TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
(TCEQ)

Modification of a Previously Approved
CONTRIBUTING ZONE PLAN
(CZP)

For:
AAA Storage Circle Drive – Phase 3

An 18.93-acre site located at:

10505 Circle Drive
Austin, Texas 78736

Prepared for:

JM Assets, LP
4203 Spinnaker Cove
Austin, Texas 78731

Prepared by:

Mark Roeder, E.I.T.
Under supervision of
Mr. Robert Thompson, P.E.
Thompson Land Engineering, LLC
904 N Cuernavaca DR
Austin, Texas 78733

Thompson Land Engineering, LLC (F-10220)

September 2024

Modification of a Previously Approved Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Modification of a Previously Approved Contributing Zone Plan Application Form (TCEQ-10259)**
  - Attachment A - Original Approval Letter
  - Attachment B - Narrative of Proposed Modification
  - Attachment C - Current Site Plan of the approved project
- **Contributing Zone Plan Application Form (TCEQ-10257)**
  - Attachment A - Road Map
  - Attachment B - USGS Quadrangle Map
  - Attachment C - Project Narrative
  - Attachment D - Factors Affecting Surface Water Quality
  - Attachment E - Volume and Character of Stormwater
  - Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
  - Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
  - Attachment H - AST Containment Structure Drawings (if AST is proposed)
  - Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
  - Attachment J - BMPs for Upgradient Stormwater
  - Attachment K - BMPs for On-site Stormwater
  - Attachment L - BMPs for Surface Streams
  - Attachment M - Construction Plans
  - Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
  - Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
  - Attachment P - Measures for Minimizing Surface Stream Contamination
- **Temporary Stormwater Section (TCEQ-0602)**
  - Attachment A - Spill Response Actions
  - Attachment B - Potential Sources of Contamination
  - Attachment C - Sequence of Major Activities
  - Attachment D - Temporary Best Management Practices and Measures
  - Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
  - Attachment F - Structural Practices
  - Attachment G - Drainage Area Map
  - Attachment H - Temporary Sediment Pond(s) Plans and Calculations
  - Attachment I - Inspection and Maintenance for BMPs
  - Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices
- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality (TCEQ)"**
- **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: AAA Storage Circle Drive – Phase 3							**2. Regulated Entity No.:** RN 110914850		
3. Customer Name: A-A-A Storage Circle Dr, LLC							**4. Customer No.:** CN 605732056		
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):**		18.93	
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:	Travis		**14. Watershed:**			Slaughter Creek & Barton 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.)	__	_√_	__
Region (1 req.)	__	_√_	__
County(ies)	__	_√_	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	_√_Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Robert C. Thompson
Print Name of Customer/Authorized Agent
 September 5, 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):	

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Robert C. Thompson

Date: September 5, 2024

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: AAA Storage Circle Drive - Phase 3
   Original Regulated Entity Name: AAA Storage Circle Drive
   Assigned Regulated Entity Number(s) (RN): 110914850
   Edwards Aquifer Protection Program ID Number(s): 11001843
   ☒ The applicant has not changed and the Customer Number (CN) is: 605732056
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

3. A modification of a previously approved plan is requested for (check all that apply):

☒ 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;
☐ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☒ Any development of land previously identified in a contributing zone plan as undeveloped.

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	18.93	18.93
Type of Development	warehouse/self-storage	warehouse/self-storage
Number of Residential Lots	1	1
Impervious Cover (acres)	4.63	8.52
Impervious Cover (%)	25.0	45.0
Permanent BMPs	1	1
Other	_____	_____

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

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

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

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

7. ☒ Acreage has not been added to or removed from the approved plan.
   ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

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

ATTACHMENT A:
Original approval letter

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 12, 2020

Mr. John Muhich
A-A-A Storage Circle Dr, LLC
4203 Spinnaker Cove
Austin, TX 78731

Re: Edwards Aquifer, Travis County

NAME OF PROJECT: AAA Storage Circle Drive, located at 10505 Circle Dr., Austin, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP)
30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11001843; Regulated Entity No. RN110914850

Dear Mr. Muhich:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Thompson Land Engineering, LLC on behalf of A-A-A Storage Circle Dr, LLC on December 12, 2019. Final review of the CZP was completed after additional material was received on February 11, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 18.93 acres. It will include the construction of a warehouse self-storage facility with parking, drives, utilities, water quality facilities, and associated appurtenances. The impervious cover will be 4.64 acres (25 percent). According to a letter dated February 6, 2020, signed by Manny Duarte with Travis County, the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a partial sedimentation/filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 3,220 pounds of TSS generated from the 4.64 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

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

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

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved CZP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during

construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. 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.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive

director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved CZP. If the new owner intends to commence any new regulated activity on the site, a new CZP that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A CZP approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new CZP must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/maz

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

This Modification of a Previously Approved Contributing Zone Plan (CZP) application is being submitted is to permit the construction of the project known as AAA Storage Circle Drive – Phase 3, which is located on 18.93-acres. The address for this property is 10505 Circle Drive, Austin, Texas 78736; the property was released from the City of Austin's (COA) extraterritorial jurisdiction (ETJ) on October 9th, 2023 (as per the letter that is included on the Cover Sheet of the site plan set for this project).

Currently, the property still has the "old" single-family residential structure (1985) that is located on the northeast corner of the property, along with the recently constructed (2021) residential and office structures and the warehouse and self-storage facilities, the parking and drive areas, the utilities and the water quality and detention ponds. The specific improvements proposed with this modification are tabulated below:

a) Demolition: existing water quality facility (sand filter pond and an irrigation system from this pond), existing detention pond, and some existing pavement (within limits of construction for this project).
b) Building Construction: three (3) additional and "warehouse" buildings.
c) Pavement Construction: drives and walkways around the new buildings.
d) Utility Construction: water, wastewater and electric utilities (wastewater is designed and permitted separately).
e) Drainage Construction: additional storm pipe and relocated water quality and detention ponds.

As shown in the TCEQ total suspended solids (TSS) removal calculations, this project will have **8.52-acres** of on-site impervious cover area (**45%** of the site). Any storm water runoff from the offsite contributing drainage from the area that is directly upstream of this property will be routed around this development. (See the drainage area maps in the construction plan set for more details.)

The permanent BMP is proposed to be Sand Filter System that will discharge into an existing drainage swale (and drainage easement). The sand filter system has been designed per the current TCEQ Technical Guidance Manual.

ATTACHMENT C - CURRENT SITE PLAN OF APPROVED PROJECT

SITE PLAN RELEASE NOTES:

a. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
b. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
c. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
d. WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA); WASTEWATER SERVICE WILL BE PROVIDED BY AN ON-SITE SEPTIC FACILITY (OSSF) PERMITTED BY TRAVIS COUNTY TNR.
e. ~~ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.~~ - THIS IS NOT APPLICABLE WITHIN THE ETJ.
f. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
g. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
h. ~~FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.~~ - THIS IS NOT APPLICABLE TO THIS PROJECT

LANDSCAPE NOTES:

PER THE ENVIRONMENTAL CRITERIA MANUAL, THIS PROPERTY IS ALLOWED A MAXIMUM LANDSCAPED AREA OF 15 PERCENT, HOWEVER, THERE IS NO LANDSCAPING BEING PROPOSED WITH THIS PLAN.

FIRE PROTECTION NOTES (IF PROVIDED):

1. FIRE SPRINKLER SYSTEMS TO BUILDINGS TO BE PREPARED BY FIRE PROTECTION ENGINEER. CONTRACTOR TO VERIFY ALL FIRE LINE SIZES TO BUILDINGS WITH FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION OF FIRE LINES. CONTACT ENGINEER IF FIRE LINE SIZES SHOWN ARE LESS THAN THOSE REQUIRED BY FIRE PROTECTION ENGINEER.

GENERAL NOTES:

1) DIMENSIONS ARE TO FACE OF CURB.

2) SEE GENERAL NOTES SHEET 3.

3) WHERE ▬ ▬ ▬ IS SHOWN, PAINT CURB, OR PAVEMENT WHERE NO CURB EXISTS, RED AND STENCIL "FIRE ZONE/TOW-AWAY ZONE" IN 3 INCH WHITE LETTERS AT 35 FOOT INTERVALS ALONG CURB.

4) WHERE ▬ - - ▬ - - ▬ IS SHOWN DENOTES THE ACCESSIBLE ROUTE.

5) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

Site Development Calculations

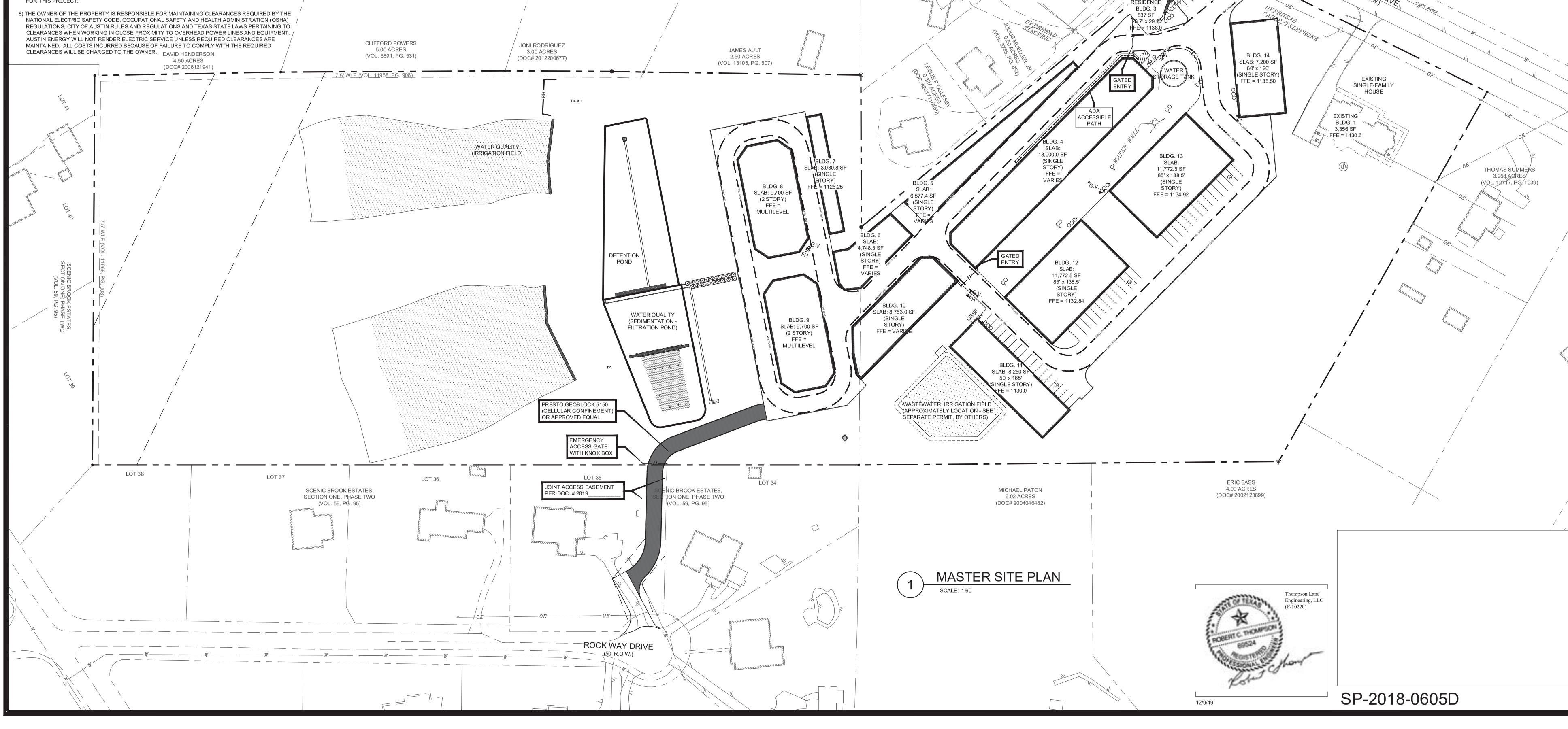
Total Site Area: 824,727 square feet (sf)
Total Site Area: 18.93 acres (ac)

Zoning	Existing 2-mile ETJ	Existing IC to be removed	Proposed 2-mile ETJ	Total IC (proposed + existing to remain)	Allow/Required
Site Area (sf)	824,727		824,727		--
Site Area (ac)	18.93		18.93		--
Impervious Cover (sf)	41,026	-32,398	191,282	199,910	--
Impervious Cover (ac)	0.94	-0.74	4.39	4.59	(see Q-2 tables on
Impervious Cover (%)	5.0%	-3.9%	23.2%	24.2%	Slope Map sheet)
Building Foundation Area (sf)	14,087	-10,731	101,430	104,786	--
Building Coverage (%)	1.7%	-1.3%	12.3%	12.7%	--
Total Floor Area (sf)	14,087	-10,731	121,330	124,686	--
Floor to Area Ratio	0.02:1	n/a	0.15:1	0.15:1	--
Building Height (feet)	19' +/-	n/a	30' +/-	30' +/-	--
Building Height (stories)	1	n/a	2	2	--

Impervious Cover (IC) Summary

IC items:	Total Existing IC Area (sf)	Total Existing IC %	Existing to be Removed	Proposed to be Added	Total Proposed IC Area (sf)	Total Proposed IC %
- Bldgs	14,087	1.7%	-10,731	101,430	104,786	12.7%
- Drive aisle and parking	24,807	3.0%	-21,457	88,745	92,095	11.2%
- Sidewalk Pavement	2,131	0.3%	-209	1,107	3,029	0.4%
Total IC =	41,026	5.0%	-32,398	191,282	199,910	24.2%

Building	Foundation Area [SF]	Coverage [%]	Height [feet]	Height [stories]	Floor Area [SF]	Floor to Area ratio (FAR)
#1	3,356	0.4%	19' +/-	1	3,356	0.004:1
#2	588	0.1%	19' +/-	1	588	0.001:1
#3	837	0.1%	19' +/-	1	837	0.001:1
#4	18,000	2.2%	19' +/-	1	18,000	0.02:1
#5	6,577	0.8%	19' +/-	1	6,577	0.01:1
#6	4,748	0.6%	19' +/-	1	4,748	0.01:1
#7	8,753	1.1%	19' +/-	1	8,753	0.01:1
#8	9,700	1.2%	33' +/-	2	19,400	0.02:1
#9	9,700	1.2%	33' +/-	2	19,400	0.02:1
#10	7,200	0.9%	19' +/-	1	7,200	0.01:1
#11	11,773	1.4%	19' +/-	1	11,773	0.01:1
#12	11,773	1.4%	19' +/-	1	11,773	0.01:1
#13	8,250	1.0%	19' +/-	1	8,250	0.01:1
#14	3,031	0.4%	19' +/-	1	3,031	0.004:1



LEGEND

- PROPOSED PHASE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- NEW WATER METERS

SCALE: 1" = 60'

0 30 60 120

1 MASTER SITE PLAN
SCALE: 1:60

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

12/9/19

SP-2018-0605D

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net
email: ric@tleng.net
TBPE Reg. No. F-10220 © Copyright 2012

DATE | REVISION

PROJECT: AAA CIRCLE DRIVE SITE PLAN
10505 CIRCLE DRIVE, AUSTIN, TX 78736

SHEET NAME: MASTER SITE PLAN

DATE ISSUED: December, 2019
DESIGNED BY: RCT
DRAFTED BY: MR/JEH
JOB NUMBER: 1545

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: Robert C. Thompson

Date: September 5, 2024

Signature of Customer/Agent:

Regulated Entity Name: AAA Storage Circle Drive - Phase 3

Project Information

1. County: Travis
2. Stream Basin: Slaughter Creek & Barton Creek
3. Groundwater Conservation District (if applicable): Southwestern Travis County
4. Customer (Applicant):

   Contact Person: John Muhich
   Entity: A-A-A Storage Circle Dr, LLC
   Mailing Address: 4203 Spinnaker Cove
   City, State: Austin, Texas Zip: 78731-5130
   Telephone: (512) 657-6789 Fax: _____
   Email Address: johnsmuhich@gmail.com

5. Agent/Representative (If any):

Contact Person: Robert C. Thompson
Entity: Thompson Land Engineering, LLC
Mailing Address: 904 North Cuernavaca Drive
City, State: Austin, Texas Zip: 78733-3218
Telephone: (512) 328-0002 Fax: _____
Email Address: ric@tleng.net

6. Project Location:

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

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

This site is located north of US 290 W, on the south side of Circle Drive and just over a 0.5-mile west of Thomas Springs Road.

