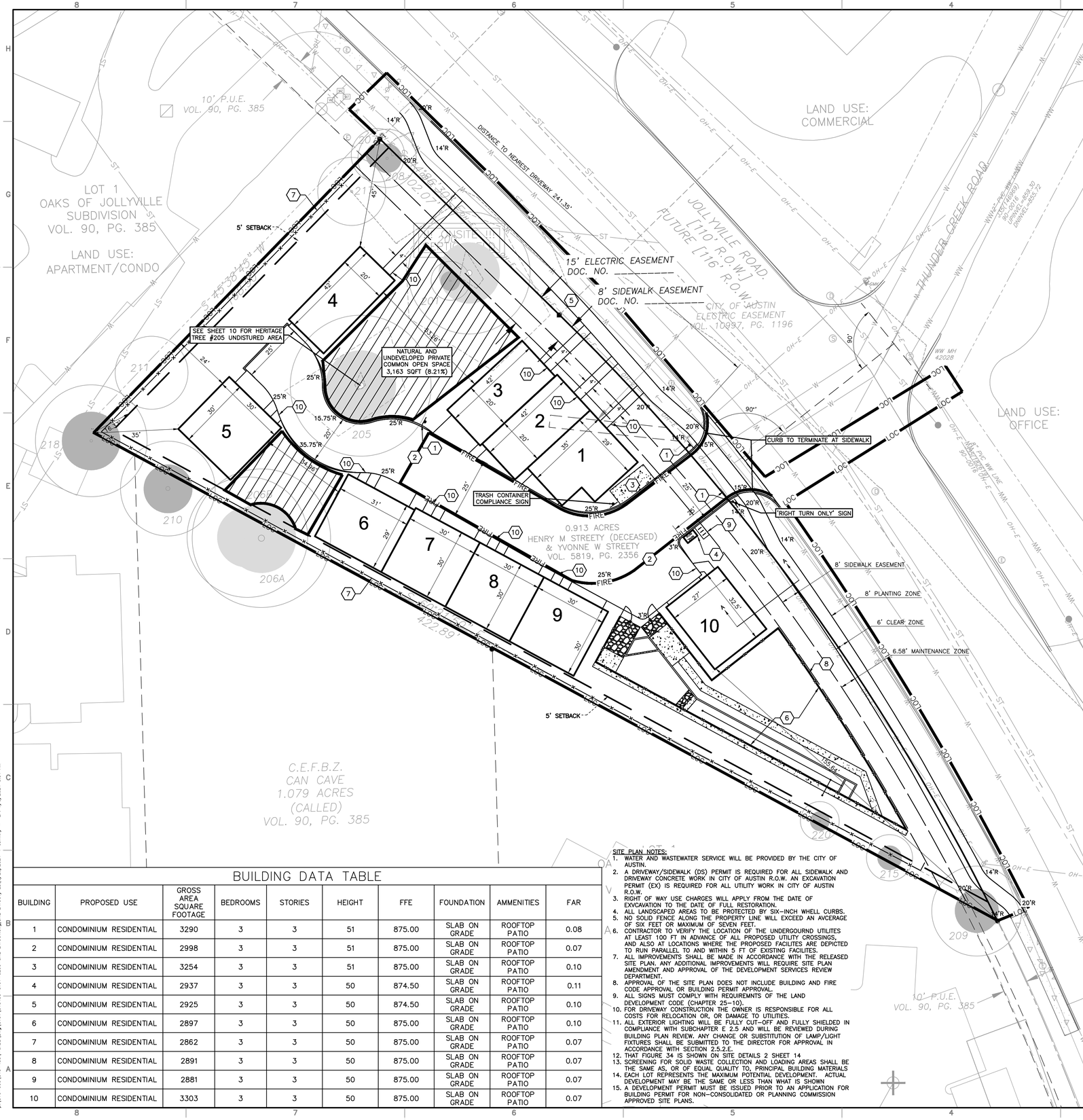
DATE:	4/30/2024	DRAWN BY:	CS
DWG SCALE:		CHECKED BY:	SRB
PROJECT NO:			313-453
APPROVED BY:			MT

