CONTRIBUTING ZONE PLAN APPLICATION

FOR

LUXELOCKER - AUSTIN

HAYS COUNTY, TEXAS

Prepared for

LUXELOCKER, LLC

JULY 2024

INDEX

- Edwards Aquifer Application Cover Page (TCEQ-20705)
- Contributing Zone Plan Application (TCEQ-10257)
- CZP Site Plan
- Attachments (A - P)
- Storm Water Pollution Prevention Plan (SWPPP)
- Copy of Notice of Intent (NOI)
- Agent Authorization Form (TCEQ-0599)
- Application Fee Form (TCEQ-0574)
- Core Data Form (TCEQ-10400)

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: Luxelocker Storage Fund LP							**2. Regulated Entity No.:**		
3. Customer Name: Luxelocker, LLC							**4. Customer No.:**		
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		11.312	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			Sand filter system			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Bear 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)	X Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	X Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Sean Perrotto, PE
Print Name of Customer/Authorized Agent 07/08/2024
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):	

Contributing Zone Plan Application
TCEQ-10257

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Sean Perrotto - Trico Engineering, LLC

Date: 06/25/2024

Signature of Customer/Agent:

Sean Perrotto

Regulated Entity Name: Luxelocker Storage Fund LP

Project Information

1. County: Hays County
2. Stream Basin: Edwards Aquifer Contributing Zone
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: David Ferrette
   Entity: Luxelocker, LLC
   Mailing Address: 349 Lake Havasu Avenue Suite 104
   City, State: Lake Havasu City, AZ Zip: 86403
   Telephone: (951) 312-5022 Fax: _____
   Email Address: david@luxelocker.com

5. Agent/Representative (If any):

Contact Person: Sean Perrotto, PE
Entity: Trico Engineering, LLC
Mailing Address: 231 Swanson Avenue Suite 204
City, State: Lake Havasu City, AZ Zip: 86403
Telephone: (928) 208-4661 Fax: _____
Email Address: sperrotto@tricoengineeringllc.com

6. Project Location:

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

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

10140 Darden Hill Road, Austin, TX 78737

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 11.31 Acres

Total disturbed area: 11.31 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	102,419	÷ 43,560 =	2.35
Parking	545	÷ 43,560 =	0.01
Other paved surfaces	244,645	÷ 43,560 =	5.62
Total Impervious Cover	347,609	÷ 43,560 =	7.98

Total Impervious Cover 7.98 **÷ Total Acreage** 11.31 **X 100 =** 70.55 **% Impervious Cover**

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

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

For Road Projects Only

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

☑ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☑ Sewage Collection System (Sewer Lines): 1250 Gallon 2 Compartment & 750 Gallon Pump Tank

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

☐ Existing.

☑ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☑ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

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

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

Table 3 - Secondary Containment

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

Total: _____Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 40 '.

35. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☑ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☑ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☑ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☑ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

    ☑ N/A

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

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

☐ N/A

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

☑ N/A

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

☑ N/A

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

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

60. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

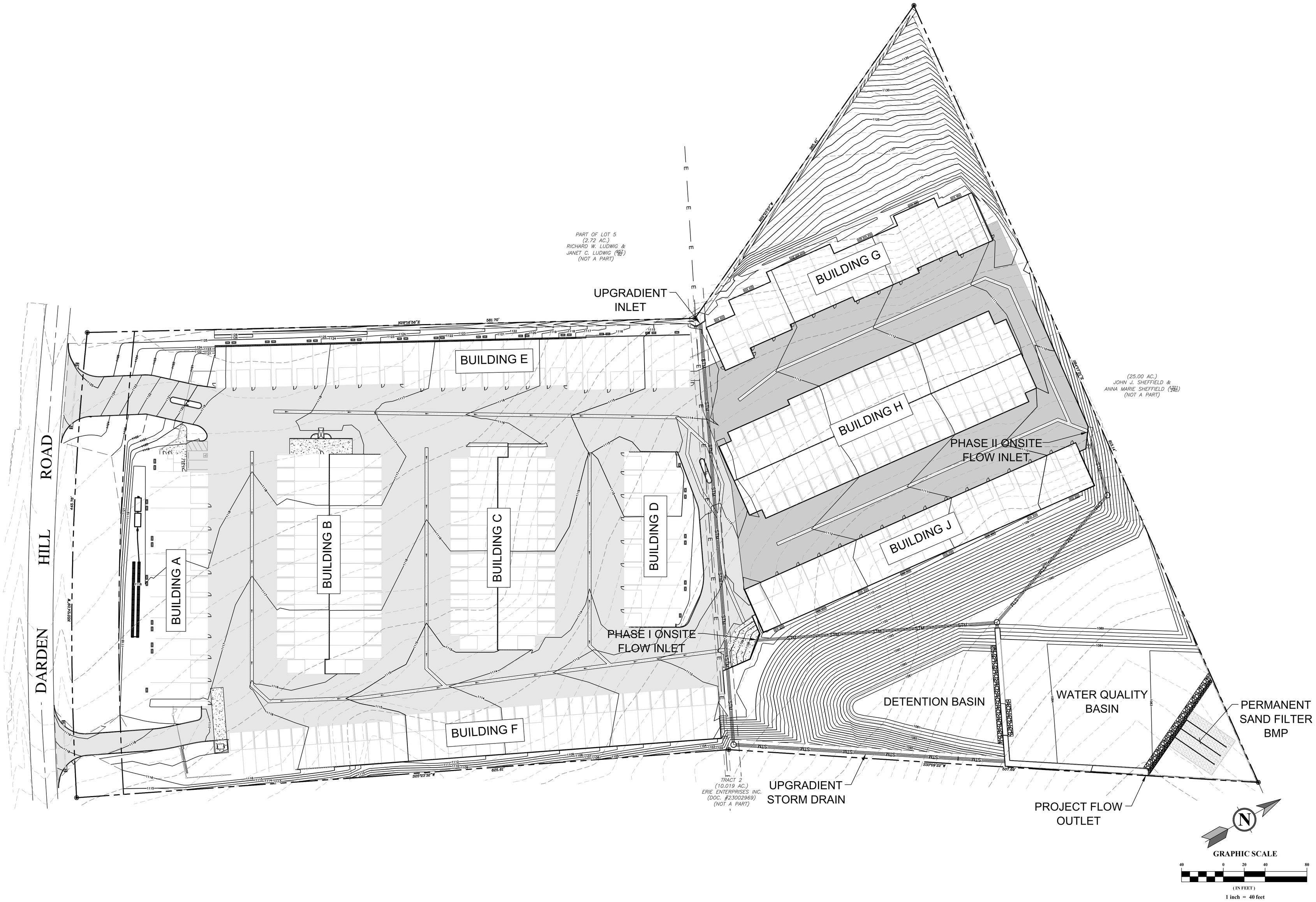
61. ☑ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

CZP Site Plan



F:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker Hgwd. County TX\CAD\Exhibits\23-013_CZP Site Plan.dwg LS(7/9/2024 - swapanmitra) - LP, 7/3/2024 2:57 PM

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
78885
REGISTERED
PROFESSIONAL
ENGINEER
ENGINEERING

TRICO
ENGINEERING, LLC

PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR
SUITE 1201
PHOENIX, AZ 85004
(602) 753-8287

LAKE HAVASU CITY
2310 MCCULLOCH BLVD. N.
SUITE 284
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

SCOTTSDALE
7150 E. CAMELBACK ROAD
SUITE 285
SCOTTSDALE, AZ 85251
(480) 659-4646

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

CZP SITE PLAN

DATE:	JULY 2, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	23-013
APPROVED BY:	SDP
DRAWN BY:	JWC
CHECKED BY:	EJP

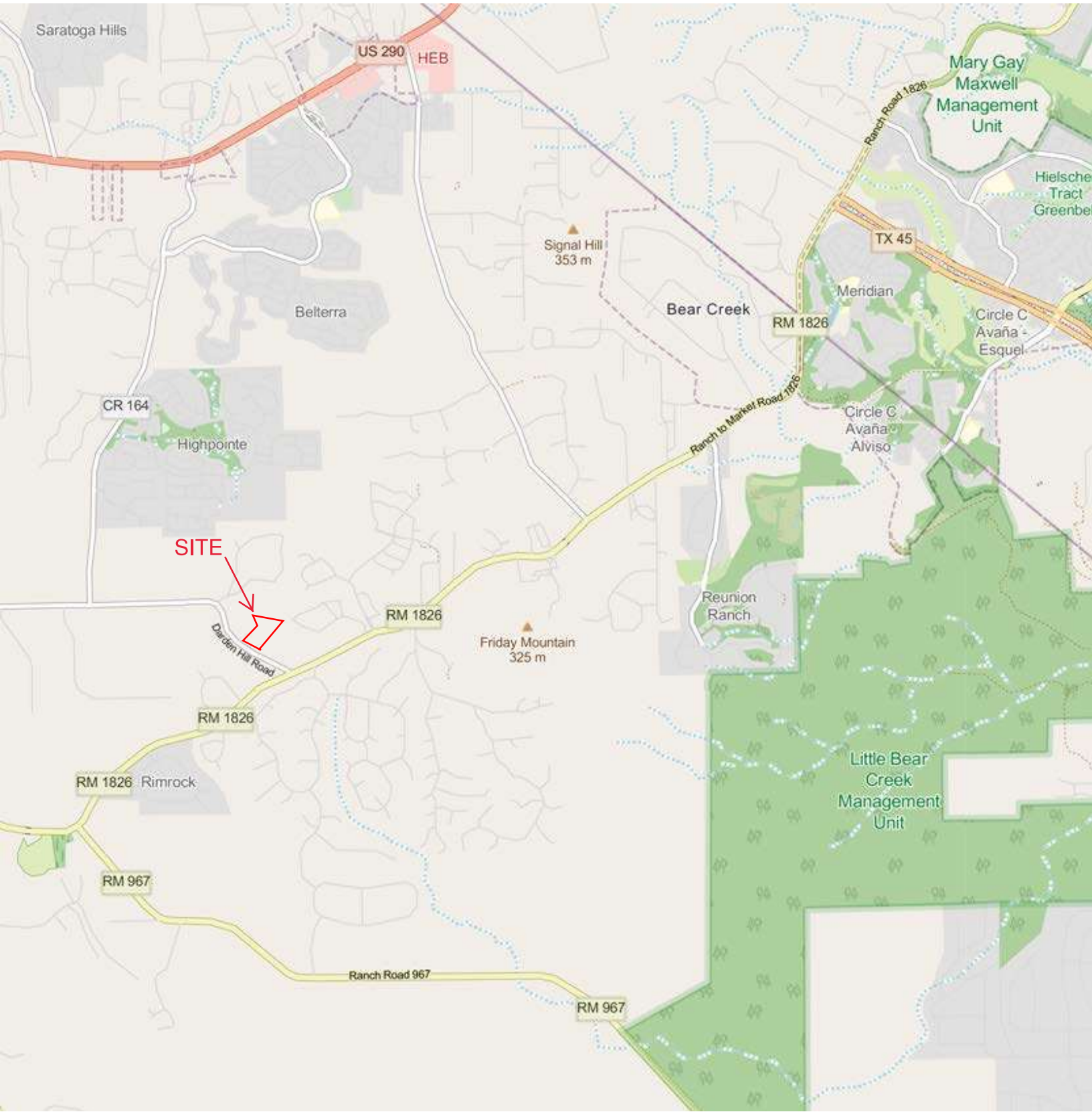
DRAWING NO.:
SP-1
SHEET 1 OF 1

ATTACHMENTS

for

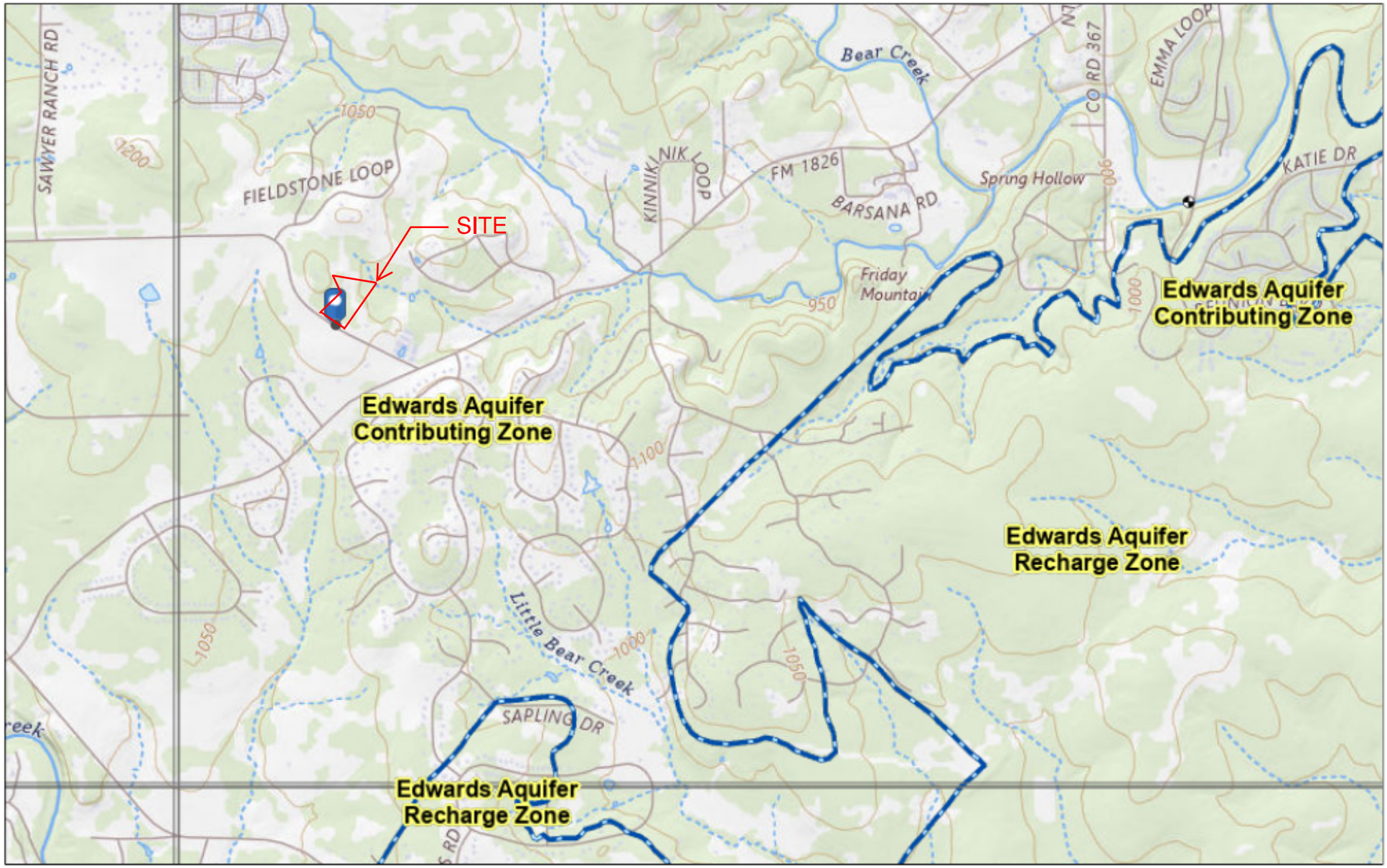
TCEQ-10257

Attachment A - Road Map



10140 DARDEN HILL ROAD, AUSTIN, TX 78737

Attachment B - USGS Quadrangle Map



5/31/2024, 4:07:30 PM

1:36,112

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

Edwards Aquifer Boundary central line

Edwards Aquifer Boundary

TCEQ_EDWARDS_OFFICIAL_MAPS

Edwards Aquifer Label

TX Counties

7.5 Minute Quad Grid

TCEQ, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National

Web AppBuilder for ArcGIS

TCEQ | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS

Attachment C
Project Narrative

The proposed project is located at 10140 Darden Hill Road, Austin, Texas 78737. The existing site is moderately to heavily overgrown, wooded vacant land. The total area of the Site is 11.31 Acres, which will entail of the onsite drainage tributary area. Additionally, there is 7.83 acres of offsite tributary area that will not be combined with the onsite generated flows. Temporary BMP's will consist of a stabilized construction entrance/exit, rock berms, concrete washout pits, and silt fences.

The Project will mainly consist of impervious areas, including approximately 7.98 acres. All impervious areas will be conveyed to inlets that will flow into a splitter box for the purposes of restricting flows to the required storm events as presented in the Hays County Drainage Requirements. Following the splitter box, the permanent BMPs for the Project will consist of a Sand Filter to achieve the 80% TSS removal requirements in accordance with the TCEQ RG 348. The Project is not in a LID area; therefore, none are proposed with this development.

The planned use is for nine unmanned storage buildings which will be large enough to accommodate RV and boat storage. Typical units are 14' to 18' wide and depths range from 40' to 70'. Building heights vary but the average height is around 17'6".

Minimal existing items are to be demolished for the purposes of this Project that consist of an existing driveway approach, an entrance gate, along with gate pillars.

Attachment D
Factors Affecting Surface Water Quality

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site during construction primarily include suspended solids that may consist of the following, but not limited to; soil erosion during clearing and grubbing of the Site, oil, grease, fuel and hydraulic contamination from construction equipment and vehicle drippings, trash and litter from construction workers.

Potential sources of pollution that may be expected to affect the quality of storm water discharges from the site post-construction may consist of the following, but not limited to; oil, grease, fuel and hydraulic contamination from vehicle drippings, dirt and dust from vehicles, and trash and litter. Surface water quality will be minimally to not affected by the Proposed project. Although a project with this type of use is high in impervious, there are minimal public commercial uses with no industrial activity other than construction, therefore minimally impacted by items other than natural weather. There are parking spaces that will be used on a rare occasion. The typical trip traffic generated for this type of Project is 4-5 vehicles per day, mainly with the intention of storing items within the storage units and leaving the Site.

Attachment E
Volume and Character of Stormwater

The Project was designed in accordance with *Hays County Stormwater Quality Management* and Texas Commission on Environment Quality Technical Guidance Manual RG-348 *Complying with the Edwards Aquifer Rules*. Be it that the project is being constructed in two (2) separate phases, the drainage basins were separated into three (3) sub-basins for flow calculation purposes, with the off-site generated flow as a fourth, further described below.

On-Site peak flows were generated using Rational Method for the requested various year events, using runoff coefficients of 0.50 and 0.90 for impervious and pervious surfaces. A weighted runoff coefficient was calculated to determine the pre-developed and post-developed peak flows using the respective pervious and impervious runoff coefficients and the following equation:

Summary of Computed Runoff Coefficients

Computed Runoff Coefficient - $C_{comp} = \frac{(C_{IMP} \times A_{IMP}) + (C_{PAV} \times A_{PAV}) + (C_{PER} \times A_{PER})}{A_{TOT}}$

Where:	C_{IMP} = Impervious Runoff Coefficient =	0.90	
	C_{PER} = Pervious Runoff Coefficient =	0.50	
	$A_{IMP\ (PRE)}$ = Impervious Area (Pre-Developed) =	0.00	Acres
	$A_{PERV\ (PRE)}$ = Pervious Area (Pre-Developed) =	11.31	Acres
	$A_{IMP\ (POST)}$ = Impervious Area (Post-Developed) =	7.98	Acres
	$A_{PERV\ (POST)}$ = Pervious Area (Post-Developed) =	3.33	Acres
	A_{TOT} = Total Area =	11.31	Acres

$C_{comp(PRE)}$ = 0.500

$C_{comp(POST)}$ = 0.782

Summary of Onsite Peak Discharges

Rational Method - Q = C x i x A

Where:	C_{Off} = Runoff Coefficient =	0.50
	C_{post} = Runoff Coefficient =	0.78
	i = Rainfall Intensity (2-year) =	6.31
	i = Rainfall Intensity (10-year) =	9.66
	i = Rainfall Intensity (25-year) =	11.90
	i = Rainfall Intensity (100-year) =	15.60
	A = Area in acres	

DESIGN POINT	DRAINAGE AREA (AC)	PRE-DEVELOPED PEAK FLOW (cfs)				POST-DEVELOPED PEAK FLOW (cfs)			
		2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR
1A	1.49	4.70	7.20	8.87	11.62	7.36	11.26	13.87	18.18
1B	3.89	12.28	18.80	23.16	30.36	19.21	29.42	36.24	47.50
2	4.24	13.39	20.50	25.26	33.11	20.95	32.08	39.51	51.80
BASIN 1 TOTAL	**9.63**	**30.38**	**46.50**	**57.29**	**75.10**	**47.52**	**72.75**	**89.62**	**117.49**

Off-Site peak flows were generated using the computed offsite runoff coefficient for Rural Watershed (TXDOT Table 4-11), using the following equation:

Summary of Computed Offsite Runoff Coefficient for Rural Watershed (TXDOT Table 4-11)

Computed Offsite Runoff Coefficient - $C_{Off} = C_r + C_i + C_v + C_s$

Where:	C_r = Relief Coefficient =	0.17
	C_i = Slope Infiltration Coefficient =	0.07
	C_v = Vegetal Cover Coefficient =	0.07
	C_s = Surface Storage Coefficient =	0.07
	C_{Off} = Offsites Runoff Coefficient =	**0.38**
	C_{Off} = **0.380**	

Summary of Offsite Peak Discharges

Rational Method - Q = C x i x A

Where:	C_{pre} = Runoff Coefficient =	0.38
	i = Rainfall Intensity (2-year) =	6.31
	i = Rainfall Intensity (10-year) =	9.66
	i = Rainfall Intensity (25-year) =	11.90
	i = Rainfall Intensity (100-year) =	15.60
	A = Area in acres	

DESIGN POINT	DRAINAGE AREA (AC)	PRE-DEVELOPED PEAK FLOW (cfs)				POST-DEVELOPED PEAK FLOW (cfs)			
		2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR
OFF-DA1	4.83	11.58	17.73	21.84	28.63	-	-	-	-
OFF-DA1 TOTAL	**4.83**	**11.58**	**17.73**	**21.84**	**28.63**	-	-	-	-

The method of stormwater management for the on-site flow is through a Sand Filter designed in accordance with Section 3.4.7 Sand Filter Systems. A calculated 8,131 lbs. of TSS generated by the Project will be removed with this process. A flow splitter method is used to limit, yet allow, the required flows to be detained and filtered via the sand filter system. The Sand Filter outlets to the low outlet of the Site. Please refer attached plans for details.

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

July 1, 2023

To Whom It May Concern:

Re: On Site Sewage Facility Suitability (OSSF) for LuxeLocker Storage Facility located at approximately 10140 Darden Hill Road, Austin, Texas, 78666 parcel ID: R200727.

I have completed my preliminary review of the planning materials submitted in support of the above referenced development in Hays County. I concur with Johnathan Brooks R.S., findings that this lot can be adequately served by individual on-site sewage facilities.

This lot be served by a public water supply.

This parcel of land cannot generate more than 3386 gallons per day per Hays County On-site Sewage Facility Regulations.

This review does not authorize the start of any construction and all Hays County development authorizations and subdivision requirements must be obtained before the start of any development.

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

Sincerely,

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

Attachment G
Secondary Containment Methods

AST not proposed; therefore, this section is not applicable.

Attachment H
AST Containment Structure

AST not proposed; therefore, this section is not applicable.

Attachment I
20% or Less Impervious Cover Waiver

This project is proposing more than 20% impervious cover and will not be used for multi-family residential developments, schools or small business sites, therefore, this section if not applicable.

Attachment J
BMPs for Upgradient Stormwater

The Project was designed in accordance with *Hays County Stormwater Quality Management* and Texas Commission on Environment Quality Technical Guidance Manual RG-348 *Complying with the Edwards Aquifer Rules*. Flows originating upstream will be caught and conveyed via a swale along the property line and be caught into a storm drain inlet on the upstream side of any proposed impervious surface. This 100-year flow was calculated to be 28.6 cfs, as shown in Appendix E. The flow is carried through a 30-inch HDPE pipe to the outlet of the project, bypassing any involvement with onsite flows. The outlet will be in the same location as it is under current conditions. Therefore, permanent BMP's or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site because the upgradient stormwater is directed through the site and does not enter the area of construction.

Attachment K
BMPs for On-Site Stormwater

Onsite water will be routed via ribbon gutters, private storm drains, through a splitter box and into the proposed water quality pond (WQP), then lastly through the sand filter basin. The proposed WQP has an outfall area of 9.63 acres, with 7.98 acres of impervious cover. This BMP will remove The Project was designed in accordance with *Hays County Stormwater Quality Management* and Texas Commission on Environment Quality Technical Guidance Manual RG-348 *Complying with the Edwards Aquifer Rules*. Be it that the project is being constructed in two (2) separate phases, the drainage basins were separated into three (3) sub-basins for flow calculation purposes, with the off-site generated flow as a fourth, further described below.

Attachment L
BMP’s for Surface Streams

There are no surface streams adjacent to project; therefore, this section is not applicable.

Attachment M
Construction Plans

LUXELOCKER - AUSTIN, TX
10100 DARDEN HILL ROAD
IMPROVEMENT PLANS

PART OF LOT 5 AND LOT 6 OUT OF THE OAKRIDGE PARK SECTION 5, AT KINNICINIK, AN ADDITION TO HAYS COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 11, PLAT RECORDS, HAYS COUNTY, TEXAS.

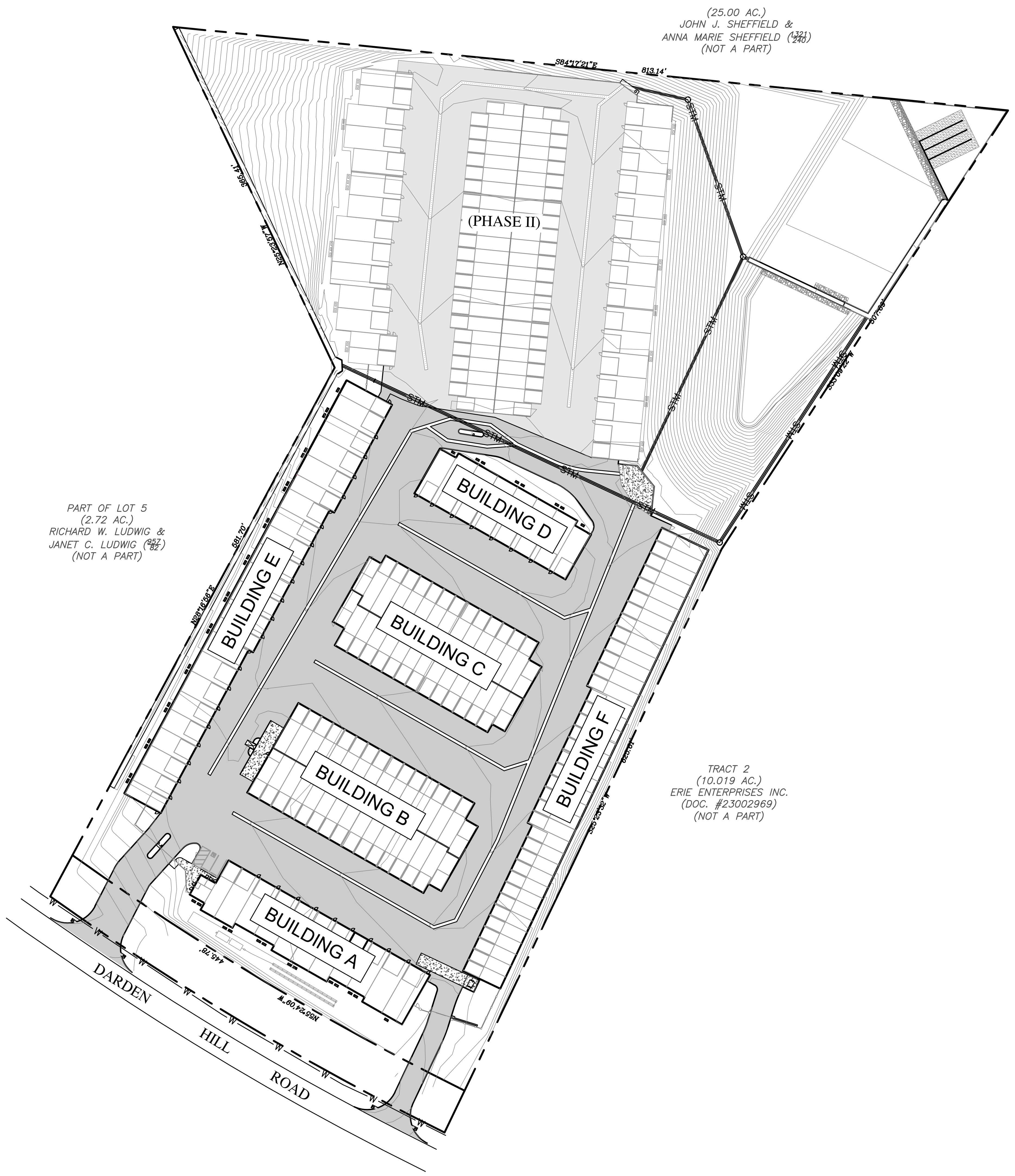
VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48-HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT HIS OWN EXPENSE.
3. THE CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT BETWEEN A FACILITY PROPOSED HEREIN AND AN EXISTING UTILITY.
4. THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.
5. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S SURVEYOR BEFORE BACKFILLING WATER AND/OR SEWER SERVICES IN ORDER THAT THE ENGINEER MAY VERIFY THE AS-BUILT LOCATION OF THE SERVICE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.
7. ANY QUESTIONS RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD STAKES NOT BE PRESENT AND VERIFIES AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
8. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL LOTS HAVE BEEN ADEQUATELY EXTENDED.
9. ALL WATER LINES 8" AND SMALLER SHALL BE INSTALLED WITH A MINIMUM OF 3-FEET OF COVER FROM PROPOSED FINISH GRADE. ALL WATER LINES 12" AND LARGER SHALL BE INSTALLED WITH A MINIMUM OF 4-FEET OF COVER FROM PROPOSED FINISH GRADE.
10. REFER TO THE ARCHITECTURAL SITE PLAN FOR CONTROL DIMENSIONS.
11. FIRE RISERS AND FIRE SPRINKLER SYSTEMS ARE SHOWN FOR REFERENCE ONLY. FIRE LINE SPRINKLER SYSTEMS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT APPROVAL.
12. ALL JOINTS FOR UNDERGROUND STORM DRAIN SHALL BE WATER-TIGHT, MANUFACTURED JOINTS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THEIR OWN EARTHWORK ANALYSIS FOR THE PROJECT. EARTHWORK CALCULATIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY AND/OR PERMITTING PURPOSES.
14. THE ENGINEER IS NOT RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF THE EXISTING INFORMATION PROVIDED FROM THE SURVEY PERFORMED. EASEMENTS NOT PROVIDED IN SURVEY AND NOT SHOWN HEREIN ARE NOT THE RESPONSIBILITY OF ENGINEER.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE AND FAMILIARIZE HIMSELF WITH THE SITE EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONTRACTOR FINDS CONDITIONS THAT DIFFER THAN WHAT IS SHOWN IN THE PLANS .
16. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES WHILE DEMOLITION OR PROPOSED IMPROVEMENTS ARE BEING PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TO ENSURE ALL IS IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
18. THE CONTRACTOR IS RESPONSIBLE TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE EPA AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NPDES PERMIT.