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: [additional] self-storage warehousing

13. Total project area (size of site): 18.93 Acres

Total disturbed area: 7.3 Acres

14. Estimated projected population: 6

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	200,328	÷ 43,560 =	4.60
Parking	167,671	÷ 43,560 =	3.85
Other paved surfaces	3,127	÷ 43,560 =	0.07
Total Impervious Cover	371,126	÷ 43,560 =	8.52

Total Impervious Cover 8.52 **÷ Total Acreage** 18.93 **X 100 =** 45.0**% Impervious Cover**

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

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

For Road Projects Only

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

☐ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM 48453 C0555J & CO560J, revised January 22, 2020.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☐ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☐ N/A

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

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

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

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

Administrative Information

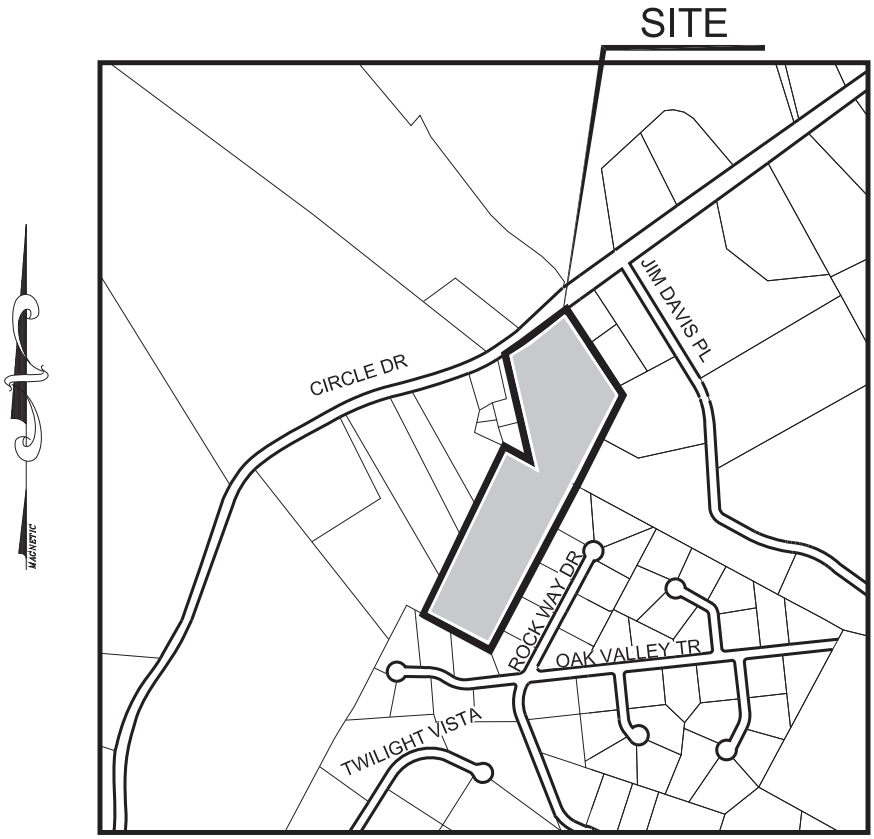
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

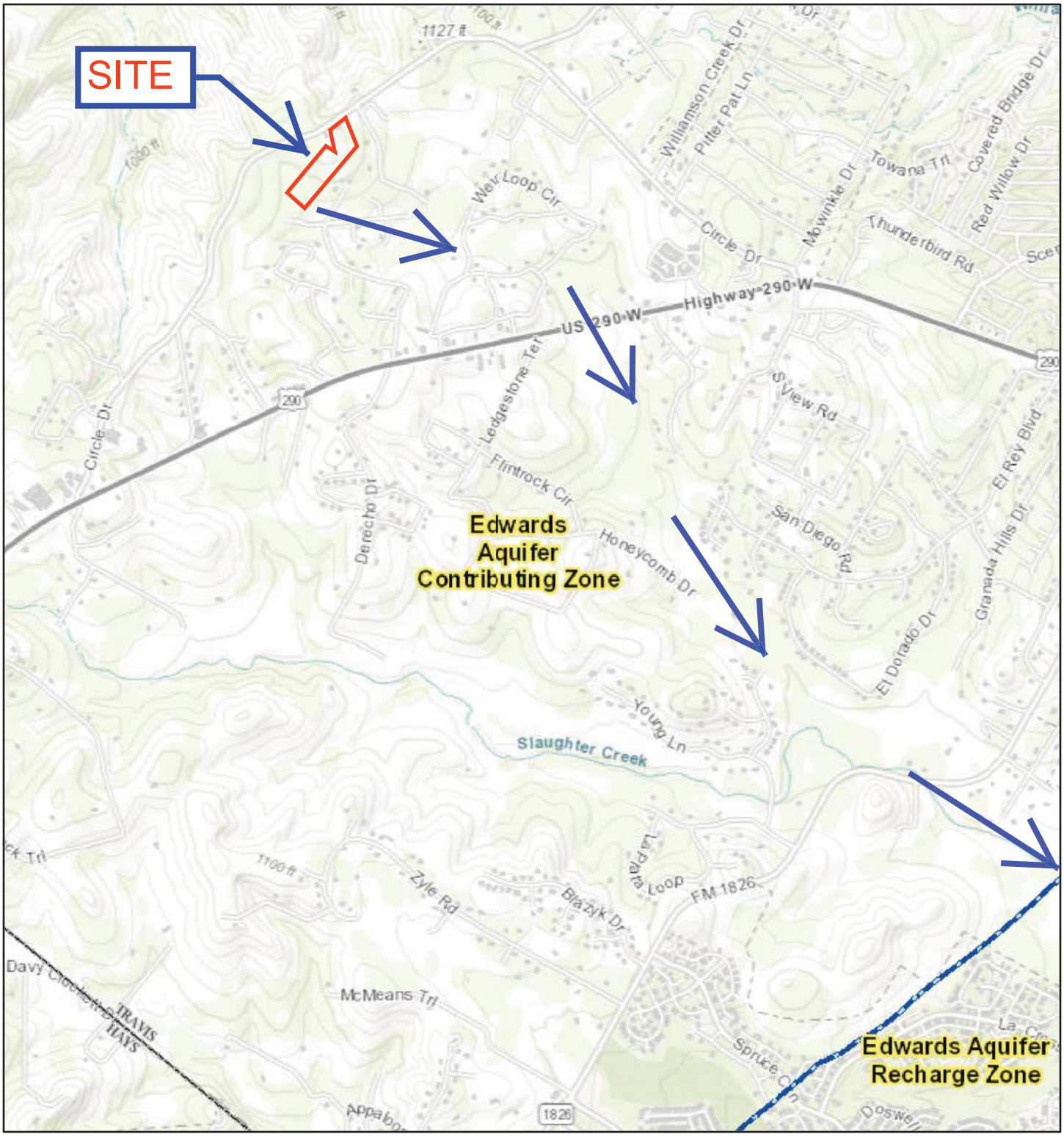
☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A
ROAD MAP



MAP GRID: WZ20/WY20 MAPSCO PG: 610P/610Q

ATTACHMENT B
Edwards Aquifer - 7.5 Minute Quad Grid: SIGNAL HILL



6/5/2019, 11:29:37 AM

1:36,112

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

- Edwards Aquifer Label
- Edwards Aquifer Boundary
- Edwards Aquifer Boundary central line
- TX Counties
- 7.5 Minute Quad Grid

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, TCEQ

Web AppBuilder for ArcGIS

City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | TCEQ |

ATTACHMENT C – PROJECT DESCRIPTION

This Modification of a Previously Approved Contributing Zone Plan (CZP) application is being submitted is to permit the construction of the project known as AAA Storage Circle Drive – Phase 3, which is located on 18.93-acres. The address for this property is 10505 Circle Drive, Austin, Texas 78736; the property was released from the City of Austin's (COA) extraterritorial jurisdiction (ETJ) on October 9th, 2023 (as per the letter that is included on the Cover Sheet of the site plan set for this project).

Currently, the property still has the "old" single-family residential structure (1985) that is located on the northeast corner of the property, along with the recently constructed (2021) residential and office structures and the warehouse and self-storage facilities, the parking and drive areas, the utilities and the water quality and detention ponds. The specific improvements proposed with this modification are tabulated below:

a) Demolition: existing water quality facility (sand filter pond and an irrigation system from this pond), existing detention pond, and some existing pavement (within limits of construction for this project).
b) Building Construction: three (3) additional and "warehouse" buildings.
c) Pavement Construction: drives and walkways around the new buildings.
d) Utility Construction: water, wastewater and electric utilities (wastewater is designed and permitted separately).
e) Drainage Construction: additional storm pipe and relocated water quality and detention ponds.

As shown in the TCEQ total suspended solids (TSS) removal calculations, this project will have **8.52-acres** of on-site impervious cover area (**45%** of the site). Any storm water runoff from the offsite contributing drainage from the area that is directly upstream of this property will be routed around this development. (See the drainage area maps in the construction plan set for more details.)

The permanent BMP is proposed to be Sand Filter System that will discharge into an existing drainage swale (and drainage easement). The sand filter system has been designed per the current TCEQ Technical Guidance Manual.

ATTACHMENT D – FACTORS AFFECTING WATER QUALITY

The following are potential sources of sediment to storm water runoff:

1) Disturbed earth from rough grading,
2) road base for pavement, and
3) disturbed earth from the construction of the water quality controls

The following are believed to be potential pollutants, other than sediment:

1) Construction debris (e.g., wood, nails, rebar, survey laths, survey tape, etc.),
2) Items that can float (such as cups and paper),
3) possibly oils from leaking machinery,
4) possibly fuel should any refueling activity occur,
5) possibly concrete materials from truck washout activities (if not bound in the solidifying mass), and
6) possibly paint from striping activities (if not adhered to a large object).

ATTACHMENT E – VOLUME AND CHARACTER OF STORM WATER

Since this project is a commercial development with a total of 8.52-acres of impervious cover, it is expected to result in a significant increase in the amount of volume (quantity) of storm water runoff. See the drainage maps and flow results in the HEC-HMS summary table on **sheets 19-20** for the specifics; the 100-year storm event, for example, should have an increase in the volume at the point-of-analysis (POA); however, the proposed detention ponds have been designed to reduce these flows to be less than the existing conditions (339.72-cfs, in the case of POA-2b). The on-site runoff coefficients are shown below:

Pre-construction = **80.90**

Post-construction (with existing TCEQ permit) = **84.41**

Post-construction (with this modified TCEQ permit) = **88.47**

The character (quality) of the stormwater is expected to be reduced to less than the existing conditions, however, the sand filter was designed to treat the proposed impervious cover and improve the quality. As seen on sheet 19, the on-site impervious cover will be directed into the proposed sand filter pond. The construction details for the pond and the corresponding TSS removal calculations are included on **sheets 15-17**.

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

See attached (from Travis County).

ATTACHMENT G – ALTERNATIVE SECONDARY CONTAINMENT METHODS

This is not applicable for this project.

ATTACHMENT H – AST CONTAINMENT STRUCTURE DRAWINGS

This is not applicable for this project.

ATTACHMENT I – 20% OR LESS IMPERVIOUS COVER DECLARATION

This is not applicable for this project.

ATTACHMENT J – BMPs FOR UPGRADIENT STORMWATER

In order to prevent the potential pollution of surface water, groundwater or storm water that originates up-gradient from this site, this project is proposing to install drainage swales to divert this flow around the onsite development. (See **sheet 19** for the specifics). The majority of this offsite area is naturally conveyed through the back portion of this property within a drainage swale.

ATTACHMENT K – BMPs FOR ON-SITE STORMWATER

The proposed sand filter system is designed to prevent the pollution of surface water or groundwater that originates onsite. It will consist of a concrete splitter box and earthen berms at 3:1 (H:V) side slopes. Additionally, it will have a flat sand bed with underdrain piping that will discharge at an outlet with a 48-hour drawdown orifice. The outfall pipe will also have a gate valve installed near the pond, so that the discharge can be stopped, in case the pond is contaminated with hazardous materials. The pond details are provided on **sheets 15-17** of the construction plan set.

ATTACHMENT L – BMPs FOR SURFACE STREAMS

The proposed impervious cover and pollutants from this project will be conveyed to and treated by the sand filter system, before being discharged into any potential downstream surface streams.

ATTACHMENT M – CONSTRUCTION PLANS

See the attached construction plan set.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

See the following pages (after these attachments).

ATTACHMENT O – PILOT-SCALE FIELD TESTING PLAN

This is not applicable for this project.

ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed runoff from the development in this project will initially be directed into onsite paving and a storm sewer that will convey the flows into the splitter box for the sand filter system and detention facilities. These facilities were designed to reduce the flows in post-development to be less than pre-development. Additionally, erosion controls are provided at the outfalls; therefore, there are no stream contaminations or changes to the way water enters a stream that are expected or known to be likely.

ATTACHMENT F

TRANSPORTATION AND NATURAL RESOURCES

ONSITE WASTEWATER PROGRAM

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4626

February 6, 2020

Re: OSSF Suitability Letter, 19-24997
10505/10601 Circle Drive, Austin, Texas 78736
A. W. NICHOLES ABS 2725 SUR 56 (ACR 18.93)

Dear Mr. Roeder:

This subdivision/lot referenced above is suitable for the use of on-site sewage facilities (OSSF's) in accordance with 30 TAC Chapter 285 and Travis County Code Chapter 48.

Please do not hesitate to call me at (512) 854-7581 if you should have any questions.

Sincerely,

Manny Duarte, P.E., CFM, R.S., D.R. #OS35032
On-Site Wastewater Program
Development Services Division

ATTACHMENT N

AAA Storage Circle Drive – Phase 3
10505 Circle Drive, Austin, TX 78736

Inspection, Maintenance, Repair and Retrofit Plan

Purpose
This plan is for the "water quality" controls on this site. It is intended to help the owner and whoever is delegated to maintain the water quality controls.

Construction Plans
This plan is for work constructed under the Travis County Permit Number **24-48512**. Information from those plans, including details from those plans is included in this operation and maintenance plan. However, anyone accepting responsibility for maintaining this system should obtain a copy of those plans and become familiar with the construction specifications on those plans.

Description of Controls
The water quality control for this project is primarily a sand filter pond that drains using gravity. Additionally, there is an existing vegetated swale that directs stormwater runoff into an area inlet with an outgoing storm pipe that will be conveyed into the pond. The purpose of these controls is to capture the initial run-off contacting the buildings and parking on this site and treat pollutants washed off from the impervious surfaces before releasing back into the natural ground. The control works as follow:

- Sediments and pollutants from the water to settle in the "sedimentation" pond,
- Following the sedimentation pond, the water enters a "filtration" basin for additional removal of pollutants.

The system is sized such that the pond empties within 48-hours and infiltrates in the ground within 72-hours. Any excess water from the water quality volume will spill-over a concrete weir at the inlet to this pond (splitter box) and subsequently flow into the detention pond.

General Description of Maintenance Required
The primary components of the water quality controls are:

- the vegetated swale to convey water to an area inlet with outgoing storm pipe,
- the concrete flow splitting structure,
- the vegetated sedimentation pond with a sediment marker to indicate 20% of volume,
- the rock gabion dividing the sedimentation pond from the filtration pond,
- the sand bed of the filtration pond, and
- the trench irrigation perforated pipe.

The vegetated swale, flow splitting structure, sedimentation pond, gabion, and filtration should not take any maintenance other than periodic cleaning of accumulated silt, and in the vegetated swale and sedimentation pond, the mowing of the grass. The sand bed of the filtration pond

should be periodically raked clean of the accumulation of silt. The opening of the underdrain outfall pipe should be kept clear of accumulation of sediment and vegetation.

The trenched perforated pipe should require no other maintenance than periodic replacement if vandalism occurs, or replacement of rocks if they were to become dislodged. Any grassy areas should be maintained to allow vegetation to grow and should be kept level so that water distributes evenly.

Specific Maintenance Guidelines

Recommended maintenance guidelines are as follows. Records should be kept of the following and any other maintenance work and inspections, and those records should be kept on site for review by the review authorities (should they request to see them).

Inspections. The water quality control system should be inspected and tested at least six (6) times a year to evaluate facility operation. One of these inspections should be during or immediately following wet weather. Any malfunctions should be repaired immediately. The items that should be inspected include:

- eroded areas at the flow splitting structure,
- distressed or dying grass within the sedimentation pond (or vegetated swale),
- gabion for accumulation of silt which might block flow,
- outfall structure for blockage and/or debris accumulation, and
- areas of water accumulation (puddling).

It is also recommended that, at least once during wet weather, the pond to be timed to confirm that the pond is completely empty within 72-hours. Any defects identified during these inspections should be repaired within four (4) weeks of identification to ensure that significant damage does not occur and to ensure that the site remains in compliance with the regulatory rules regarding the discharge of storm water.

Regular Maintenance.