DRAWING NO.: 11

SHEET 11 OF 89

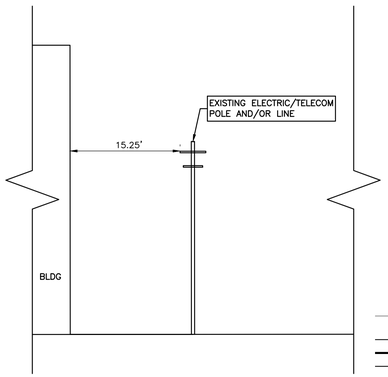
SP-2023-0461C

A:\JOB-000\313-453\CAD\DWG\DET\313453-DET01-C900-EROSION DETAILS.dwg[EROSION & SEDIMENTATION CONTROL DETAILS] LS(4/30/2024 - dpalm) - LP: 7/9/2024 9:31 AM



KEY NOTES

1. 'NO PARKING FIRE ZONE' SIGN 901S–6
2. FIRE LANE SHALL HAVE 3" WHITE LETTERS STENCILED ON 6" RED STRIPE STATING "FIRE LANE – NO PARKING" EVERY 50 FEET.
3. ROLL–OUT GARBAGE BIN PAD
4. MAILBOX CLUSTER
5. 7' PUBLIC SIDEWALK
6. RETAINING WALL
7. FENCING
8. METAL RAILING
9. BICYCLE PARKING
10. BUILDING ENTRANCE



SECTION A–A
NTS

BLOCK LEGEND

PROPOSED	EXISTING	
	·	BENCHMARK
	●	IRON ROD
	○	IRON ROD W/ CAP
	▲	NAIL
]	]	PIPE CAP
◄	◁	REDUCER
	⊘	UTILITY VALVE
	(W)	UTILITY METER
	⊠	BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
	(M)	(MONITORING) WELL
	⊙	UTILITY RISER
(S)	(S)	SANITARY M.H.
	⊙	CLEANOUT
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
(E)	(E)	ELEC. M.H.
		ELEC./TELE. POLE
→	→	GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		SIGN
		PARKING METER
		MAILBOX
		BOLLARD/GUARD POLE
IR	IR	IRRIGATION CONTROL BOX
		FIRE DEPT. CONNECTION
(MH)	(MH)	UNKNOWN M.H.
		ELEC. PULL BOX
(E)	(E)	ELEC. TRANSFORMER
		GAS VALVE
(G)	(G)	GAS METER
		TELEPHONE PEDESTAL
		FIBER OPTIC PULL BOX

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT–OF–WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE		OVERHEAD ELECTRIC WIRE
UE	UG–E	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
	ST	STORM SEWER
		DRAINAGE CHANNEL

SITE DATA TABLE

ZONING	GO–MU–CO
PROPOSED LAND USE	CONDOMINIUM RESIDENTIAL
TOTAL SITE AREA (SF/AC)	38,514 / 0.88
EXISTING IMPERVIOUS COVER AREA (AC)	0.05
EXISTING IMPERVIOUS COVER AREA (SF)	2,178
EXISTING IMPERVIOUS COVER PERCENT	5.50
PROPOSED IMPERVIOUS COVER AREA (AC)	0.35
PROPOSED IMPERVIOUS COVER AREA (SF)	15298
PROPOSED IMPERVIOUS COVER PERCENT	39.72
MAXIMUM IMPERVIOUS COVER (SF/AC)	15,406 / 0.35
MAXIMUM IMPERVIOUS COVER PERCENT	40.00
MINIMUM SITE AREA REQUIRED (SF)	1,200
MINIMUM SITE AREA PREPOSED (SF)	1,415
PROPOSED GROSS FLOOR AREA (SF)	30,248
PROPOSED BUILDING COVERAGE (AC)	0.20
PROPOSED BUILDING COVERAGE (SF)	8912
PROPOSED BUILDING COVERAGE (%)	23.1
MAXIMUM BUILDING COVERAGE(%)	55.0
MAXIMUM BUILDING COVERAGE(%)	21,183
PROPOSED BUILDING HEIGHT (FT)	51
MAXIMUM BUILDING HEIGHT (FT)	60
OPEN SPACE (5% MIN)	0.077AC (8.75%)
PROPOSED FOUNDATION TYPE	SLAB ON GRADE
PARKING RATIO	3 PER UNIT
REQUIRED PARKING	30
REQUIRED ADA PARKING	0
PROVIDED PARKING (STANDARD)	20
PROVIDED PARKING (ADA)	0
REQUIRED BICYCLE PARKING	5
PROVIDED BICYCLE PARKING	6