DRAWING INDEX

NO.	TITLE	NO.	TITLE
C-1	COVER SHEET	C-11	OFFSITE STORM DRAIN P&P II
C-2	GENERAL NOTES	C-12	WATER QUALITY PLAN
C-3	OVERALL GRADING & DRAINAGE PLAN	C-12A	WATER QUALITY CALCULATIONS
C-4	GRADING AND DRAINAGE PLAN I	C-13	SPLITTER BOX DETAIL
C-5	GRADING AND DRAINAGE PLAN II	C-14	CROSS SECTIONS
C-6	GRADING AND DRAINAGE PLAN III	C-15	GENERAL DETAILS I
C-6A	PROPOSED DRAINAGE EXHIBIT	C-16	GENERAL DETAILS II
C-7	EARTHWORK VOLUMES MAP	C-17	GENERAL DETAILS III
C-8	UTILITY PLAN	C-18	GENERAL DETAILS IV
C-9	ONSITE STORM DRAIN P&P	C-19	EROSION CONTROL PLAN
C-10	OFFSITE STORM DRAIN P&P I	C-20	EROSION CONTROL DETAILS



OWNER/TEAM INFORMATION

OWNER	CIVIL ENGINEER	ARCHITECT
AUSTIN STORAGE PARTNERS, LLC 349 LAKE HAVASU AVE, SOUTH LAKE HAVASU CITY, AZ 86403 CONTACT: DAVID FERRETTE	TRICO ENGINEERING, LLC 231 SWANSON AVENUE, STE. 204 LAKE HAVASU CITY, AZ 86403 PH: (928) 230-4969 CONTACT: SEAN PERROTTO, P.E.	HATCH DESIGN ARCHITECTURE 200 WEST 36TH STREET BOISE, IDAHO 83714 PH: (208) 475-3205 CONTACT: JEFF HATCH

UTILITY COMPANIES

SANITARY SEWER SERVICE	GAS SERVICE	WATER SERVICE
PRIVATE SEPTIC SYSTEM	ABMC GAS SERVICE 4105 HUNTER ROAD SAN MARCOS, TEXAS 78666 (972) 723-6412	WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY 13215 BEE CAVE PKWY, BLDG B, STE110 BEE CAVE, TEXAS 78738 (512) 263-0100
STORM WATER FACILITIES	**ELECTRIC SERVICE**	**COMMUNICATIONS**
HAYS COUNTY, PUBLIC WORKS 712 S. STAGECOACH TRAIL SAN MARCOS, TEXAS 78666 (512) 393-7779	AMERICAN NATIONAL POWER 1601 FRANCIS HARRIS LANE SAN MARCOS, TEXAS 78666 (512) 805-7200	ANVIL COMMUNICATIONS 501 OLD KYLE RD STE 104 WIMBERLEY, TEXAS 78666 (512) 847-1180

LEGEND

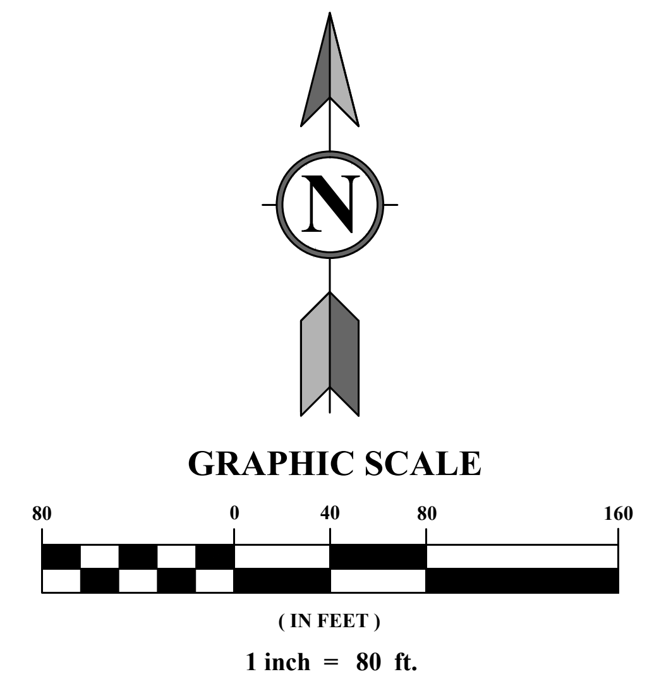
— — — —	SUBJECT PROPERTY LINE / RIGHT-OF-WAY
— — — —	ADJACENT PROPERTY LINE
—— — ——	STREET CENTERLINE
— — — —	EXISTING EASEMENT
— — 1030 — —	EXISTING INDEX CONTOUR
- - - - - -	EXISTING INTERMEDIATE CONTOUR
—— 1030 ——	PROPOSED INDEX CONTOUR
————	PROPOSED INTERMEDIATE CONTOUR
————	EXISTING PAVED ROADWAY
—X——X—	EXISTING FENCE
▬ ▭ ▬ ▭ ▬	EXISTING RETAINING WALL
▬ ▭ ▬ ▭ ▬	PROPOSED RETAINING WALL
▨	PROPOSED SCREEN WALL
—— OH ——	EXISTING OVERHEAD LINE
Ⓖ	EXISTING MISC. UTILITIES
—— W ——	EXISTING WATER LINE
—— S ——	EXISTING SANITARY SEWER LINE
—— C ——	EXISTING UNDERGROUND CABLE
—— T ——	EXISTING UNDERGROUND TELEPHONE
—— W ——	PROPOSED WATER LINE
—— S ——	PROPOSED SANITARY SEWER LINE
▭	EXISTING STORM INLET/CATCH BASIN
◎	EXISTING MANHOLE
⊗	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING UTILITY POLE W/ GUY POLE & GUY WIRE
E	EXISTING ELECTRIC BOX

GEOTECHNICAL REPORT:

A GEOTECHNICAL EVALUATION HAS BEEN PREPARED FOR THIS PROJECT BY TERRADYNE ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS, DATED MAY 26, 2023. PROJECT NO. A231034.

FLOOD INFORMATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48209C0140F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2005, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



REVISION RECORD

NO	DATE	DESCRIPTION

SEAN PERROTTO

T R I C O
ENGINEERING, LLC

LAKE HAVASU CITY
231 SWANSON AVENUE, STE. 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4661

PHOENIX
28150 N. ALMA SCHOOL
ROAD, STE 103 #325
SCOTTSDALE, AZ 85262

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

COVER SHEET

DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	1" = 80'	CHECKED BY:	EJP
PROJECT NO:			23-013
APPROVED BY:			SDP

DRAWING NO.:
C-1
SHEET 1 OF 22

F:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker Hayes County TX\CAD\Improvements\23-013_01_Luxe Locker Hayes Cover Sheet.dwg LS:(7/3/2024 - joeculwell) - LP: 7/3/2024 9:51 AM

SITE PLAN RELEASE NOTES

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

2. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES.

3. A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ALL APPROACHES.

4. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.

5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

6. PARKING DIMENSIONAL AND DESIGN REGULATIONS:

PARKING WILL CONFORM TO THE FOLLOWING MINIMUM DIMENSIONAL STANDARDS IN DESIGNING PARKING AREAS:

IF ANGLE OF PARKING IS	WIDTH OF PARKING SPACE	DEPTH OF PARKING SPACE	WIDTH OF AISLE
STANDARD 61° TO 90°	9.0'	17.5'	25.0'

7. ALL BEARINGS, DISTANCES AND EASEMENTS SHALL MATCH THOSE ON THE SUBDIVISION PLAT.

8. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY M.U.D. No. 4

10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.

11. CONFIRM: ALL EXISTING STRUCTURES TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF DRIPPING SPRINGS.

12. 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.

13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS COMPLIANT WITH CITY BUILDING CODES AND FIRE CODE, MEANING ALL INSPECTIONS HAVE BEEN PASSED.

FIRE PROTECTION

1. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A 3'-6' FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.

2. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

3. COMMERCIAL DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

4. 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 PROTECTIONS, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MUST BE MODIFIED OR WAIVED.

5. FIRE LANES DESIGNATED ON THE SITE PLAN SHALL BE REGISTERED WITH FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

6. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL NOTES (EXCEPT AS NOTED OTHERWISE):

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION", CITY OF AUSTIN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HAYS COUNTY MUNICIPAL UTILITY DISTRICT No. 4' RULES AND REGULATIONS.
3. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROJECT.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED, REVEGETATED, AND GRADED TO DRAIN.
5. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER OR OWNER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
7. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
8. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40. LAP ALL BAR SPLICES 24 INCHES.
9. ALL CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH.
10. CONCRETE RIP RAP TO BE A MINIMUM 4 1/2 " THICK CONCRETE WITH #3'S @ 12" O.C.E.W. OR FIBERMESH.
11. PROVIDE CONCRETE EXPANSION JOINTS AT 40 FEET O.C. ON ALL RIP RAP.
12. PROVIDE A MINIMUM CLEARANCE OF 2' BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE.
13. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
14. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE HAND TOOLED.
15. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
16. ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
17. THE CONTRACTOR SHALL NOTIFY THE CITY BUILDING INSPECTOR BEFORE BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE LAID UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
18. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
19. THE GEOTECHNICAL REPORT FOR THE SITE SHALL GOVERN ALL CONSTRUCTION MATERIALS AND METHODS RELATED TO: PAVEMENT, BASE, FILL AND EXCAVATION, AND COMPACTION AND TREATMENT OF ON SITE SOILS.
20. CONTACT ENGINEER IMMEDIATELY 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.

TCEQ-0592A (Rev. 3/15/07)

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

1. *Written construction notification should be provided to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information should include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.*
2. *All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.*
3. *No temporary aboveground hydrocarbon and hazardous substance storage tank system may be installed within 150 feet if a domestic, industrial, irrigation, or public water supply well.*
4. *Prior to commencing construction, all temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. Controls specified in the SWPPP section of the approved Edwards Aquifer Contributing Zone Plan are required during construction. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized.*
5. *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).*
6. *Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake must be provided that can indicate when the sediment occupies 50% of the basin volume.*
7. *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).*
8. *All spoils (excavated material) generated from the project site and stored on-site must have proper E&S controls installed.*
9. *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.*
10. *The following records should be maintained and made available to the TCEQ upon request: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; and the dates when stabilization measures are initiated.*
11. *The holder of any approved Contributing Zone 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 best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;*
    - *B. any change in the nature or character of the regulated activity from that which was originally approved;*
    - *C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or*
    - *D. any development of land previously identified in a contributing zone plan as undeveloped.*

Austin Regional Office
2800 S. IH 35, Suite 100
Austin, Texas 78704-5712
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

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 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CALL TO SETUP A PRE-CONSTRUCTION MEETING THAT INCLUDE THE DESIGN ENGINEER, CITY ENGINEER, CONTRACTOR AND SUBS, BUILDING INSPECTOR, PEC, HAYS COUNTY ROAD INSPECTOR(S), AND ANY OTHER REPS AS REQUIRED OR NECESSARY. PLEASE MAKE CONTACT WITH THE CITY FOR COORDINATION OF NOTIFICATION OF ATTENDEES.
3. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-245-4545) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL NOTIFY HAYS COUNTY AT LEAST 48 HOURS HOURS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY.
5. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARD MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.
6. OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
7. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE CITY, THE DESIGNING ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMITY OF THE APPROVED PLANS.
8. THIS SITE IS SUBJECT TO THE CODES IN EFFECT AS OF THE DATE OF SUBMITTAL, OR AS OTHERWISE APPROVED BY THE DETERMINATION FOR APPLICABLE REGULATIONS.
9. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRIPLINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSE OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.
10. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY MORTARED ROCK RIP RAP OR OTHER APPROVED METHODS.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.
12. PROVIDE CURB AND GUTTER AS NOTED ON THE PLANS.
13. ALL STORM SEWER 18" IN DIAMETER AND LARGER SHALL BE CLASS III RCP W/ O-RING GASKETS UNLESS NOTED OTHERWISE. IT IS RECOMMENDED THAT THE STORM SEWER LOCATED UNDER ENTRANCE BE AT LEAST CLASS IV OR AS APPROVED BY ENGINEER. NO ALTERNATES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER. ALL STORM SEWER PIPE 12" AND SMALLER SHALL BE "HANCOR" POLYETHYLENE PIPE WITH GASKETS. ALL STORM SEWER PIPE AND FITTINGS MUST BE FACTORY MADE, NO FIELD FITTINGS WILL BE ALLOWED.
14. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
15. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
16. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF DRIPPING SPRINGS ACCURATE "AS BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
17. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP AND REVEGETATION SHALL BE TO THE SATISFACTION OF THE ENGINEER AND THE CITY.
18. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE PROPER AUTHORITIES.
19. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

    * TBM LOCATED IN THE EXISTING ACCESS ESMT AT THE NORTHEST CORNER OF LOT, ELEV. = 687.06'
20. THE NAME AND PHONE NUMBER OF THE OWNERS REPRESENTATIVE WHO IS RESPONSIBLE FOR PLAN ALTERATIONS.

    BRENT HAMMOND: (512) 744-5734
21. THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/DEVELOPER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN IF IT IS DISCOVERED TO BE INADEQUATE:

    CONTRACTOR TO BE SELECTED
22. THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR THE EROSION/SEDIMENTATION CONTROL MAINTENANCE & TREE, NATURAL AREA PROTECTION MAINTENANCE.

    CONTRACTOR TO BE SELECTED
23. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE DRAINAGE UTILITY DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
24. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE. THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
25. GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED IN ROADWAYS WITHIN THE COUNTY AND STATE MAINTAINED RIGHT OF WAYS.

EROSION CONTROL NOTES

APPENDIX P-1:
1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing 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.
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 Planning Director after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The contractor shall notify the City of Dripping Springs at (512-858-4725), at least three days prior to the meeting date.
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 the Planning and Development Review Department. 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 inspect the controls and fences at weekly intervals and after significant 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.
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. The topsoil shall be composed of 3 parts of soil mixed with 1 part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by TxDOT Specification Item 161i). The soil shall be locally available native soil that meets the following specifications:
- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 0.375-inch (3/8") screen.
- Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death" or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

Texture Class	Minimum	Maximum
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.
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 cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.
A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
B. Hydromulch shall comply with Table1, below.
C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application rates
70/30 Wood/ Cellulose Blend Mulch	70% Wood 30%paper 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

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 (1/2) inch and the area shall be re-seeded in accordance with 2. below.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
B. Hydromulch shall comply with Table 2, below.
C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.
D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application rates
Bonded Fiber Matrix (BFM)	80% Thermally Refined Wood 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF
Fiber Reinforced Matrix (FRM)	75% Thermally Refined Wood 5% Reinforced Fibers 10% Tackifier	12 months	On slopes up to 1:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF

10. Developer Information:
Owner_____ Phone #_____
Address_____
Owner's representative responsible for plan alterations:
Phone #_____
Person or firm responsible for erosion/sedimentation control maintenance:
Phone #_____
Person or firm responsible for tree/natural area protection Maintenance:
Phone #_____
11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

WATER CONSTRUCTION NOTES

THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.

CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.

AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY PLANNING AND DEVELOPMENT REVIEW DEPARTMENT OR WATER AND WASTEWATER UTILITY TAPS INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWU PLAN REVIEWER.

THE CONTRACTOR SHALL CONTACT THE "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 MUD # 4 WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.

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.

THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.

ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.

PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.

THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (22).

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.

A). FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.

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.

ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THRUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.

WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.

WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE MUD # 4 DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE MUD # 4 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 MUD # 4 PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.

ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT.

THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ONSITE UTILITY WORK.

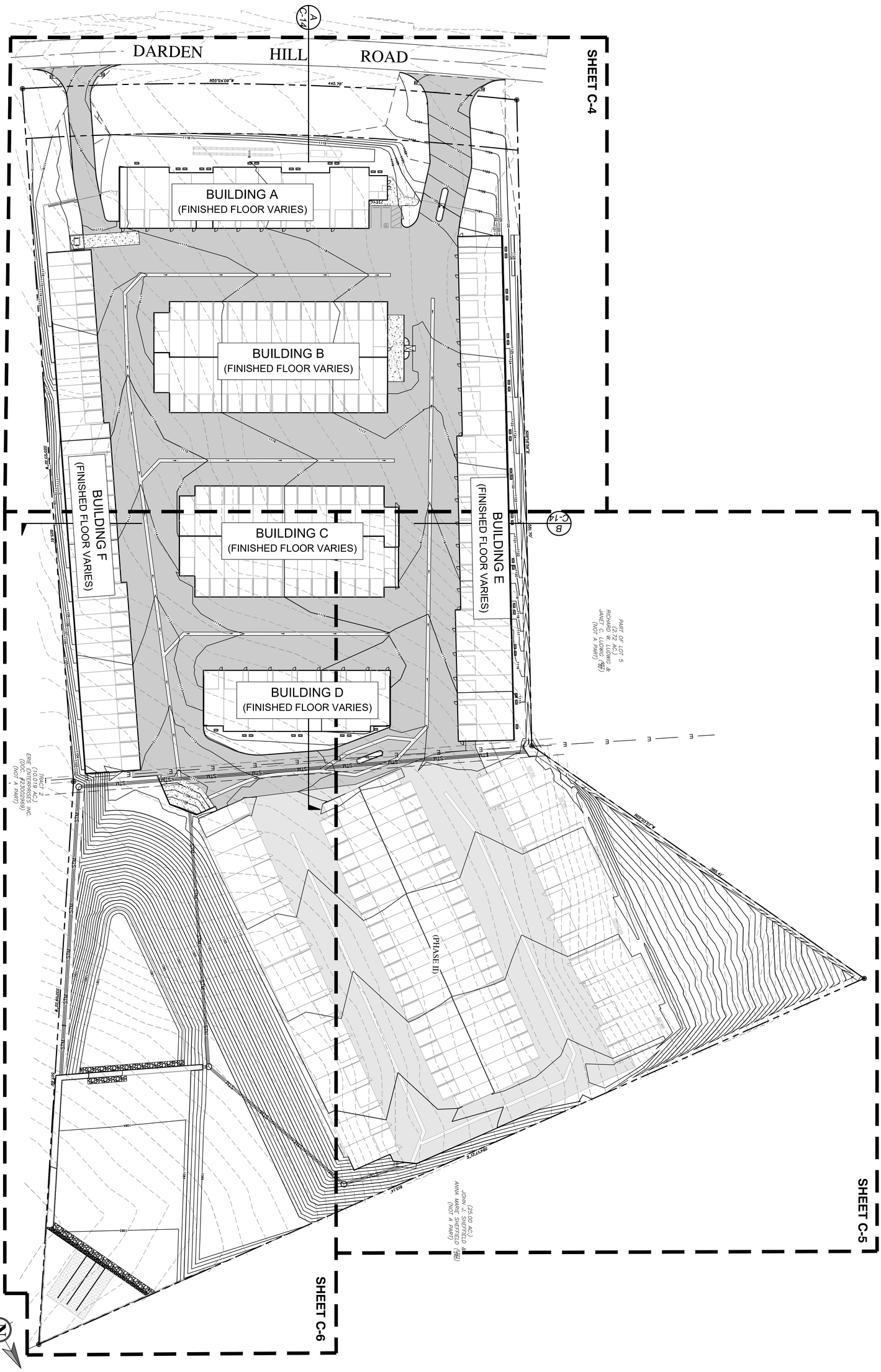
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEW BY THE MUD # 4 APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWAERAGE SYSTEMS, OF TCEQ RULES.

ELECTRIC GENERAL NOTES

1. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECRTICAL FACILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTAL



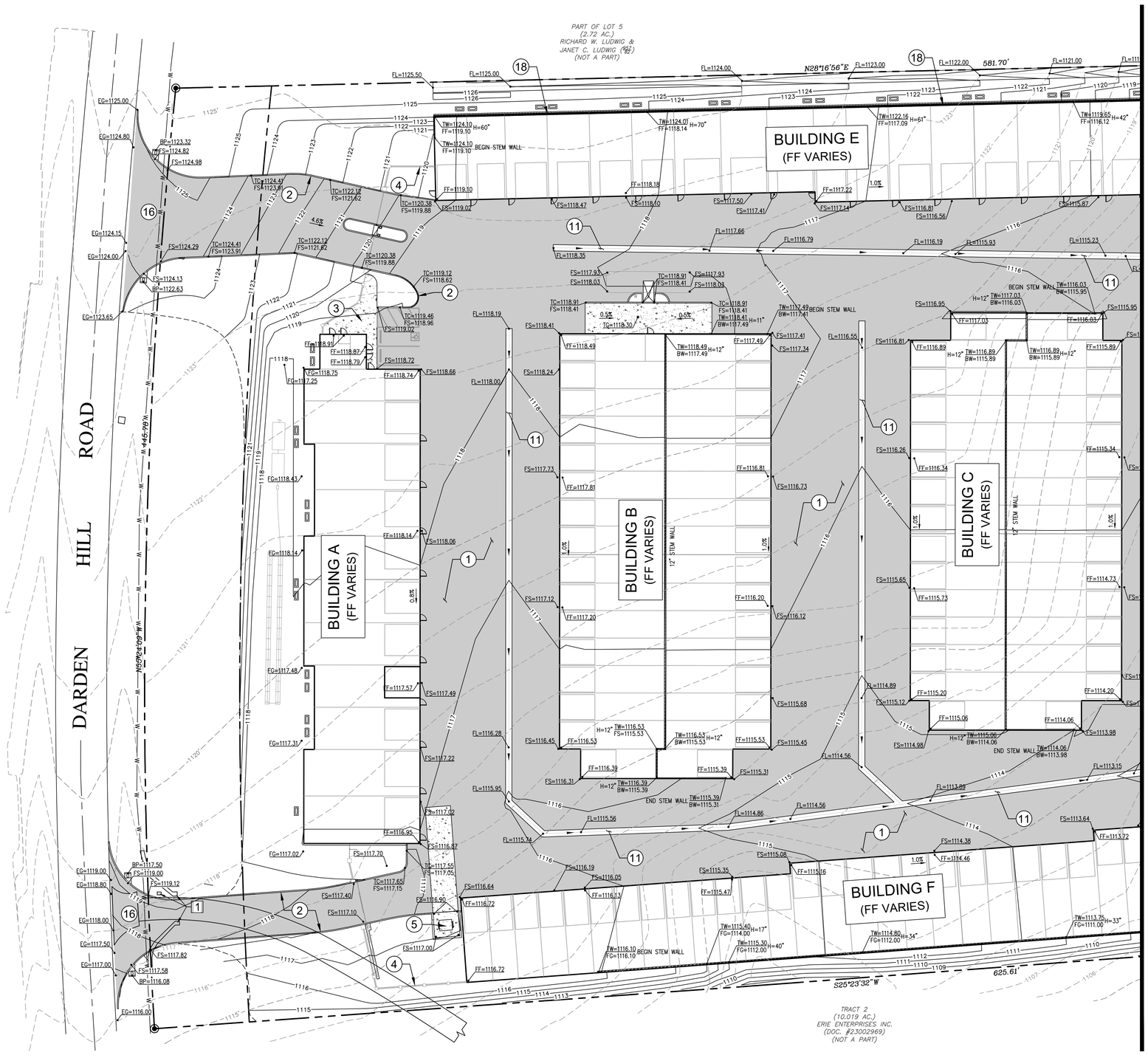
SHEET 3 OF 22	DRAWING NO. C-3	OVERALL GRADING & DRAINAGE PLAN	
DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	1" = 40'	CHECKED BY:	EJP
PROJECT NO:			23-013
APPROVED BY:			SDP

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

TRICO ENGINEERING, LLC
LAKE HAVASU CITY
231 SWANSON AVENUE, STE. 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4661
PHOENIX
28150 N. ALMA SCHOOL
ROAD, STE 103 #325
SCOTTSDALE, AZ 85262

STATE OF TEXAS
SEAN PERROTTO
115999
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD		
NO	DATE	DESCRIPTION

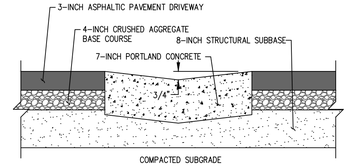


CONSTRUCTION KEY NOTES:

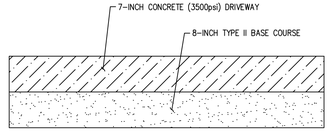
1. CONSTRUCT 3-INCHES A.C. PAVEMENT OVER 12-INCHES TYPE II AGGREGATE BASE (HEAVY TRUCK ACCESS) OVER 95% COMPACTED SUBGRADE PER GEOTECHNICAL EVALUATION RECOMMENDATION DATED MAY 26, 2023.
2. CONSTRUCT CURB PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 430S-1 ON SHEET C-15.
3. CONSTRUCT 4" THICK SIDEWALK PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 432S-5 ON SHEET C-16.
4. CONSTRUCT PERIMETER FENCING PER ARCHITECTURAL PLANS.
5. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT PLANS.
6. 2% MAX SLOPES IN ALL DIRECTIONS IN ADA PARKING SPACES AND 2% MAX CROSS SLOPE.
7. CONSTRUCT 2-FOOT DEEP, 12-FOOT WIDE, 3:1 SIDE SLOPE MINIMUM SWALE WITH RIP-RAP D_{50}=8", 16" THICK, AS SHOWN.
8. CONSTRUCT 10-FOOT WIDE CURB OPENING.
9. INSTALL 24" DIA. HDPE PVC PIPE. REFER TO SHEET C-10/11 FOR STORM DRAIN PLAN & PROFILE.
10. CONSTRUCT CURB AND GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 430S-2 ON SHEET C-16.
11. CONSTRUCT 3-FOOT WIDE VALLEY GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 436S-2 ON SHEET C-16.
12. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL BOX DETAILS.
13. CONSTRUCT SPLITTER BOX PER DETAILS SHOWN ON SHEET C-13.
14. CONSTRUCT 20-FOOT WIDE CURB OPENING CATCH BASIN.
15. INSTALL STORM DRAIN MANHOLE.
16. CONSTRUCT COMMERICAL DRIVEWAY PER COMMERCIAL DRIVEWAY CULVERT-STYLE DETAIL SHOWN ON SHEET C-17.
17. INSTALL STRAW WATTLE.
18. INSTALL RETAINING WALL FRENCH DRAIN PER DETAIL ON SHEET C-5.