- Pest Management. An Integrated Pest Management (IPM) plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.
- Seasonal Mowing. Regular mowing should occur as often as necessary. Grass height should not exceed 18-inches. Fertilizers should be used at a minimum.
- Sediment Removal. At a minimum, the sediment needs to be removed from the sedimentation pond when sediment buildup fills to 6-inches, or when it accumulates to such a point that it blocks the flow of water to the irrigation pond. In the vegetated swale, sediment should be removed when buildup is 3-inches at any spot or when covering the vegetation. (Excess sediment shall be removed by hand or flat-bottomed shovels.
- Debris and Litter Removal. The areas shall also be checked for accumulation of debris and trash. The debris and trash shall be removed. This should occur no less than four (4) times a year. In addition, debris and litter should be removed after each significant rainfall event.
- Grass Reseeding and Mulching. If there is any damaged grass, it should be promptly replaced using the same seed mix used during swale establishment.

Additional Maintenance:

The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, some basic maintenance is required to insure the health of the treatment, including:

- ***Vegetated Areas***. Vegetation must be maintained in the vegetated swale and sedimentation basin to prevent erosion and provide for water quality treatment.
- ***Mowing***. The swale as well as the upper stage, side slopes, and embankment of the sedimentation basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18-inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- ***Debris and Litter Removal***. Debris and litter will accumulate and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the system outfall.
- ***Erosion Control***. The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.
- ***Nuisance Control***. Standing water or soggy conditions in the basins can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

Replacement Parts

Pipe. The discharge pipe material is a standard schedule 80 PVC and may be obtained at any hardware store (such as Home Depot or Lowes). Geotextile Fabric. The black, felt looking material inside the rocks at the flow distribution pipes is known as a geotextile fabric. This material might be obtained from a hardware store but can be erosion control contractor or a company specializing in selling these materials such as SI Geosolutions (www.geosolutions.com) Gravel. Gravel can be requested from many local soil distributors such as Geo Growers (www.geogrowers.net)

Responsible Party: John Muhich
Name

Signature

09/04/2024
Date

Mailing Address: 4203 Spinnaker Cove
City, State: Austin, Texas 78731
Telephone: (512) 452-7789

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Robert C. Thompson

Date: September 5, 2024

Signature of Customer/Agent:

Regulated Entity Name: AAA Storage Circle Drive - Phase 3

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A – SPILL RESPONSE ACTIONS

The spill response actions will be in accordance with Texas Administrative Code (TAC) Title 30, Chapter 327. Corresponding notes have been developed based on that section of the TAC and are included on the General Notes page (**sheet 3** in the attached construction plan set) and is also copied below (that continues through 6 more pages).

The person responsible for cleaning up a spill is:

- the owner or operator of a **facility** from which a spill emanates;
- the owner, operator, or demise charterer of a **vessel** from which a spill emanates; or
- any other person who **causes, suffers, allows, or permits** a spill.

Notification, emergency response, spill cleanups that take less than 180 days:

- See https://www.tceq.texas.gov/response/index.html. Most spills requiring less than 6 months of cleanup are reviewed by the **TCEQ Austin Regional** office staff at (512) 339-2929 (Monday-Friday, 8 a.m. – 5 p.m.) or
- State of Texas Spill-Reporting Hotline at (800) 832-8224 (**24-hours)**

Cleanups requiring **more than 180 days and spills that impact groundwater** may be referred from the Region office to the Remediation Division for oversight. Contact:

- The **TCEQ Austin Regional office** at (512) 339-2929, for Travis County or
- The TCEQ Remediation Division, Environmental Cleanup sections at: (512) 239-2200.

SPILL PREVENTION AND CONTROL NOTES
(BASED ON TAC 30.327)

A DISCHARGE OR SPILL IS AN ACT OR OMISSION BY WHICH OIL, HAZARDOUS SUBSTANCES, WASTE, OR OTHER SUBSTANCES ARE SPILLED, LEAKED, PUMPED, POURED, EMITTED, ENTERED, OR DUMPED ONTO OR INTO WATERS IN THE STATE OF TEXAS OR BY WHICH THOSE SUBSTANCES ARE DEPOSITED WHERE, UNLESS CONTROLLED OR REMOVED, THEY MAY DRAIN, SEEP, RUN, OR OTHERWISE ENTER WATER IN THE STATE OF TEXAS.

NOTIFICATION REQUIREMENTS

(A) REPORTABLE DISCHARGE OR SPILL. A REPORTABLE DISCHARGE OR SPILL IS A DISCHARGE OR SPILL OF OIL, PETROLEUM PRODUCT, USED OIL, HAZARDOUS SUBSTANCES, INDUSTRIAL SOLID WASTE, OR OTHER SUBSTANCES INTO THE ENVIRONMENT IN A QUANTITY EQUAL TO OR GREATER THAN THE REPORTABLE QUANTITY LISTED IN SECTION 327.4 OF THIS TITLE (RELATING TO REPORTABLE QUANTITIES) IN ANY 24-HOUR PERIOD.

(B) INITIAL NOTIFICATION. UPON THE DETERMINATION THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED, THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE BUT NOT LATER THAN 24 HOURS AFTER THE DISCOVERY OF THE SPILL OR DISCHARGE.

(C) METHOD OF NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ IN ANY REASONABLE MANNER INCLUDING BY TELEPHONE, IN PERSON, OR BY ANY OTHER METHOD APPROVED BY THE TCEQ. IN ALL CASES, THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION LISTED IN SUBSECTION (D) OF THIS SECTION. NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. THE CONTRACTOR SHALL NOTIFY ONE OF THE FOLLOWING:
(1) THE STATE EMERGENCY RESPONSE CENTER AT 1-800-832-8224;
(2) DURING NORMAL BUSINESS HOURS ONLY, THE REGIONAL OFFICE FOR THE TCEQ REGION IN WHICH THE DISCHARGE OR SPILL OCCURRED; OR
(3) THE TCEQ AT THE TCEQ 24-HOUR SPILL REPORTING NUMBER (512) 239-2507 OR (512) 463-7727.

(D) INFORMATION REQUIRED IN INITIAL NOTIFICATION. THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION IN THE FOLLOWING LIST. COPIES OF SPILL REPORTS PREPARED FOR OTHER GOVERNMENTAL AGENCIES SHALL SATISFY THIS REQUIREMENT IF THEY CONTAIN, OR ARE SUPPLEMENTED TO CONTAIN, ALL THE INFORMATION REQUIRED BY THIS SUBSECTION. THE INITIAL NOTIFICATION SHALL CONTAIN:
(1) THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON MAKING THE TELEPHONE REPORT;
(2) THE DATE, TIME, AND LOCATION OF THE SPILL OR DISCHARGE;

(3) A SPECIFIC DESCRIPTION OR IDENTIFICATION OF THE OIL, PETROLEUM PRODUCT, HAZARDOUS SUBSTANCES OR OTHER SUBSTANCES DISCHARGED OR SPILLED;

(4) AN ESTIMATE OF THE QUANTITY DISCHARGED OR SPILLED;

(5) THE DURATION OF THE INCIDENT;

(6) THE NAME OF THE SURFACE WATER OR A DESCRIPTION OF THE WATERS IN THE STATE AFFECTED OR THREATENED BY THE DISCHARGE OR SPILL;

(7) THE SOURCE OF THE DISCHARGE OR SPILL;

(8) A DESCRIPTION OF THE EXTENT OF ACTUAL OR POTENTIAL WATER POLLUTION OR HARMFUL IMPACTS TO THE ENVIRONMENT AND AN IDENTIFICATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR NATURAL RESOURCES AT RISK;

(9) IF DIFFERENT FROM PARAGRAPH (1) OF THIS SUBSECTION, THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE CONTRACTOR AND THE CONTACT PERSON AT THE LOCATION OF THE DISCHARGE OR SPILL;

(10) A DESCRIPTION OF ANY ACTIONS THAT HAVE BEEN TAKEN, ARE BEING TAKEN, AND WILL BE TAKEN TO CONTAIN AND RESPOND TO THE SPILL;

(11) ANY KNOWN OR ANTICIPATED HEALTH RISKS;

(12) THE IDENTITY OF ANY GOVERNMENTAL REPRESENTATIVES, INCLUDING LOCAL AUTHORITIES OR THIRD PARTIES, RESPONDING TO THE DISCHARGE OR SPILL; AND

(13) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE.

(E) UPDATE NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE WHENEVER NECESSARY TO PROVIDE INFORMATION THAT WOULD TRIGGER A CHANGE IN THE RESPONSE TO THE SPILL OR DISCHARGE.

(F) CORRECTION OF RECORDS. NOTIFYING THE TCEQ THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED SHALL NOT BE CONSTRUED AS AN ADMISSION THAT POLLUTION HAS OCCURRED. FURTHERMORE, IF THE CONTRACTOR DETERMINES, AFTER NOTIFICATION, THAT A REPORTABLE DISCHARGE OR SPILL DID NOT OCCUR, THE CONTRACTOR MAY SEND A LETTER TO THE TCEQ DOCUMENTING THAT DETERMINATION. IF THE EXECUTIVE DIRECTOR AGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTE THE DETERMINATION IN COMMISSION RECORDS. IF THE EXECUTIVE DIRECTOR DISAGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTIFY THE CONTRACTOR WITHIN 30 DAYS.

(G) NOTIFICATION OF LOCAL GOVERNMENTAL AUTHORITIES. IF THE DISCHARGE OR SPILL CREATES AN IMMINENT HEALTH THREAT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND COOPERATE WITH LOCAL EMERGENCY AUTHORITIES (FIRE DEPARTMENT, FIRE MARSHAL, LAW ENFORCEMENT AUTHORITY, HEALTH AUTHORITY, OR LOCAL EMERGENCY PLANNING COMMITTEE (LEPC), AS APPROPRIATE). THE RESPONSIBLE PARTY WILL COOPERATE WITH THE LOCAL EMERGENCY AUTHORITY IN PROVIDING SUPPORT TO IMPLEMENT APPROPRIATE NOTIFICATION AND RESPONSE ACTIONS. THE LOCAL EMERGENCY AUTHORITY, AS NECESSARY, WILL IMPLEMENT ITS EMERGENCY MANAGEMENT PLAN, WHICH MAY INCLUDE NOTIFYING AND EVACUATING AFFECTED PERSONS. IN THE ABSENCE OF A LOCAL EMERGENCY AUTHORITY, THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO NOTIFY POTENTIALLY AFFECTED PERSONS OF THE IMMINENT HEALTH THREAT.

(H) NOTIFICATION TO PROPERTY OWNER AND RESIDENTS. AS SOON AS POSSIBLE, BUT NO LATER THAN TWO WEEKS AFTER DISCOVERY OF THE SPILL OR DISCHARGE, THE CONTRACTOR SHALL REASONABLY ATTEMPT TO NOTIFY THE OWNER (IF IDENTIFIABLE) OR OCCUPANT OF THE PROPERTY UPON WHICH THE DISCHARGE OR SPILL OCCURRED AS WELL AS THE OCCUPANTS OF ANY PROPERTY THAT THE CONTRACTOR REASONABLY BELIEVES IS ADVERSELY AFFECTED.

(I) ADDITIONAL NOTIFICATION REQUIRED.
(1) NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. HOWEVER, COMPLYING WITH THE NOTIFICATION REQUIREMENTS SET FORTH IN THIS SECTION DOES NOT RELIEVE, SATISFY, OR FULFILL ANY OTHER NOTIFICATION REQUIREMENTS IMPOSED BY PERMIT OR OTHER LOCAL, STATE, OR FEDERAL LAW. THE CONTRACTOR SHOULD CONTACT THE LOCAL AUTHORITIES TO DETERMINE IF ANY ADDITIONAL NOTIFICATION IS REQUIRED AND SHOULD CONSULT WITH THE TECQ AS TO WHETHER ANY ADDITIONAL STATE OR FEDERAL NOTIFICATION IS REQUIRED.

(J) ALTERNATIVE NOTIFICATION PLANS.
(1) CONTRACTORS IN CHARGE OF ACTIVITIES AND FACILITIES MAY SUBMIT AND IMPLEMENT AN ALTERNATIVE NOTIFICATION PLAN. THIS ALTERNATIVE NOTIFICATION PLAN SHALL COMPLY WITH THE TEXAS WATER CODE, SECTION

26.039. CONTRACTORS SHALL OBTAIN THE TCEQ'S WRITTEN APPROVAL BEFORE IMPLEMENTING ANY ALTERNATIVE NOTIFICATION PLAN.
(2) UPON APPROVAL OF THE TCEQ REGIONAL MANAGER, CONTRACTORS MAY PROVIDE THE INITIAL NOTIFICATION BY FACSIMILE TO THE REGIONAL OFFICE DURING NORMAL BUSINESS HOURS.

REPORTABLE QUANTITIES (RQ)

(A) HAZARDOUS SUBSTANCES. THE REPORTABLE QUANTITIES FOR HAZARDOUS SUBSTANCES SHALL BE:
(1) FOR SPILLS OR DISCHARGES ONTO LAND--THE QUANTITY DESIGNATED AS THE FINAL REPORTABLE QUANTITY (RQ) IN TABLE 302.4 IN 40 CFR SECTION 302.4; OR
(2) FOR SPILLS OR DISCHARGES INTO WATERS IN THE STATE--THE QUANTITY DESIGNATED AS THE FINAL RQ IN TABLE 302.4 IN 40 CFR SECTION 302.4, EXCEPT WHERE THE FINAL RQ IS GREATER THAN 100 POUNDS IN WHICH CASE THE RQ SHALL BE 100 POUNDS.

(B) OIL, PETROLEUM PRODUCT, AND USED OIL.
(1) THE RQ FOR CRUDE OIL AND OIL OTHER THAN THAT DEFINED AS PETROLEUM PRODUCT OR USED OIL SHALL BE:
(A) FOR SPILLS OR DISCHARGES ONTO LAND--210 GALLONS (FIVE BARRELS); OR
(B) FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
(2) THE RQ FOR PETROLEUM PRODUCT AND USED OIL SHALL BE:
(A) EXCEPT AS NOTED IN SUBPARAGRAPH (B) OF THIS PARAGRAPH, FOR SPILLS OR DISCHARGES ONTO LAND--25 GALLONS;
(B) FOR SPILLS OR DISCHARGES TO LAND FROM PST EXEMPTED FACILITIES--210 GALLONS (FIVE BARRELS); OR
(C) FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.

(C) INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

ACTIONS REQUIRED

(A) THE CONTRACTOR SHALL IMMEDIATELY ABATE AND CONTAIN THE SPILL OR DISCHARGE AND COOPERATE FULLY WITH THE EXECUTIVE DIRECTOR AND THE LOCAL INCIDENT COMMAND SYSTEM. THE CONTRACTOR SHALL ALSO BEGIN

REASONABLE RESPONSE ACTIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:
(1) ARRIVAL OF THE CONTRACTOR OR RESPONSE PERSONNEL HIRED BY THE CONTRACTOR AT THE SITE OF THE DISCHARGE OR SPILL;
(2) INITIATING EFFORTS TO STOP THE DISCHARGE OR SPILL;
(3) MINIMIZING THE IMPACT TO THE PUBLIC HEALTH AND THE ENVIRONMENT;
(4) NEUTRALIZING THE EFFECTS OF THE INCIDENT;
(5) REMOVING THE DISCHARGED OR SPILLED SUBSTANCES; AND
(6) MANAGING THE WASTES.

(B) UPON REQUEST OF THE LOCAL GOVERNMENT RESPONDERS OR THE EXECUTIVE DIRECTOR, THE CONTRACTOR SHALL PROVIDE A VERBAL OR WRITTEN DESCRIPTION, OR BOTH, OF THE PLANNED RESPONSE ACTIONS AND ALL ACTIONS TAKEN BEFORE THE LOCAL GOVERNMENTAL RESPONDERS OR THE EXECUTIVE DIRECTOR ARRIVE. WHEN THE TCEQ ON-SCENE COORDINATOR REQUESTS THIS INFORMATION, IT IS SUBJECT TO POSSIBLE ADDITIONAL RESPONSE ACTION REQUIREMENTS BY THE EXECUTIVE DIRECTOR. THE INFORMATION WILL SERVE AS A BASIS FOR THE EXECUTIVE DIRECTOR TO DETERMINE THE NEED FOR:
(1) FURTHER RESPONSE ACTIONS BY THE CONTRACTOR;
(2) INITIATING STATE FUNDED ACTIONS FOR WHICH THE CONTRACTOR MAY BE HELD LIABLE TO THE MAXIMUM EXTENT ALLOWED BY LAW; AND
(3) SUBSEQUENT REPORTS ON THE RESPONSE ACTIONS.