BUILDING DATA TABLE

BUILDING	PROPOSED USE	GROSS AREA SQUARE FOOTAGE	BEDROOMS	STORIES	HEIGHT	FFE	FOUNDATION	AMMENITIES	FAR
1	CONDOMINIUM RESIDENTIAL	3290	3	3	51	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.08
2	CONDOMINIUM RESIDENTIAL	2998	3	3	51	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.07
3	CONDOMINIUM RESIDENTIAL	3254	3	3	51	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.10
4	CONDOMINIUM RESIDENTIAL	2937	3	3	50	874.50	SLAB ON GRADE	ROOFTOP PATIO	0.11
5	CONDOMINIUM RESIDENTIAL	2925	3	3	50	874.50	SLAB ON GRADE	ROOFTOP PATIO	0.10
6	CONDOMINIUM RESIDENTIAL	2897	3	3	50	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.10
7	CONDOMINIUM RESIDENTIAL	2862	3	3	50	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.07
8	CONDOMINIUM RESIDENTIAL	2891	3	3	50	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.07
9	CONDOMINIUM RESIDENTIAL	2881	3	3	50	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.07
10	CONDOMINIUM RESIDENTIAL	3303	3	3	50	875.00	SLAB ON GRADE	ROOFTOP PATIO	0.07

SITE PLAN NOTES:
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. A DRIVEWAY/SIDEWALK (DS) PERMIT IS REQUIRED FOR ALL SIDEWALK AND DRIVEWAY CONCRETE WORK IN CITY OF AUSTIN R.O.W. AN EXCAVATION PERMIT (EX) IS REQUIRED FOR ALL UTILITY WORK IN CITY OF AUSTIN R.O.W.
3. RIGHT OF WAY USE CHARGES WILL APPLY FROM THE DATE OF EXCAVATION TO THE DATE OF FULL RESTORATION.
4. ALL LANDSCAPED AREAS TO BE PROTECTED BY SIX–INCH WHELL CURBS.
5. NO SOLID FENCE ALONG THE PROPERTY LINE WILL EXCEED AN AVCERAGE OF SIX FEET OR MAXIMUM OF SEVEN FEET.
6. CONTRACTOR TO VERIFY THE LOCATION OF THE UNDERGOURND UTILITES AT LEAST 100 FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5 FT OF EXISTING FACILITES.
7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES REVIEW DEPARTMENT.
8. APPROVAL OF THE SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
9. ALL SIGNS MUST COMPLY WITH REQUIREMNTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25–10).
10. FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OR, OR DAMAGE TO UTILITIES.
11. ALL EXTERIOR LIGHTING WILL BE FULLY CUT–OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
12. THAT FIGURE 34 IS SHOWN ON SITE DETAILS 2 SHEET 14
13. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS
14. EACH LOT REPRESENTS THE MAXIMUM POTENTIAL DEVELOPMENT. ACTUAL DEVELOPMENT MAY BE THE SAME OR LESS THAN WHAT IS SHOWN
15. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON–CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

NORTH
SCALE IN FEET
0 20 40

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO	DATE	REVISION RECORD DESCRIPTION

Texas Registered Engineering Firm F–38
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1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