DEMOLITION KEY NOTES:

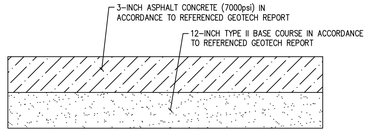
1. REMOVE EXISTING BLOCK WALL, GATE, AND KEYPAD.



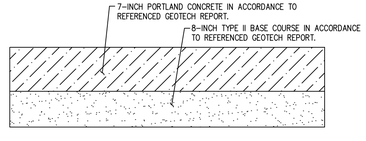
3' WIDE ON-SITE VALLEY GUTTER
NOT TO SCALE



TYPICAL DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



DRIVE AISLE PAVEMENT SECTION I
NOT TO SCALE
(BASE BID)



DRIVE AISLE PAVEMENT SECTION II
NOT TO SCALE
(ALTERNATIVE BID)

GRAPHIC SCALE
25 0 12.5 25 50
(IN FEET)
1 inch = 25 feet

REVISION RECORD		
NO	DATE	DESCRIPTION

SEAN PERROTTO 76888 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

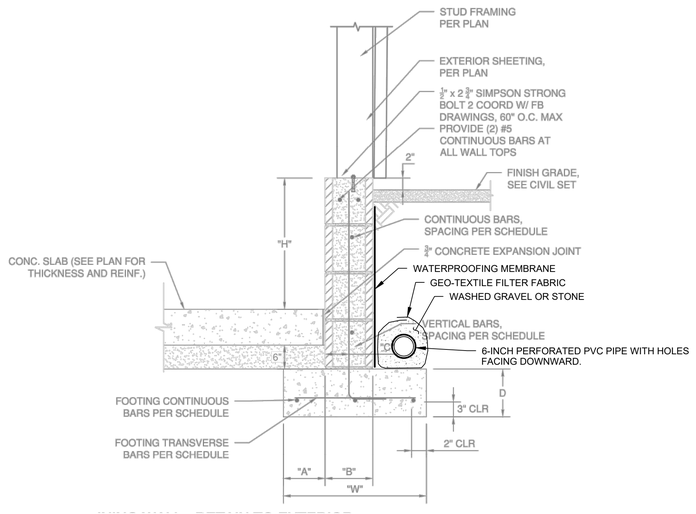
TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR
ROAD, STE 1103 85225
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
211 LAKE HAVASU AVENUE, SUITE 2
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GRADING & DRAINAGE PLAN I

DATE:	JULY 3, 2024
DWG SCALE:	1" = 25'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	23-013
	SDP

DRAWING NO.: **C-4**
SHEET 4 OF 22



FRENCH DRAIN DETAIL

NOT TO SCALE

(REFER TO STRUCTURAL PLANS FOR RET WALL DETAIL)

CONSTRUCTION KEY NOTES:

1. CONSTRUCT 3-INCHES A.C. PAVEMENT OVER 12-INCHES TYPE II AGGREGATE BASE (HEAVY TRUCK ACCESS) OVER 95% COMPACTED SUBGRADE PER GEOTECHNICAL EVALUATION RECOMMENDATION DATED MAY 26, 2023.
2. CONSTRUCT CURB PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 430S-1 ON SHEET C-15.
3. CONSTRUCT 4" THICK SIDEWALK PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 432S-5 ON SHEET C-16.
4. CONSTRUCT PERIMETER FENCING PER ARCHITECTURAL PLANS.
5. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT PLANS.
6. 2% MAX SLOPES IN ALL DIRECTIONS IN ADA PARKING SPACES AND 2% MAX CROSS SLOPE.
7. CONSTRUCT 2-FOOT DEEP, 12-FOOT WIDE, 3:1 SIDE SLOPE MINIMUM SWALE WITH RIP-RAP D_{50}=8", 16" THICK, AS SHOWN.
8. CONSTRUCT 10-FOOT WIDE CURB OPENING.
9. INSTALL 24" DIA. HDPE PVC PIPE. REFER TO SHEET C-10/11 FOR STORM DRAIN PLAN & PROFILE.
10. CONSTRUCT CURB AND GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 430S-2 ON SHEET C-16.
11. CONSTRUCT 3-FOOT WIDE VALLEY GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 436S-2 ON SHEET C-16.
12. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL BOX DETAILS.
13. CONSTRUCT SPLITTER BOX PER DETAILS SHOWN ON SHEET C-13.
14. CONSTRUCT 20-FOOT WIDE CURB OPENING CATCH BASIN.
15. INSTALL STORM DRAIN MANHOLE.
16. CONSTRUCT COMMERICAL DRIVEWAY PER COMMERCIAL DRIVEWAY CULVERT-STYLE DETAIL SHOWN ON SHEET C-17.
17. INSTALL STRAW WATTLE.
18. INSTALL RETAINING WALL FRENCH DRAIN PER DETAIL ON SHEET C-5.

DEMOLITION KEY NOTES:

1. REMOVE EXISTING BLOCK WALL, GATE, AND KEYPAD.

PART OF LOT 5 (2.72 AC.) RICHARD W. LUDWIG & JANET C. LUDWIG (VOL. 13277, PG. 82) (NOT A PART)

PART OF LOT 5 (2.72 AC.) RICHARD W. LUDWIG & JANET C. LUDWIG (VOL. 13277, PG. 82) (NOT A PART)

BUILDING E (FF VARIES)

BUILDING B (FF VARIES)

BUILDING C (FF VARIES)

BUILDING D (FF VARIES)

(PHASE II)

EDGE OF PAVEMENT

REFER TO SHEET C-6

GRAPHIC SCALE

25 0 12.5 25 50

(IN FEET)

1 inch = 25 feet

REVISION RECORD

NO	DESCRIPTION	DATE

TRICO ENGINEERING, LLC
LAKE HAVASU CITY
2136 MCCULLOCH BLVD. STE. 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4663
PHOENIX
2816 N. 44TH STREET
ROAD, STE 110 (3325)
SCOTTSDALE, AZ 85262

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GRADING & DRAINAGE PLAN II

DATE:	JULY 3, 2024
DWG SCALE:	1" = 25'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	22-013
	SDP

DRAWING NO.: C-5

SHEET 5 OF 22

REFER TO SHEET C-5

REFER TO SHEET C-4

BUILDING E
(FF VARIES)

BUILDING C
(FF VARIES)

BUILDING D
(FF VARIES)

BUILDING F
(FF VARIES)

(PHASE II)

SEE SHEET C-14
FOR STORM DRAIN
INLET DETAIL

DETENTION BASIN
VOL. REQ'D = 13,211 CF
VOL. PROV'D = 16,000 CF

WATER QUALITY BASIN
VOL. REQ'D = 43,346 CF
VOL. PROV'D = 44,600 CF

SPLITTER BOX

EDGE OF PAVEMENT

S33°09'22"W 625.61'

S33°09'22"W 507.69'

(25.00 AC.)
JOHN J. SHEFFIELD &
ANNA MARIE SHEFFIELD (VOL. 4371, PG. 1248)
(NOT A PART)

TRACT 2
(10.019 AC.)
ERIE ENTERPRISES INC.
(DOC. #23002969)
(NOT A PART)

TRACT 2
(10.019 AC.)
ERIE ENTERPRISES INC.
(DOC. #23002969)
(NOT A PART)

CONSTRUCTION KEY NOTES:

1. CONSTRUCT 3-INCHES A.C. PAVEMENT OVER 12-INCHES TYPE II AGGREGATE BASE (HEAVY TRUCK ACCESS) OVER 95% COMPACTED SUBGRADE PER GEOTECHNICAL EVALUATION RECOMMENDATION DATED MAY 26, 2023.
2. CONSTRUCT CURB PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 430S-1 ON SHEET C-15.
3. CONSTRUCT 4" THICK SIDEWALK PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 432S-5 ON SHEET C-16.
4. CONSTRUCT PERIMETER FENCING PER ARCHITECTURAL PLANS.
5. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT PLANS.
6. 2% MAX SLOPES IN ALL DIRECTIONS IN ADA PARKING SPACES AND 2% MAX CROSS SLOPE.
7. CONSTRUCT 2-FOOT DEEP, 12-FOOT WIDE, 3:1 SIDE SLOPE MINIMUM SWALE WITH RIP-RAP D_{50}=8", 16" THICK, AS SHOWN.
8. CONSTRUCT 10-FOOT WIDE CURB OPENING.
9. INSTALL 24" DIA. HDPE PVC PIPE. REFER TO SHEET C-10/11 FOR STORM DRAIN PLAN & PROFILE.
10. CONSTRUCT CURB AND GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 430S-2 ON SHEET C-16.
11. CONSTRUCT 3-FOOT WIDE VALLEY GUTTER PER CITY OF AUSTIN AREA UNIFORM STD. DWG. NO. 436S-2 ON SHEET C-16.
12. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL BOX DETAILS.
13. CONSTRUCT SPLITTER BOX PER DETAILS SHOWN ON SHEET C-13.
14. CONSTRUCT 20-FOOT WIDE CURB OPENING CATCH BASIN.
15. INSTALL STORM DRAIN MANHOLE.
16. CONSTRUCT COMMERICAL DRIVEWAY PER COMMERCIAL DRIVEWAY CULVERT-STYLE DETAIL SHOWN ON SHEET C-17.
17. INSTALL STRAW WATTLE.
18. INSTALL RETAINING WALL FRENCH DRAIN PER DETAIL ON SHEET C-5.

DEMOLITION KEY NOTES:

1. REMOVE EXISTING BLOCK WALL, GATE, AND KEYPAD.

GRAPHIC SCALE
25 0 12.5 25 50
(IN FEET)
1 inch = 25 feet

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
76895
LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR, SUITE 1201, PHOENIX, AZ 85004
LAKE HAVASU CITY
211 LAKE HAVASU AVENUE, SUITE 204, LAKE HAVASU CITY, AZ 86403
(928) 208-4663

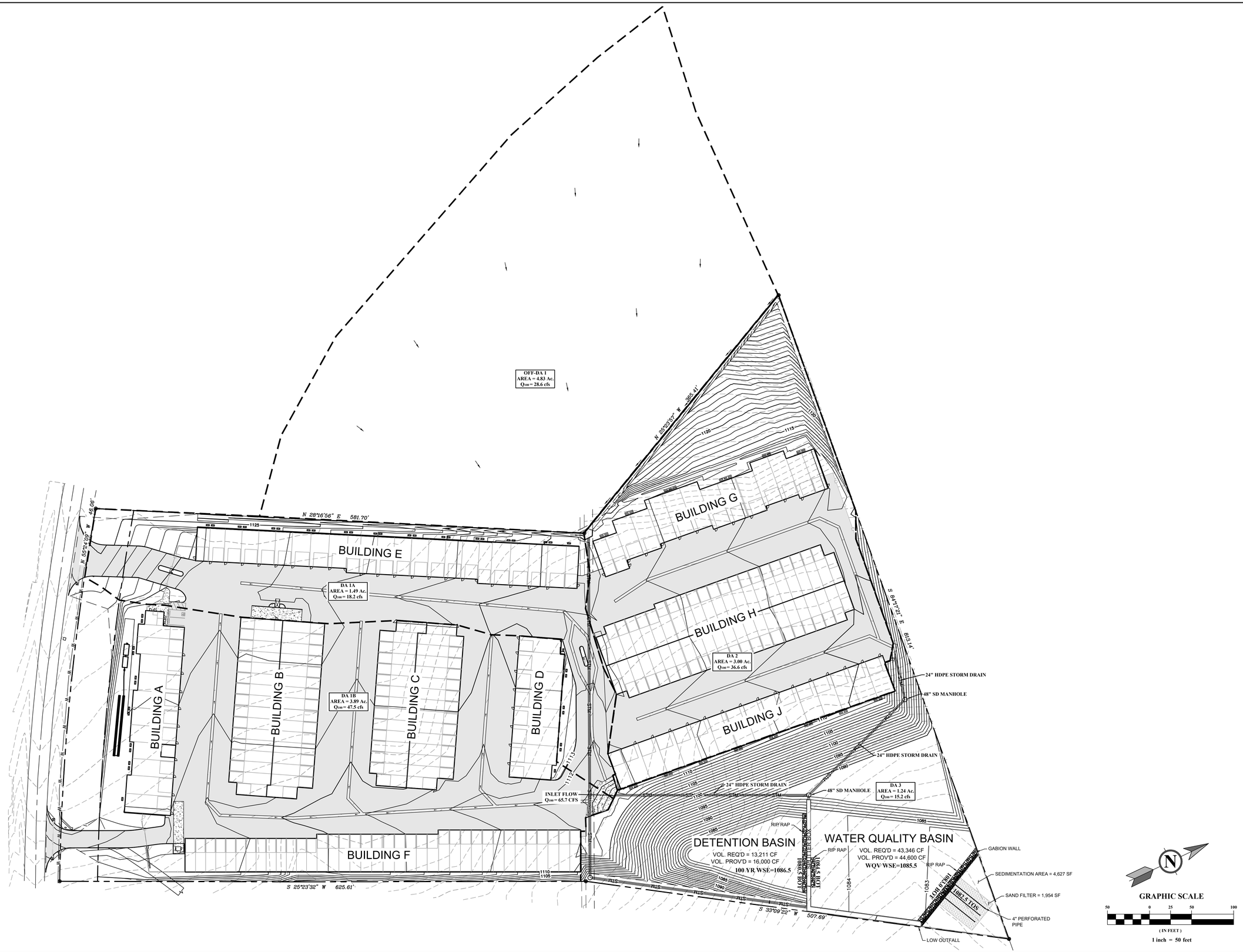
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GRADING & DRAINAGE PLAN III

DATE:	JULY 3, 2024
DRAWN BY:	JWC
DWG SCALE:	1" = 25'
CHECKED BY:	EJP
PROJECT NO:	23-013
APPROVED BY:	SDP

DRAWING NO.:
C-6
SHEET 6 OF 22

C:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker_Hayes County TX\CAD\Improvements\23-013_06_Grading Plan / and Eng\ LS(7/3/2024 - jwcutwell) - LP: 7/3/2024 10:54 AM



REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN FERROTTO
118988
PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC

LAKE HAVASU CITY
2155 MCCULLOCH BLVD. STE. 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

PHOENIX
2830 N. 44TH STREET, 2ND FLOOR
SUITE 1165
SCOTTSDALE, AZ 85262

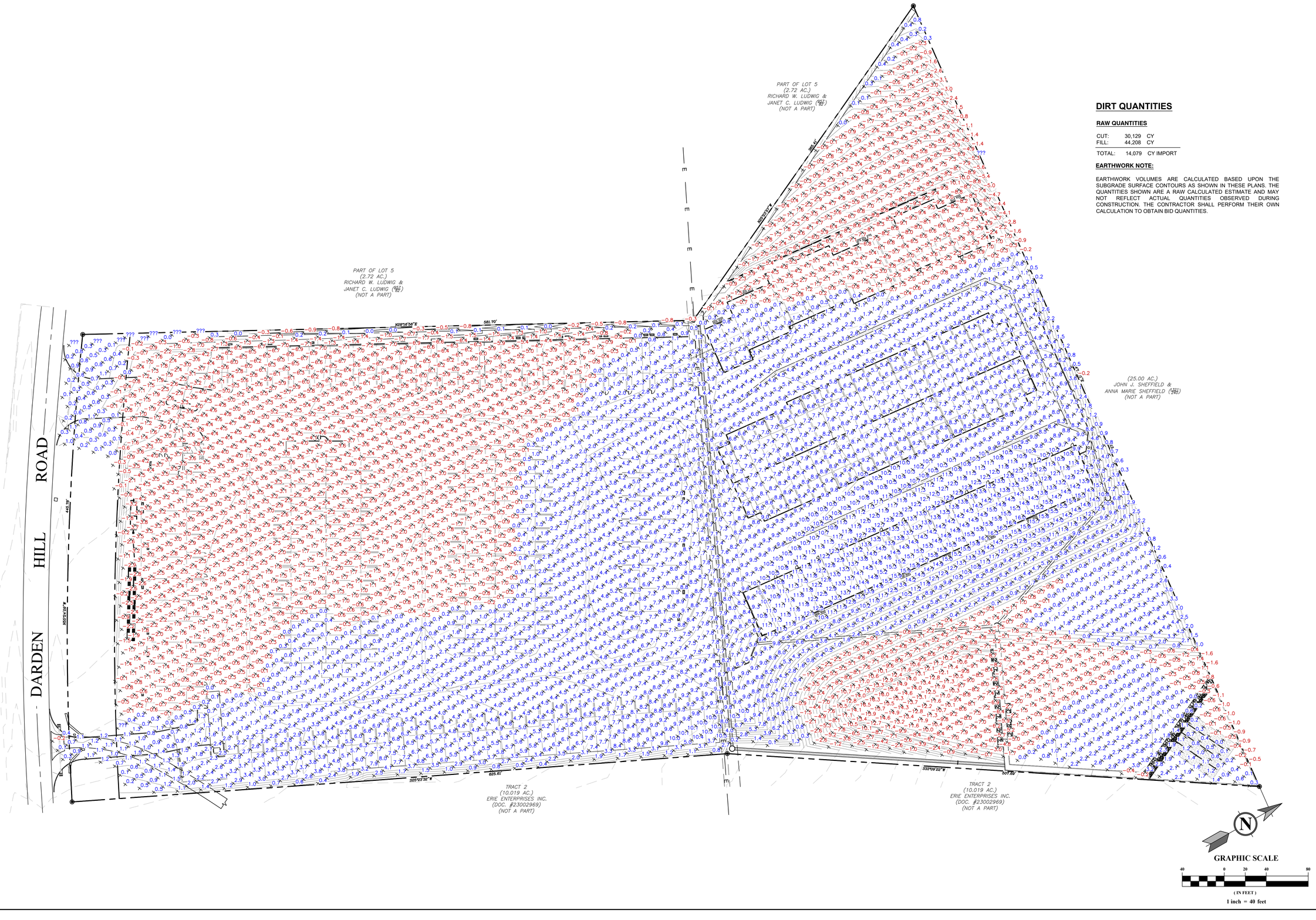
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

PROPOSED DRAINAGE EXHIBIT

DATE:	JULY 3, 2024
DWG SCALE:	1" = 50'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	23-013
	SDP

DRAWING NO.:
C-6A
SHEET 6A OF 22

F:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker Hayes County, NY\CAD\Exhibits\23-013_Site Plan Drainage Exhibit.dwg LS:(7/2/2024 - assements) - LP: 7/3/2024 8:38 AM



DIRT QUANTITIES

RAW QUANTITIES

CUT:	30,129	CY
FILL:	44,208	CY
TOTAL:	14,079	CY IMPORT

EARTHWORK NOTE:

EARTHWORK VOLUMES ARE CALCULATED BASED UPON THE SUBGRADE SURFACE CONTOURS AS SHOWN IN THESE PLANS. THE QUANTITIES SHOWN ARE A RAW CALCULATED ESTIMATE AND MAY NOT REFLECT ACTUAL QUANTITIES OBSERVED DURING CONSTRUCTION. THE CONTRACTOR SHALL PERFORM THEIR OWN CALCULATION TO OBTAIN BID QUANTITIES.

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
136888
LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR, STE 1825
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
2330 MCCULLOCH BLVD. N., STE 234
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX IMPROVEMENT PLANS
10100 DARDEN HILL RD. AUSTIN, TX 78737

EARTHWORK VOLUMES MAP

DATE:	JULY 3, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	23-013
	SDP

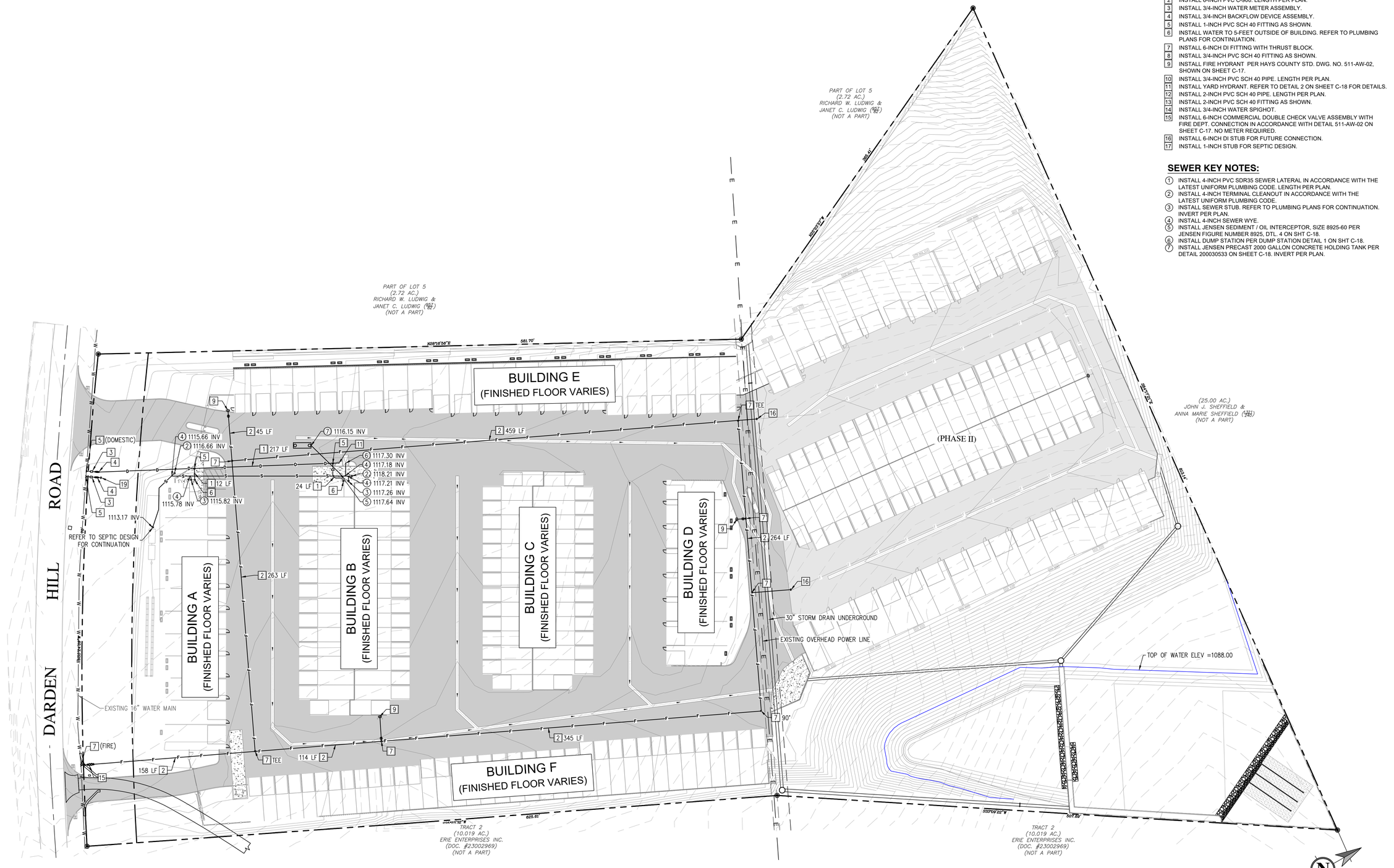
DRAWING NO.:
C-7
SHEET 7 OF 22

WATER KEY NOTES:

1. INSTALL 1-INCH PVC SCH 40 PIPE. LENGTH PER PLAN.
2. INSTALL 6-INCH PVC C-900. LENGTH PER PLAN.
3. INSTALL 3/4-INCH WATER METER ASSEMBLY.
4. INSTALL 3/4-INCH BACKFLOW DEVICE ASSEMBLY.
5. INSTALL 1-INCH PVC SCH 40 FITTING AS SHOWN.
6. INSTALL WATER TO 5-FEET OUTSIDE OF BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
7. INSTALL 6-INCH DI FITTING WITH THRUST BLOCK.
8. INSTALL 3/4-INCH PVC SCH 40 FITTING AS SHOWN.
9. INSTALL FIRE HYDRANT PER HAYS COUNTY STD. DWG. NO. 511-AW-02, SHOWN ON SHEET C-17.
10. INSTALL 3/4-INCH PVC SCH 40 PIPE. LENGTH PER PLAN.
11. INSTALL YARD HYDRANT. REFER TO DETAIL 2 ON SHEET C-18 FOR DETAILS.
12. INSTALL 2-INCH PVC SCH 40 PIPE. LENGTH PER PLAN.
13. INSTALL 2-INCH PVC SCH 40 FITTING AS SHOWN.
14. INSTALL 3/4-INCH WATER SPIGHOT.
15. INSTALL 6-INCH COMMERCIAL DOUBLE CHECK VALVE ASSEMBLY WITH FIRE DEPT. CONNECTION IN ACCORDANCE WITH DETAIL 511-AW-02 ON SHEET C-17. NO METER REQUIRED.
16. INSTALL 6-INCH DI STUB FOR FUTURE CONNECTION.
17. INSTALL 1-INCH STUB FOR SEPTIC DESIGN.

SEWER KEY NOTES:

1. INSTALL 4-INCH PVC SDR35 SEWER LATERAL IN ACCORDANCE WITH THE LATEST UNIFORM PLUMBING CODE. LENGTH PER PLAN.
2. INSTALL 4-INCH TERMINAL CLEANOUT IN ACCORDANCE WITH THE LATEST UNIFORM PLUMBING CODE.
3. INSTALL SEWER STUB. REFER TO PLUMBING PLANS FOR CONTINUATION. INVERT PER PLAN.
4. INSTALL 4-INCH SEWER WYE.
5. INSTALL JENSEN SEDIMENT / OIL INTERCEPTOR, SIZE 8925-60 PER JENSEN FIGURE NUMBER 8925, DTL. 4 ON SHT C-18.
6. INSTALL DUMP STATION PER DUMP STATION DETAIL 1 ON SHT C-18.
7. INSTALL JENSEN PRECAST 2000 GALLON CONCRETE HOLDING TANK PER DETAIL 200030533 ON SHEET C-18. INVERT PER PLAN.