(C) EXCEPT FOR DISCHARGES OR SPILLS OCCURRING DURING THE NORMAL COURSE OF TRANSPORTATION ABOUT WHICH CARRIERS ARE REQUIRED TO FILE A WRITTEN REPORT WITH THE U.S. DEPARTMENT OF TRANSPORTATION UNDER 49 CFR SECTION 171.16, THE CONTRACTOR SHALL SUBMIT WRITTEN INFORMATION, SUCH AS A LETTER, DESCRIBING THE DETAILS OF THE DISCHARGE OR SPILL AND SUPPORTING THE ADEQUACY OF THE RESPONSE ACTION, TO THE APPROPRIATE TCEQ REGIONAL MANAGER WITHIN 30 WORKING DAYS OF THE DISCOVERY OF THE REPORTABLE DISCHARGE OR SPILL. THE REGIONAL MANAGER HAS THE DISCRETION TO EXTEND THE DEADLINE. THE DOCUMENTATION SHALL CONTAIN ONE OF THE FOLLOWING ITEMS:
(1) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS BEEN COMPLETED AND A DESCRIPTION OF HOW THE RESPONSE ACTION WAS CONDUCTED. THE STATEMENT SHALL INCLUDE THE INITIAL REPORT INFORMATION REQUIRED BY SECTION 327.3(C) OF THIS TITLE (RELATING TO

NOTIFICATION REQUIREMENTS). THE EXECUTIVE DIRECTOR MAY REQUEST ADDITIONAL INFORMATION. APPROPRIATE RESPONSE ACTIONS AT ANY TIME FOLLOWING THE DISCHARGE OR SPILL INCLUDE USE OF THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).

(2) A REQUEST FOR AN EXTENSION OF TIME TO COMPLETE THE RESPONSE ACTION, ALONG WITH THE REASONS FOR THE REQUEST. THE REQUEST SHALL ALSO INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE TIME REQUIRED TO COMPLETE THE RESPONSE ACTION. THE EXECUTIVE DIRECTOR MAY GRANT AN EXTENSION UP TO SIX MONTHS FROM THE DATE THE SPILL OR DISCHARGE WAS REPORTED. UNLESS OTHERWISE NOTIFIED BY THE APPROPRIATE REGIONAL MANAGER OR THE EMERGENCY RESPONSE TEAM, THE CONTRACTOR SHALL PROCEED ACCORDING TO THE TERMS OF THE PROJECTED WORK SCHEDULE.

(3) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS NOT BEEN COMPLETED NOR IS IT EXPECTED TO BE COMPLETED WITHIN THE MAXIMUM ALLOWABLE SIX-MONTH EXTENSION. THE STATEMENT SHALL EXPLAIN WHY COMPLETION OF THE RESPONSE ACTION IS NOT FEASIBLE AND INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE REMAINING TASKS TO COMPLETE THE RESPONSE ACTION. THIS INFORMATION WILL ALSO SERVE AS NOTIFICATION THAT THE RESPONSE ACTIONS TO THE DISCHARGE OR SPILL WILL BE CONDUCTED UNDER THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

The primary pollutant that is expected from the work during construction is sediment. Mostly inert materials (i.e. pipe, wood, drywall, concrete, etc.) will be stored or installed on the site. There is no offsite fill material expected to be brought onto the site (other than crushed limestone base, asphalt and concrete). No significant chemicals are planned to be stored or distributed on the site. A portable toilet might be on the site during construction, but no spill is expected from maintaining this toilet. Re-fueling of the vehicles is another perceived threat, but short of an accidental spill, no threat should be posed. The other possible "pollutants" expected after construction has been completed are: pesticides, fertilizers, automotive fluids, and air conditioning condensate.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

- Install erosion controls: approximately 7-acres, 2-weeks
- Clear, grub, and rough grade site: approximately 7-acres, 6-weeks
- Install water quality controls: approximately 0.6-acres, 4-weeks
- Install roadways: approximately 2.5-acres, 4-weeks
- Install building pads: approximately 1.4-acres, 9-weeks

Additionally, see more detailed sequence of construction on **sheet 3** (General Notes) in this site plan set.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES (TBMPs)

Silt fence (SF) and triangular filter dikes (TFDs) will be strategically placed to capture the offsite and onsite flows and to prevent any sediment and possible pollutants from leaving the site. No runoff should be able to leave the site without first being filtered by these temporary controls. Additionally, a stabilized construction entrance (SCE) will be used to prevent the dirt on the wheels of vehicles that leave the site. Inside the property, a concrete washout control is

proposed (with SF surrounding it), as shown on **sheets 5-6** of the plans, which will be adjacent to the proposed construction staging area.

Any pollutants are expected to be either soil or attached to soil (unless it is an item that will float) and with the silt fence described, that soil (or any floating material) is expected to be caught and held until removal. There are notes included in the plan set (on the notes sheet, regarding the Storm Water Pollution Prevention Plan) that specifies the minimum maintenance required for silt fence, including cleaning of soil and debris.

The nearest surface stream (Slaughter Creek) is over 2.5-miles from the site; however, the conveyance to this creek is via the Devil's Pen Creek, which is approximately 360-feet from the site. The proposed detention and water quality ponds (and outlet structures) will be built towards the beginning of the project. Therefore, the runoff during construction would be detained through the outlet structure, and then released after being filtered through the proposed temporary silt fence and rock wall.

ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE

This subject is not applicable (n/a) for this project.

ATTACHMENT F – STRUCTURAL PRACTICES

The SF and TFDs will be located throughout the site to divert flows away from exposed soils during the construction activities. See the discussion under Temporary BMPs and Measures above. A diversion wall, however, will divert the offsite flows in the post-developed conditions.

ATTACHMENT G – DRAINAGE AREA MAP

See **sheet 19** in this site construction plan set.

ATTACHMENT H – TEMPORARY SEDIMENT POND(S) PLAN & CALCS

This subject is n/a for this project.

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPs

See the Storm Water Pollution Prevention (SW3P) notes **on sheet 3** and the details (for the stabilized construction entrance, silt fence, etc.) on **sheet 10** in the construction plan set for the inspection plan of each of these temporary BMPs and measures. Additionally, see the following pages for the attached copies of the maintenance schedule (to be kept onsite during construction), as well as the information taken directly from the TCEQ's Technical Guidance, in addition to the approved construction plan sheets for the storm water pollution prevention plan (SWPPP) notes on the General Notes sheet and the Erosion and Sedimentation Controls (ESC) details (stabilized construction entrance, silt fence and concrete washout area) for the inspection plan of each of these temporary BMPs and measures.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

The work at this site is relatively small, will happen quickly, and will occur in one phase. The time from the beginning of grading to stabilization is not expected to be more than 9-months; therefore, there is no particular schedule, other than to complete construction as quickly as possible and then to re-vegetate the site as quickly as possible, in accordance with the re-vegetation notes on the construction plans, which are copied below (on the following page):

PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED:

A. UNLESS DIRECTED OTHERWISE BY THE OWNER, A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND 1-INCH OF TOPSOIL IN OTHER AREAS.

B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000-SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.

2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.

3. OTHER REQUIREMENTS:
   A. FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE 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 POUND PER 1000-SF.
   B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000-SF.

HYDRAULIC SEEDING:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000-SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000-SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.

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.

3. OTHER REQUIREMENTS:
   A. FERTILIZER SHALL BE A WATER-SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
   B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
   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 TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF « INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
   D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1« INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

Inspection & Maintenance (Attachment I continuation)

Project Name: AAA Storage Circle Drive – Phase 3

SWPPP Contact: _____

BEST MANAGEMENT PRACTICE
INSPECTION AND MAINTENANCE REPORT FORM

SILT FENCE

Name of Inspector: _____ Inspection Date: _____
Days Since Last Rainfall: _____ Amount of Last Rainfall: _____inches

Where is the Silt Fence Located?	Is the Bottom of the Fabric Still Buried?	Is the Fabric Torn or Sagging?	Are the Posts Tipping Over?	How Deep is the Sediment?

MAINTENANCE REQUIRED FOR SILT FENCE: _____

_____

_____

_____

_____

_____

_____

_____

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____

Project Name: AAA Storage Circle Drive – Phase 3

SWPPP Contact: _____

BEST MANAGEMENT PRACTICE
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZED CONSTRUCTION ENTRANCE

Name of Inspector: _____ Inspection Date: _____
Days Since Last Rainfall: _____ Amount of Last Rainfall: ____inches

Location	Is Sediment Being Tracked onto Road?	Is the Entry Surface Clean or Sediment Filled?	Does All Traffic Use the Entrance?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCES: _____

_____

_____

_____

_____

_____

_____

_____

_____

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____

Project Name: AAA Storage Circle Drive – Phase 3

SWPPP Contact: _____

BEST MANAGEMENT PRACTICE
INSPECTION AND MAINTENANCE REPORT FORM
(Completed weekly or as soon as possible after a significant storm event)

Name of Inspector: _____ Inspection Date: _____
Days Since Last Rainfall: _____
Amount of Last Rainfall: _____

STABILIZATION MEASURES					
Area or Drainage Areas*	**Date Since Last Disturbance**	**Date of Next Disturbance**	**Stabilized (Yes or No)**	**Control Measures Implemented**	**Current Conditions of Control Measures**

* See site map for drainage areas. Site may include borrow sources, haul roads, contractor's yard, stockpiles, etc.
** Areas that will be exposed more than 21 days must be stabilized within 14 days

STABILIZATION REQUIRED: _____

_____

_____

_____

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____

Control Measure Codes		**Condition Codes**
1. Temporary Seeding	14. Rock Bed at Construction Exit	U – Upgrade Needed
2. Permanent Plant, Sod, or Seed	15. Timber Mat at Construction Entrance	R – Replacement Needed
3. Mulch	16. Channel Liner	M – Maintenance Needed
4. Soil Retention Blanket	17. Sediment Trap	C – Cleaning Needed
5. Buffer Zone	18. Sediment Basin	I – Increase Measures
6. Preserve Natural Resources	19. Storm Inlet Sediment Trap	S – Stable (no action required)
7. Silt Fence	20. Stone Outlet Structure	
8. Hay Bales	21. Curb and Gutter	
9. Rock Berm	22. Storm Sewers	
10. Diversion Dike	23. Velocity Control Devices	
11. Diversion Swale	24. Excess Dirt Removed From Road	
12. Pipe Slope Drain	25. Haul Roads Dampened for Dust	
13. Paved Flume	26. Cleanup of Possible Contaminants	

Project Name: AAA Storage Circle Drive – Phase 3

SWPPP Contact: _____

BEST MANAGEMENT PRACTICE
INSPECTION AND MAINTENANCE REPORT FORM

CONSTRUCTION ACTIVITIES LOG

Name of Inspector	Date	Major Grading Activities	Temporary Suspension of Construction Activities	Permanent Suspension of Construction Activities	Initiation of Stabilization Measures	Comments

Date	Additional Changes

Corrective Action Log

Project Name: AAA Storage Circle Drive – Phase 3

SWPPP Contact: _____

Inspection Date	Inspector Name(s)	Description of BMP Deficiency	Corrective Action Needed (including planned date/responsible person)	Date Action Taken/Responsible person

1.4.2 Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress. Schematic diagrams of a construction entrance/exit are shown in Figure 1-24 and Figure 1-25.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

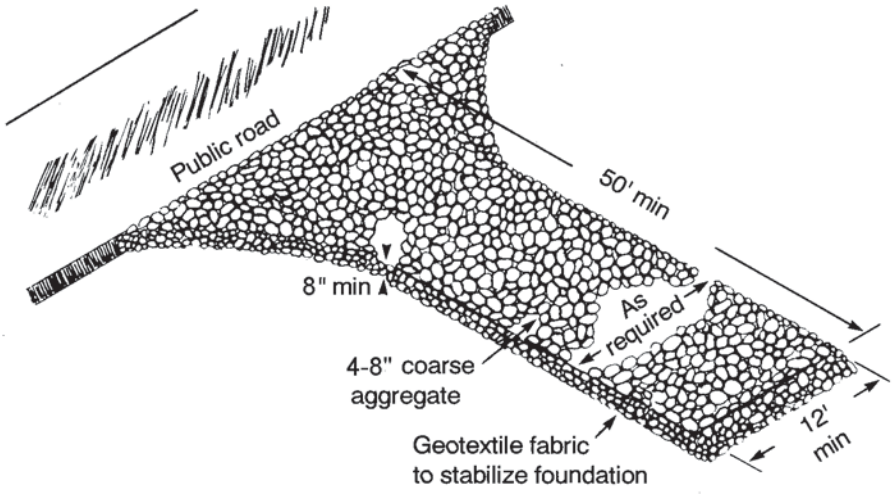


Figure 1-24 Schematic of Temporary Construction Entrance/Exit (after NC, 1993)

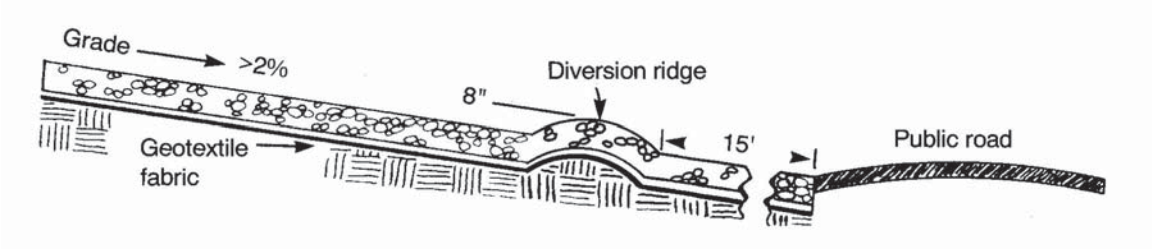


Figure 1-25 Cross-section of a Construction Entrance/Exit (NC, 1993)

Materials:

(1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.

(2) The aggregate should be placed with a minimum thickness of 8 inches.

(3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd^2, a mullen burst rating of 140 lb/in^2, and an equivalent opening size greater than a number 50 sieve.

(4) If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Installation: (North Carolina, 1993)

(1) Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.

(2) The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.

(3) The construction entrance should be at least 50 feet long.

(4) If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 (H:V) side slopes, across the foundation approximately 15 feet from the entrance to divert runoff away from the public road.

(5) Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.

(6) Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.

(7) Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

(8) Install pipe under pad as needed to maintain proper public road drainage.

Common trouble points

(1) Inadequate runoff control – sediment washes onto public road.

(2) Stone too small or geotextile fabric absent, results in muddy condition as stone is pressed into soil.

(3) Pad too short for heavy construction traffic – extend pad beyond the minimum 50 foot length as necessary.

(4) Pad not flared sufficiently at road surface, results in mud being tracked on to road and possible damage to road edge.

(5) Unstable foundation – use geotextile fabric under pad and/or improve foundation drainage.

Inspection and Maintenance Guidelines:

(1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.

(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.

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

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

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

1.4.3 Silt Fence

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. If not properly installed, silt fences are not likely to be effective. A schematic illustration of a silt fence is shown in Figure 1-26.

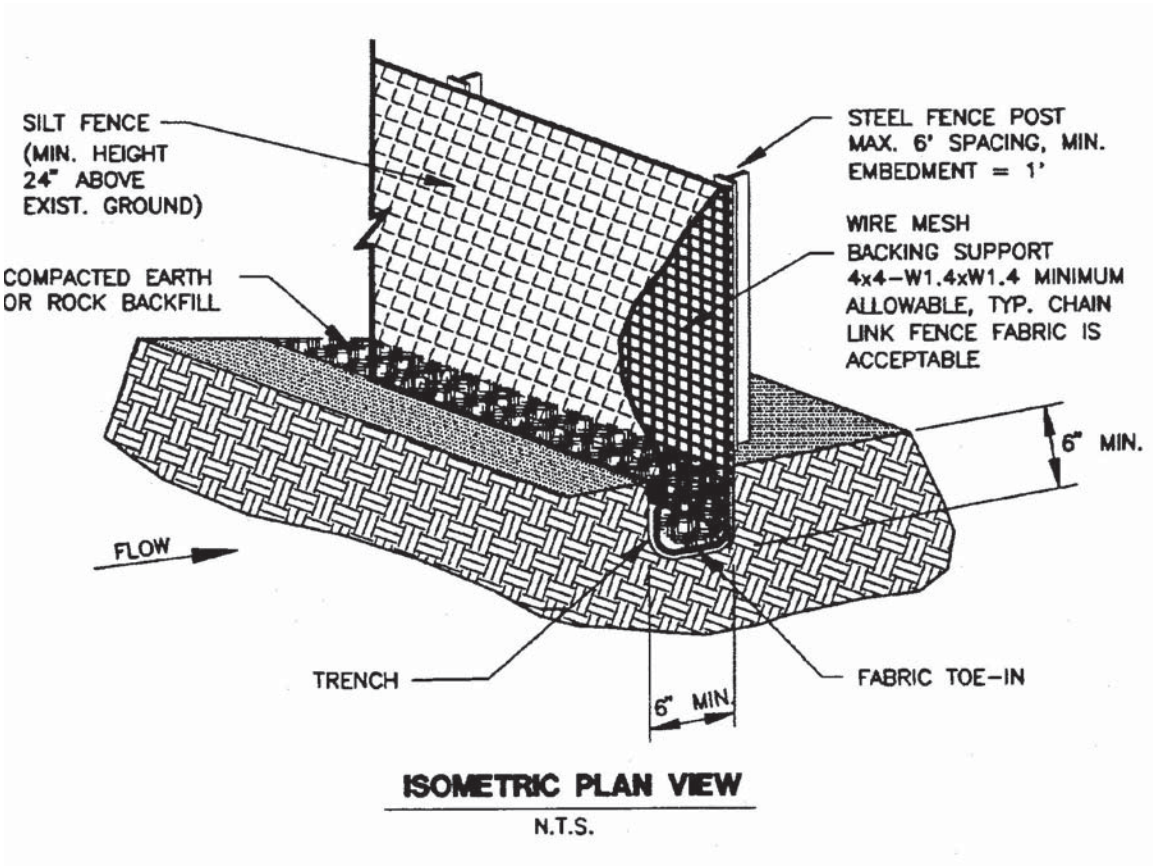


Figure 1-26 Schematic of a Silt Fence Installation (NCTCOG, 1993b)

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

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

Materials:

(1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in^2, ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.