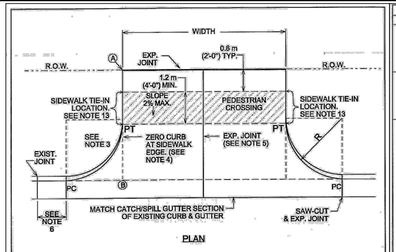
SITE LAYOUT

DRAWN BY:	CS
DATE:	6/19/2024
CHECKED BY:	SRB
DWG SCALE:	1"=20'
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 13
SHEET 13 OF 48

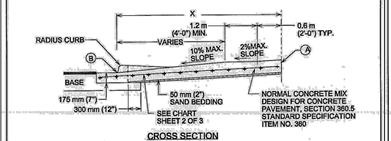
SP-2023-0461C

A:\313-001\313-453\-CADD\Dwg\C001\313453-C001-C200-SITE LAYOUT.dwg[SITE LAYOUT] 15:19:28/2024 - csmith - LP: 7/9/2024 8:31 AM



PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT(A) ABOVE POINT(B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/19/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

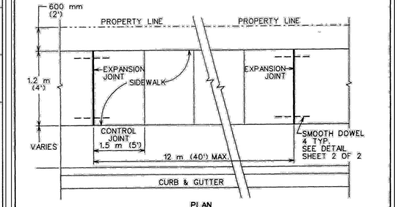
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

ALLOWABLE GRADES

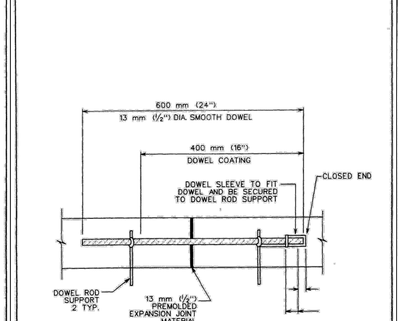
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX.
>1500	0%	3%
500-1500	3%	6%
< 600	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADIUS DIMENSIONS FOR TWO WAY TRAVEL REQUIREMENTS AND GEOMETRIC DESIGN MAY VARY AS NECESSARY TO SUIT SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 80% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) MAXIMUM, WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND %2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDPOINTS NOTED.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

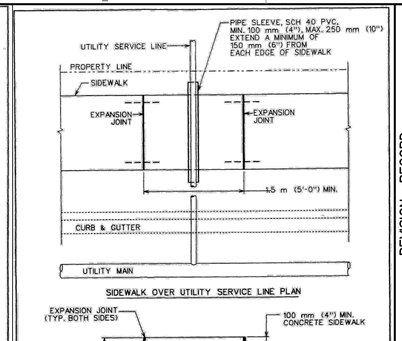
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/19/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

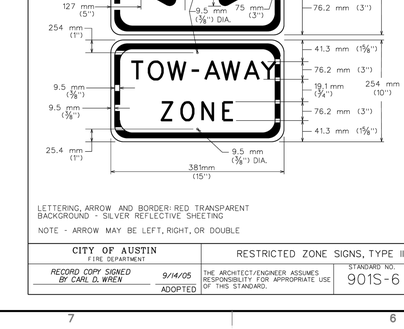


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

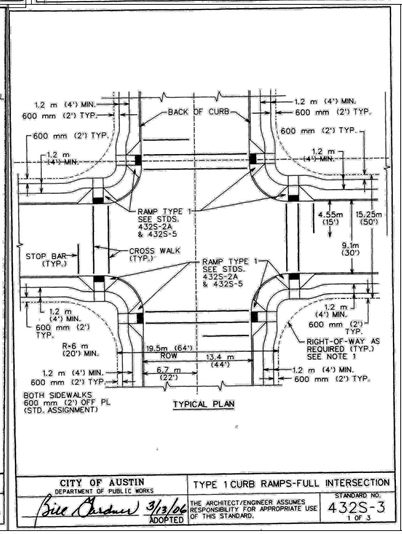
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