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 feet

REVISION RECORD		
NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
76888
LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, SUITE
ROAD, STE 110 (325)
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
2150 KIOWA AVENUE, SUITE 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4661

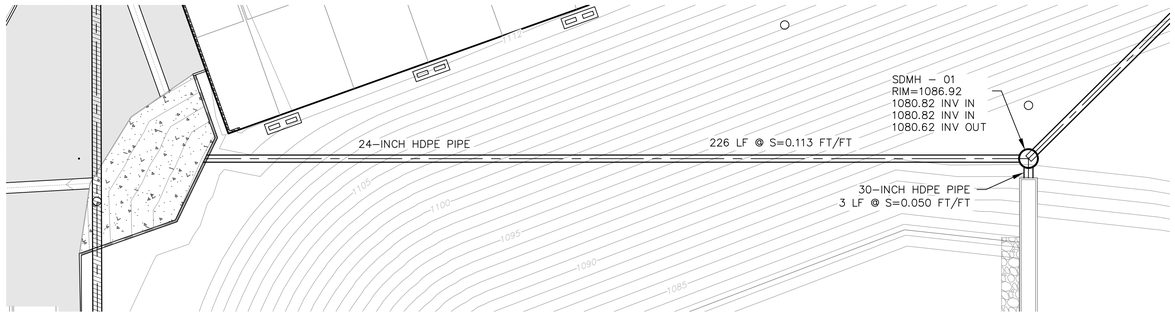
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

UTILITY PLAN

DATE:	JULY 3, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	23-013
APPROVED BY:	SDP
DRAWS BY:	JWC
CHECKED BY:	EJP

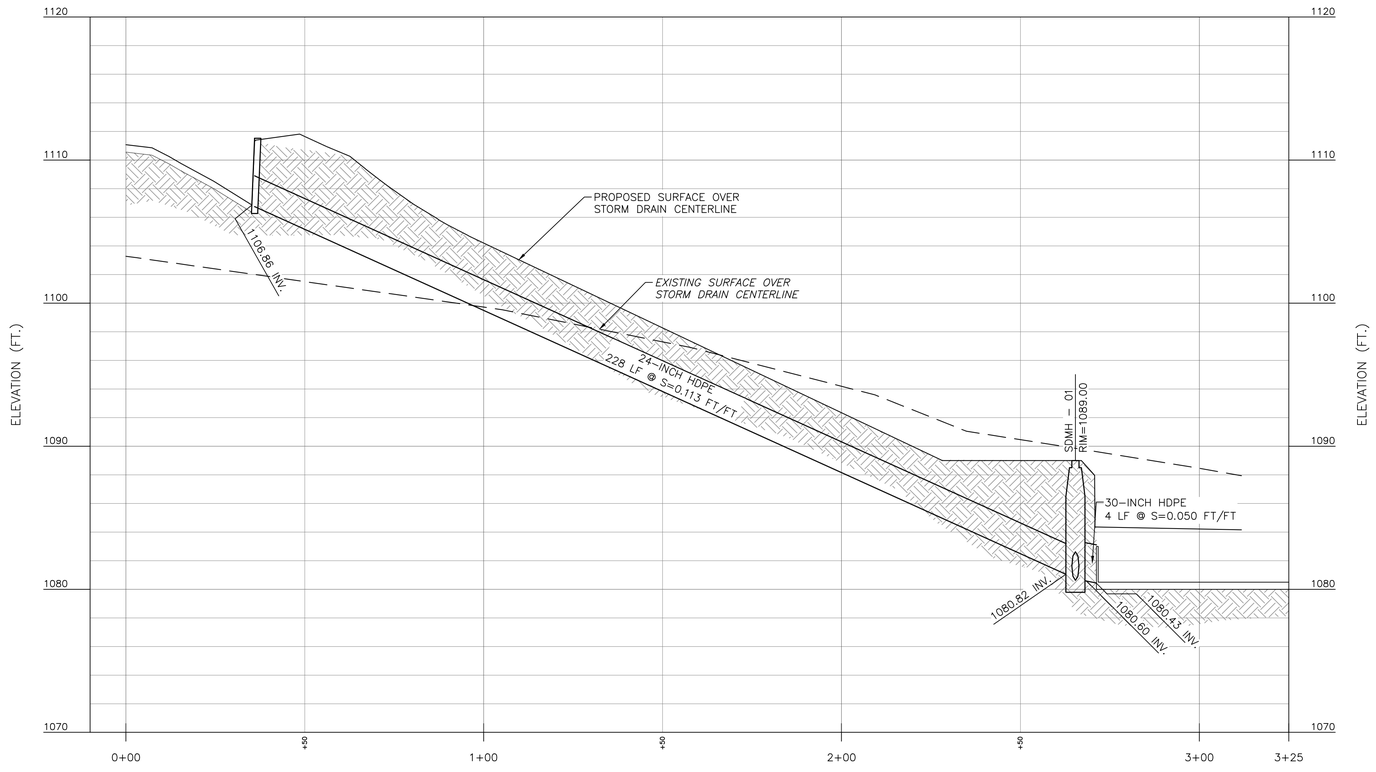
DRAWING NO.: C-8

SHEET 8 OF 22



ON-SITE STORM DRAIN PLAN VIEW

SCALE: 1"=20'



ON-SITE STORM DRAIN PROFILE VIEW

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 feet

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS — SEAN FERROTTO — 136885 — LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC

LAKE HAVASU CITY
2111 HIGHWAY 95, STE. 234
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

PHOENIX
2810 N. 3RD STREET, 1ST FLOOR
ROAD, STE 110 1325
SCOTTSDALE, AZ 85262

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

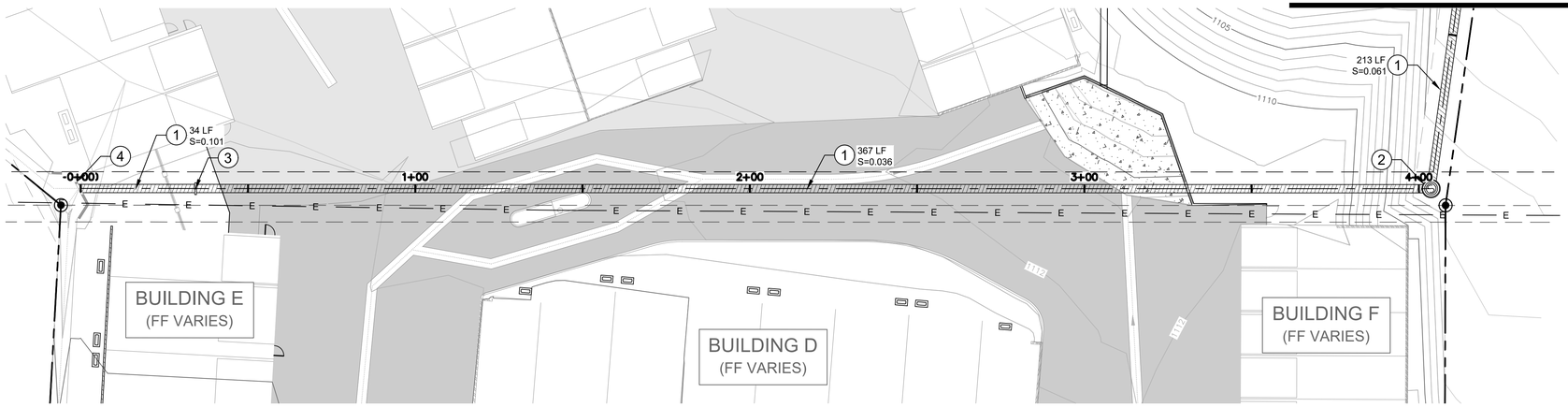
ONSITE STORM DRAIN PLAN & PROFILE

DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	1" = 20'	CHECKED BY:	EJP
PROJECT NO:			22-013
APPROVED BY:			SDP

DRAWING NO.:

C-9

SHEET 9 OF 22

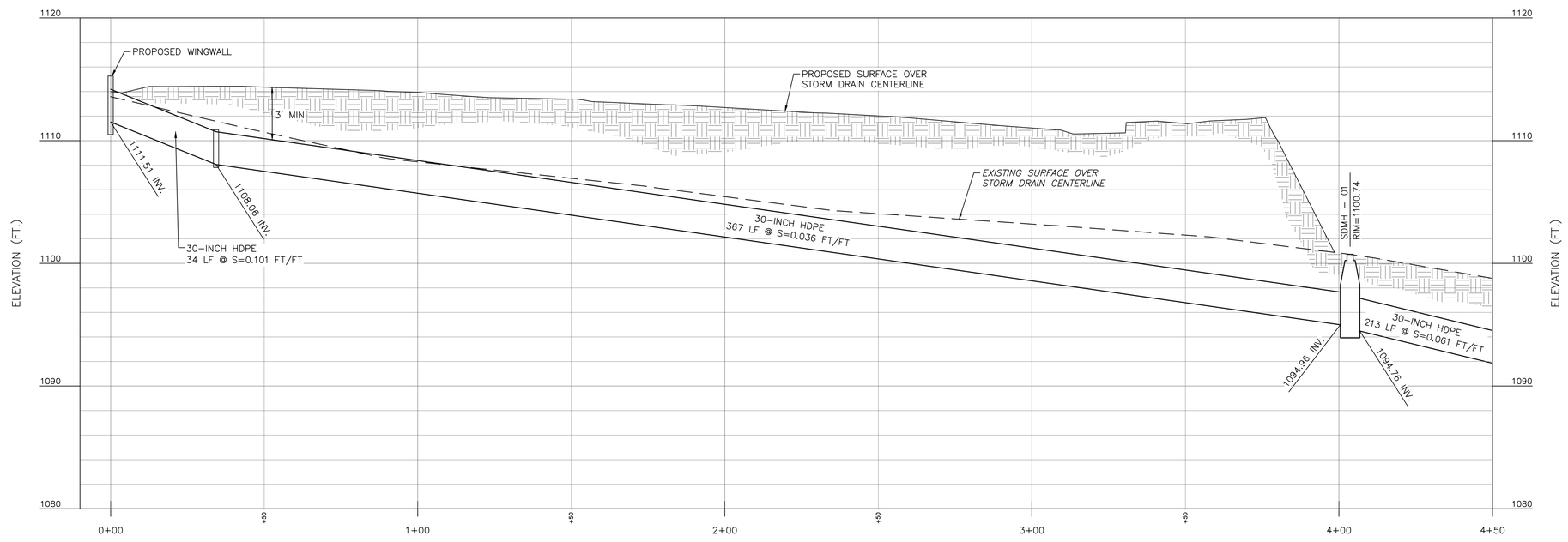


OFFSITE STORM DRAIN - PLAN VIEW

SCALE 1"=20'

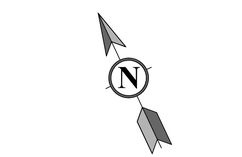
STORM DRAIN KEY NOTES:

1. INSTALL 30-INCH HDPE STORM DRAIN. LENGTH AND SLOPE SHOWN ON PLAN.
2. INSTALL 60-INCH DIAMETER STORM DRAIN MANHOLE PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 506S-11 ON SHEET C-17.
3. INSTALL CONCRETE COLLAR.
4. CONSTRUCT STORM DRAIN INLET PER STORM DRAIN INLET DETAIL ON SHEET C-14



OFFSITE STORM DRAIN - PROFILE VIEW

SCALE H:1"=20'; V:1"=5'



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 feet

REVISION RECORD

NO	DATE	DESCRIPTION

TRICO ENGINEERING, LLC

LAKE HAVASU CITY
2150 MESQUITE AVE., STE. 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

PHOENIX
2630 N. 44TH STREET, 1ST FLOOR
ROAD, STE 130 1325
SCOTTSDALE, AZ 85262

STATE OF TEXAS — SEAN FERROTTO — 136888 — LICENSED PROFESSIONAL ENGINEER

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

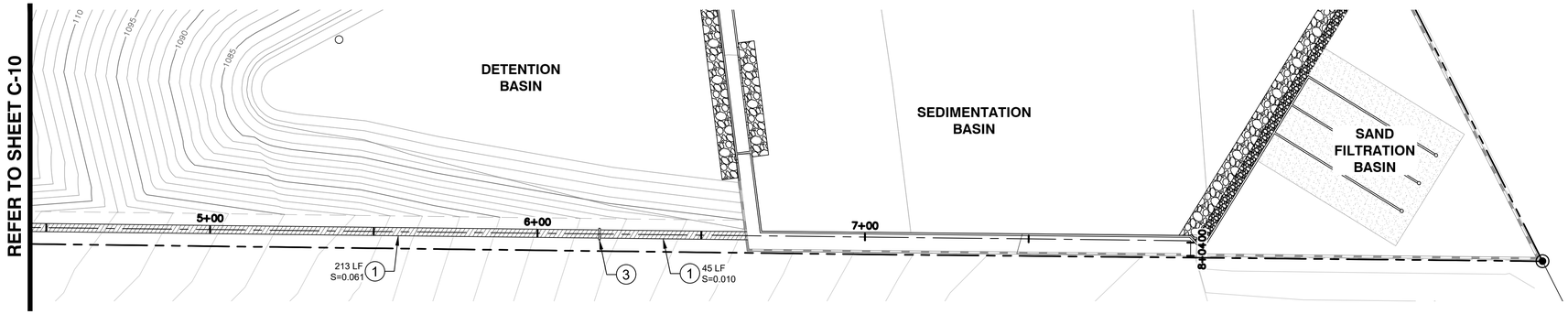
OFFSITE STORM DRAIN PLAN & PROFILE I

DATE:	JULY 3, 2024
DWG SCALE:	1" = 20'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	22-013
	SDP

DRAWING NO.:

C-10

SHEET 10 OF 22

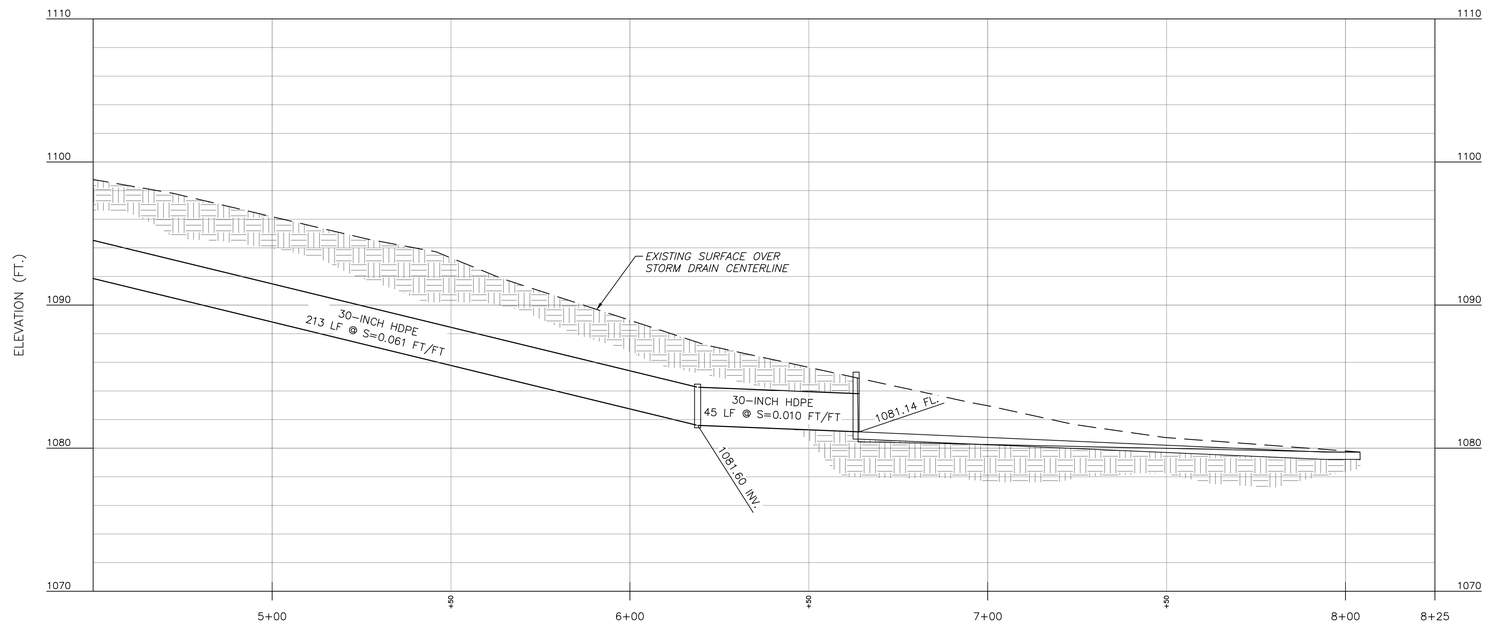


OFFSITE STORM DRAIN - PLAN VIEW

SCALE 1"=20'

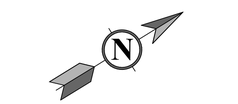
STORM DRAIN KEY NOTES:

1. INSTALL 30-INCH HDPE STORM DRAIN. LENGTH AND SLOPE SHOWN ON PLAN.
2. INSTALL 60-INCH DIAMETER STORM DRAIN MANHOLE PER CITY OF AUSTIN UNIFORM STD. DWG. NO. 506S-11 ON SHEET C-17.
3. INSTALL CONCRETE COLLAR.
4. CONSTRUCT STORM DRAIN INLET PER STORM DRAIN INLET DETAIL ON SHEET C-14



OFFSITE STORM DRAIN - PROFILE VIEW

SCALE H:1"=20'; V:1"=5'



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 feet

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS — SEAN PERROTTO — 76988 — LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
LAKE HAVASU CITY
2150 MCCULLOCH BLVD.
LAKE HAVASU CITY, AZ 86403
(928) 208-4663
PHOENIX
2810 N. 3RD STREET
PHOENIX, AZ 85004
(602) 337-1325
SCOTTSDALE
7150 E. CAMELBACK ROAD, STE 103
SCOTTSDALE, AZ 85251

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

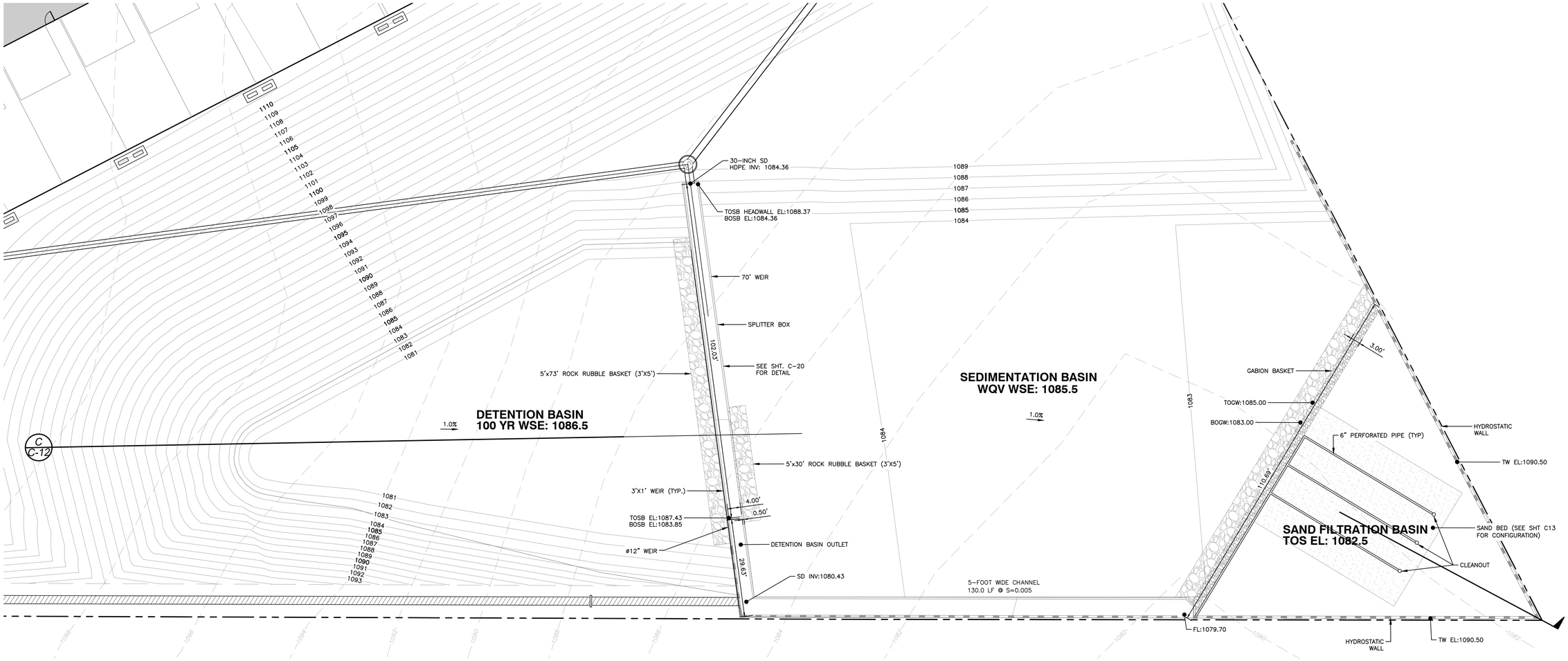
OFFSITE STORM DRAIN PLAN & PROFILE II

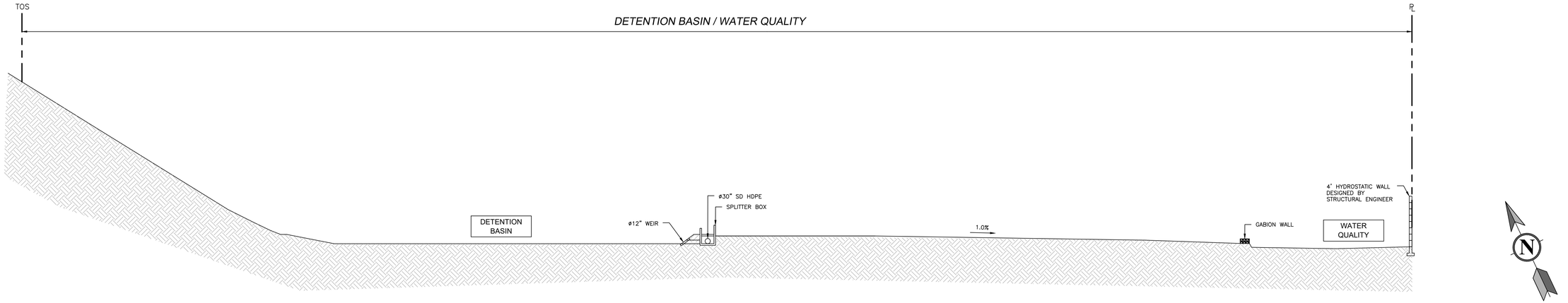
DATE:	JULY 3, 2024
DWG SCALE:	1" = 20'
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	22-013
	SDP

DRAWING NO.:

C-11

SHEET 11 OF 22





C
C-12
CROSS SECTION C
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
76888
LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR
ROAD, STE 1103-1325
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
2330 MCCULLOCH BLVD. N. STE. 234
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

WATER QUALITY PLAN

DATE:	JULY 3, 2024
DWG SCALE:	1" = 5'
PROJECT NO:	23-013
DRAWN BY:	JVC
CHECKED BY:	EJP
APPROVED BY:	SDP

DRAWING NO.:
C-12
SHEET 12 OF 22

F:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker Hayes County TX\CAD\Improvements\23-013_12_Luxelocker Hayes Water Quality.dwg (C)(7/3/2024 - jbeckwell) - LP: 7/3/2024 10:55 AM

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Luxelocker Hays County
Date Prepared: 3/13/2023

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

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

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

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

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

County =	Hays	
Total project area included in plan * =	11.31	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	7.98	acres
Total post-development impervious cover fraction * =	0.71	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	7161	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	9.54	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.98	acres
Post-development impervious fraction within drainage basin/outfall area =	0.84	
$L_{M\ THIS\ BASIN}$ =	7163	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

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

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

A_C =	9.54	acres
A_I =	7.98	acres
A_P =	1.56	acres
L_R =	8131	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 7161 lbs.

F = 0.88

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

Rainfall Depth =	1.50	inches
Post Development Runoff Coefficient =	0.68	
On-site Water Quality Volume =	35169	cubic feet

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

Off-site area draining to BMP =	4.83	acres
Off-site Impervious cover draining to BMP =	0.07	acres
Impervious fraction of off-site area =	0.01	
Off-site Runoff Coefficient =	0.04	
Off-site Water Quality Volume =	952	cubic feet
Storage for Sediment =	7224	
Total Capture Volume (required water quality volume(s) x 1.20) =	43346	cubic feet

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

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

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	NA	square feet	
	NA	acres	

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

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

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

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	43346	cubic feet	
Minimum filter basin area =	1954	square feet	
Maximum sedimentation basin area =	17585	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	4396	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	43346	cubic feet	
Minimum filter basin area =	3517	square feet	
Maximum sedimentation basin area =	14068	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	879	square feet	For maximum water depth of 8 feet

Summary of Computed Runoff Coefficients

Computed Runoff Coefficient - $C_{comp} = \frac{(C_{IMP} \times A_{IMP}) + (C_{PAV} \times A_{PAV}) + (C_{PER} \times A_{PER})}{A_{TOT}}$

Where: C_{IMP} = Impervious Runoff Coefficient =	0.90	
C_{PER} = Pervious Runoff Coefficient =	0.50	
$A_{IMP\ (PRE)}$ = Impervious Area (Pre-Developed) =	0.00	Acres
$A_{PERV\ (PRE)}$ = Pervious Area (Pre-Developed) =	11.31	Acres
$A_{IMP\ (POST)}$ = Impervious Area (Post-Developed) =	7.98	Acres
$A_{PERV\ (POST)}$ = Pervious Area (Post-Developed) =	3.33	Acres
A_{TOT} = Total Area =	11.31	Acres
$C_{comp(PRE)}$ =	**0.500**	
$C_{comp(POST)}$ =	**0.782**	

Summary of Computed Offsite Runoff Coefficient for Rural Watershed (TXDOT Table 4-11)

Computed Offsite Runoff Coefficient - $C_{OFF} = C_r + C_i + C_v + C_s$

Where: C_r = Relief Coefficient =	0.17
C_i = Slope Infiltration Coefficient =	0.07
C_v = Vegetal Cover Coefficient =	0.07
C_s = Surface Storage Coefficient =	0.07
C_{Off} = Offsites Runoff Coefficient =	**0.38**
C_{Off} =	**0.380**

Summary of Onsite Peak Discharges

Rational Method - Q = C x i x A

Where: C_{OFF} = Runoff Coefficient =	0.50
C_{post} = Runoff Coefficient =	0.78
i = Rainfall Intensity (2-year) =	6.31
i = Rainfall Intensity (10-year) =	9.66
i = Rainfall Intensity (25-year) =	11.90
i = Rainfall Intensity (100-year) =	15.60
A = Area in acres	

DESIGN POINT	DRAINAGE AREA (AC)	PRE-DEVELOPED PEAK FLOW (cfs) 2-YR	10-YR	25-YR	100-YR	POST-DEVELOPED PEAK FLOW (cfs) 2-YR	10-YR	25-YR	100-YR
1A	1.49	4.70	7.20	8.87	11.62	7.36	11.26	13.87	18.18
1B	3.89	12.28	18.80	23.16	30.36	19.21	29.42	36.24	47.50
2	4.24	13.39	20.50	25.26	33.11	20.95	32.08	39.51	51.80
BASIN 1 TOTAL	**9.63**	**30.38**	**46.50**	**57.29**	**75.10**	**47.52**	**72.75**	**89.62**	**117.49**

Summary of Offsite Peak Discharges

Rational Method - Q = C x i x A

Where: C_{OFF} = Runoff Coefficient =	0.38
i = Rainfall Intensity (2-year) =	6.31
i = Rainfall Intensity (10-year) =	9.66
i = Rainfall Intensity (25-year) =	11.90
i = Rainfall Intensity (100-year) =	15.60
A = Area in acres	

DESIGN POINT	DRAINAGE AREA (AC)	PRE-DEVELOPED PEAK FLOW (cfs) 2-YR	10-YR	25-YR	100-YR	POST-DEVELOPED PEAK FLOW (cfs) 2-YR	10-YR	25-YR	100-YR

Channel Analysis: Ribbon Gutter Area 1A - Near pole

Notes:

Input Parameters

Channel Type: Custom Cross Section

Cross Section Data

Elevation (ft)	Elevation (ft)	Manning's n
0.00	1.00	0.0130
5.00	1.00	0.0130
5.10	0.50	0.0130
13.00	0.34	0.0130
20.90	0.50	0.0130
21.00	1.00	0.0130
26.00	1.00	------

Longitudinal Slope: 0.0120 ft/ft
Flow: 18.1800 cfs

Result Parameters

Depth: 0.3204 ft
Area of Flow: 3.8038 ft^2
Wetted Perimeter: 16.1304 ft
Hydraulic Radius: 0.2358 ft
Average Velocity: 4.7795 ft/s
Top Width: 15.8642 ft
Froude Number: 1.7201
Critical Depth: 0.4250 ft
Critical Velocity: 3.3263 ft/s
Critical Slope: 0.0036 ft/ft
Critical Top Width: 15.91 ft
Calculated Max Shear Stress: 0.2399 lb/ft^2
Calculated Avg Shear Stress: 0.1766 lb/ft^2
Composite Manning's n Equation: Lotter method
Manning's n: 0.0130

Weir Analysis: 12"x36" Weir - 8 Each

Notes:

Input Parameters

Weir Type: Rectangular
Coefficient: 3.0000
Length: 24.0000 ft
Flow: 72.7500 cfs

Result Parameters

Head: 1.0069 ft

Channel Analysis: Ribbon Gutter Area 1A

Notes:

Input Parameters

Channel Type: Triangular
Side Slope 1 (Z1): 40.0000 ft/ft
Side Slope 2 (Z2): 40.0000 ft/ft
Longitudinal Slope: 0.0120 ft/ft
Manning's n: 0.0150
Flow: 18.1800 cfs

Result Parameters

Depth: 0.3619 ft
Area of Flow: 5.2379 ft^2
Wetted Perimeter: 28.9583 ft
Hydraulic Radius: 0.1809 ft
Average Velocity: 3.4709 ft/s
Top Width: 28.9492 ft
Froude Number: 1.4380
Critical Depth: 0.4185 ft
Critical Velocity: 2.5956 ft/s
Critical Slope: 0.0055 ft/ft
Critical Top Width: 33.48 ft
Calculated Max Shear Stress: 0.2710 lb/ft^2
Calculated Avg Shear Stress: 0.1354 lb/ft^2