(2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft^2, and Brindell hardness exceeding 140.

(3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Installation:

(1) Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of l-foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.

(2) Lay out fencing down-slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the maximum drainage area is ¼ acre/100 feet of fence.

(3) The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping under fence.

(4) The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.

(5) Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3-foot overlap, securely fastened where ends of fabric meet.

(6) Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Common Trouble Points:

(1) Fence not installed along the contour causing water to concentrate and flow over the fence.

(2) Fabric not seated securely to ground (runoff passing under fence)

(3) Fence not installed perpendicular to flow line (runoff escaping around sides)

(4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Inspection and Maintenance Guidelines:

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

(2) Remove sediment when buildup reaches 6 inches.

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

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

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

1.4.4 Triangular Sediment Filter Dikes

The purpose of a triangular sediment filter dike (Figure 1-27) is to intercept and detain water-borne sediment from unprotected areas of limited extent. The triangular sediment filter dike is used where there is no concentration of water in a channel or other drainage way above the barrier and the contributing drainage area is less than one acre. If the uphill slope above the dike exceeds 10%, the length of the slope above the dike should be less than 50 feet. If concentrated flow occurs after installation, corrective action should be taken such as placing rock berm in the areas of concentrated flow.

This measure is effective on paved areas where installation of silt fence is not possible or where vehicle access must be maintained. The advantage of these controls is the ease with which they can be moved to allow vehicle traffic, then reinstalled to maintain sediment control.

Materials:

(1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in^2, ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.

(2) The dike structure should be 6 gauge 6” x 6” wire mesh folded into triangular form being eighteen (18) inches on each side.

Installation:

(1) As shown in the diagram (Figure 1-27), the frame should be constructed of 6” x 6”, 6 gauge welded wire mesh, 18 inches per side, and wrapped with geotextile fabric the same composition as that used for silt fences.

(2) Filter fabric should lap over ends six (6) inches to cover dike to dike junction; each junction should be secured by shoat rings.

(3) Position dike parallel to the contours, with the end of each section closely abutting the adjacent sections.

(4) There are several options for fastening the filter dike to the ground as shown in Figure 1-27. The fabric skirt may be toed-in with 6 inches of compacted material, or 12 inches of the fabric skirt should extend uphill and be secured with a minimum of 3 inches of open graded rock, or with staples or nails. If these two options are not feasible the dike structure may be trenched in 4 inches.

(5) Triangular sediment filter dikes should be installed across exposed slopes during construction with ends of the dike tied into existing grades to prevent failure and should intercept no more than one acre of runoff.

(6) When moved to allow vehicular access, the dikes should be reinstalled as soon as possible, but always at the end of the workday.

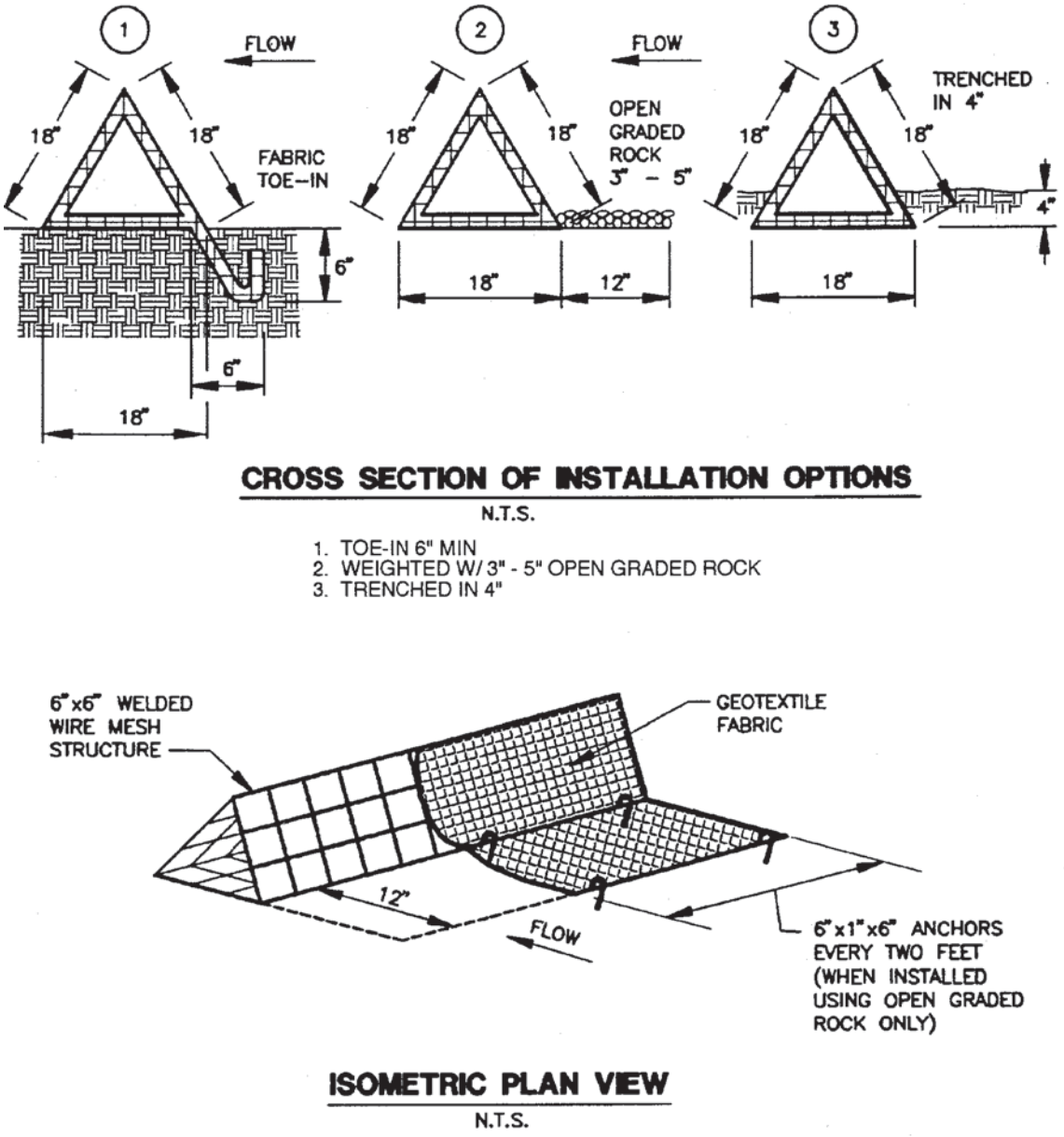


Figure 1-27 Schematic of a Triangular Filter Dike (NCTCOG, 1993)

Common Trouble Points:

(1) Fabric skirt missing, too short, or not securely anchored (flows passing under dike).

(2) Gap between adjacent dikes (runoff passing between dikes).

(3) Dike not placed parallel to contour (runoff flowing around dike).

Inspection and Maintenance Guidelines:

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

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

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

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

1.4.18 Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

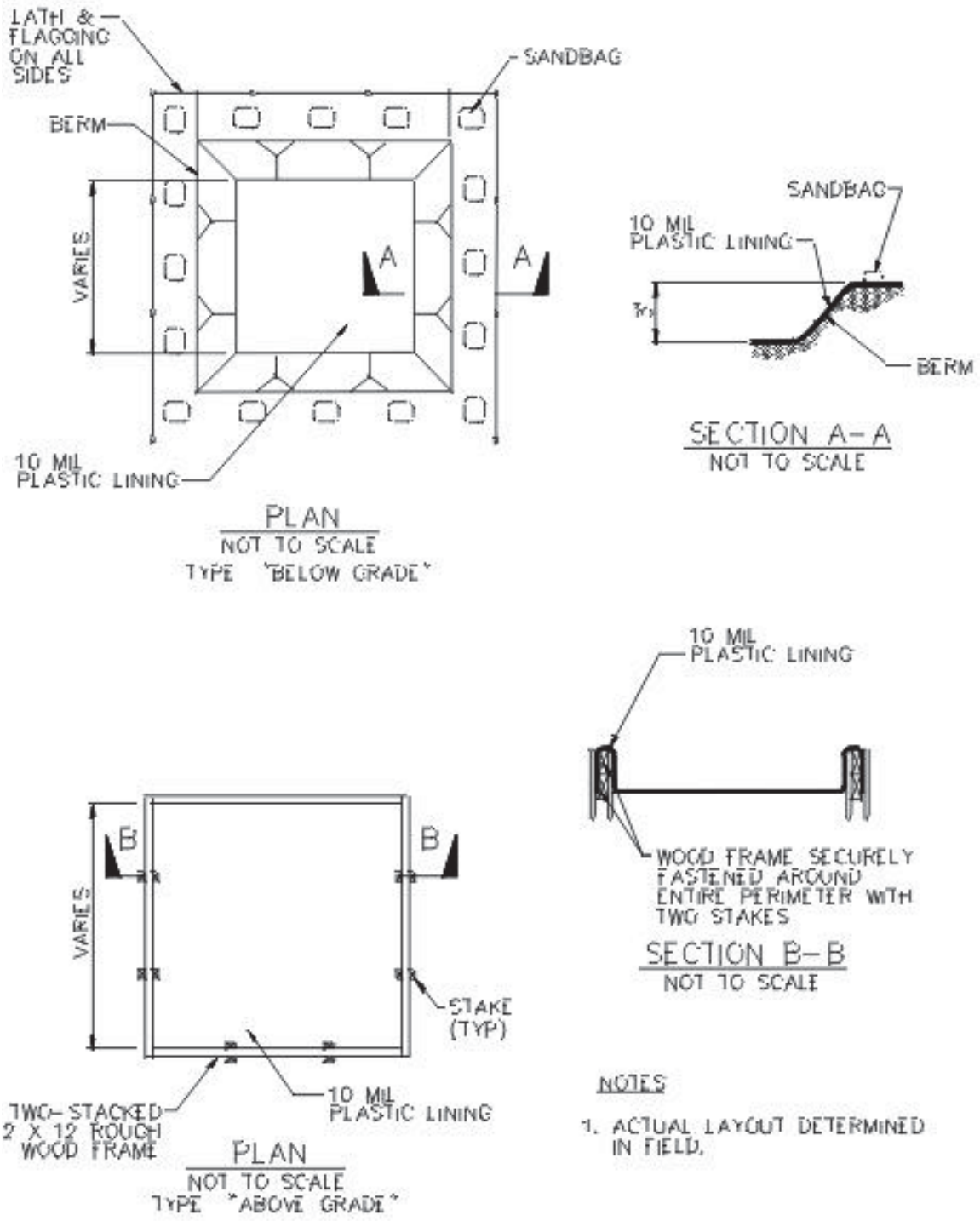


Figure 1-43 Schematics of Concrete Washout Areas

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

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

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

SECTION 1. OPERATOR (APPLICANT)

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

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

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

A-A-A Storage Circle Dr, LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: John Muhich Suffix: Click here to enter text

Title: President Credentials: Click here to enter text

Phone Number: (512) 657-6789 Fax Number: Click here to enter text

E-mail: storserv@austin.rr.com

Mailing Address: 4203 Spinnaker Cove

City, State, and Zip Code: Austin, Texas 78731

Mailing Information if outside USA:

Territory: Click here to enter text

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

d) Indicate the type of customer:

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

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

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

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

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

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

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: 83-0896097

Texas Secretary of State Charter (filing) Number: 803043683

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

SECTION 2. APPLICATION CONTACT

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

☒ Yes, go to Section 3

☐ No, complete this section

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

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

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

Organization Name: Click here to enter text.

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

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

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

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

Mailing information if outside USA:

Territory: Click here to enter text.

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

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

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

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

b) Name of project or site (the name known by the community where it's located): AAA Storage Circle Drive

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): The addition of a mixed use facility consisting of self-storage buildings, an office and residence for an onsite manager, warehouses, associated parking and utilities, as well as the storm & water quality facilities.

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

e) Latitude: 30.24222 N Longitude: 97.93819 W

f) Site Address/Location

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

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

Section A:

Street Number and Name: 10505 Circle Drive

City, State, and Zip Code: Austin, Texas 78736

Section B:

Location Description: Click here to enter text

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

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

SECTION 4. GENERAL CHARACTERISTICS

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

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

☒ No

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

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

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **4225**

d) What is the Secondary SIC Code(s), if applicable? 1521

e) What is the total number of acres to be disturbed? 9.7

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

☐ Yes

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

g) What is the estimated start date of the project? 04/02/2020

h) What is the estimated end date of the project? 10/05/2021

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

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

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

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

☐ Yes ☒ No

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

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

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

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

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.
- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated

above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit

number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

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

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction

- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

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

I John Muhich,
Print Name

President,
Title – Owner / President / Other

of A-A-A STORAGE CIRCLE DR, LLC,
Corporation / Partnership / Entity Name

have authorized Robert (Ric) Thompson, P.E.
Print Name of Agent / Engineer

of Thompson Land 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:

John Muhich
Applicant's Signature

9/4/2024
Date

THE STATE OF TEXAS §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared John Muhich 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 4 day of September 2024

RUTH BUKOWSKY NOTARY PUBLIC STATE OF TEXAS ID. 124156322 EXP. 07-16-2026

Ruth
NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: AAA Storage Circle Drive - Phase 3
Regulated Entity Location: 10505 Circle Drive, Austin, Texas 78736
Name of Customer: A-A-A STORAGE CIRCLE DR, LLC
Contact Person: John Muhich Phone: (512) 657-6789
Customer Reference Number (if issued):CN 605732056
Regulated Entity Reference Number (if issued):RN 110914850

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	18.93 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: 09/04/2024

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

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 **Modification of a Previously Approved CZP**

2. Customer Reference Number *(if issued)*

CN 605732056

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*

RN 110914850

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy) 10/14/2019

☐ 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)*

A-A-A STORAGE CIRCLE DR, LLC

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number

803043683

8. TX State Tax ID (11 digits)

9. Federal Tax ID (9 digits)

83-0896097

10. DUNS Number *(if applicable)*

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

4203 Spinnaker Cove

City	State	ZIP	ZIP + 4
Austin	TX	78731	

16. Country Mailing Information *(if outside USA)*

17. E-Mail Address *(if applicable)*

johnsmuhich@gmail.com

18. Telephone Number

19. Extension or Code

20. Fax Number *(if applicable)*

(512) 657-6789		( ) -

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.)*

AAA Storage Circle Drive - Phase 3

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	10505 Circle Drive							
	City	Austin	**State**	TX	**ZIP**	78736	**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:	30.24222		**28. Longitude (W) In Decimal:**	97.93819	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	14	32	97	56	17.5

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)
4225	1521	531130	236115

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

storage, warehouse, office & residences

34. Mailing Address:								
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:								

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

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
		11001843		
☐ 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:

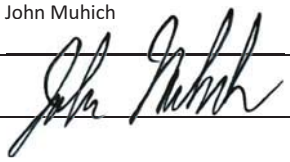
SECTION IV: Preparer Information

40. Name:	Mark Roeder	**41. Title:**	Graduate Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 328-0002		**(** 512 **)** 328-1112	mark@tleng.net

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:	A-A-A Storage Circle Dr, LLC	**Job Title:**	President		
Name *(In Print):*	John Muhich			**Phone:**	**(** 512 **)** 657- **6789**
Signature:				**Date:**	09/04/2024

SITE DEVELOPMENT PERMIT PLAN

FOR

AAA STORAGE CIRCLE DRIVE - PHASE 3

10505 CIRCLE DRIVE, AUSTIN, TX 78736

FOR: JM ASSETS, LP (JOHN MUHICH)

SHEET INDEX

NOTE: NO WASTEWATER FACILITIES ARE REQUIRED FOR ANY OF THESE BUILDINGS.