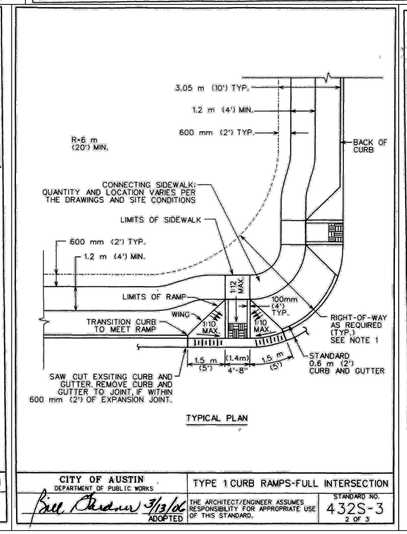
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASES.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5. MORTAR AND GROUT ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 3



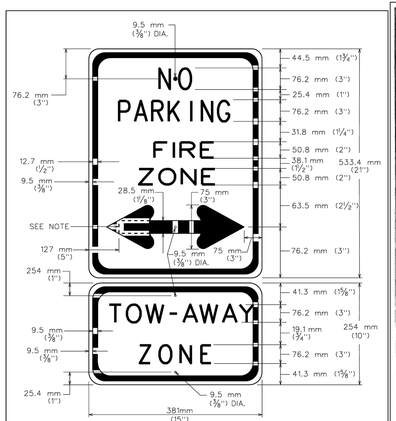
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 1 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 2 OF 3

GENERAL NOTES:
1. THIS STANDARD IS APPICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS, LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (E. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1:12 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE, NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

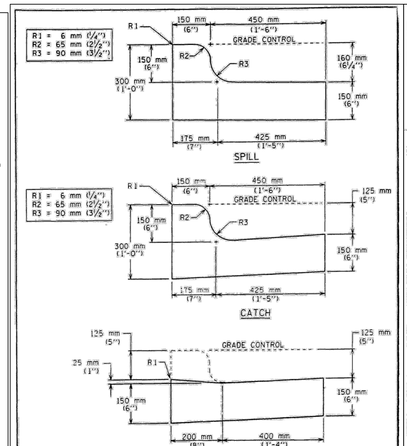
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION	
Bill Gardner 3/13/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3 3 OF 3



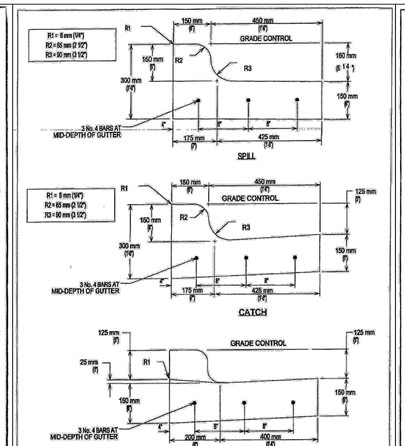
LETTERING, ARROW AND BORDER: RED TRANSPARENT BACKGROUND - SILVER REFLECTIVE SHEETING

NOTE - ARROW MAY BE LEFT, RIGHT, OR DOUBLE

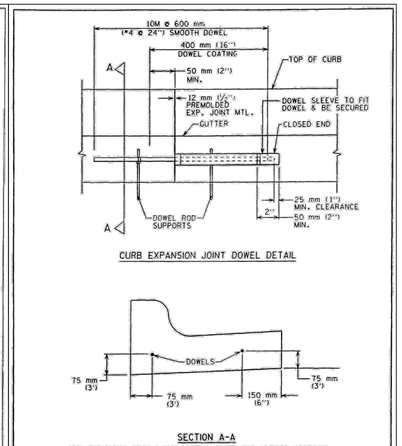
CITY OF AUSTIN FIRE DEPARTMENT	RESTRICTED ZONE SIGNS, TYPE II	
RECORD COPY SIGNED BY CARL D. WREN 9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 901S-6



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
Luis Rivera 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
1/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL	
Luis Rivera 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-3