Channel Analysis: Ribbon Gutter Area 1B

Notes:

Input Parameters

Channel Type: Triangular
Side Slope 1 (Z1): 40.0000 ft/ft
Side Slope 2 (Z2): 40.0000 ft/ft
Longitudinal Slope: 0.0120 ft/ft
Manning's n: 0.0150
Flow: 47.5000 cfs

Result Parameters

Depth: 0.5188 ft
Area of Flow: 10.7641 ft^2
Wetted Perimeter: 41.5131 ft
Hydraulic Radius: 0.2593 ft
Average Velocity: 4.4128 ft/s
Top Width: 41.5002 ft
Froude Number: 1.5269
Critical Depth: 0.6145 ft
Critical Velocity: 3.1453 ft/s
Critical Slope: 0.0049 ft/ft
Critical Top Width: 49.16 ft
Calculated Max Shear Stress: 0.3884 lb/ft^2
Calculated Avg Shear Stress: 0.1942 lb/ft^2

Channel Analysis: On-Site Storm Drain - 24" HDPE

Notes:

Input Parameters

Channel Type: Circular
Pipe Diameter: 2.0000 ft
Longitudinal Slope: 0.1000 ft/ft
Manning's n: 0.0130
Flow: 36.6000 cfs

Result Parameters

Depth: 1.0137 ft
Area of Flow: 1.5981 ft^2
Wetted Perimeter: 3.1689 ft
Hydraulic Radius: 0.5043 ft
Average Velocity: 22.9023 ft/s
Top Width: 1.9998 ft
Froude Number: 4.5149
Critical Depth: 1.9326 ft
Critical Velocity: 11.7725 ft/s
Critical Slope: 0.0229 ft/ft
Critical Top Width: 0.72 ft
Calculated Max Shear Stress: 6.3252 lb/ft^2
Calculated Avg Shear Stress: 3.1469 lb/ft^2

Channel Analysis: On-Site Storm Drain I - 24" HDPE

Notes:

Input Parameters

Channel Type: Circular
Pipe Diameter: 2.0000 ft
Longitudinal Slope: 0.1130 ft/ft
Manning's n: 0.0130
Flow: 65.7000 cfs

Result Parameters

Depth: 1.4347 ft
Area of Flow: 2.4119 ft^2
Wetted Perimeter: 4.0409 ft
Hydraulic Radius: 0.5969 ft
Average Velocity: 27.2399 ft/s
Top Width: 1.8012 ft
Froude Number: 4.1484
Critical Depth: 1.9933 ft
Critical Velocity: 20.9199 ft/s
Critical Slope: 0.0803 ft/ft
Critical Top Width: 0.23 ft
Calculated Max Shear Stress: 10.1161 lb/ft^2
Calculated Avg Shear Stress: 4.2087 lb/ft^2

Channel Analysis: 0.5% Splitter Box-10Yr

Notes:

Input Parameters

Channel Type: Rectangular
Channel Width: 4.0000 ft
Longitudinal Slope: 0.0050 ft/ft
Manning's n: 0.0130
Flow: 72.7500 cfs

Result Parameters

Depth: 2.1859 ft
Area of Flow: 8.7435 ft^2
Wetted Perimeter: 8.3717 ft
Hydraulic Radius: 1.0444 ft
Average Velocity: 8.3205 ft/s
Top Width: 4.0000 ft
Froude Number: 0.9918
Critical Depth: 2.1739 ft
Critical Velocity: 8.3665 ft/s
Critical Slope: 0.0051 ft/ft
Critical Top Width: 4.00 ft
Calculated Max Shear Stress: 0.6820 lb/ft^2
Calculated Avg Shear Stress: 0.3259 lb/ft^2

Channel Analysis: 0.5% Splitter Box-100Yr

Notes:

Input Parameters

Channel Type: Rectangular
Channel Width: 4.0000 ft
Longitudinal Slope: 0.0050 ft/ft
Manning's n: 0.0130
Flow: 117.4900 cfs

Result Parameters

Depth: 3.1714 ft
Area of Flow: 12.6857 ft^2
Wetted Perimeter: 10.3429 ft
Hydraulic Radius: 1.2265 ft
Average Velocity: 9.2616 ft/s
Top Width: 4.0000 ft
Froude Number: 0.9165
Critical Depth: 2.9923 ft
Critical Velocity: 9.8159 ft/s
Critical Slope: 0.0058 ft/ft
Critical Top Width: 4.00 ft
Calculated Max Shear Stress: 0.9895 lb/ft^2
Calculated Avg Shear Stress: 0.3827 lb/ft^2

Channel Analysis: Splitter Outlet - 48" HDPE

Notes:

Input Parameters

Channel Type: Circular
Pipe Diameter: 4.0000 ft
Longitudinal Slope: 0.0050 ft/ft
Manning's n: 0.0130
Flow: 96.7000 cfs

Result Parameters

Depth: 3.1185 ft
Area of Flow: 10.5117 ft^2
Wetted Perimeter: 8.6572 ft
Hydraulic Radius: 1.2142 ft
Average Velocity: 9.1992 ft/s
Top Width: 3.3159 ft
Froude Number: 0.9105
Critical Depth: 2.9805 ft
Critical Velocity: 9.6298 ft/s
Critical Slope: 0.0055 ft/ft
Critical Top Width: 3.49 ft
Calculated Max Shear Stress: 0.9730 lb/ft^2
Calculated Avg Shear Stress: 0.3788 lb/ft^2

Channel Analysis: Off-Site Storm Drain - 30" HDPE

Notes:

Input Parameters

Channel Type: Circular
Pipe Diameter: 2.5000 ft
Longitudinal Slope: 0.0100 ft/ft
Manning's n: 0.0130
Flow: 28.6300 cfs

Result Parameters

Depth: 1.5383 ft
Area of Flow: 3.1686 ft^2
Wetted Perimeter: 4.5087 ft
Hydraulic Radius: 0.7028 ft
Average Velocity: 9.0356 ft/s
Top Width: 2.4326 ft
Froude Number: 1.3952
Critical Depth: 1.8237 ft
Critical Velocity: 7.4623 ft/s
Critical Slope: 0.0063 ft/ft
Critical Top Width: 2.22 ft
Calculated Max Shear Stress: 0.9599 lb/ft^2
Calculated Avg Shear Stress: 0.4385 lb/ft^2

Channel Analysis: Splitter Outlet U-Channel - 5Ft Wide

Notes:

Input Parameters

Channel Type: Rectangular
Channel Width: 5.0000 ft
Longitudinal Slope: 0.0050 ft/ft
Manning's n: 0.0130
Flow: 146.1200 cfs

Result Parameters

Depth: 2.9541 ft
Area of Flow: 14.7705 ft^2
Wetted Perimeter: 10.9082 ft
Hydraulic Radius: 1.3541 ft
Average Velocity: 9.8927 ft/s
Top Width: 5.0000 ft
Froude Number: 1.0143
Critical Depth: 2.9822 ft
Critical Velocity: 9.7994 ft/s
Critical Slope: 0.0049 ft/ft
Critical Top Width: 5.00 ft
Calculated Max Shear Stress: 0.9217 lb/ft^2
Calculated Avg Shear Stress: 0.4225 lb/ft^2

REVISION RECORD

NO	DATE	DESCRIPTION

SEAN PERROTTO 136886 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

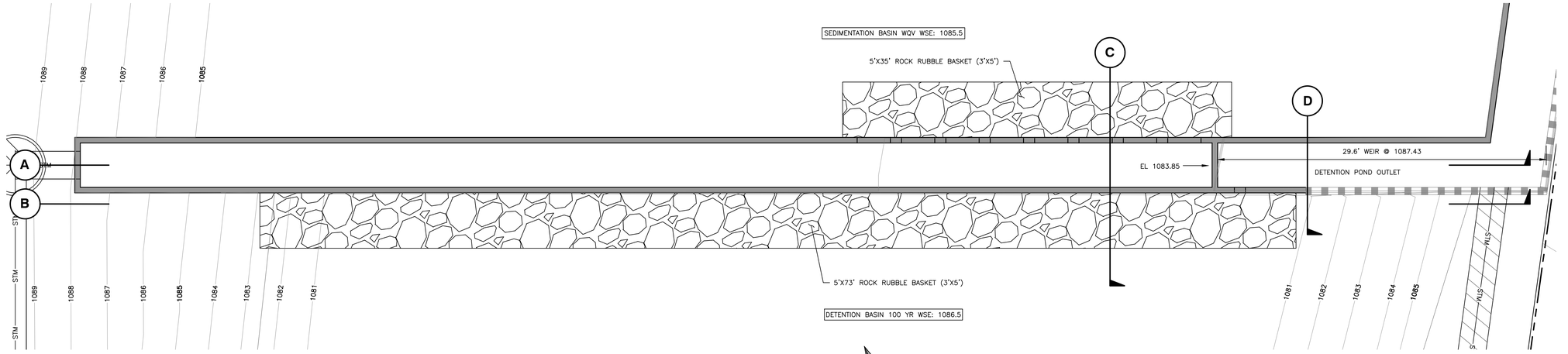
TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR, SUITE 1103-1325
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
2121 SWANSON AVENUE, SUITE 201
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

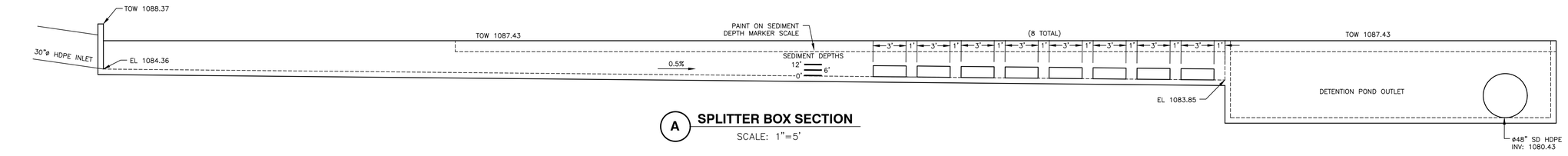
WATER QUALITY CALCULATIONS

DATE:	JULY 3, 2024
DWG SCALE:	N/A
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	22-013
	SDP

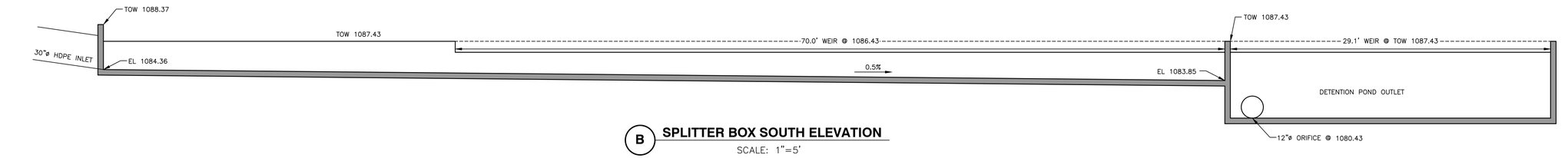
DRAWING NO.: C-12A
SHEET 12A OF 22



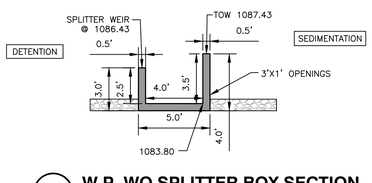
SPLITTER BOX PLAN VIEW
SCALE: 1"=5'



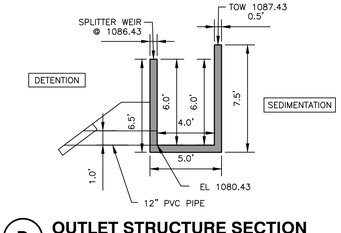
A SPLITTER BOX SECTION
SCALE: 1"=5'



B SPLITTER BOX SOUTH ELEVATION
SCALE: 1"=5'



C W.P. WQ SPLITTER BOX SECTION
SCALE: 1"=5'



D OUTLET STRUCTURE SECTION
SCALE: 1"=5'

GRAPHIC SCALE

5 0 2.5 5 10

(IN FEET)

1 inch = 5 feet

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS SEAN PERROTTO 136888 LICENSED PROFESSIONAL ENGINEER

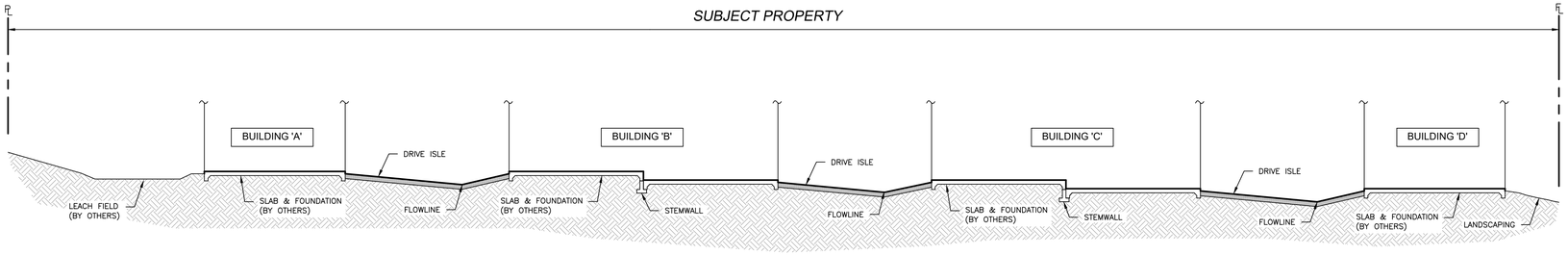
TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, SUITE 1325
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
211 MESQUITE AVENUE, SUITE 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

SPLITTER BOX DETAIL

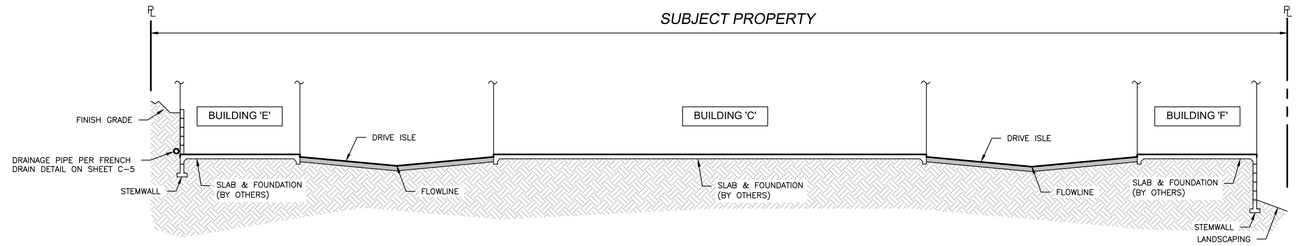
DATE:	JULY 3, 2024
DRAWN BY:	JWC
DWG SCALE:	1" = 5'
CHECKED BY:	EJP
PROJECT NO:	23-013
APPROVED BY:	SDP

DRAWING NO.:
C-13
SHEET 13 OF 22



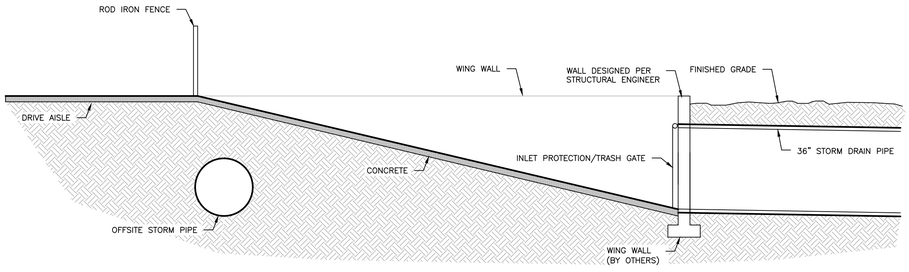
A C-3 *CROSS SECTION A*

NOT TO SCALE

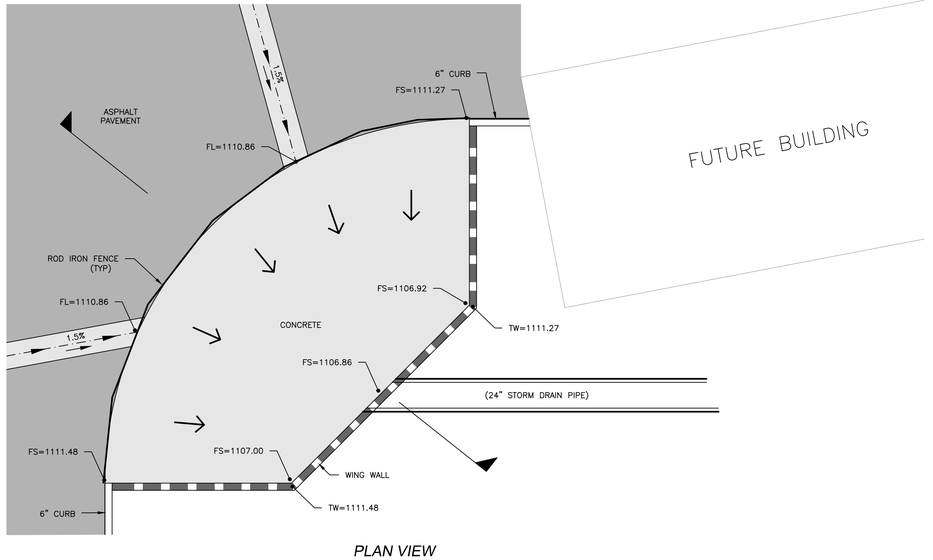


B C-3 *CROSS SECTION B*

NOT TO SCALE



SECTION



PLAN VIEW

C C-6 *STORM DRAIN INLET DETAIL*

NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS SEAN FERROTTO 136885 LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC

PHOENIX
2848 N. 44TH STREET, 85008
ROAD, STE 103-1325
SCOTTSDALE, AZ 85262

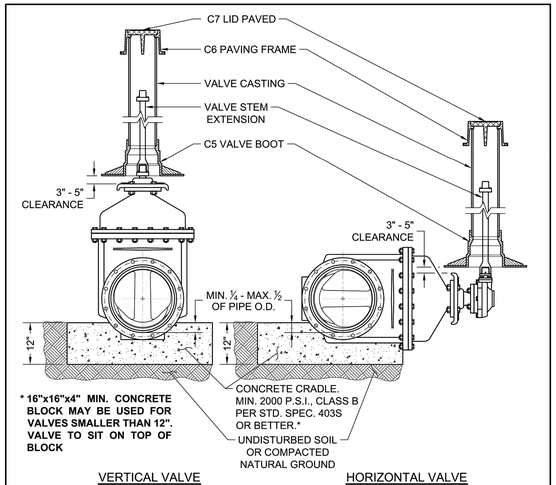
LAKE HAVASU CITY
211 HAVASU LAKE ROAD, STE 204
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

CROSS SECTIONS

DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	N.T.S.	CHECKED BY:	EJP
PROJECT NO:		TRICO NO.	22-013
APPROVED BY:			SDP

DRAWING NO.:
C-14
SHEET 14 OF 22



*** 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

VERTICAL VALVE

HORIZONTAL VALVE

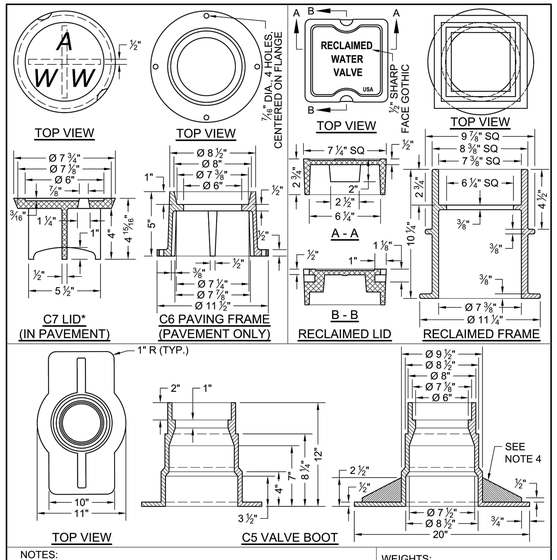
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 1 OF 4



NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

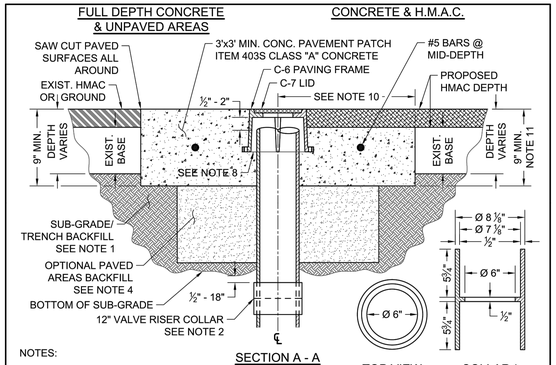
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½" 2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 2 OF 4

FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.

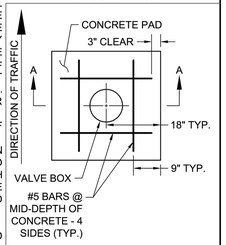


SECTION A - A

TOP VIEW COLLAR *

12" VALVE RISER COLLAR

* 12" COLLAR: 39 LBS



PLAN VIEW

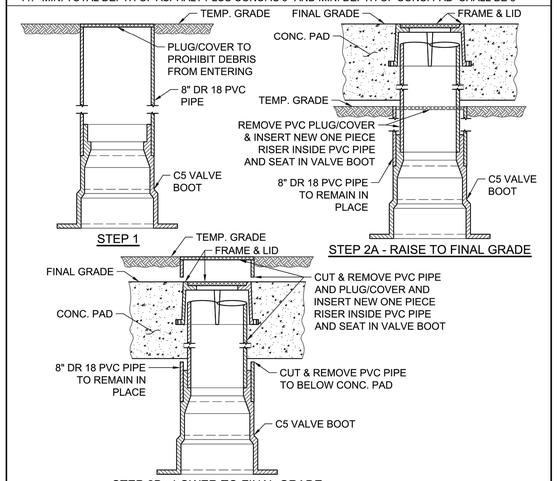
NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 3 OF 4

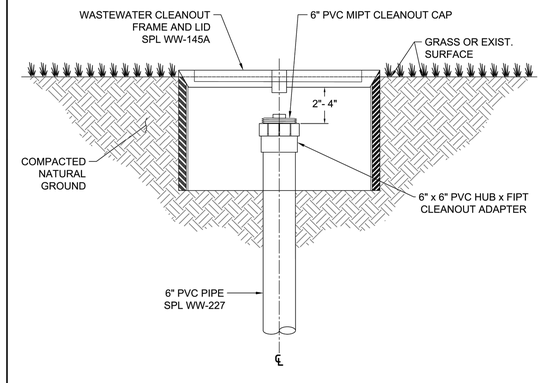
NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 4 OF 4

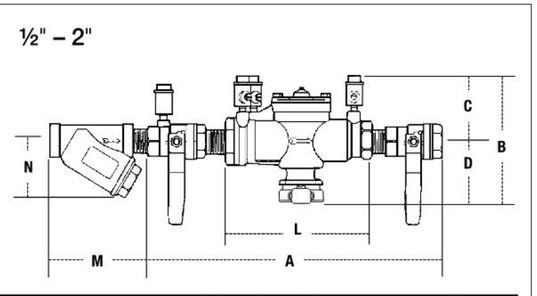


NOTE:

1. WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

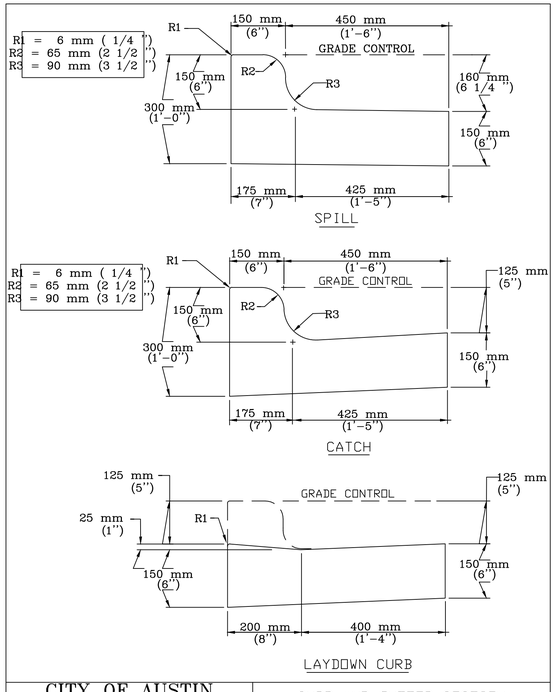
CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE *08/16/2019* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-03 1 OF 1

½" – 2"



MODEL	DIMENSIONS (APPROX.)										STRAINER DIMENSIONS				WEIGHT	
	A		B		C		D		L		M		N			
in.	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lb	kg
1/4	10	250	4⅝	117	3⅜	86	1¼	32	5½	140	2⅜	60	2½	64	5	2
⅜	10	250	4⅝	117	3⅜	86	1¼	32	5½	140	2⅜	60	2½	64	5	2
1/2	10	250	5⅞	149	3⅜	86	2½	64	5½	140	2¾	70	2¼	57	5	2
3/4	10¾	273	6¼	159	3½	89	2¾	70	6¾	171	3 3/16	81	2¾	70	6	3
1	14½	368	6¼	159	3	76	3¼	83	9½	241	3¾	95	3	76	12	5
1¼	17⅜	441	6¾	169	3½	89	3¼	83	11⅜	289	4 7/16	113	3½	89	15	6
1½	17⅞	454	6¾	169	3½	89	3¼	83	11⅛	283	4⅞	124	4	102	16	7
2	21⅜	543	8¾	222	4½	114	4¼	108	13½	343	5 15/16	151	5	127	30	13

2 C-15 **BACKFLOW DEVICE**
SCALE: NONE



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY LINO RIVERA *9/29/99* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1

REVISION RECORD

NO	DATE	DESCRIPTION

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR, STE 1203
PHOENIX, AZ 85004
(602) 264-6831
LAKE HAVASU CITY
211 LAKE HAVASU AVENUE, SUITE 2
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

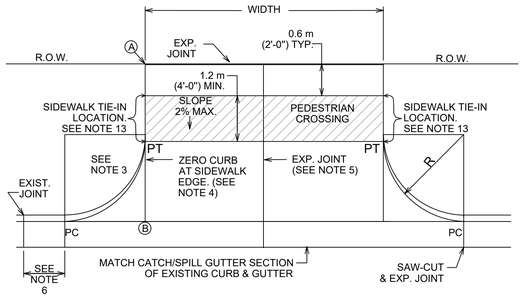
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GENERAL DETAILS I

DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	N.T.S.	CHECKED BY:	EJP
PROJECT NO:			23-013
APPROVED BY:			SDP

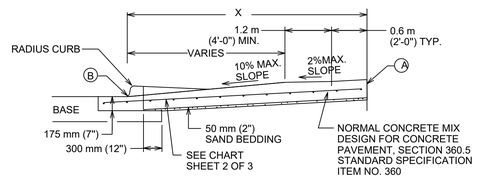
DRAWING NO.: C-15

SHEET 15 OF 22



PLAN

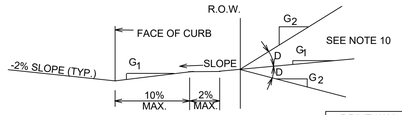
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT(A)ABOVE POINT(B)IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN	*02/24/10* 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



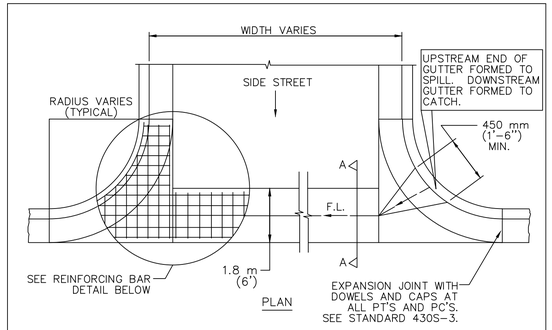
ALLOWABLE GRADES

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

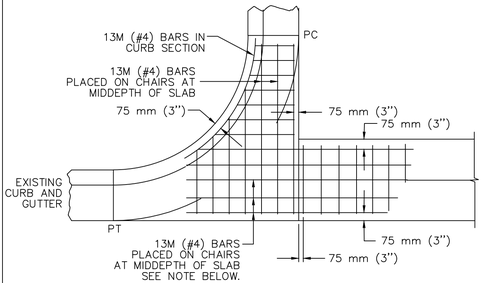
NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL. SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN	*02/24/10* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



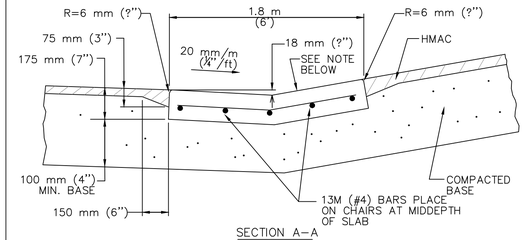
PLAN



REINFORCING BAR DETAIL

NOTE:
ALTERNATE 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB TO BE CONTINUOUS ACROSS EXPANSION JOINT. BREAK BOND 150 mm (6") ON EACH SIDE OF EXPANSION JOINT.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CONCRETE VALLEY GUTTER	
RECORD COPY SIGNED BY BILL GARDNER	06/12/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 436S-2 1 OF 2



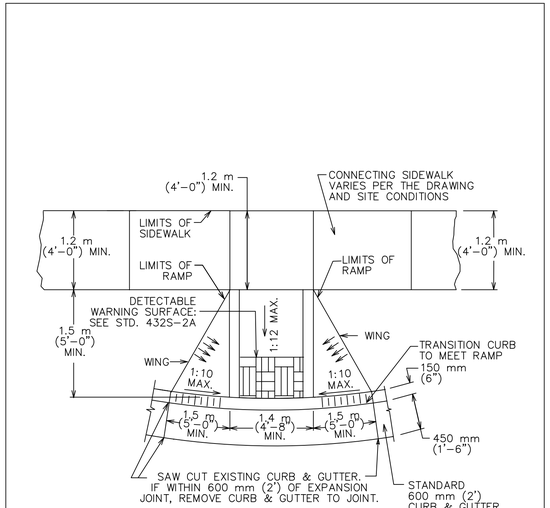
SECTION A–A

NOTE:
ADJUST SLOPE FROM 20 mm/m (?"/ft) MINIMUM TO THE SLOPE OF THE SIDE STREET.