SUBMITTAL DATE: 08 / __ / 2024 EXPIRATION DATE:

WATERSHED:
THE PORTION OF THE PROPERTY ON WHICH THE WORK IS PORPOSED IS LOCATED IN THE SLAUGHTER CREEK WATERSHED.

EDWARDS AQUIFER
NO PORTION OF THIS PROJECT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE; HOWEVER, THIS PROJECT IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE

FLOOD PLAIN NOTE:
NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN AND IS LOCATED IN ZONE X ACCORDING TO INFORMATION FROM FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0555H & 48453CO560H, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

SITE DATA:
ACREAGE: 18.93 AC
TAX ID: 0407670203 & 047670210
MAP GRID: WZ20\WY20
DEED: 2017145344
ZONING: NONE

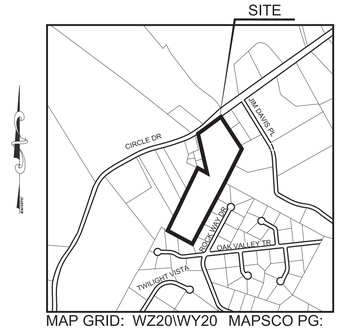
EXISTING LAND USE: COMMERCIAL AND RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL AND RESIDENTIAL

LEGAL DESCRIPTION: 18.93-ACRES OF LAND, OUT OF THE G. HEISSNER SURVEY #526, ABSTRACT #402, THE W.P. BAXTER SURVEY #58, ABSTRACT # 118, THE J.R. MORGAN SURVEY # 56, ABSTRACT #2725, THE W. SCHNAUTZ SURVEY #601, ABSTRACT #715, AND THE A.W. NICHOLS SURVEY #56, ABSTRACT #2554, ALL OF TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TANNER FAMILY LEGAL TRUST 7.92 ACRE TRACT AND 11.02 ACRE TRACT IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2017145344

RELATED CASES: C8I-2019-0009 (LEGAL TRACT PLATTING EXCEPTION CERTIFICATION, APPROVED ON: 02 / 06 / 2019)
SP-2018-0605D, TNR 19-22912

ENGINEER: THOMPSON LAND ENGINEERING, LLC
(ROBERT THOMPSON, P.E.)
904 N. CUERNAVACA
AUSTIN, TEXAS 78733
(512) 328-0002

OWNER: JM ASSETS, LP (JOHN MUHICH)
4203 SPINNAKER COVE
AUSTIN, TX 78731



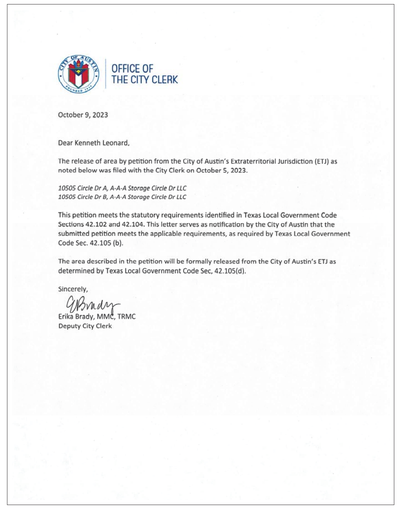
MAP GRID: WZ20\WY20 MAPSCO PG: 610 P/610Q

LOCATION MAP

SCALE: 1" = 1,000'

WARNING!!!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION.

POND MAINTENANCE NOTE:
THE DETENTION AND WATER QUALITY PONDS ARE TO BE PRIVATELY MAINTAINED.



OFFICE OF THE CITY CLERK

October 9, 2023

Dear Kenneth Leonard,

The release of area by petition from the City of Austin's Extraterritorial Jurisdiction (ETJ) as noted below was filed with the City Clerk on October 5, 2023.

10505 Circle Dr A, A-A-A Storage Circle Dr LLC
10505 Circle Dr B, A-A-A Storage Circle Dr LLC

This petition meets the statutory requirements identified in Texas Local Government Code Sections 42.102 and 42.104. This letter serves as notification by the City of Austin that the submitted petition meets the applicable requirements, as required by Texas Local Government Code Sec. 42.105 (b).

The area described in the petition will be formally released from the City of Austin's ETJ as determined by Texas Local Government Code Sec. 42.105(d).

Sincerely,

Erika Brady, MMC, TRMC
Deputy City Clerk

FOR TRAVIS COUNTY TNR

TRAVIS COUNTY TNR HAS COMPLETED THE REVIEW OF AAA STORAGE CIRCLE DRIVE - PHASE 3. TRAVIS COUNTY DEVELOPMENT NUMBER TNR # __-_____ ON _____ BY _____ ANY QUESTIONS MAY BE DIRECTED TO _____ P.E. TNR DEVELOPMENT SERVICES, AT (512) 854-7569, AND AT _____._____@traviscounty.gov.

C8i-2019-0009 (LEGAL TRACT PLATTING EXCEPTION CERTIFICATION); SEE SHEET 2
SUBDIVISION FILE NUMBER

NOTE:
THE WATER PROVIDER IN THIS AREA IS THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) BUT THE SITE IS BEING SERVICED BY AN ON-SITE WATER WELL SO NO REVIEW IS NECESSARY.

FOR FIRE DEPARTMENT
REVIEWED BY:

TRAVIS COUNTY FIRE MARSHAL DATE

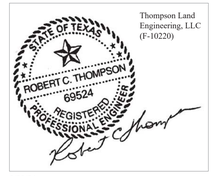
SUBMITTAL DATE:
TCEQ WATER: N/A
TCEQ WASTEWATER: N/A
TCEQ EDWARDS AQUIFER: __ / __ / 2024
TPDES REPORT: 08 / __ / 2024

SUBMITTAL DATE:
TDLR: BY ARCHITECT
COUNTY: 08 / __ / 2024
FIRE MARSHALL: 08 / __ / 2024
WATER & WASTEWATER: N/A

REVISION/CORRECTION TABLE

TRAVIS COUNTY REVISION BLOCK

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO's	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/ (%)	COUNTY OF TRAVIS APPROVAL/DATE	APPROVED BY	DATE IMAGED	REVIEWED BY	DATE



Thompson Land Engineering, LLC (F-10220)

8/23/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: rc@tleng.net
TBPE Reg. No. F-10220

DATE

REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

SHEET NAME: COVER SHEET

DATE ISSUED: August, 2024

DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH

JOB NUMBER: 1909

SHEET 1 OF 23

Development Services Department
Land Status Determination
Legal Tract Platting Exception
Certification

February 06, 2019

File Number: **C8I-2019-0009**

Address: **10505 Circle Drive**

Tax Parcel I.D. #**0406000601** Tax Map Date: **10/17/2017**

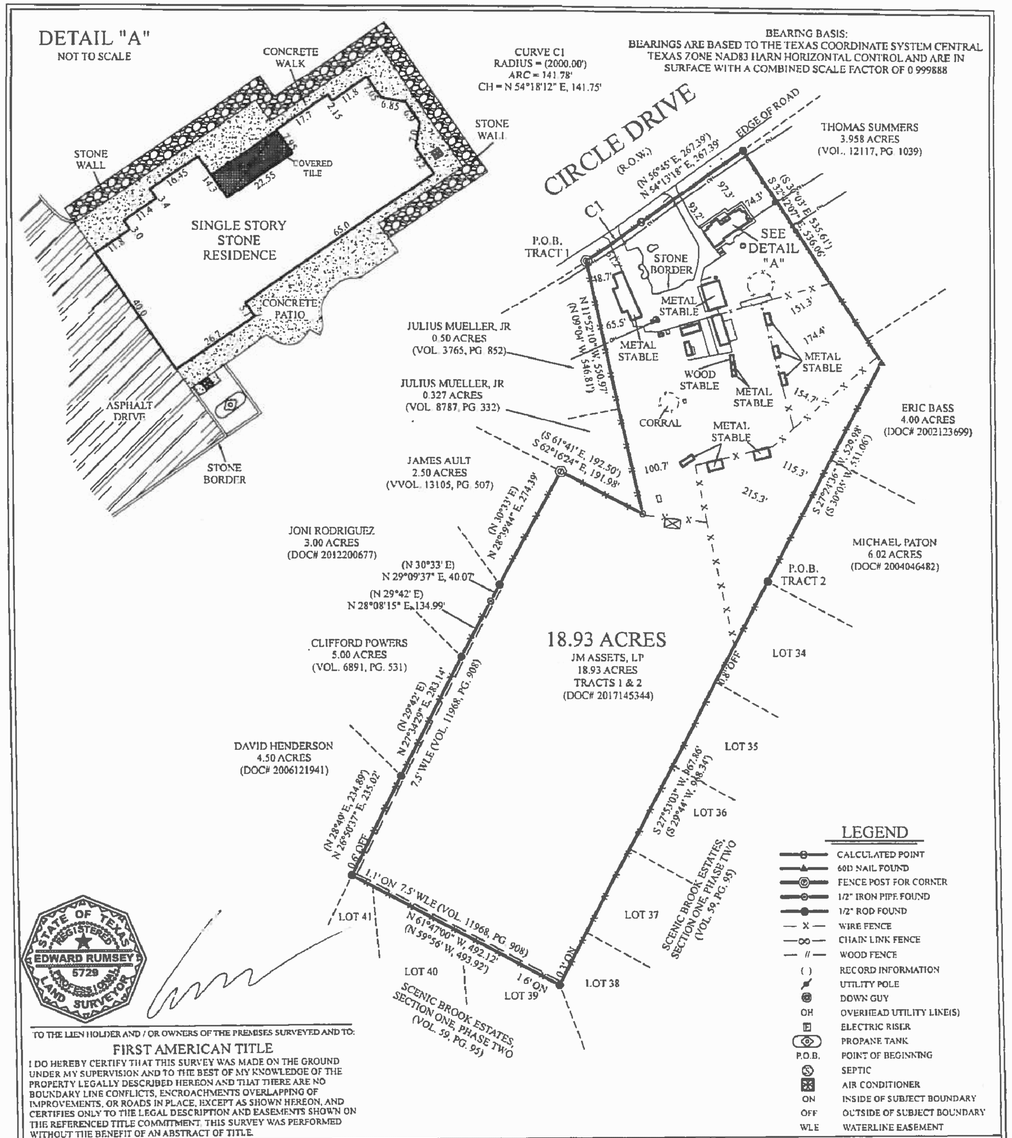
The Development Services Department has determined that the property described below and **as shown on the attached tax map:**

is over five acres consisting of **18.93 acres of land out of the G. Heissner Survey Number 526, Abstract Number 402, The W.P. Baxter Survey Number 58, Abstract Number 118, The J. R. Morgan Survey Number 56, Abstract Number 2725, The W. Schnautz Survey Number 601, Abstract Number 715 and the A. W. Nichols Survey Number 56, Abstract Number 2554, ALL of Travis County, Texas, SAME being that certain Tanner Family Legacy Trust 7.92 acre tract and 11.02 acre tract** in **Travis** County, Texas, according to the deed recorded in **Document #2017145344,** of the **Travis** County Deed Records on **Sep 8, 2017,** and **is eligible to receive utility service.** The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By: Michelle Casillas
Michelle Casillas, Representative of the Director
Development Services Department

Map Attachment



STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
FIRST AMERICAN TITLE

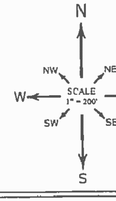
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

NONE LISTED IN TITLE COMMITMENT
SUBJECT TO A BLANKET TYPE TELEPHONE EASEMENT RECORDED IN VOL. 677, PG. 35.
EASEMENT RESERVED IN VOL. 728, PG. 366, DOES NOT AFFECT.
SUBJECT TO BLANKET TYPE RIGHT-OF-WAY EASEMENTS RECORDED IN VOL. 11742, PG. 304, VOL. 11742, PG. 438 AND VOL. 11742, PG. 439.
SUBJECT TO WATERLINE EASEMENT RECORDED IN VOL. 11968, PG. 908.

LEGAL DESCRIPTION

TRACT 1: BEING 18.93 ACRES OF LAND, OUT OF THE G. HEISSNER SURVEY NUMBER 526, ABSTRACT NUMBER 402, THE W. P. BAXTER SURVEY NUMBER 58, ABSTRACT NUMBER 118, THE J. R. MORGAN SURVEY NUMBER 56, ABSTRACT NUMBER 2725, THE W. SCHNAUTZ SURVEY NUMBER 601, ABSTRACT NUMBER 715, AND THE A. W. NICHOLS SURVEY NUMBER 56, ABSTRACT NUMBER 2554, ALL OF TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TANNER FAMILY LEGACY TRUST 7.92 ACRE TRACT AND 11.02 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017145344, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 18.93 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE 'X' RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0555H PANEL: 0555H DATED: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT

ADDRESS

JOHN MUHICH
10505/10601 CIRCLE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 1, 2017	FIELDED BY	JONATHAN MOHR	05/12/2017
TITLE CO.:	FIRST AMERICAN TITLE	CALC. BY:	CHRIS ZOTTER	05/15/2017
G.F. NO.:	2253536-AU21	DRAWN BY:	DAMIAN SMITH	05/16/2017
JOB NO.:	A0500717	UPDATE:	ADRIEL LOPEZ	08/01/2017
		RPLS CHECK:	EDWARD RUMSEY	08/01/2017