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
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1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
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JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
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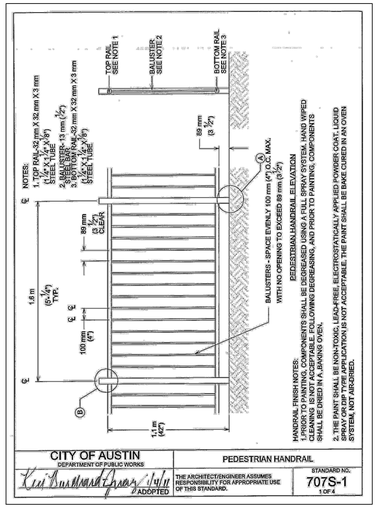
SITE DETAILS 1 OF 2

DRAWN BY:	CS
DATE:	6/17/2024
CHECKED BY:	SRB
DWG SCALE:	
PROJECT NO:	313-453
APPROVED BY:	MT

DRAWING NO.: 14
SHEET 14 OF 48

SP-2023-0461C

A:\313-453\313-453\Dwg\CVD\313453-CVD-SITE DETAILS.dwg[SITE DETAILS] LS:6/18/2024 - dpotel - LP: 7/9/2024 9:31 AM



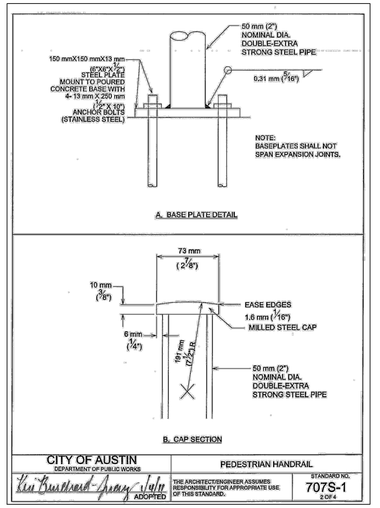
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

PEDESTRIAN HANDRAIL

Keir Bundschuh-Spray 1/4/11
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 707S-1
1 OF 4



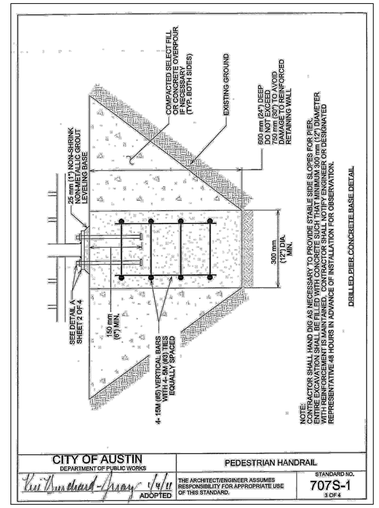
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

PEDESTRIAN HANDRAIL

Keir Bundschuh-Spray 1/4/11
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 707S-1
2 OF 4



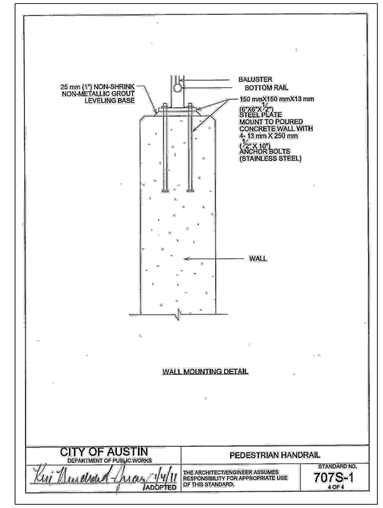
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

PEDESTRIAN HANDRAIL

Keir Bundschuh-Spray 1/4/11
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 707S-1
3 OF 4



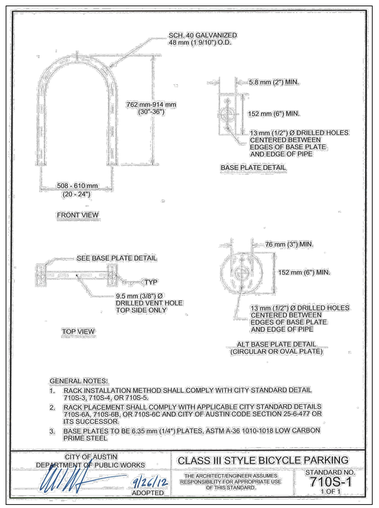
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

PEDESTRIAN HANDRAIL

Keir Bundschuh-Spray 1/4/11
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 707S-1
4 OF 4



GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL.