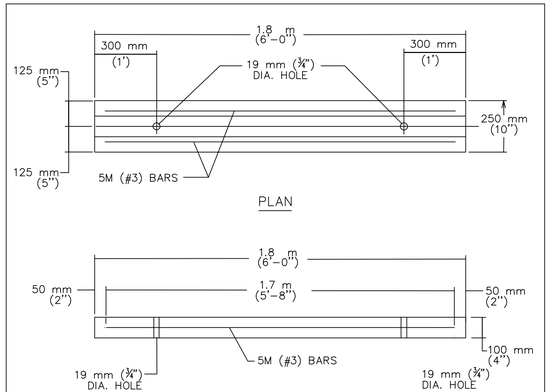
NOTES:

1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. CONCRETE FOR THE VALLEY GUTTER SHALL BE CLASS A, ITEM 403S, "CONCRETE FOR STRUCTURES".
3. MONOLITHIC CURB AND GUTTER SHALL BE MEASURED BY PLAN QUANTITY PER SQUARE FEET AND PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING P.C. AND 0.5% MINIMUM HIGHER THAN THE OPPOSING MID POINT.
5. ALLOWABLE CONSTRUCTION JOINT AT THE CENTER LINE WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CONCRETE VALLEY GUTTER	
RECORD COPY SIGNED BY BILL GARDNER	06/12/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 436S-2 2 OF 2

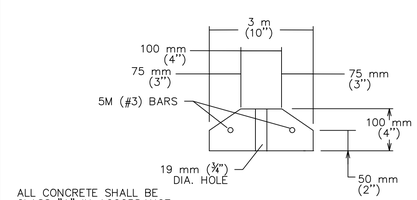


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE 1 SIDEWALK CURB RAMP	
RECORD COPY SIGNED BY BILL GARDNER	9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-5



PLAN

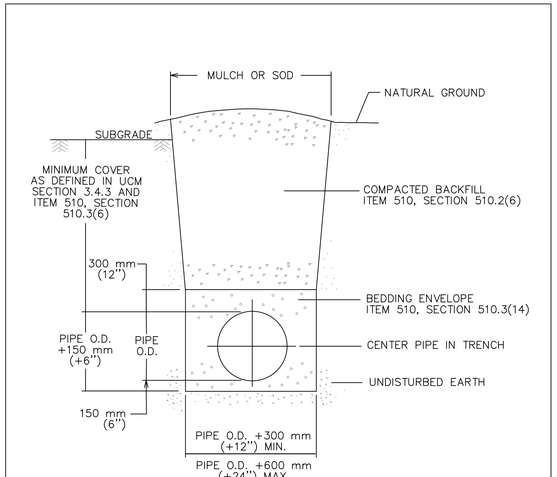
LONGITUDINAL SECTION



ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

CROSS SECTION

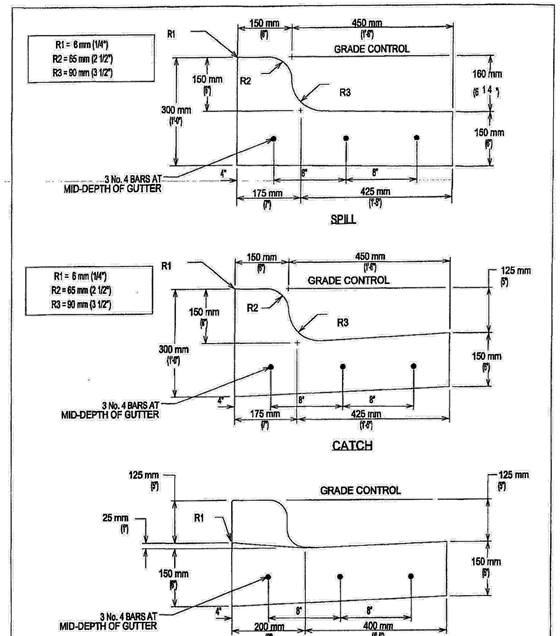
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER APPROVED	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1



REFERENCES:

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



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

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS — SEAN PERROTTO — 76895 — LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. HAYDEN ROAD, STE 100 SCOTTSDALE, AZ 85252
LAKE HAVASU CITY
211 LAKE HAVASU AVE. N. LAKE HAVASU CITY, AZ 86403 (928) 208-4663

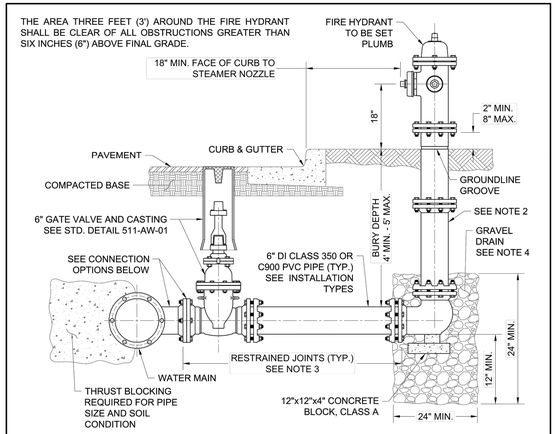
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GENERAL DETAILS II

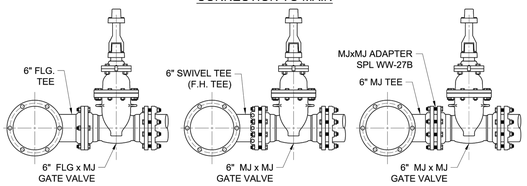
DATE:	JULY 3, 2024	DRAWN BY:	JWC
DWG SCALE:	N.T.S.	CHECKED BY:	EJP
PROJECT NO:			22-013
APPROVED BY:			SDP

DRAWING NO.:
C-16
SHEET 16 OF 22

THE AREA THREE FEET (3') AROUND THE FIRE HYDRANT SHALL BE CLEAR OF ALL OBSTRUCTIONS GREATER THAN SIX INCHES (6") ABOVE FINAL GRADE.

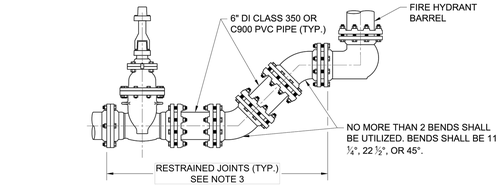


CONNECTION TO MAIN

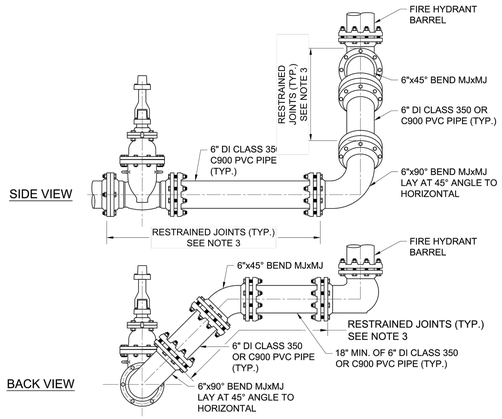


OPTION 1 OPTION 2 OPTION 3

CITY OF AUSTIN AUSTIN WATER		FIRE HYDRANT	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 1 OF 3

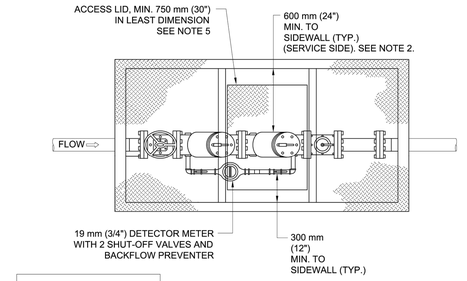


INSTALLATION ON DEEP WATER MAIN

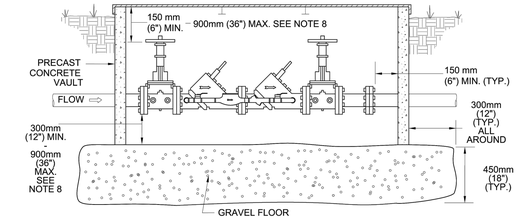


INSTALLATION ON DEEP WATER MAIN WITH 90° BEND

CITY OF AUSTIN AUSTIN WATER		FIRE HYDRANT	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 2 OF 3



RESTRAINED DUCTILE IRON PIPE AND FITTINGS REQUIRED FROM BACKFLOW ASSEMBLY TO CITY MAIN. RESTRAIN EACH WAY AS DESIGNED AND REQUIRED BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.



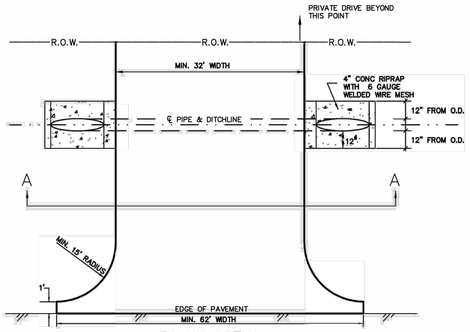
CITY OF AUSTIN WATER AND WASTEWATER UTILITY		STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 1 OF 2

NOTES:

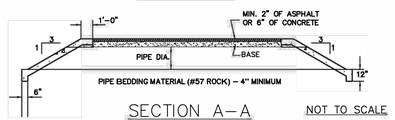
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 2 OF 2

HAYS COUNTY DRIVEWAY STANDARD



PLAN VIEW

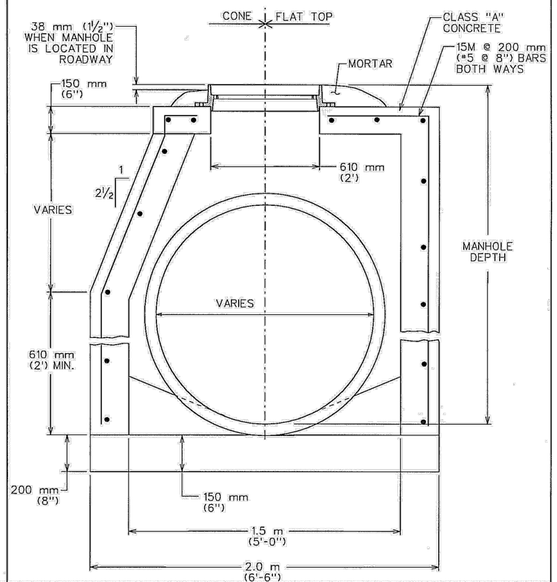


SECTION A–A NOT TO SCALE

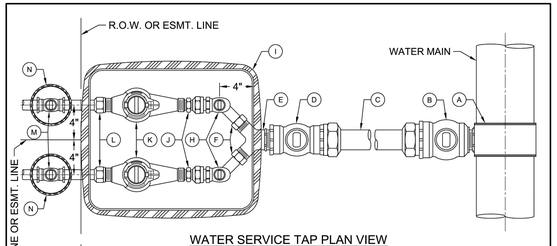
NOTES:

- Engineered drawings shall be submitted with commercial driveway permit applications.
- Driveways shall be constructed of either **6"** of class "A" concrete reinforced with **#3** bars at 18" OC both ways over 2" of compacted base, or 2" of asphalt over 8" of compacted base.
- SET's shall be constructed of **4"** of class "A" concrete reinforced with **6ga** welded wire mesh with a minimum slope of **3:1** (6:1 on pipes larger than D2).
- Culvert flowline shall match the flowline of the ditch, with min. **4"** thickness of pipe bedding material (**#57** rock).
- An expansion joint shall be placed at the ROW line, with **#4** smooth bars placed depth **12"** OC.
- Special conditions may apply to pipes larger than D2 pipe–arched **21"X15"**.

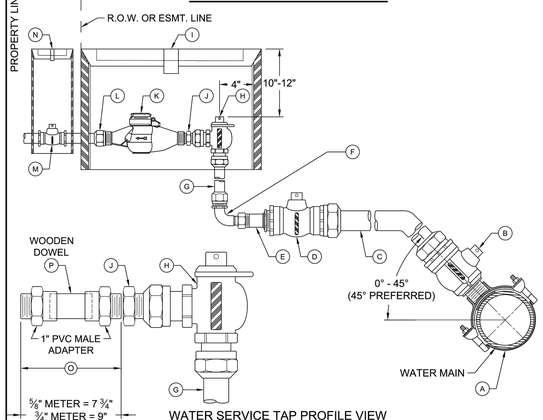
HAYS COUNTY, TEXAS
COMMERCIAL DRIVEWAY
CULVERT–STYLE



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STORM DRAIN MANHOLE DETAIL	
George E. Dowell 2/14/02	ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-11



WATER SERVICE TAP PLAN VIEW



WATER SERVICE TAP PROFILE VIEW

CITY OF AUSTIN AUSTIN WATER		WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE	*08/16/2019* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 1 OF 2

MATERIALS LIST:

A. 2" SERVICE CLAMP, SPL WW-264
B. 2" CORPORATION STOP, SPL WW-68
C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
D. 2" BALL VALVE, SPL WW-68
E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
F. 1" SWIVEL NUT x 1" COMPRESSION 90° BEND, SPL WW-68
G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
H. 1" ANGLE METER STOP, SPL WW-68
I. METER BOX AND LID, SPL WW-145A; FOR DUAL 1" METERS: USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:

J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
K. WATER METER PURCHASED FROM AUSTIN WATER
L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT:
⅝" AND ¾" METERS: 8 ½" LONG x ¾" DIA.
1" METERS: 8 ½" LONG x 1" DIA.
M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-27D.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1' ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 3'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HDPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE **"RECLAIMED WATER"** CAST INTO THEM, SPL WW-145A.

CITY OF AUSTIN AUSTIN WATER		WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE	*08/16/2019* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 2 OF 2

REVISION RECORD

NO	DATE	DESCRIPTION

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVE. 12TH FLOOR, STE 1203 PHOENIX, AZ 85004
SCOTTSDALE
7135 E. CAMELBACK ROAD, STE 165 SCOTTSDALE, AZ 85251
LAKE HAVASU CITY
211 S. LAKE HAVASU AVE. STE 204 LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GENERAL DETAILS III

DATE:	JULY 3, 2024
DWG SCALE:	N.T.S.
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	JWC
CHECKED BY:	EJP
	23-013
	SDP

DRAWING NO.: C-17
SHEET 17 OF 22

SANITARY DUMPING STATIONS

STANDARDS FOR CONSTRUCTION

ALL RECREATIONAL VEHICLE CAMPGROUNDS, WHICH DO NOT POSSESS SEWER RISERS AT EACH CAMPSITE, MUST PROVIDE A SANITARY DUMPING STATION FOR THE SAFE AND EFFICIENT DISPOSAL OF WASTES FROM THE HOLDING TANKS OF RECREATIONAL VEHICLES.

THE SANITARY DUMPING STATION MUST HAVE THE FOLLOWING FEATURES:

1. A SLOPES CONCRETE APRON WITH A DRAIN AT LEAST 4 INCHES IN DIAMETER AT THE LOW POINT NEAR THE CENTER OF THE PAD.

2. A TIGHT-FITTING DRAIN COVER (TO PREVENT THE ESCAPE OF ODORS) EQUIPPED WITH A FOOT OPERATED ATTACHMENT OR SIMILAR DEVICE, TO OPEN THE DRAIN COVER WITHOUT DIRECTLY CONTACTING WASTE MATERIAL.

3. AN APPROVED WATER OUTLET OR HYDRANT ADJACENT TO THE DUMPING STATION FOR FLUSHING DOWN THE DRAIN PAD AFTER USE.

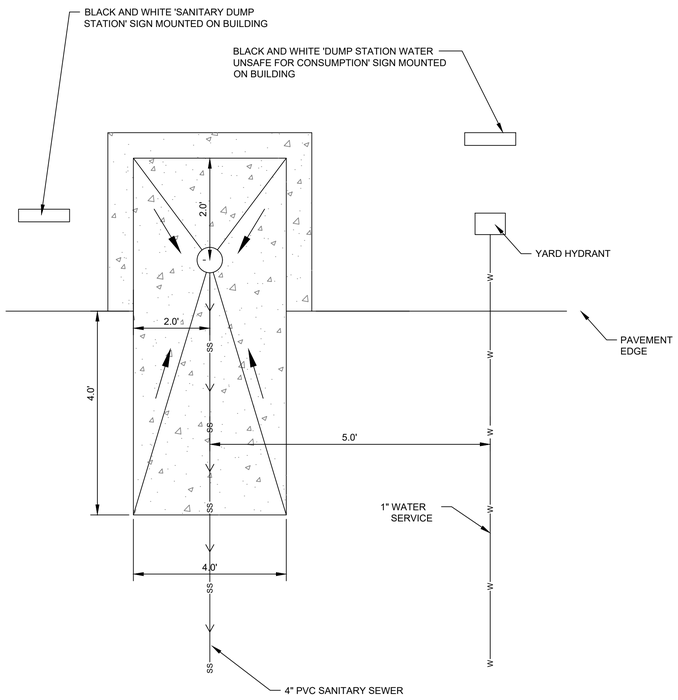
4. AN APPROVED ATMOSPHERIC VACUUM BREAKER ATTACHED TO THE WATER OUTLET TO PREVENT POSSIBLE BACK-SIPHONAGE INTO THE WATER SUPPLY SYSTEM. THE VACUUM BREAKER MUST BE INSTALLED DOWNSTREAM FROM THE SHUTOFF VALVE AND AT THE HIGHEST POINT.

5. AN ADEQUATE LENGTH OF FLEXIBLE HOSE FOR FLUSHING THE CONCRETE APRON AND DRAIN. A MEANS MUST BE PROVIDED TO RETRACT THE HOSE WHEN NOT IN USE SO IT DOES NOT CONTACT THE CONCRETE PAD OR REST ON THE GROUND SURFACE.

6. THE SANITARY DUMPING STATION MUST BE LOCATED AT LEAST 100 FEET FROM ANY WATER SUPPLY WELL. THE DUMPING STATION AND ASSOCIATED WATER OUTLET MUST BE AT LEAST 50 FEET FROM ANY CAMPSITE OR POTABLE WATER OUTLET. IF POSSIBLE, LOCATED THE DUMPING STATION AT A PULL OVER NEAR THE CAMPGROUND EXIT FOR EASE OF ACCESS AND DISPOSAL WITHOUT BLOCKING TRAFFIC.

7. A SIGN MUST BE POSTED AT THE SANITARY DUMPING STATION STATING THAT THE ADJACENT WATER OUTLET IS "UNSAFE FOR DRINKING".

8. WATER AT THE DUMPING STATION MUST DISCHARGE TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.



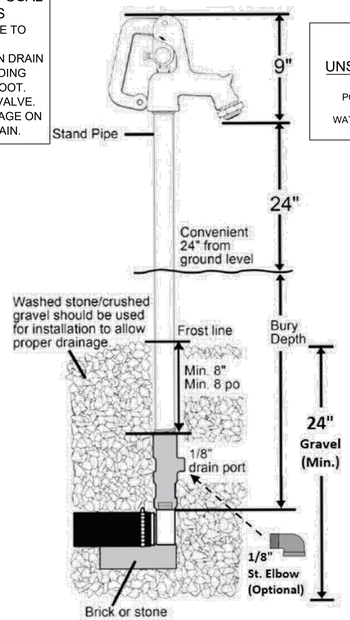
1 C-18 DUMP STATION HORIZONTAL LAYOUT
SCALE: NONE

TRAILERS HOLDING TANK DISPOSAL INSTRUCTIONS

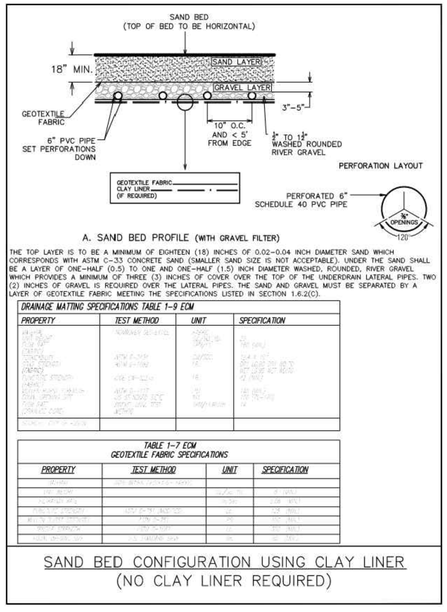
CONNECT YOUR HOSE TO HOLDING TANK.
PLACE END SECURELY IN DRAIN OPENING WHILE HOLDING COVER OPEN WITH FOOT.
OPEN TRAILER DRAIN VALVE.
FLUSH AWAY ANY SPILLAGE ON CONCRETE INTO DRAIN.

DANGER
UNSAFE WATER

POTABLE WATER AVAILABLE AT WATERING STATIONS



2 C-18 YARD HYDRANT VERTICAL LAYOUT
SCALE: NONE



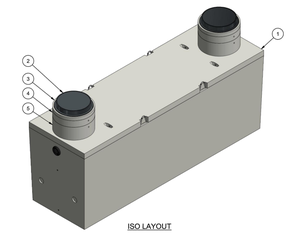
SAND BED CONFIGURATION USING CLAY LINER
(NO CLAY LINER REQUIRED)

5 C-18 SAND BED CONFIGURATION
SCALE: NONE

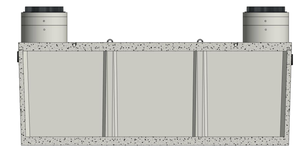
NOTES
- IN COMPLIANCE WITH STRUCTURAL LOADING REQUIREMENTS OF ASTM INTERNATIONAL.
- MUST BE INSTALLED PER "JENSEN PRECAST UNDERGROUND WASTEWATER PRECAST CONCRETE TANK INSTALLATION PROCEDURES" WHICH CAN BE FOUND AT https://www.jensenprecast.com/Tank-Installation-Procedure-id2106.pdf. THIS PROCEDURE ADDRESSES REQUIRED EXCAVATION, SITE PREPARATION, INSTALLATION, VENTILATION, AND WATER/VACCUM TESTING.

BILL OF MATERIALS

ITEM	QTY	PART NUMBER	DESCRIPTION	WEIGHT (LBS)
1		2000CR065	Tank JP 2000 Gallon 6 Inch Assembly EE No Baffle	18811
2	JOB SPECIFIC	1000056855	C RINGDOVER 24DIA.B.R105-ID28.5-ID32.4ZTM A48 CL35B CP O-RING GASKET OSI JENSENINTERCEPT	196
3	JOB SPECIFIC	1000031524	Grade Ring D2432x3	87
4	JOB SPECIFIC	1000031525	Grade Ring D2432x6	180
5	JOB SPECIFIC	1000031526	Grade Ring D2432x12	365
6	JOB SPECIFIC	1000132545	Plug Cover D24Sbelt Blah Top	300



ISO LAYOUT



SECTION

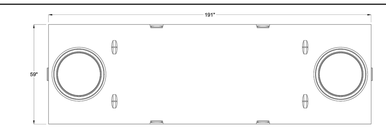
REVISION HISTORY

REV	DESCRIPTION	DATE	BY
A	DRAWING CREATED	10/8/2019	T.Larsen
B	BASE LIFTING UPDATED; TOP SLAB NOTCHES & REBAR UPDATED	4/27/2020	T.Larsen
C	TOP SLAB LIFTING UPDATED AND GROOVE ADDED	2/8/2021	T.Larsen
D	UPDATED ACCESSORIES	7/6/2022	E.Fine

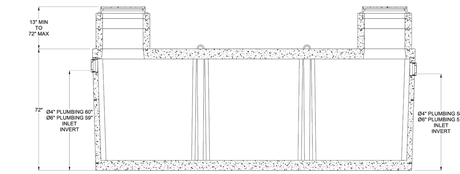
BURY DEPTH: 1.1' - 6.0' to Top
WATER LEVEL: Below Structure | WEIGHT: 20797 Lbs
DESIGN SPEC: ASTM C890,ACI 318 | LOADING SPEC: A-16 (AASHTO HS20-44)
REINFORCEMENT TYPE: | LIFTING TYPE:

JENSEN PRECAST EST. 1958
WWW.JENSENPRECAST.COM

DESCRIPTION: Tank JP 2000 Gallon 6 Inch Layout Holding Tank 24"E, 24"E No Baffle — REV: D-3
LAYOUT REVIEW
PART NUMBER: 2000305533 | DRAWN BY: E. Fine | SHEET: 1 OF 2
CREATED: 1/31/2019 | MODIFIED: 7/6/2022



PLAN VIEW



CROSS SECTION

BURY DEPTH: 1.1' - 6.0' to Top
WATER LEVEL: Below Structure | WEIGHT: 20797 Lbs
DESIGN SPEC: ASTM C890,ACI 318 | LOADING SPEC: A-16 (AASHTO HS20-44)
REINFORCEMENT TYPE: | LIFTING TYPE:

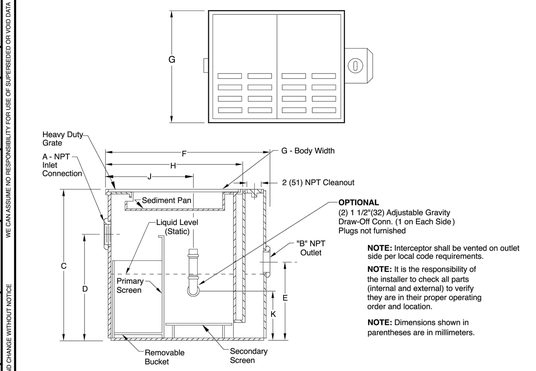
JENSEN PRECAST EST. 1958
WWW.JENSENPRECAST.COM

DESCRIPTION: Tank JP 2000 Gallon 6 Inch Layout Holding Tank 24"E, 24"E No Baffle — REV: D-3
LAYOUT DRAWING
PART NUMBER: 2000305533 | DRAWN BY: E. Fine | SHEET: 2 OF 2
CREATED: 1/31/2019 | MODIFIED: 7/6/2022

SMITH® JAY R. SMITH MFG. CO.®
MEMBER OF MORRIS GROUP INTERNATIONAL
POST OFFICE BOX 3257
MONTGOMERY, ALABAMA 36109-0237 (USA)
TEL: 334-277-6926 FAX: 866-377-7816 www.jrsmith.com
CUSTOMER DRIVEN SINCE 1906
MEMBER OF: ASPE, IAPMO

LOCATION

SEDIMENT/OIL INTERCEPTOR



NOTE: Interceptor shall be vented on outlet side per local code requirements.

NOTE: It is the responsibility of the installer to check all parts (internal and external) to verify they are in their proper operating order and location.

NOTE: Dimensions shown in parentheses are in millimeters.