EXHIBIT 482.301(B) TRAVIS COUNTY STANDARD CONSTRUCTION NOTES FOR SITE DEVELOPMENT

1. EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.302(G), AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY TRAVIS COUNTY.
2. BEFORE BEGINNING ANY CONSTRUCTION, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND POST THE DEVELOPMENT PERMIT, THE TCEQ SITE NOTICE, AND ANY OTHER REQUIRED PERMITS AT THE JOB SITE.
3. CONSTRUCTION MAY NOT TAKE PLACE WITHIN TRAVIS COUNTY RIGHT-OF-WAY UNTIL AFTER THE OWNER HAS SUBMITTED A TRAFFIC CONTROL PLAN TO TRAVIS COUNTY AND OBTAINED WRITTEN APPROVAL OF THE TRAFFIC CONTROL PLAN FROM TRAVIS COUNTY.
4. THE CONTRACTOR AND PRIMARY OPERATOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AND THE SWP3 IN THESE APPROVED PLANS. THE CONTRACTOR AND PRIMARY OPERATOR SHALL REQUEST TRAVIS COUNTY INSPECTION AT SPECIFIC MILESTONES IN THE SEQUENCE OF THE CONSTRUCTION OF THE SITE DEVELOPMENT CORRESPONDING TO THE PRIORITY INSPECTIONS SPECIFIED IN CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS. DEVELOPMENT OUTSIDE THE LIMITS OF CONSTRUCTION SPECIFIED IN THE APPROVED PERMIT AND CONSTRUCTION PLANS IS PROHIBITED.
5. BEFORE BEGINNING ANY CONSTRUCTION, ALL STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS SHALL BE MET, AND THE FIRST PHASE OF THE TEMPORARY EROSION CONTROL (ESC) PLAN INSTALLED WITH A SWP3 INSPECTION REPORT UPLOADED TO MYPERMITNOW.ORG. ALL SWP3 AND ESC PLAN MEASURES AND PRIMARY OPERATOR SWP3 INSPECTIONS MUST BE PERFORMED BY THE PRIMARY OPERATOR IN ACCORDANCE WITH THE APPROVED PLANS AND SWP3 AND ESC PLAN NOTES THROUGHOUT THE CONSTRUCTION PROCESS.
6. BEFORE STARTING CONSTRUCTION, THE OWNER OR CONTRACTOR OR THEIR DESIGNATED REPRESENTATIVES SHALL SUBMIT A REQUEST VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY TO REQUEST AND SCHEDULE A MANDATORY PRECONSTRUCTION CONFERENCE AND ESC INSPECTION. IF FURTHER ASSISTANCE IS NEEDED, THE TNR PLANNING AND ENGINEERING DIVISION STAFF OR TNR STORM WATER MANAGEMENT PROGRAM STAFF CAN BE CONTACTED BY TELEPHONE AT 512-854-9383.
7. THE CONTRACTOR SHALL KEEP TRAVIS COUNTY TNR ASSIGNED INSPECTION STAFF CURRENT ON THE STATUS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TRAVIS COUNTY AND REQUEST PRIORITY INSPECTIONS THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY IN ACCORDANCE WITH THE SPECIFIC MILESTONES IN THE CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS.
8. CONTOUR DATA SOURCE: ALL STAR LAND SURVEYING, DATE OF SURVEY: AUGUST 16, 2017
9. FILL MATERIAL MUST BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH ALL REQUIREMENTS SPECIFIED IN THE APPROVED PLANS, SWP3, AND THE TRAVIS COUNTY CODE. THE CONTRACTOR SHALL STOCKPILE FILL AND CONSTRUCTION MATERIALS ONLY IN THE AREAS DESIGNATED ON THE APPROVED PLANS AND NOT WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN OR THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN, WATERWAY SETBACK, CRITICAL ENVIRONMENTAL FEATURE SETBACK, OR OUTSIDE THE LIMITS OF CONSTRUCTION. DISPOSAL OF SOLID WASTE MATERIALS, AS DEFINED BY STATE LAW (E.G., LITTER, TIRES, DECOMPOSABLE WASTES, ETC.) IS PROHIBITED IN PERMANENT FILL SITES.
10. BEFORE DISPOSING ANY EXCESS FILL MATERIAL OFF-SITE, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR DOCUMENTATION THAT DEMONSTRATES THAT ALL REQUIRED PERMITS FOR THE PROPOSED DISPOSAL SITE LOCATION, INCLUDING TRAVIS COUNTY, TCEQ NOTICE, AND OTHER APPLICABLE DEVELOPMENT PERMITS, HAVE BEEN OBTAINED. THE OWNER OR PRIMARY OPERATOR MUST REVISE THE SWP3 AND ESC PLAN IF HANDLING OR PLACEMENT OF EXCESS FILL ON THE CONSTRUCTION SITE IS REVISED FROM THE EXISTING SWP3. IF THE FILL DISPOSAL LOCATION IS OUTSIDE TRAVIS COUNTY OR DOES NOT REQUIRE A DEVELOPMENT PERMIT, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR THE SITE ADDRESS, CONTACT INFORMATION FOR THE PROPERTY OWNER OF THE FILL.
11. THE DESIGN ENGINEER IS RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PLANS. IN REVIEWING THE CONSTRUCTION PLANS, TRAVIS COUNTY WILL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
12. IN THE EVENT OF ANY CONFLICTS BETWEEN THE CONTENT IN THE SWP3 SITE NOTEBOOK AND THE CONTENT IN THE CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE.
13. A MINIMUM OF TWO SURVEY BENCHMARKS SHALL BE SET, INCLUDING DESCRIPTION, LOCATION, AND ELEVATION; THE BENCHMARKS SHOULD BE TIED TO A TRAVIS COUNTY CONTROL BENCHMARK WHEN POSSIBLE.
14. ANY EXISTING PAVEMENT, CURBS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN COUNTY RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SILTED, WILL BE REPAIRED BY THE CONTRACTOR AT OWNER OR CONTRACTOR'S EXPENSE BEFORE APPROVAL AND ACCEPTANCE OF THE CONSTRUCTION BY TRAVIS COUNTY.
15. CALL THE TEXAS EXCAVATION SAFETY SYSTEM AT 8-1-1 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING EXCAVATION ACTIVITIES.
16. ALL STORM SEWER PIPES SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
17. CONTRACTOR IS REQUIRED TO OBTAIN A UTILITY INSTALLATION PERMIT IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.901(A)(3) BEFORE ANY CONSTRUCTION OF UTILITIES WITHIN ANY TRAVIS COUNTY RIGHT-OF- WAY.
18. THIS PROJECT IS LOCATED ON FLOOD INSURANCE RATE MAP 48453 CO 555 H & 48453 CO 560 H
19. TEMPORARY STABILIZATION MUST BE PERFORMED IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
20. PERMANENT SITE STABILIZATION/RE-VEGETATION MUST BE PERFORMED IMMEDIATELY IN ALL SITE AREAS WHICH ARE AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED IN THE APPROVED PLANS FOR PHASED RE- VEGETATION, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
21. ALL TREES WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHALL BE SAVED OR REMOVED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. TRAVIS COUNTY TREE PRESERVATION STANDARDS IN TRAVIS COUNTY CODE SECTION 482.973, INCLUDING INSTALLATION AND MAINTENANCE OF ALL SPECIFIED TREE PROTECTION MEASURES, MUST BE FOLLOWED DURING CONSTRUCTION.
22. AN ENGINEER'S CONCURRENCE LETTER IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.953 MUST BE SUBMITTED VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE ENGINEER'S CONCURRENCE LETTER MUST BE SUBMITTED BEFORE THE CONTRACTOR OR PRIMARY OPERATOR REQUESTS A FINAL INSPECTION BY TRAVIS COUNTY.
23. SITE IMPROVEMENTS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE ENGINEER'S CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY. NON-CONFORMANCE WITH THE APPROVED PLANS WILL DELAY FINAL INSPECTION APPROVAL BY THE COUNTY UNTIL PLAN CONFORMANCE IS ACHIEVED OR ANY REQUIRED PLAN REVISIONS ARE APPROVED.
24. FINAL SITE STABILIZATION. ALL AREAS DISTURBED BY THE CONSTRUCTION MUST BE PERMANENTLY REVEGETATED AND ALL TEMPORARY SEDIMENT CONTROLS AND ACCUMULATED SEDIMENTATION MUST BE REMOVED BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF COMPLIANCE FOR FINAL SITE STABILIZATION AS PART OF FINAL INSPECTION AND PROJECT COMPLETION. A DEVELOPERS CONTRACT, AS DESCRIBED IN THE SWP3 AND ESC NOTES SHEET MAY BE EXECUTED WITH TRAVIS COUNTY FOR CONDITIONAL ACCEPTANCE OF A PROJECT FOR WHICH HAS ESC FISCAL SECURITY POSTED AND FOR WHICH ALL ITEMS ARE COMPLETE.

[Ord. # 2019-04-30 Item 30 Ch 482, 04/30/2019, Exhibit 482.301B was amended by the Travis County Commissioners Court on April 30, 2019.]
60Exhibits in 482.1003 amended 6/28/2016, Item 24. Paragraph 9 amended 4/30/2019, Item 30.
Effective on: 9/1/2019

EXHIBIT 482.301(G) SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS - [SITE DEVELOPMENT]

1. ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
   a. HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE TRAVIS COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS;
   b. UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY; AND
   c. REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH TRAVIS COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
2. PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRECONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
3. INSPECT FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.951 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY.
4. CONSTRUCT SEDIMENT BASIN(S). CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
   a. CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
   b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
5. CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
6. CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE. REQUEST A COUNTY PRE-POUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION).
7. PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
8. PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED REVEGETATION.
9. COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
   a. REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
   b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION).
10. COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
11. PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY TRAVIS COUNTY. (PRIORITY INSPECTION)
12. OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS. IF NECESSARY, PROVIDE A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN RE-VEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)

Effective on: 9/1/2019

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No. F-11038

REVISION | DATE

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

SHEET NAME: LAND STATUS SURVEY & TRAVIS COUNTY NOTES

DATE ISSUED: August, 2024

DESIGNED BY: RCT | DRAFTED BY: BH/MR/JH

JOB NUMBER: 1909

SHEET 2 OF 23

TLE GENERAL CONTRACTOR NOTES:

1) CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND FACILITIES PRIOR TO ANY EXCAVATION REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ANY DISCREPANCIES OR CONFLICTS FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

2) CONTRACTOR IS TO TAKE PRECAUTION TO PROTECT EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES FROM DAMAGE WHILE CONSTRUCTION OF THE IMPROVEMENTS. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES OR OTHER FACILITIES INCURRED AS A RESULT OF CONTRACTORS ACTIONS ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3) THE CONTRACTOR IS TO GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL REGULATORS OF THE COMMENCEMENT OF WORK AT LEAST 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK.

4) THE CONTRACTOR IS RESPONSIBLE FOR THE SOURCE AND TRANSPORT OF ALL POTABLE AND CONSTRUCTION WATER FOR THE PROJECT SITE AND TO THE PROJECT SITE AND THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF THE SAME.

5) ANY WATER USED FOR ADDING MOISTURE FOR COMPACTION SHALL BE FREE FROM OIL, WASTE, AND ANY OTHER OBJECTIONABLE MATERIAL.

6) THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE OF ALL DENSITY TESTS, CONCRETE TESTS, AND ASPHALT TESTS, UNLESS OTHERWISE SPECIFIED AS WELL AS PAYMENT FOR THE SAME. UNLESS OTHERWISE SPECIFIED, ALL SUCH TESTS ARE TO BE PERFORMED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS INCLUDING FREQUENCY. LOCATIONS FOR DENSITY TESTS WILL BE AS SPECIFIED BY THE OWNER OR THEIR REPRESENTATIVE.

7) THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE OF, AND PAYMENT OF, ALL CONSTRUCTION STAKING, UNLESS OTHERWISE SPECIFIED. ENGINEER MAY ASSIST IN CONSTRUCTION STAKING AS REQUIRED BY THE GOVERNING AUTHORITIES OR AS REQUESTED, AND PAID FOR, BY THE CONTRACTOR.

8) ALL AS-BUILT DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL AS-BUILT SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT PER FOOT.

9) THE METHODOLOGY FOR THE CONSTRUCTION OF THE IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

10) THE CONTRACTOR IS TO PROVIDE THE MATERIALS, EQUIPMENT, AND EFFORT TO COMPLETE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS, WHETHER THOSE MATERIALS, EQUIPMENT, OR EFFORT IS SPECIFICALLY MENTIONED IN THESE PLANS OR NOT.

11) THE CONTRACTOR IS TO COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED WILL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR THE OWNER TO STOP WORK.

12) UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER IN THE GEOTECHNICAL REPORT FOR THIS PROJECT, SELECT BACK FILL SHALL:

- BE SUBSTANTIALLY FREE OF ORGANIC MATERIALS
- HAVE A PLASTICITY INDEX BETWEEN 10 AND 18,
- HAVE A LIQUID LIMIT OF LESS THAN 35, AND
- FREE OF STONES OR ROCKS OVER 2 INCHES IN ANY DIMENSION.

SUCH SELECT FILL, WHEN CALLED FOR ON THE PLANS AND UNLESS OTHERWISE SPECIFIED, SHALL BE PLACED IN LOOSE, HORIZONTAL LAYERS SIX TO NINE INCHES IN THICKNESS AND COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY OR THE MAXIMUM DENSITY AS SPECIFIED BY TXDOT TEST METHOD TEX-114-E. SANDY LOAM SHALL NOT BE USED FOR SELECT FILL.

13) UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT OF AND PHYSICAL REMOVAL OF ALL SURPLUS MATERIAL FROM THE SITE. THE REMOVAL OF ANY MATERIAL FROM THE SITE SHALL BE TO A LOCATION APPROVED BY THE GOVERNING AGENCY AND OWNER.

14) UNLESS OTHERWISE SPECIFIED, THE PROVISION OF AND PAYMENT FOR BONDING, INCLUDING BUT NOT LIMITED TO THE PROVISION OF PERFORMANCE AND PAYMENT BONDS, IS TO BE CONSIDERED SUBSIDIARY TO OTHER WORK.

15) UNLESS OTHERWISE SPECIFIED, AND NOT INCLUDING MEASUREMENT AND PAYMENT SECTIONS, ALL WORK ON THESE PLANS SHALL BE IN CONFORMANCE WITH THE TRAVIS COUNTY SPECIFICATIONS.

TLE SPECIAL NOTES FOR STORM WATER POLLUTION PREVENTION PLANS (SW3P)

1) ALL EROSION SEDIMENT CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE PERFORMED AT THE EARLIEST POSSIBLE DATE BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED, TEMPORARILY OR PERMANENTLY, SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS UNLESS THEY ARE SCHEDULED TO AND DO RESUME WITHIN 21 CALENDAR DAYS. THE AREAS ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

2) AN INSPECTION OF ALL EROSION CONTROLS SHALL BE PERFORMED BY A DESIGNATED INSPECTOR EVERY 7 CALENDAR DAYS AS WELL AS AFTER EVERY HALF INCH OR MORE RAIN AS RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED ON THE PROJECT SITE. AN INSPECTION AND MAINTENANCE REPORT SHALL BE FILED FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED AS PER THE INSPECTION REPORT. CONTRACTOR SHALL CORRECT ANY PROBLEMS IDENTIFIED WITHIN 48 HOURS.

3) EXCEPT AS SPECIFIED ELSEWHERE, ALL WASTE MATERIALS SHALL BE COLLECTED IN A METAL DUMPSTER HAVING A SECURE COVER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND DEBRIS FROM CONSTRUCTION SHALL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER SHALL BE EMPTIED, AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION, AND HAULED TO A LOCAL APPROVED LAND FILL SITE. THE BURYING OF CONSTRUCTION WASTE ON THE PROJECT SITE SHALL NOT BE PERMITTED.

4) THE SPECIFICATION OF CONCRETE WASHOUT AREAS SHALL BE REQUIRED AND SHALL CONSIST AN APPROVED WASHOUT SYSTEM, SUCH AS RTC SUPPLY VINYL-CON CONCRETE WASHOUT (SIZE BASED ON SIZE OF JOB AND NUMBER OF CONCRETE TRUCKS), OR EQUAL.

5) AS A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORY ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ACIDS, SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS OR ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL REMEDIATED IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.

6) ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS, AS NECESSARY OR AS REQUIRED BY LOCAL REGULATIONS, BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

7) FUELS AND HAZARDOUS SUBSTANCES ARE NOT TO BE STORED ON SITE.

8) THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH IRRIGATION TRUCKS AND/OR MULCH.

9) THE LIMITS OF CONSTRUCTION FOR THIS PROJECT IS 10.4-ACRES.

EXPECTED TIME FRAMES FOR SEQUENCE OF CONSTRUCTION FOR SWPPP:

1. GET PERMITS, SET UP EROSION CONTROLS, AND HAVE PRE-CONSTRUCTION CONFERENCE (4 WEEKS)
2. ROUGH CUT PONDS, PERFORM ANY DEMOLITION, AND ROUGH GRADE SITE (6 WEEKS)
3. CHECK ENVIRONMENTAL CONTROLS (ON-GOING ACTIVITY)
4. INSTALL UNDERGROUND UTILITIES (6 WEEKS)
5. CONSTRUCTION OF BUILDING (16 WEEKS)
6. PAVE SITE (4 WEEKS)
7. FINISH GRADE SITE, CLEAN UP, LANDSCAPE, AND REVEGETATE (2 WEEKS)

TLE GENERAL WATER AND WASTEWATER NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, PAYMENT, PROVISION, OPERATION, MAINTENANCE, INSTALLATION, AND REMOVAL OF ANY REQUIRED TRENCH SAFETY SYSTEM.

2) MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, AND OTHER SUCH ITEMS LOCATED WITHIN ANY PROPOSED PAVEMENT OR SIDEWALK SHALL BE RAISED THE FINISHED GRADE PRIOR TO FINAL PAVING.

3) UNLESS OTHERWISE SPECIFIED, PIPE MATERIAL FOR 4-INCH AND LARGER WATER LINES AND MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200) OR DUCTILE IRON (AWWA C-110 OR AWWA C-153, MIN. CLASS 50 (CLASS 51 FOR 4-INCH)). UNLESS OTHERWISE SPECIFIED, PIPE MATERIAL FOR WATER LINES AND MAINS SMALLER THAN 4-INCHES SHALL BE PVC, SCHEDULE 80.

4) UNLESS OTHERWISE SPECIFIED, PIPE MATERIAL FOR 4-INCH AND LARGER GRAVITY WASTEWATER LINES AND MAINS SHALL BE PVC (ASTM D2241 OR D3034, DR-26 OR BETTER) OR DUCTILE IRON (AWWA C-100, CLASS 50 OR BETTER).

5) UNLESS OTHERWISE SPECIFIED, PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, CLASS 150 OR BETTER) OR DUCTILE IRON (AWWA C-100, CLASS 50).

6) ALL CAST IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM OF 8-MIL POLYETHYLENE.

7) ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.

8) UNLESS OTHERWISE SPECIFIED, ALL MANHOLES SHALL BE IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE COUNTY OF TRAVIS EXCEPT THAT, UNLESS OTHERWISE SPECIFIED OR UNLESS LOCATED OVER THE EDWARDS AQUIFER, NO COATING SHALL BE REQUIRED.

9) THE CONTRACTOR SHALL PERFORM STERILIZATION OF ALL WATER LINES AT THEIR EXPENSE. THIS INCLUDES, BUT IS NOT LIMITED TO, EQUIPMENT, SUPPLIES, AND LABOR.

10) THE CONTRACTOR SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER AND WATER PIPE AT THEIR EXPENSE. THIS INCLUDES, BUT IS NOT LIMITED TO, EQUIPMENT, SUPPLIES, AND LABOR. TESTS MAY INCLUDE LEAK TESTS, PRESSURE TESTS, AND MANDREL TESTS.