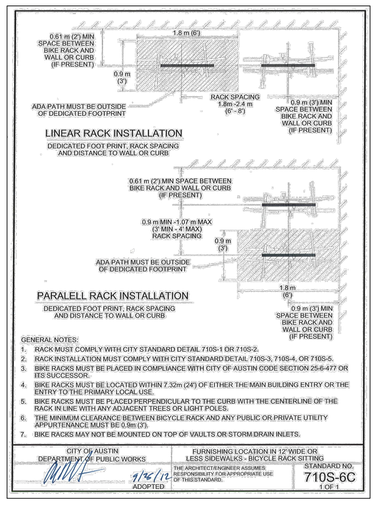
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

CLASS III STYLE BICYCLE PARKING

9/26/12
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 710S-1
1 OF 1



GENERAL NOTES:
1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

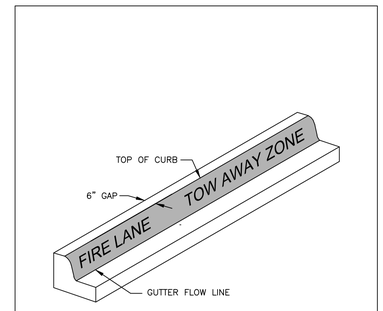
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING

9/16/12
ADOPTED

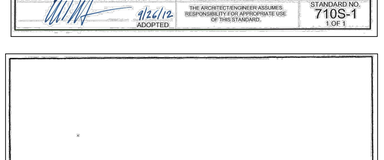
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 710S-6C
1 OF 1



FIRE LANE STRIPING TO BE 6" WIDE RED STRIP WITH WHITE PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 35' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

1 OF 1



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

TYPE 1 SIDEWALK CURB RAMP

Bicp Gardner 9/26/07
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-5

Figure 34:
Examples of fully-shielded light fixtures.

Missing or invalid reference
File: K:\Municipalities\City of Austin\COA Details\PDF DETAILS\901s-6.pdf FIRE LANE STRIPING
Sheet: 1

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

JOLLYVILLE CONDOMINIUMS
SITE DEVELOPMENT PLANS
11586 JOLLYVILLE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TX

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER
MTheone

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SITE DETAILS 2 OF 2

DRAWN BY:	CS
DATE:	SRB
DWG SCALE:	6/27/2024
PROJECT NO:	313-453
APPROVED BY:	MT

SP-2023-0461C

DRAWING NO.: 15

SHEET 15 OF 48

A:\710-000\313-453\-CADD\Dwg\CIVIL\313453-CIVIL-C2000-SITE DETAILS-2.dwg[SITE DETAILS - 2] LS:6/18/2024 - @xref) - LD: 7/9/2024 8:31 AM

ATTACHMENT G
Inspection and Maintenance for Permanent BMPs

Bioretention/Biofiltration

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aide in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretention system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a semi-annual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation. Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of standing water and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance, it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas.

New Jersey's Department of Environmental Protection states in their bioretention systems standards that accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the underdrain, and repairing overflow structures. Other recommended maintenance guidelines include:

· Inspections. BMP facilities should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. 3-95

· Sediment Removal. Remove sediment from the facility when sediment depth reaches 3 inches or when the sediment interferes with the health of vegetation or ability of the facility to meet required drawdown times. Sediment removal should be performed at least every 2 years.

· Drain Time. When the drain time exceeds 72 hours as observed in the observation well, the filter media should be removed and replaced with more permeable material.