SIZE	SLUDGE CAP.(gal)	A	B	C	D	E	F	G	H	J	K	No. of 12(305) x 24(610) Grates
8925-12	12	02(50)	00(50)	18(455)	13(330)	10 1/2(265)	17 5/16(440)	12 1/2(320)	12 1/2(320)	9(230)	6(150)	*1
8925-60	60	02(50)	04(100)	26(660)	20(510)	18(455)	29 1/2(750)	12 1/2(320)	24 1/2(620)	19(485)	8(205)	1
8925-100	100	02(50)	04(100)	34(865)	27(685)	22(560)	29 1/2(750)	24 1/2(620)	24 1/2(620)	19(485)	12(305)	2
8925-200	200	02(50)	04(100)	34(865)	27(685)	22(560)	41 1/2(1055)	24 1/2(620)	36 1/2(925)	27(685)	12(305)	3
8925-300	300	02(50)	04(100)	34(865)	27(685)	22(560)	53 1/2(1359)	24 1/2(620)	48 1/2(1232)	27(685)	12(305)	4
8925-350	350	02(50)	04(100)	34(865)	27(685)	22(560)	65 1/2(1664)	24 1/2(620)	60 1/2(1537)	39(991)	12(305)	5

*Grate is 12(305) x 12(305)

REGULARLY FURNISHED:
Fabricated Steel Body with Duco Coating and Sediment Pan w/Stainless Steel Bucket w/Perforated Back, Secondary Screen and Heavy Duty Cast Iron Grating.

VARIATIONS:
- Anchor Flange -F
- Flashing Flange and Clamp -F-C
- Oil Draw-Off Assembly
- Secured Grate

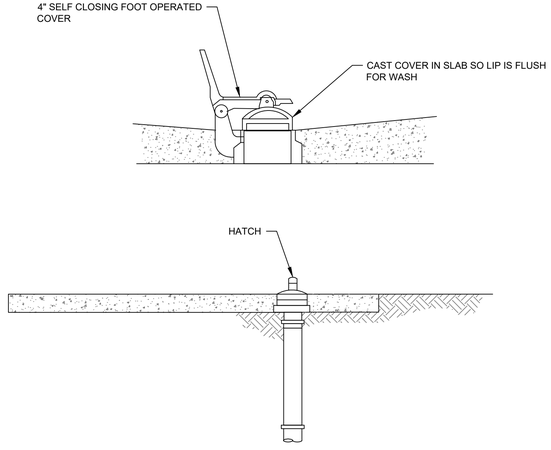
OPTIONAL MATERIAL:
- Stainless Steel Body -SS
- Acid Resistant Coating -ARC
- Ductile Iron Grate -M

REV.	DATE	DESCRIPTION	BY	CKD. BY
U	10-12-21	Revised Table - Added 8925-350	KK	CR
T	9-21-21	Corrected "Vent" to "Inlet" Conn.	KK	JM
S	7-27-15	Revised Table	TBW	CL
R	2-13-14	Deleted Note	TBW	CL

WEIGHT POUNDS | VOLUME CUBIC FEET | FIGURE NUMBER 8925

DRAWING NUMBER: S8925 | SIZE: A | SCALE: NONE | DATE: 1-13-22 | APPROVED BY: CR | CHECKED BY: CL | DRAWN BY: TWK | FIGURE NUMBER: 8925
WE CAN ASSUME NO RESPONSIBILITY FOR USE OF SUPERSEDED OR VOID DATA
DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCE AND CHANGE WITHOUT NOTICE

4 C-18 MODEL 8925 SEDIMENT / OIL INTERCEPTOR
SCALE: NONE



3 C-18 SANITARY SEWER HATCH DETAIL
SCALE: NONE

REVISION RECORD

NO	DATE	DESCRIPTION

SEAN PERROTTO 76848 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, 12TH FLOOR, SUITE 1103-1325
SCOTTSDALE, AZ 85262
LAKE HAVASU CITY
211 LAKE HAVASU AVENUE, SUITE 201
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

GENERAL DETAILS IV

DATE: JULY 3, 2024 | DRAWN BY: JWC
DWG SCALE: N.T.S. | CHECKED BY: EJP
PROJECT NO: 22-013
APPROVED BY: SDP

DRAWING NO.: C-18
SHEET 18 OF 22

F:\Trico Engineering LLC\Projects\2022\22-013_Luxelocker Hayes County TX (04)\Improvements\22-013_16_General Details.dwg LS(4/22/2024 - [obscured]) - LR: 7/3/2024 9:22 AM

CONSTRUCTION NOTES:

1. INSTALL SILT FENCE PER CITY OF AUSTIN STANDARD NO. 642S-1.
2. INSTALL COMMERCIAL STABILIZED CONSTRUCTION ENTRANCE PER CITY OF AUSTIN STANDARD NO. 641S-1.
3. INSTALL 20'x10' MATERIAL STORAGE AREA.
4. INSTALL MULCH SOCK / BERM PER CITY OF AUSTIN STANDARD NO. 648S-1 / 647S-1.
5. INSTALL CONCRETE WASHOUT PER CITY OF AUSTIN STANDARD DETAIL ON NEXT PAGE.

LEGEND

PROPOSED SILT FENCE

PROPOSED MULCH SOCK

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 feet

REVISION RECORD

NO	DATE	DESCRIPTION

STATE OF TEXAS
SEAN PERROTTO
78995
LICENSED PROFESSIONAL ENGINEER

TRICO ENGINEERING, LLC
PHOENIX
2828 N. CENTRAL AVENUE, SUITE 1825
SCOTTSDALE, AZ 85262

LAKE HAVASU CITY
2310 N. MCCULLOCH BLVD.
LAKE HAVASU CITY, AZ 86403
(928) 208-4663

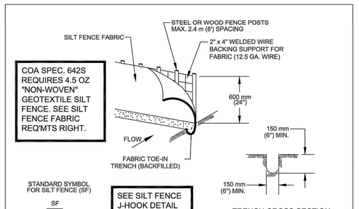
LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

EROSION CONTROL PLAN

DATE:	JULY 3, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	23-013
APPROVED BY:	SDP
DRAWN BY:	JWC
CHECKED BY:	EJP

DRAWING NO.:
C-19
SHEET 19 OF 22

P:\Trico Engineering LLC\Projects\2023\23-013_Luxelocker Hayes County, TX\CAD\Improvements\23-013_19_Erosion Control Plan.dwg LS(7/3/2024 - Jacuzzi) - LP: 7/3/2024 8:37 AM



COA SPEC. 642S REQUIRES 4.5 OZ "NON-WOVEN" GEOTEXTILE SILT FENCE. SEE SILT FENCE FABRIC REQ'MTS RIGHT.

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	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

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

SILT FENCE SPACING TABLE

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

[1] TxDoT Test Method Tex-616-J, "Testing of Construction Fabrics".

[2] US Army Corps of Engineers Civil Works Construction Guide Specification CW-02215, "Plastic Filter Fabric".

[3] ASTM D-3786, " Test Method for Hydraulic Bursting Strength of Knitting Goods and Nonwoven Fabrics: Diaphragm Bursting Strength Tester Method".

[4] ASTM D-1682, "Test Methods for Breaking Load and Elongation of Textile Fabrics ".

SILT FENCE FABRIC REQUIREMENTS

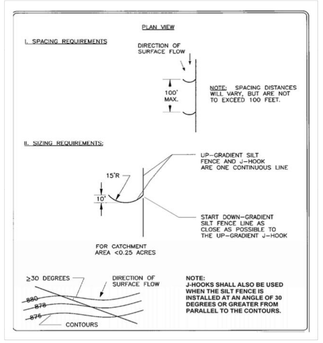
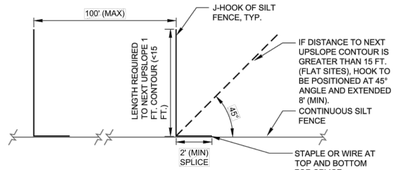
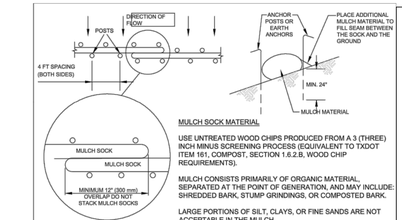


FIGURE 1.4.5.G.4 SILT FENCE J - HOOK DETAILS



SILT FENCE J-HOOK & TURNBACK DETAIL

SCALE: 1" = 4'



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.

2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).

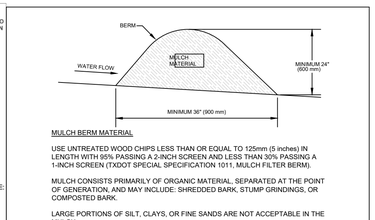
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.

4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.

5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.

6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (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		MULCH SOCK	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1



MULCH BERM MATERIAL

USE UNTREATED WOOD CHIPS LESS THAN OR EQUAL TO 125mm (5 inches) IN LENGTH WITH 95% PASSING A 2-INCH SCREEN AND LESS THAN 30% PASSING A 1-INCH SCREEN (TXDOT SPECIAL SPECIFICATION 1011, MULCH FILTER BERM).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. MULCH BERMS SHOULD BE A MINIMUM OF 600mm (24 inches) HIGH AND 900mm (36 inches) WIDE. 2. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.

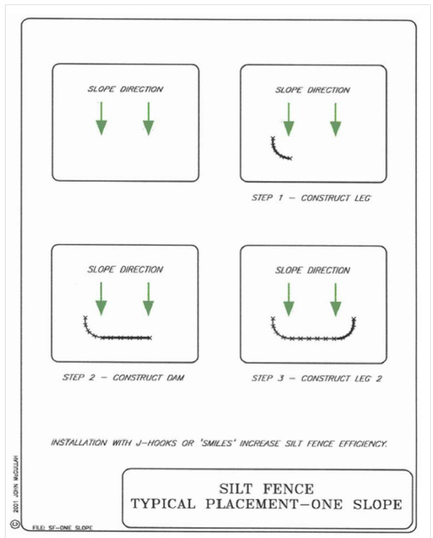
3. MULCH BERMS SHOULD BE INSTALLED PARALLEL TO THE SLOPE OR THE OTHER AFFECTED AREA. FOR BEST SEDIMENTATION DEPOSITION, A MULCH BERM SHOULD BE PLACED ON THE LEVEL CONTOUR OF A SLOPE SO THAT FLOWS ARE DISSIPATED INTO UNIFORM SHEET FLOW WHICH HAS LITTLE ENERGY FOR TRANSPORTING SEDIMENT.

4. WHEN A DIVERSION OR PERIMETER CONTROL MULCH BERM IS INSTALLED IN THE DIRECTION OF A SLOPE, A 20-FOOT LENGTH OF BERM SHOULD BE TURNED IN, ACROSS THE SLOPE, AT REGULAR INTERVALS TO CREATE A "J"-HOOK (SEE ECM 1.4.5.G, SILT FENCE "J" HOOK DETAIL).

5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.J.1 FOR A GIVEN SLOPE CATEGORY.

6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (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		MULCH BERM	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 647S-1



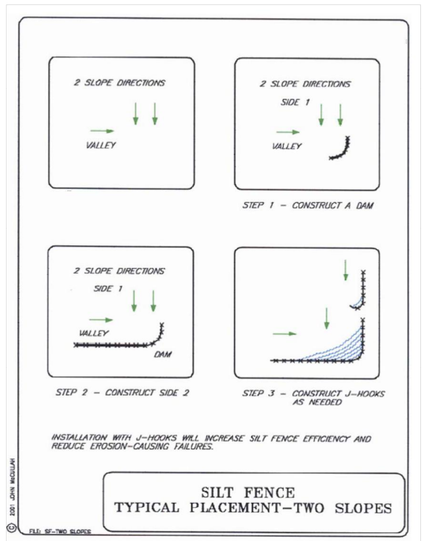


FIGURE 1.4.5.G.3 SILT FENCE PLACEMENT FOR PERIMETER CONTROL

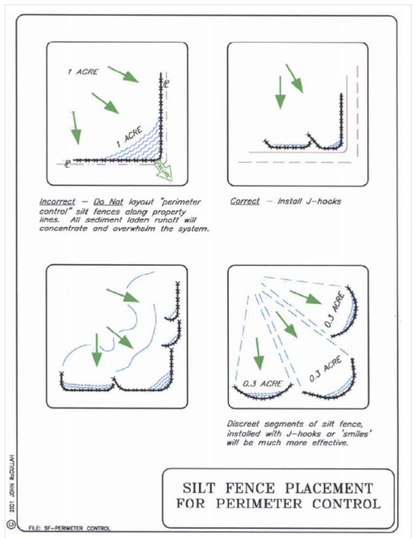
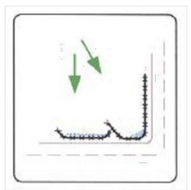
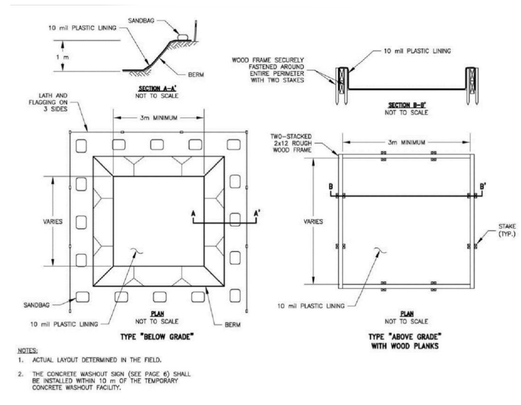


FIGURE 1.4.5.G.3 SILT FENCE PLACEMENT FOR PERIMETER CONTROL



SILT FENCE TURN-BACK DETAIL



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAILS

REVISION RECORD

NO	DATE	DESCRIPTION

TRICO ENGINEERING, LLC
PHOENIX 2828 N. CENTRAL AVENUE, ROAD, STE 183 SUITE 1225 SCOTTSDALE, AZ 85262
LAKE HAVASU CITY 2330 MCCULLOCH BLVD. LAKE HAVASU CITY, AZ 86403 (928) 208-4663

LUXELOCKER - AUSTIN, TX
IMPROVEMENT PLANS
10100 DARDEN HILL RD.
AUSTIN, TX 78737

EROSION CONTROL DETAILS

DATE:	JULY 3, 2024
DWG SCALE:	N.T.S.
PROJECT NO:	23-013
APPROVED BY:	SDP
DRAWN BY:	JWC
CHECKED BY:	EJP

DRAWING NO.: C-20

SHEET 20 OF 22

Attachment N

Inspection, Maintenance, Repair and Retrofit Plan

The Owner shall be the responsible party for the maintenance and operations of the water quality basin and sand filter. The basin and sand filter shall be inspected at a minimum of twice annually and following any large rain event for erosion or any damage to drainage structures including, but not limited to; inlets, outlets, cleanouts, weirs, etc.

In the event any of the items physical integrity becomes compromised that could reduce design capacity by 50% or more, it shall be replaced or remedied immediately. Additionally, in the event sediment becomes present that could negatively impact the operations of the filtration systems, it shall be removed and discarded in accordance with TCEQ codes and regulations, prior to the next anticipated rain event.

All inspections shall be documented in writing and records maintained at all times. They shall be made available upon request by TCEQ officials. All inspections shall be performed.

Signature of owner/responsible party:

Signature: _____ Date: 8/1/24

Name: Brian Francis, Chief Operations Officer

Attachment O
Pilot-Scale Field Testing Plan

This section is not applicable.

Attachment P
Measures for Minimizing Surface Stream Contamination

Runoff from this site does not enter adjacent surface streams;
therefore, this section is not applicable.

Storm Water Pollution Prevention Plan (SWPPP)

Stormwater Pollution Prevention Plan (SWP3)

TPDES Authorization No. TXR15 *pending*

For Construction Activities At:

Luxe Locker Austin
10140 Darden Hill Road
Austin, Texas 78737

SWP3 Prepared For:

South Bay Construction
1711 Dell Avenue
Campbell, CA 95008

SWP3 Prepared By:

GeoSolutions Inc.
4417 Burleson Road
Austin, Texas
512-330-0796

SWP3 Preparation Date:

05/31/2024

Table of Contents

Section 1: Project/Site Information

1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: Luxe Locker Austin	
Project/Site Street/Location: 10140 Darden Hill Road	
City: Austin	**County**: Hays
State: Texas	**ZIP Code**: 78737

General Description of the Nature of the Construction Project/Site:
Construction activities will consist of building a new self-storage facility and the associated site improvements. Construction will generally include erosion & sediment controls, clearing, grading, excavation, utilities, drainage improvements, paving, and vertical construction of the proposed storage structures.

Project Area Data	
Estimated project start date: August 2024	
Estimated project end date: May 2025	
Total area of the construction site: 11.31	**(acres)**
Estimated area to be disturbed: 11.31	**(acres)**
Purpose of the Construction Project/Site: ☐ Residential ☒ Commercial ☐ Pipeline ☐ Road/Bridge ☐ Other(s):	

Project Latitude/Longitude **(**Physical entrance **OR** for linear project, include latitude/longitude of start and end points)	
Latitude:	**Longitude:**
30.150° N	-97.990° W
Latitude:	**Longitude:**
_ _ . _ _ _ _ ° N	_ _ . _ _ _ _ ° W

Method for determining latitude/longitude:

☒ Google Earth ☐ EPA Website ☐ USGS topographic map ☐ TCEQ Maps

Description of soil types or the quality of any discharge from the site:

BtD—Brackett-Rock outcrop-Comfort complex, 1 to 8 percent slopes

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: Austin Storage Partners LLC		
Address: 349 Lake Havasu Avenue South		
City: Lake Havasu City	State: Arizona	Zip Code: 86403
Telephone Number: unknown		
Email address: unknown		
TPDES Authorization Number: TXR15 pending as of 5/31/24		

Contractor's Information:		
Name: South Bay Construction		
Address: 1711 Dell Avenue		
City: Campbell	State: California	Zip Code: 95008
Telephone Number: 408-379-5500		
Email address: mmorgan@sbci.com		
TPDES Authorization Number: TXR15 pending as of 5/31/24		

Sub-Contractor's Information (if applicable):		
Name:		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		

SWP3 Preparer Contact Information
SWP3 Preparer Contact Name: Jeff Coombes, CPESC
Telephone number: 512-848-2233
Email address: jeff.coombes@geosolutionsinc.com

1.3 Construction Support Activities

List of construction support activities that will be present at the construction project/site:

Type of Construction Support Activities	Will be Present at the Construction Site?
Onsite Equipment Staging Yards	☒ Yes ☐ No
Onsite Material Storage Areas	☒ Yes ☐ No
Offsite Excavated Material Disposal Areas (e.g. excess material dump sites)	☐ Yes ☒ No
Offsite Borrow Areas (e.g. a material borrow pit)	☐ Yes ☒ No
Onsite Concrete Batch Plant Facility	☐ Yes ☒ No
Onsite Asphalt Production Plant Facility	☐ Yes ☒ No
(add others below if applicable)	
	☐ Yes ☐ No
	☐ Yes ☐ No

1.4 Sequence of construction activities that will disturb soils for major portions of the site.

No.	Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion & sediment controls as indicated on the approved construction plans.	August 2024	3
2.	Begin initial site clearing, rough grading, and excavation of the pond	August 2024	20
3.	Install underground utility mains and services	September 2024	60
4.	Begin construction of tie-ins, parking areas, driveways, pads and drainage improvements.	November 2024	120
5.	Begin vertical construction of the proposed storage facilities	January 2025	ongoing
6.	Complete final grading, cleanup, and revegetation	April 2025	30
7.	Remove temporary erosion controls after final stabilization is complete	May 2025	2
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

List of allowable non-stormwater discharges that may be present at the construction site:

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present at Construction Site?
1.	Fire hydrant flushing	☒ Yes ☐ No
2.	Waters used to wash vehicles and equipment	☐ Yes ☒ No
3.	Uncontaminated water used to control dust	☒ Yes ☐ No
4.	Potable water including uncontaminated water line flushing	☒ Yes ☐ No
5.	Routine external building wash down	☐ Yes ☒ No
6.	Pavement washing	☒ Yes ☐ No
7.	Uncontaminated air conditioning or compressor condensate	☒ Yes ☐ No
8.	Uncontaminated, non-turbid discharges of ground water or spring water	☐ Yes ☒ No
9.	Foundation or footing drains	☐ Yes ☒ No
10.	Landscape Irrigation	☒ Yes ☐ No
11.	Discharges from emergency fire-fighting activities	☐ Yes ☒ No
12.	Uncontaminated construction dewatering	☒ Yes ☐ No

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

Receiving Water body Information: Stormwater discharges from this construction project will potentially flow to the following receiving water body(ies):

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	Tributary to Bear Creek	unclassified	☐ Yes ☒ No	Located to the northeast of the site
2.	Bear Creek	1427C	☐ Yes ☒ No	Located to the east of the site
3.			☐ Yes ☐ No	
4.			☐ Yes ☐ No	
5.			☐ Yes ☐ No	

Is the project located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

If yes, provide the TCEQ Edwards Aquifer permit number associated with the site:

Edwards Aquifer permit number is pending as of 5/31/24

Does the project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If yes, provide the name and address of the of the MS4 operator:

Name of MS4: Hays County

Address: 712 South Stagecoach Trail – San Marcos, 78666

2.2 General Location Map

☒ A **general location map** is included in **Attachment A** of this SWP3.

2.3 Site Map

The SWP3 includes a site map or series of site maps (or erosion and sediment control plans) showing all of the criteria listed below:

i. **property boundary(ies);**
ii. **drainage patterns**
iii. **areas where soil disturbance will occur**
iv. **locations of all controls and buffers, either planned or in place;**
v. **locations where temporary or permanent stabilization practices are expected to be used;**
vi. **locations of construction support activities, including those located off-site;**
vii. **surface waters (including wetlands) either at, adjacent, or in close proximity to the site**
viii. **locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;**
ix. **vehicle wash areas; and**
x. **designated points on the site where vehicles will exit onto paved roads**

☒ The site map or series of maps for this site can be found in **Attachment B** of this SWP3.

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

No.	Potential Sediment Pollutant/Activity	Likely to be Present at Construction Site?
1.	Clearing and topsoil stripping	☒ Yes ☐ No
2.	Grading and/or excavation operations	☒ Yes ☐ No
3.	Fill or imported materials (sand, gravel, road base, etc.)	☒ Yes ☐ No
4.	Stockpiled material (topsoil, spoils)	☒ Yes ☐ No
5.	Trenching	☒ Yes ☐ No
6.	Vehicle Tracking	☒ Yes ☐ No
7.		☐ Yes ☐ No
8.		☐ Yes ☐ No

Potential sources of pollutants, other than sediment, to stormwater runoff:

No.	Potential Pollutant (other than sediment)	Likely to be Present at Construction Site?
1.	Staging or storage areas	☒ Yes ☐ No
2.	Small re-fueling activities & minor equipment maintenance	☒ Yes ☐ No
3.	Portable toilets or temporary sanitary facilities	☒ Yes ☐ No
4.	Using general building materials (solvents, adhesives, paints, lubricants)	☒ Yes ☐ No
5.	Concrete washout, mortar, flowable fill	☒ Yes ☐ No
6.	Paving Operations (asphalt and asphalt primer)	☒ Yes ☐ No
7.	Concrete curing compounds and form release agents	☒ Yes ☐ No
8.	Construction waste, trash and debris	☒ Yes ☐ No
9.		☐ Yes ☐ No

3.2 List of Potential Pollutants

List of Pollutants that can be present at the construction site:

Check if used	Materials or Chemicals	Stormwater Pollutants	Location at the Site
☒	Dirt from disturbed areas	Sediment	Site-wide, at cleared and graded areas
☒	Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Potentially used during equipment maintenance or repairs. Locations will vary
☒	Asphalt for Paving	Oil, petroleum distillates	At paved parking areas and driveways
☒	Concrete	Limestone, sand, chromium	Concrete will be poured at several areas within the site
☒	Glue, adhesives, sealants	Polymers, epoxies	Used in general construction
☒	Paints, stains, lacquers	Metal oxides, Stoddard solvent, calcium carbonate, arsenic	Used in general construction and asphalt marking
☒	Curing compounds	Naphtha	Used with concrete forms
☐	Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	
☒	Hydraulic oil/fluids	Mineral oil	Used in construction equipment and tools. Locations will vary
☒	Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Used in construction equipment and tools. Locations will vary
☒	Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes	Used in construction equipment and tools. Locations will vary
☒	Antifreeze/coolant	Ethylene glycol, propylene glycol, heavy metals	Used in construction equipment. Locations will vary
☒	Sanitary toilets	Sanitary waste and deodorizing chemicals	Used in portable toilets
☐	Plaster	Calcium sulphate, calcium carbonate, sulfuric acid	
☐	Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated, hydrocarbons, organophosphates, carbonates	
☒	Fertilizer	Nitrogen, phosphorous	At all areas to be revegetated/landscaped
☐			
☐			

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the TXR15 permit unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

Is there threatened or endangered aquatic species or critical habitat located at this site?

☐ Yes ☒ No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No

Endangered species habitat information was obtained from the following U.S. Fish and Wildlife website:

Critical Habitat for Threatened & Endangered Species [USFWS]

4.2 Federal, State, or Local Historic Preservation Laws

Will stormwater discharges or stormwater discharge-related activities (e.g., catch basin, pond, culvert, etc.) affect a property that is protected by Federal, State, or local historic preservation laws? ☐ Yes ☒ No

If yes, describe any actions taken to mitigate those effects: Not Applicable

Historical information was obtained from the following website:

https://www.nps.gov/subjects/nationalregister/index.htm

4.3 TMDL Requirements

Does the construction project/site discharge stormwater into an impaired water body on the latest EPA-approved CWA 303(d) list of waters with an EPA-approved or established TMDL that are found on the latest EPA-approved Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) (which lists the category 4 and 5)?

☐ Yes ☒ No

If yes, new sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standards and are listed as category 4 or 5 in the current version of the CWA 305(b) and 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under the TPDES General Permit unless they are consistent with the approved TMDL.

Section 5: Stormwater Control Measures

The purpose of the implementation of different stormwater pollution controls is to reduce pollutants in the stormwater and the volume of stormwater leaving the construction site. All pollution control measures should be selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices.

5.1 Stabilization Practices

Type of Site Stabilization Practice(s) that will be implemented at the construction project/site (select all that apply):

☒ Temporary ☒ Permanent ☐ Vegetative ☐ Non-Vegetative

Deadline to Initiate Stabilization: stabilization measures are required whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site and will not resume for a period of 14 or more calendar days.

Temporary Stabilization
The following controls/BMPs will be used to **temporarily** stabilize exposed portions of the construction site:
☒ **Rolled erosion control products such as matting or straw blankets** ☒ **Hydroseeding** ☐ **Soil binders** ☐ **Straw mulch or wood mulch** ☐ **Compost Blankets** ☐ **Drill seeding or broadcast seeding** ☐ **Other** ☐ **Temporary stabilization will likely not be required**

Permanent Stabilization
The following controls/BMPs will be used to **permanently** stabilize exposed portions of the construction site:
☒ **Rolled erosion control products such as matting or straw blankets** ☒ **Hydroseeding** ☒ **Sod and/or landscaping** ☐ **Drill seeding or broadcast seeding** ☐ **Other**

To achieve final stabilization, all soil disturbing activities at the site must be completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as rip rap or gabions). Final stabilization must be achieved prior to termination of permit coverage.

Site Stabilization Record: A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be included with the plan.

☒ A record of the dates when grading activities occur will be documented using the Grading & Stabilization Activity logs in **Attachment H** of this SWP3.

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

Appropriate natural buffers around surface water in the state must be provided and maintained. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee should document the reason that natural buffers are infeasible and should implement additional erosion and sediment controls to reduce sediment load.

Are surface waters within close proximity of the site (within 1 mile of the site)?

☒ Yes ☐ No

If yes, will a natural buffer be implemented?

☒ Yes ☐ No (Not Feasible)

If a natural buffer is not feasible, the following additional erosion and sediment controls will be used to achieve the sediment load reduction similar to a natural buffer:

Not Applicable – a natural buffer will be implemented

Rationale for concluding that it is infeasible to provide and maintain a natural buffer of any size:

Not Applicable

Note – TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute "surface water" for the purpose of triggering the buffer requirement.

5.3 Structural Controls/Best Management Practices (BMPs)

The table below lists Structural and Non-Structural Sediment Controls/Best Management Practices (BMPs) used to meet the non-numeric technology-based effluent limitations and applicable numeric technology-based effluent limitations.