· Vegetation. All dead and diseased vegetation considered beyond treatment shall be removed and replaced during semi-annual inspections. Diseased trees and shrubs should be treated during inspections. Rematch any bare areas by hand whenever needed. Replace mulch annually in the spring, or more frequently if needed, in landscaped areas of the basin where grass or groundcover is not planted. Grass areas in and around bioretention facilities must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

· Debris and Litter Removal. Debris and litter will accumulate in the facility and should be removed during regular mowing operations and inspections.

· Filter Underdrain. Clean underdrain piping network to remove any sediment buildup every 5 years, or as needed to maintain design drawdown time.

Proposed Development For:
FUQUA STOVER LTD

Inspection and Maintenance of the Bioretention/Biofiltration System will be the responsibility of Fuqua Stover, LTD. in accordance with the Bioretention/Biofiltration System Inspection and Maintenance Plan.

Owner Name: David Foor

Owner Signature: David Foor

Date: 7-15-2024

ATTACHMENT H

Pilot-Scale Field Testing Plan

The TCEQ Technical Guidance Manual (TGM) was used to design the proposed water quality facilities. Therefore, no Pilot-Scale Testing Plan was necessary.

ATTACHMENT I

Measures for Minimizing Surface Stream Contamination

There are no surface streams at risk for contamination. Therefore, Measures for Minimizing Surface Stream contamination is not necessary.

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

I DAVID FOOR,
Print Name

VICE PRESIDENT,
Title - Owner/President/Other

of FUQUA STOVER LTD,
Corporation/Partnership/Entity Name

have authorized MICHAEL THEONE, P.E.
Print Name of Agent/Engineer

of CIVIL AND ENVIRONMENTAL CONSULTANTS, 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:

David Foor
Applicant's Signature

3/14/2022
Date

THE STATE OF Texas §

County of Harris §

BEFORE ME, the undersigned authority, on this day personally appeared David Foor 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 14th day of March, 2022

Sunny Farrill
NOTARY PUBLIC

SUNNY FARRILL
Notary Public, State of Texas
Comm. Expires 07-10-2023
Notary ID 124176729

Sunny Farrill
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 7-10-23

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Jollyville Townhomes
Regulated Entity Location: 11586 Jollyville Road
Name of Customer: FUQUA STOVER LTD
Contact Person: David Foor Phone: (512) 202-0264
Customer Reference Number (if issued):CN606010023
Regulated Entity Reference Number (if issued):RN111482733

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	0.91 Acres	$ 1,500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 03/07/2022

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions 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)*
CN606010023		RN111482733

SECTION II: Customer Information

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

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

Fuqua Stover Ltd.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803984070	32078331934	86-2800510	

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: 1520 Oliver St

City	State	ZIP	ZIP + 4
Houston	TX	77007	

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

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(713) 961-3877		( ) -

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.*)

Jollyville Townhomes

23. Street Address of the Regulated Entity: *(No PO Boxes)*	11586 Jollyville Road							
	City	Austin	State	TX	ZIP	78759	ZIP + 4	
24. County	Travis							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Jollyville Townhomes site is located West of US-183 North approximately 0.7 miles North of Floral Park Drive in Austin, Travis County, Texas. More specifically the site is located at 11586 Jollyville Road, Austin, Travis County, Texas, 78759.

26. Nearest City	State	Nearest ZIP Code
Austin	TX	78759

27. Latitude (N) In Decimal:	30.41606	28. Longitude (W) In Decimal:	97.74889

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	20	57.82	97	44	56

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

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

Townhomes

34. Mailing Address:	1520 Oliver Street							
	City	Houston	State	TX	ZIP	77007	ZIP + 4	

35. E-Mail Address:	Davidf@lovettcommercial.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 202-0264		( ) -

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
		WPAP		
☐ 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:	Michael Theone	41. Title:	Professional Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 439-0400		( ) -	mtheone@cecinc.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:	Fuqua Stover LTD	Job Title:	VP
Name *(In Print)*:	DAVID FOOR	Phone:	(713 -202-0264

Signature:	David Toor	Date:	3/14-2022