The following BMPs will be used or implemented at the construction project/site:

Erosion Controls		Sediment Controls	
☐	Preservation of Existing Vegetation	☒	Silt Fence
☐	Vegetated Swales	☐	Silt Dikes
☒	Hydroseeding	☐	Compost Sock
☐	Hydraulic Mulch	☐	Check Dam
☐	Wood Mulching	☒	Mulch Rolls or Fiber Rolls
☐	Straw Mulching	☐	Storm Drain Inlet Protection
☐	Compost Blankets	☐	Outlet Protection/Velocity Dissipation Devices
☐	Soil Binders	☐	Earth Berms and Drainage Swales
☐	Soil Stabilization Matting/Blankets	☐	Sandbag Barrier
☐	Soil Preparation/Roughening	☐	Gravel Bag Berm/Barrier
☐	Sod	☐	Sediment Basin
☐	Streambank Stabilization	☐	Sediment Trap
Tracking Controls		☐	Rip-rap
☒	Stabilized Construction Entrance/Exit	☐	Rock Berms or Gabions
☐	Stabilized Construction Roadway	**Non-Structural Controls**	
☐	Entrance/Exit Tire Wash	☐	Phasing and Scheduling
☐	Street Sweeping or Vacuuming	☐	Dust Suppression
Other Structural Controls		☒	Good Housekeeping
☐	Vegetative Buffers	☐	Preventive Maintenance
☐	Non-Vegetative Stabilization	☐	Preservation of Topsoil
☒	Concrete Waste Management	☐	Minimizing Soil Compaction
☒	Dewatering Controls	☐	Fertilizer Application Management
☐		☐	
☐		☐	

5.3.1 Perimeter Control

Permit Requirement: *At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.*

To comply with the TXR15 permit, the following type of perimeter control(s) will be used at the construction site:

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned around the perimeter of the site	August 2024
Mulch Socks	Mulch socks are planned at several specific areas within the site. See site map	Mulch rolls are expected to be installed after the site has reached final grade.

Maintenance Requirements: Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control. Repair or replace silt fence that is torn or damaged. Address areas where the fence has been knocked down, undermined, or un-trenched.

5.3.2 Offsite Vehicle Tracking

Permit Requirement: *Track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site must be minimized.*

To comply with the TXR15 permit, the following type of sediment track-out control will be implemented:

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	Two stabilized construction exits are planned where construction traffic will exit onto Darden Hill Road	August 2024

Maintenance Requirements:

Tracking Removal/Cleaning: Promptly remove any sediment tracked onto paved roadways. Properly dispose of any sediment build-up on the construction entrance. Restore the construction entrance (if required) by adding rock and/or cleaning any measures used to trap sediment.

5.3.3 Velocity Dissipation Devices

Permit requirement: *Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.*

5.3.4 Minimize Dust

Permit requirement: *minimize the generation of dust to avoid pollutant discharges to the extent feasible through application of water or other dust suppression techniques.*

Dust Control Description: To comply with the permit requirements and to avoid sediment pollutants from being discharged, a water truck or sprinklers can be used to minimize the generation of dust from the construction site.

5.3.5 Minimize the Disturbance of Steep Slopes

Permit requirement: *Disturbance of steep slopes (i.e., slopes of 40% or greater) must be minimized*

5.3.6 Preserve Topsoil

Permit requirement: *Preserve native topsoil on the site, unless infeasible; stockpile and reuse it in areas that will be stabilized with vegetation.*

Topsoil Control Description: Preserve and reuse native topsoil on site as much as possible and practicable.

5.3.7 Minimize Soil Compaction

Permit requirement: *In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, soil compaction must be minimized.*

Soil Compaction Control Description: In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and/or equipment use in these areas to avoid or minimize soil compaction.

5.3.8 Protection of Storm Drain Inlets

Permit requirement: *If discharging to a storm drain inlet, protection measures that remove sediment from the stormwater discharge must be installed on the inlet.*

To comply with the TXR15 permit, the following type of inlet protection devices will be used:

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Not Applicable	Inlet protection is not planned within the scope of this project.	Not Applicable

Maintenance Requirements: Clean or remove and replace the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment.

5.3.9 Sedimentation Basins or Impoundments

Permit requirement: *A sedimentation basin or similar impoundment is required, where feasible, for a common drainage location that serves an area with ten or more acres disturbed at one time. A sedimentation basin may be temporary or permanent.*

Will the project disturb 10 or more acres within a common drainage location?

☒ Yes ☐ No

If yes, Is a permanent sediment or detention basin included in the project? ☒ Yes ☐ No

If yes, what is the designed capacity for the storage?

☐ At least 3600 cubic feet of storage per acre

OR

☒ 2-year, 24-hour storm from each disturbed acre

OR

☐ Other criteria were used to design basin: _____

_____

If no, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: Not Applicable

Maintenance Requirements: Keep the sediment basin in effective operating condition and remove accumulated sediment to maintain at least ½ of the design capacity of the sediment basin at all times.

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion.* ***Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.***

Dewatering Practice Description: Permittees should design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site. Examples of appropriate controls include de-watering bags, settling tanks, filtering devices, or sedimentation basins.

Inspection of Dewatering Controls: Personnel provided by the permittee must inspect dewatering controls at minimum of once per day on the days where dewatering discharges occur.

A copy of the Dewatering Inspection Log is included in **Attachment I** of this SWP3.

5.3.11 Permanent Stormwater Controls

(e.g. water quality pond, engineered filter strips, or detention basin)

Description of Permanent Stormwater Control	Location(s) Within the Site
Water Quality and Detention Pond. The pond is designed to detain and treat storm water runoff from the site.	A permanent water quality and detention pond is planned at the eastern corner of the site.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

Is there an existing Spill Prevention Control and Countermeasure (SPCC) plan developed for the site?

☐ Yes ☒ No, if yes, keep a copy of the SPCC plan onsite with this SWP3.

If no, describe procedures for preventing, containing, and cleaning up spills, leaks, and other releases:

Spills are prevented by using proper transporting, storage, and handling practices. Equipment at the site should be inspected for leaks before being operated each day. If leaks are discovered, the leak should be contained, and efforts implemented to stop the leak. The spilled pollutant should be properly cleaned and disposed appropriately per local regulations and requirements. Contaminated soils should be excavated and disposed appropriately. A spill kit should be readily available to equipment operators.

Emergency Spill Notification

In case of a toxic or hazardous material spill, notify:	Phone Numbers
TCEQ Spill Website: www.tceq.texas.gov/response/spills/spill_rq.html	512-239-1000
State of Texas Spill Reporting Hotline	1-800-832-8224
NRC (National Response Center)	1-800-424-8802

6.2 Waste Management Procedures

All wastes generated at the construction site, including, but not limited to, clearing and demolition debris, construction and employee trash, hazardous or toxic waste, and sanitary waste, should be prevented from being discharged to Waters of the State. The following BMP measures will be used to handle trash disposal, hazardous or toxic waste, sanitary waste, and proper material handling:

☒ **Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.

☒ **Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.

☒ **Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

☒ **Proper Material Handling:** containers should be tightly sealed when not in use, and excess materials should be disposed of according to Texas requirements and/or manufacturer's recommendations. Liquid building materials should be stored, handled, and applied appropriately if considered a pollutant. When not in active use pollutants should be stored under cover or in sealed containers to prevent spills and leaks. Pollutants should not be washed out or dumped onto the ground. Pollutants should not be combined with storm water.

☒ **Good housekeeping:** construction debris, trash, and other floatable material should be collected and prevented from becoming a pollutant source. Trash generated from employees should not be thrown on the ground or buried. Trash cans should be available at the site as needed and utilized to control litter from accumulating on the ground or blowing offsite.

☒ **Minimizing exposure:** construction products, materials, chemicals, and wastes should be stored in a way that they are prevented from coming into contact with stormwater (e.g., plastic sheeting or temporary roofs).

☒ **Designated concrete washout:** A designated concrete washout area should be implemented, utilized, and maintained. Concrete wash water should be directed into a leak-proof container or pit. The container or pit should be designed so that no overflows can occur due to inadequate sizing or precipitation and located away from surface waters and stormwater inlets or conveyances.

☐ Other:

6.3 Prohibited Discharges

The following discharges from the construction project/site are prohibited under the general permit and are considered a violation should any occur.

- Wastewater from washout of concrete, unless managed by an appropriate control (see Section 6.2)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, unless managed by an appropriate control.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

Ensure that all pollution prevention controls are installed correctly and remain in effective operating condition and are protected from activities that would reduce their effectiveness. All structural BMPs (i.e. Erosion & Sediment Controls) that require a repair of any kind (due to normal wear and tear, or as a result of damage) or require maintenance in order for the control to continue operating effectively should be maintained in accordance with the TPDES Construction General Permit requirements. Maintenance is required prior to the next anticipated rain event. At a minimum, maintenance should be performed in the following specific instances:

- for perimeter controls such as silt fence, rock berms, and mulch rolls: whenever sediment has accumulated to 50% or more of the above-ground height of the control.
- where sediment has been tracked-out onto the surface of off-site streets or other paved areas: sediment should be swept and removed or vacuumed from the street at least daily.
- for inlet protection measures: when sediment accumulates, the filter becomes clogged, and/or performance is compromised, the inlet protection devices should be cleaned.
- for sediment basins: sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%.
- For all structural BMPs: if inspection indicates a control has been used incorrectly, is not performing, or is damaged, the operator is required to replace or modify the control as soon as practicable after making the discovery.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts and prior to the next anticipated rain event.

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications
Kevin Kyte – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Justin Ballesteros – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Nicholas Hallam – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Austin Alford – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Jeff Coombes – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)

General Procedures: During each inspection, the following areas of the construction site will be inspected:

- All stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Identify any incidents of noncompliance observed during the inspection.
- Locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

Inspection Frequency:

☒ **Once every 7 calendar days**

☐ **Once every 14 calendar days** and within 24 hours of the end of a storm event of 0.5 inches or greater.

Inspection Report Forms:

An Inspection Report Form has been prepared in accordance with the requirements of the TXR15 permit. A copy of the Inspection Report Form that will be used during construction of this project is included in **Attachment E** of this SWP3.

7.3 Corrective Actions

Corrective actions are actions taken to modify, replace, or reinstall any stormwater control used at the site; clean up and dispose of spills, releases, or other deposits; or remedy a permit violation. For any of the following conditions, a new or modified control should be installed **no later than 7 calendar days** from the discovery:

- A required stormwater BMP was never installed or was installed incorrectly, or not in accordance with the corresponding TCEQ permit requirement;
- A stormwater BMP needs to be repaired or replaced;
- A stormwater BMP is not effective enough for the discharge to meet applicable water quality standards;
- A prohibited discharge is occurring or has occurred; or
- TCEQ or MS4 Operator requires corrective action as a result of permit violations found during an inspection.

Operators should immediately take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated areas so that the material will not discharge in subsequent storm events.

Corrective actions taken based upon inspection findings will be documented within the inspection reports.

7.4 Record Keeping and Record Retention

Retain copies of the SWP3, Notice of Intent, Notice of Termination, logs, and all reports required by the TXR15 permit, for a **period of at least 3 years** from the date that the site reached final stabilized status.

7.5 Site Posting/Construction Site Notice

The TCEQ Construction Site Notice (CSN) is required to be posted near the main entrance of the site for the duration of the construction project. The following information is required on the CSN:

- The TPDES permit number for the project or a copy of the NOI if a permit number has not yet been assigned;
- The name and telephone number of a site contact person;
- A brief description of the project; and
- Location of the SWP3

A copy of the Construction Site Notice is included in **Attachment F** of this SWP3.

Section 8: Construction Support Activities

Concrete batch plants, asphalt batch plants, material processing areas, or other similar support activity is not expected at this construction project. Concrete and asphalt are expected to be trucked-in and not processed or manufactured onsite.

Section 9: SWP3 Certification

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

Signature of Primary Operator:

Signed:  **TPDES #:** TXR15 pending

Company: South Bay Construction **Date:** 6/5/24

If the SWP3 is shared by more than entity (other Operators):

Signed: _____ **TPDES #:** TXR15 pending

Company: Austin Storage Partners LLC **Date:** _____

Signed: _____ **TPDES #:** _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in **Attachment G** of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

A copy of general location map is included in Attachment A.

Attachment B – Site Map(s)

Copy of the site map(s) is/are included in Attachment B.

Attachment C – TXR15 Permit Regulations

Note: it is helpful to keep a printed-out copy of the TXR15 permit so that it is accessible to you for easy reference. However, you do not need to formally incorporate the entire permit into your SWP3. As an alternative, you can include a reference to the permit and where it is kept at the site.

Attachment D – Notice of Intent (NOI)

A copy of the NOI is included in Attachment D.

Attachment E – Inspection Report Form

A copy of the Routine Site Inspection Report Form is included in Attachment E.

Attachment F – Site Posting/CSN

A copy of the Construction Site Notice is included in Attachment F.

Attachment G – SWP3 Modifications and Revisions Log

Significant SWP3 Modifications or Revisions are included in Attachment G.

Attachment H – Site Stabilization Log

A copy of Site Stabilization Log is included in Attachment H.

Attachment I – Dewatering Inspection Log

A copy of Dewatering Inspections are included in Attachment I.

Attachment J – Notice of Termination and Other Documentations

Any other Documentation required by the permit is included in Attachment J.

Attachment A – Site Location Map

Luxe Locker Austin

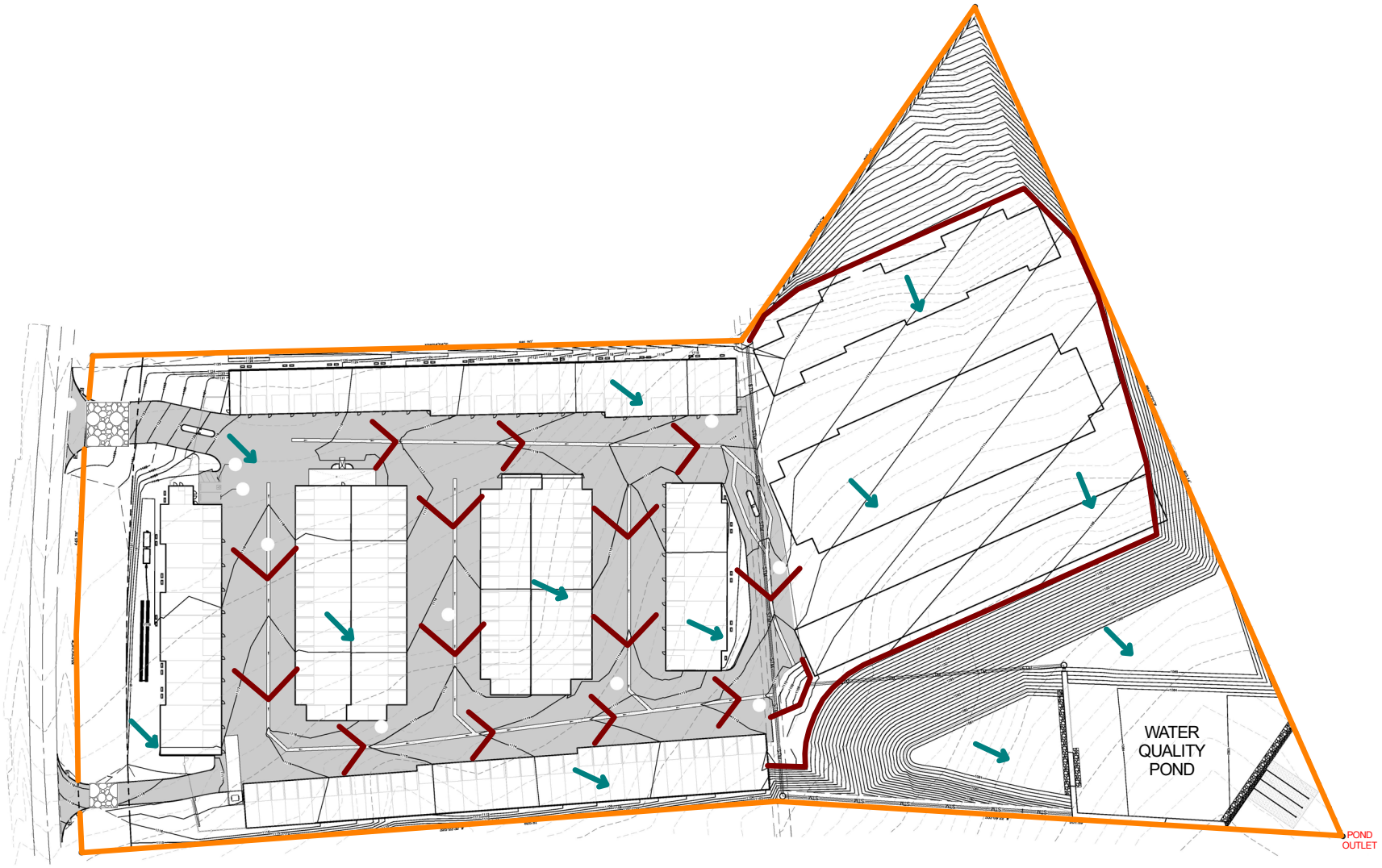
30.150, -97.990

GeoSolutions

LEGEND

- ROCK BERM
- IP — INLET PROTECTION
- FLOW DIRECTION
- DRAINAGE CHANNEL/SWALE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STAGING AND SPOILS AREA
- CONCRETE WASHOUT AREA
- CSN SIGN POSTING
- T — CONSTRUCTION TRAILER

- SILT FENCE
- MULCH SOCK
- RIVER/CREEK
- PHASE LINE



NOTES:
SOIL DISTURBING ACTIVITIES ARE EXPECTED TO OCCUR INSIDE THE PROPERTY LIMITS.
SITE MAP IS NOT TO SCALE.
STABILIZATION PRACTICES ARE EXPECTED TO BE USED AT DISTURBED AREAS BY SEEDING, SODDING, AND/OR LANDSCAPING.

ATTACHMENT B - SITE MAP
LUXE LOCKER AUSTIN
30.150, -97.990

GEOSOLUTIONS, INC
4417 BURLESON ROAD
AUSTIN, TX 78744
(844) 468-4743
GEOSOLUTIONSINC.COM

Inspection Date: _____

General Information			
Name of Project:	Luxe Locker Austin	**TCEQ Permit No.:**	Pending as of 5/31/24
Inspector Name:		**Inspector Title:**	
Inspector's Contact Information:			
Inspection Location: (if multiple inspections are required)			

Inspection Frequency:

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.50" rain

Reduced Frequency: ☐ Once per month (for stabilized areas)

Weather at the time of this inspection: _____

Was this inspection after a 0.50" storm event? ☐Yes ☐ No If yes, rainfall amount (in inches)**:**

Are there any discharges at the time of inspection? ☐ Yes ☐ No

Condition and Effectiveness of BMP Controls & Pollution Prevention					
Sl. No.	**BMP Description & Location**	**Is BMP Installed & Operating Properly?**	**Corrective Action (CA) Required?**	**Date of BMP Maintenance**	**Notes**
1.	Silt Fence/Fiber Rolls/Berm/Wattles Location:	☐ Yes ☐ No	☐ Yes ☐ No		
2.	Silt Dykes/Check Dam/Rock Dams Location:	☐ Yes ☐ No	☐ Yes ☐ No		
3.	Stabilized Construction Entrance /Exit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
4.	Inlet Protection on all storm drain Location:	☐ Yes ☐ No	☐ Yes ☐ No		
5.	Sand Bag Barrier/Gravel Bag Barrier Location:	☐ Yes ☐ No	☐ Yes ☐ No		
6.	Vegetated Swales Location:	☐ Yes ☐ No	☐ Yes ☐ No		
7.	Compost Blankets/Geotextiles & Mats Location:	☐ Yes ☐ No	☐ Yes ☐ No		
8.	Vegetative Buffers Location:	☐ Yes ☐ No	☐ Yes ☐ No		

9.	Sediment Trap/ Sediment Basin Location:	☐ Yes ☐ No	☐ Yes ☐ No		
10.	Concrete Washout Pit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
11.	Dust Control/Prevention	☐ Yes ☐ No	☐ Yes ☐ No		

Pollution Prevention and Waste Management		
Items of Inspection	**Response & Reason**	**Action(s) Needed**
Is the site free of floatables, litter, and construction debris?	☐ Yes ☐ No If no, reason:	
Are material storage and handling areas, including fueling areas, free of spills and leaks?	☐ Yes ☐ No If no, reason:	
Are spill kits available where spills and leaks are likely to occur?	☐ Yes ☐ No If no, reason:	
Are dumpsters and waste receptacles covered when not in use?	☐ Yes ☐ No If no, reason:	
Has preventative maintenance been conducted on equipment and machinery?	☐ Yes ☐ No If no, reason:	
Are material stockpiles sufficiently contained?	☐ Yes ☐ No If no, reason:	
Has there been any sediment tracked-out from the site onto the surface of paved street, sidewalks or other paved areas outside of the site?	☐ Yes ☐ No If no, reason:	
Is the project free from visible erosion and/or sedimentation?	☐ Yes ☐ No If no, reason:	

Complete the following section if a discharge is occurring at the time of the inspection:

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No, **If yes, provide the following information for each point of discharge:**	
Specify Discharge Location	**Observations (Visual Quality of the Discharge)**
1.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature:

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

Signature:_____ **Date:** _____

Print Name: _____ **Affiliation:** _____

SWPPP Modification Log

Sl. No.	General Description of the Amendment	Date of Amendment	Amendment Prepared by
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

Site Grading and Stabilization Log

Date Grading Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date When Stabilization Initiated
August 2024	Initial clearing, grading and excavation	All disturbed areas will be paved, revegetated and landscaped to provide final stabilization.	

Use the following table if construction at the site temporarily or permanently ceases:

Date Construction Stopped	Area/Location Where Construction Stopped (e.g. site-wide)	Temporary or Permanent?

Attachment I - Dewatering Inspection Report

Required Dewatering Information						
	Date	**Inspector Name and Title**	**Approx. Duration (begin & End)**	**Estimated Rate of Discharge (gallons per day)**	**Was a pollutant discharge observed? (foam, oil sheen, odor, or suspended sediments)?**	**If yes, provide the observation and the BMP used to prevent discharging the pollutant**
1.			Start: End:		☐ Yes ☐ No	
2.			Start: End:		☐ Yes ☐ No	
3.			Start: End:		☐ Yes ☐ No	
4.			Start: End:		☐ Yes ☐ No	
5.			Start: End:		☐ Yes ☐ No	
6.			Start: End:		☐ Yes ☐ No	

Copy of Notice of Intent
(NOI)

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Luxe Locker Austin
Does the site have a physical address?	Yes
Physical Address	
Number and Street	10100 DARDEN HILLS RD
City	AUSTIN
State	TX
ZIP	78737
County	HAYS
Latitude (N) (##.######)	30.15
Longitude (W) (-###.######)	-97.99
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Luxe Locker Austin
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	10100 DARDEN HILLS RD
City	AUSTIN
State	TX
ZIP	78737
County	HAYS
Latitude (N) (##.######)	30.15
Longitude (W) (-###.######)	-97.99
Facility NAICS Code	
What is the primary business of this entity?	construction of a storage facility

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	S.B.C.C., INC.
Texas SOS Filing Number	0805284959
Federal Tax ID	
State Franchise Tax ID	32092293011
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	

Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	S.B.C.C., INC.
Prefix	
First	Scott
Middle	
Last	Harper
Suffix	
Credentials	
Title	Sr. Project Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1711 DELL AVE
Routing (such as Mail Code, Dept., or Attn:)	
City	CAMPBELL
State	CA
ZIP	95008
Phone (###-###-####)	6693009122
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	sharper@sbci.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	GeoSolutions Inc
Prefix	
First	Jeff
Middle	
Last	Coombes
Suffix	
Credentials	
Title	CPESC
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	4417 BURLESON RD
Routing (such as Mail Code, Dept., or Attn:)	
City	AUSTIN
State	TX
ZIP	78744
Phone (###-###-####)	5128482233
Extension	
Alternate Phone (###-###-####)	

Fax (###-###-####)	
E-mail	jeff@geosolutionsinc.com

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1541
5	If applicable, what is the Secondary SIC Code(s)?	
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	11.31
7	What is the construction project or site type?	Commercial
8	Is the project part of a larger common plan of development or sale?	No
9	What is the estimated start date of the project?	07/01/2024
10	What is the estimated end date of the project?	04/30/2025
11	Will concrete truck washout be performed at the site?	Yes
12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Tributary to Bear Creek
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1427
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1	What is the name of the MS4 Operator?	Hays County
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
15.1	I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

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

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

1. I am Scott Harper, the owner of the STEERS account ER105703.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Scott Harper OPERATOR

Customer Number:	
Legal Name:	S.B.C.C., INC.
Account Number:	ER105703
Signature IP Address:	50.197.160.97
Signature Date:	2024-06-25
Signature Hash:	74027CD5174350F8332397328927402236F38F1AD39F77F98427EFA1AFCE8786
Form Hash Code at time of Signature:	D644C9F64B6F5FA5D87A46B5C8FA614187AF5C8099F3C2469D979E02562A4D3C

Fee Payment

Transaction by:	The application fee payment transaction was made by ER105703/Scott Harper
Paid by:	The application fee was paid by SCOTT HARPER
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2024-06-25
Transaction/Voucher number:	The transaction number is 582EA000615435 and the voucher number is 710840

Submission

Reference Number:	The application reference number is 657739
Submitted by:	The application was submitted by ER105703/Scott Harper
Submitted Timestamp:	The application was submitted on 2024-06-25 at 14:56:26 CDT
Submitted From:	The application was submitted from IP address 50.197.160.97
Confirmation Number:	The confirmation number is 547740
Steers Version:	The STEERS version is 6.77

Additional Information

Application Creator: This account was created by Jeff Coombes

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on June 25, 2024. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1507RH

Coverage Effective: June 25, 2024

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111998829
Luxe Locker Austin
10100 Darden Hills Rd
Austin, TX 78737
Hays County

Operator:
CN606278265
S.B.C.C., Inc.
1711 Dell Ave
Campbell, CA 95008

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: June 25, 2024

FOR THE COMMISSION

Agent Authorization Form
TCEQ-0599

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

I David Ferrette,
Print Name

Other,
Title - Owner/President/Other

of Luxelocker Storage Fund LP,
Corporation/Partnership/Entity Name

have authorized Sean Perrotto, PE
Print Name of Agent/Engineer

of Trico Engineering, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

7/09/2024
Date

THE STATE OF ARIZONIA §

County of Mohave §

BEFORE ME, the undersigned authority, on this day personally appeared David Ferrell 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 9th day of July, 2024.

NOTARY PUBLIC

DANIELLE L AHRENS
Notary Public, State of Arizona
Mohave County
Commission # 663391
My Commission Expires
March 19, 2028

DANIELLE L AHRENS
Notary Public, State of Arizona
Mohave County
Commission # 663391
My Commission Expires
March 19, 2028

Danielle L. Ahrens
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: March 19, 2028

Application Fee Form
TCEQ-0574

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: LUXELOCKER, LLC

Regulated Entity Location: 10140 DARDEN HILL ROAD

Name of Customer: LUXELOCKER, LLC

Contact Person: SEAN PERROTTO, PE Phone: (928) 208-4661

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	11.312 Acres	$ 6,500
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: 07/08/2024

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

Core Data Form
TCEQ-10400

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Luxelocker LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
805618609	32095852037	83-2520837	117684648

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: Limited Liability Company

12. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☐ **Yes** ☒ **No**

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

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

15. Mailing Address:

349 Lake Havasu Avenue S, Suite 104

City	Lake Havasu City	**State**	AZ	**ZIP**	86403	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
N/A	adam@luxelocker.com

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

(833) 333-5893		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Luxelocker Storage Fund LP

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	10140 Darden Hill Road							
	City	Austin	**State**	TX	**ZIP**	78737	**ZIP + 4**	
24. County								

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

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

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

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

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552	N/A	531390	N/A

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

Real Estate Development

34. Mailing Address:	**349 Lake Havasu Avenue S, Suite 104**							
	City	**Lake Havasu City**	**State**	**AZ**	**ZIP**	**86403**	**ZIP + 4**	
35. E-Mail Address:	**adam@luxelocker.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(833) 333-5893		**(928) 854-7059**

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

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

SECTION IV: Preparer Information

40. Name:	David Ferrette	**41. Title:**	Director of Development

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(951 **)** 312-5022		**( )** -	david@luxelocker.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:	Luxelocker, LLC	**Job Title:**	Director of Development
Name *(In Print):*	David Ferrette	**Phone:**	**(** 951 **)** 312- **5022**
Signature:		**Date:**	07/09/2024