11) THE CONTRACTOR SHALL CONTACT THE ESD TO PERFORM A VISUAL INSPECTION TO VERIFY THE PIPE TYPE, SIZE, WRAPPED JOINTS, AND PROPER INSTALLATION OF THRUST BLOCKING. DO NOT BURY PIPES BEFORE INSPECTION HAS TAKEN PLACE.

12) THE OWNER OR HIS/HER REPRESENTATIVE IS TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY TESTING.

13) UNLESS OTHERWISE SPECIFIED, WATER AND FIRE LINES ARE TO FOLLOW FINISHED GRADE AT THE DEPTHS SHOWN ON THE PLANS. THE CONTRACTOR IS TO MINIMIZE EXCAVATION, WITHIN REASON, FOR WATER AND FIRE LINES.

14) ALL ON-SITE UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE UPC AND UBC CODES. ALL OFF-SITE UTILITIES SHALL BE IN CONFORMANCE WITH THE UTILITY PROVIDER'S CODES.

15) WHERE A WATER LINE CROSSES A SANITARY SEWER LINE, THE WATER LINE IS TO BE A MINIMUM OF 6 INCHES ABOVE THE SEWER LINE (AS MEASURED OUT TO OUT). ADDITIONALLY, ONE "STICK" SHALL BE CENTERED OVER THE CROSSING (I.E. JOINTS SHALL BE A MINIMUM OF 9 FEET FROM THE CROSSING). WHERE A WATER LINE AND SEWER LINE ARE PARALLEL TO EACH OTHER, THE MINIMUM CLEARANCE BETWEEN WATER LINES AND SEWER LINES IS TO BE 9 FEET HORIZONTALLY BETWEEN OUTSIDE OF PIPE DIAMETERS AND THE WATER LINE SHALL BE AT LEAST 6 INCHES ABOVE THE SEWER LINE.

TLE GENERAL PAVEMENT NOTES:

1) ALL MARKINGS, MARKERS, SIGNAGE, BUTTONS, PAINT AND OTHER TRAFFIC RELATED CONTROLS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES FOR STREETS AND HIGHWAYS (MUTCD). THESE INCLUDE ANY METHODS, PAVEMENT MARKING, SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARN PEDESTRIANS, AND/OR DIVERTING TRAFFIC DURING CONSTRUCTION AS WELL AS ANY MARKINGS, MARKERS, SIGNAGE, BUTTONS, AND PAINT REQUIRED FOR THE FINISHED PRODUCT.

SPILL PREVENTION AND CONTROL NOTES (BASED ON TAC 30.327)

A DISCHARGE OR SPILL IS AN ACT OR OMISSION BY WHICH OIL, HAZARDOUS SUBSTANCES, WASTE, OR OTHER SUBSTANCES ARE SPILLED, LEAKED, PUMPED, POURED, EMITTED, ENTERED, OR DUMPED ONTO OR INTO WATERS IN THE STATE OF TEXAS OR BY WHICH THOSE SUBSTANCES ARE DEPOSITED WHERE, UNLESS CONTROLLED OR REMOVED, THEY MAY DRAIN, SEEP, RUN, OR OTHERWISE ENTER WATER IN THE STATE OF TEXAS.

NOTIFICATION REQUIREMENTS
(A) REPORTABLE DISCHARGE OR SPILL. A REPORTABLE DISCHARGE OR SPILL IS A DISCHARGE OR SPILL OF OIL, PETROLEUM PRODUCT, USED OIL, HAZARDOUS SUBSTANCES, INDUSTRIAL SOLID WASTE, OR OTHER SUBSTANCES INTO THE ENVIRONMENT IN A QUANTITY EQUAL TO OR GREATER THAN THE REPORTABLE QUANTITY LISTED IN SECTION 327.4 OF THIS TITLE (RELATING TO REPORTABLE QUANTITIES) IN ANY 24-HOUR PERIOD.
(B) INITIAL NOTIFICATION. UPON THE DETERMINATION THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED, THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE BUT NOT LATER THAN 24 HOURS AFTER THE DISCOVERY OF THE SPILL OR DISCHARGE.
(C) METHOD OF NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ IN ANY REASONABLE MANNER INCLUDING BY TELEPHONE, IN PERSON, OR BY ANY OTHER METHOD APPROVED BY THE TCEQ. IN ALL CASES, THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION LISTED IN SUBSECTION (D) OF THIS SECTION. NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. THE CONTRACTOR SHALL NOTIFY ONE OF THE FOLLOWING:
(1) THE STATE EMERGENCY RESPONSE CENTER AT 1-800-832-8224;
(2) DURING NORMAL BUSINESS HOURS ONLY, THE REGIONAL OFFICE FOR THE TCEQ REGION IN WHICH THE DISCHARGE OR SPILL OCCURRED; OR
(3) THE TCEQ AT THE TCEQ 24-HOUR SPILL REPORTING NUMBER(512) 239-2507 OR (512) 463-7727..
(D) INFORMATION REQUIRED IN INITIAL NOTIFICATION. THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION IN THE FOLLOWING LIST. COPIES OF SPILL REPORTS PREPARED FOR OTHER GOVERNMENTAL AGENCIES SHALL SATISFY THIS REQUIREMENT IF THEY CONTAIN, OR ARE SUPPLEMENTED TO CONTAIN, ALL THE INFORMATION REQUIRED BY THIS SUBSECTION. THE INITIAL NOTIFICATION SHALL CONTAIN:
(1) THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON MAKING THE TELEPHONE REPORT;
(2) THE DATE, TIME, AND LOCATION OF THE SPILL OR DISCHARGE;
(3) A SPECIFIC DESCRIPTION OR IDENTIFICATION OF THE OIL, PETROLEUM PRODUCT, HAZARDOUS SUBSTANCES OR OTHER DISCHARGES OR SPILLS;
(4) AN ESTIMATE OF THE QUANTITY DISCHARGED OR SPILLED;
(5) THE DURATION OF THE INCIDENT;
(6) THE NAME OF THE SURFACE WATER OR A DESCRIPTION OF THE WATERS IN THE STATE AFFECTED OR THREATENED BY THE DISCHARGE OR SPILL;
(7) THE SOURCE OF THE DISCHARGE OR SPILL;
(8) A DESCRIPTION OF THE EXTENT OF ACTUAL OR POTENTIAL WATER POLLUTION OR HARMFUL IMPACTS TO THE ENVIRONMENT AND AN IDENTIFICATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR NATURAL RESOURCES AT RISK;
(9) IF DIFFERENT FROM PARAGRAPH (1) OF THIS SUBSECTION, THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE CONTRACTOR AND THE CONTACT PERSON AT THE LOCATION OF THE DISCHARGE OR SPILL;
(10) A DESCRIPTION OF ANY ACTIONS THAT HAVE BEEN TAKEN, ARE BEING TAKEN, AND WILL BE TAKEN TO CONTAIN AND RESPOND TO DISCHARGE OR SPILL;
(11) ANY KNOWN OR ANTICIPATED HEALTH RISKS;
(12) THE IDENTITY OF ANY GOVERNMENTAL REPRESENTATIVES, INCLUDING LOCAL AUTHORITIES OR THIRD PARTIES, RESPONDING TO DISCHARGE OR SPILL; AND
(13) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.
(E) UPDATE NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE WHENEVER NECESSARY TO PROVIDE INFORMATION THAT WOULD TRIGGER A CHANGE IN THE RESPONSE TO THE SPILL OR DISCHARGE.
(F) CORRECTION OF RECORDS. NOTIFYING THE TCEQ THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED SHALL NOT BE CONSTRUED AS AN ADMISSION THAT POLLUTION HAS OCCURRED. FURTHERMORE, IF THE CONTRACTOR DETERMINES, AFTER NOTIFICATION, THAT A REPORTABLE DISCHARGE OR SPILL DID NOT OCCUR, THE CONTRACTOR MAY SEND A LETTER TO THE TCEQ DOCUMENTING THAT DETERMINATION. IF THE EXECUTIVE DIRECTOR AGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTE THE DETERMINATION IN COMMISSION RECORDS. IF THE EXECUTIVE DIRECTOR DISAGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTIFY THE CONTRACTOR WITHIN 30 DAYS.
(G) NOTIFICATION OF LOCAL GOVERNMENTAL AUTHORITIES. IF THE DISCHARGE OR SPILL CREATES AN IMMINENT HEALTH THREAT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND COOPERATE WITH LOCAL EMERGENCY AUTHORITIES (FIRE DEPARTMENT, FIRE MARSHAL, LAW ENFORCEMENT AUTHORITY, HEALTH AUTHORITY, OR LOCAL EMERGENCY PLANNING COMMITTEE (LEPC), AS APPROPRIATE). THE RESPONSIBLE PARTY WILL COOPERATE WITH THE LOCAL EMERGENCY AUTHORITY IN PROVIDING SUPPORT TO IMPLEMENT APPROPRIATE NOTIFICATION AND RESPONSE ACTIONS. THE LOCAL EMERGENCY AUTHORITY, AS NECESSARY, WILL IMPLEMENT ITS EMERGENCY MANAGEMENT PLAN, WHICH MAY INCLUDE NOTIFYING AND EVACUATING AFFECTED PERSONS. IN THE ABSENCE OF A LOCAL EMERGENCY AUTHORITY, THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO NOTIFY POTENTIALLY AFFECTED PERSONS OF THE IMMINENT HEALTH THREAT.
(H) NOTIFICATION TO PROPERTY OWNER AND RESIDENTS. AS SOON AS POSSIBLE, BUT NO LATER THAN TWO WEEKS AFTER DISCOVERY OF THE SPILL OR DISCHARGE, THE CONTRACTOR SHALL REASONABLY ATTEMPT TO NOTIFY THE OWNER (IF IDENTIFIABLE) OR OCCUPANT OF THE PROPERTY UPON WHICH THE DISCHARGE OR SPILL OCCURRED AS WELL AS THE OCCUPANTS OF ANY PROPERTY THAT THE CONTRACTOR REASONABLY BELIEVES IS ADVERSELY AFFECTED.
(I) ADDITIONAL NOTIFICATION REQUIRED.
(1) NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. HOWEVER, COMPLYING WITH THE NOTIFICATION REQUIREMENTS SET FORTH IN THIS SECTION DOES NOT RELIEVE, SATISFY, OR FULFILL ANY OTHER NOTIFICATION REQUIREMENTS IMPOSED BY PERMIT OR OTHER LOCAL, STATE, OR FEDERAL LAW. THE CONTRACTOR SHOULD CONTACT THE LOCAL AUTHORITIES TO DETERMINE IF ANY ADDITIONAL NOTIFICATION IS REQUIRED AND SHOULD CONSULT WITH THE TECQ AS TO WHETHER ANY ADDITIONAL STATE OR FEDERAL NOTIFICATION IS REQUIRED.
(J) ALTERNATIVE NOTIFICATION PLANS.
(1) CONTRACTORS IN CHARGE OF ACTIVITIES AND FACILITIES MAY SUBMIT AND IMPLEMENT AN ALTERNATIVE NOTIFICATION PLAN. THIS ALTERNATIVE NOTIFICATION PLAN SHALL COMPLY WITH THE TEXAS WATER CODE, SECTION 26.039. CONTRACTORS SHALL OBTAIN THE TCEQ'S WRITTEN APPROVAL BEFORE IMPLEMENTING ANY ALTERNATIVE NOTIFICATION PLAN.
(2) UPON APPROVAL OF THE TCEQ REGIONAL MANAGER, CONTRACTORS MAY PROVIDE THE INITIAL NOTIFICATION BY FACSIMILE TO THE REGIONAL OFFICE DURING NORMAL BUSINESS HOURS.

REPORTABLE QUANTITIES (RQ)
(A) HAZARDOUS SUBSTANCES. THE REPORTABLE QUANTITIES FOR HAZARDOUS SUBSTANCES SHALL BE:
(1) FOR SPILLS OR DISCHARGES ONTO LAND--THE QUANTITY DESIGNATED AS THE FINAL REPORTABLE QUANTITY (RQ) IN TABLE 302.4 IN 40 CFR SECTION 302.4; OR
(2) FOR SPILLS OR DISCHARGES INTO WATERS IN THE STATE--THE QUANTITY DESIGNATED AS THE FINAL RQ IN TABLE 302.4 IN 40 CFR SECTION 302.4, EXCEPT WHERE THE FINAL RQ IS GREATER THAN 100 POUNDS IN WHICH CASE THE RQ SHALL BE 100 POUNDS.
(B) OIL, PETROLEUM PRODUCT, AND USED OIL.
(1) THE RQ FOR CRUDE OIL AND OIL OTHER THAN THAT DEFINED AS PETROLEUM PRODUCT OR USED OIL SHALL BE:
(A) FOR SPILLS OR DISCHARGES ONTO LAND--210 GALLONS (FIVE BARRELS); OR
(B) FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
(2) THE RQ FOR PETROLEUM PRODUCT AND USED OIL SHALL BE:
(A) EXCEPT AS NOTED IN SUBPARAGRAPH (B) OF THIS PARAGRAPH, FOR SPILLS OR DISCHARGES ONTO LAND--25 GALLONS;
(B) FOR SPILLS OR DISCHARGES TO LAND FROM PST EXEMPTED FACILITIES--210 GALLONS (FIVE BARRELS); OR
(C) FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
(C) INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

ACTIONS REQUIRED
(A) THE CONTRACTOR SHALL IMMEDIATELY ABATE AND CONTAIN THE SPILL OR DISCHARGE AND COOPERATE FULLY WITH THE EXECUTIVE DIRECTOR AND THE LOCAL INCIDENT COMMAND SYSTEM. THE CONTRACTOR SHALL ALSO BEGIN REASONABLE RESPONSE ACTIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:
(1) ARRIVAL OF THE CONTRACTOR OR RESPONSE PERSONNEL HIRED BY THE CONTRACTOR AT THE SITE OF THE DISCHARGE OR SPILL;
(2) INITIATING EFFORTS TO STOP THE DISCHARGE OR SPILL;
(3) MINIMIZING THE IMPACT TO THE PUBLIC HEALTH AND THE ENVIRONMENT;
(4) NEUTRALIZING THE EFFECTS OF THE INCIDENT;
(5) REMOVING THE DISCHARGED OR SPILLED SUBSTANCES; AND
(6) MANAGING THE WASTES.
(B) UPON REQUEST OF THE LOCAL GOVERNMENT RESPONDERS OR THE EXECUTIVE DIRECTOR, THE CONTRACTOR SHALL PROVIDE A VERBAL OR WRITTEN DESCRIPTION, OR BOTH, OF THE PLANNED RESPONSE ACTIONS AND ALL ACTIONS TAKEN BEFORE THE LOCAL GOVERNMENTAL RESPONDERS OR THE EXECUTIVE DIRECTOR ARRIVE. WHEN THE TCEQ ON-SCENE COORDINATOR REQUESTS THIS INFORMATION, IT IS SUBJECT TO POSSIBLE ADDITIONAL RESPONSE ACTION REQUIREMENTS BY THE EXECUTIVE DIRECTOR. THE INFORMATION WILL SERVE AS A BASIS FOR THE EXECUTIVE DIRECTOR TO DETERMINE THE NEED FOR:
(1) FURTHER RESPONSE ACTIONS BY THE CONTRACTOR;
(2) INITIATING STATE FUNDED ACTIONS FOR WHICH THE CONTRACTOR MAY BE HELD LIABLE TO THE MAXIMUM EXTENT ALLOWED BY LAW; AND
(3) SUBSEQUENT REPORTS ON THE RESPONSE ACTIONS.
(C) EXCEPT FOR DISCHARGES OR SPILLS OCCURRING DURING THE NORMAL COURSE OF TRANSPORTATION ABOUT WHICH CARRIERS ARE REQUIRED TO FILE A WRITTEN REPORT WITH THE U.S. DEPARTMENT OF TRANSPORTATION UNDER 49 CFR SECTION 171.16, THE CONTRACTOR SHALL SUBMIT WRITTEN INFORMATION, SUCH AS A LETTER, DESCRIBING THE DETAILS OF THE DISCHARGE OR SPILL AND SUPPORTING THE ADEQUACY OF THE RESPONSE ACTION, TO THE APPROPRIATE TCEQ REGIONAL MANAGER WITHIN 30 WORKING DAYS OF THE DISCOVERY OF THE REPORTABLE DISCHARGE OR SPILL. THE REGIONAL MANAGER HAS THE DISCRETION TO EXTEND THE DEADLINE. THE DOCUMENTATION SHALL CONTAIN ONE OF THE FOLLOWING ITEMS:
(1) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS BEEN COMPLETED AND A DESCRIPTION OF HOW THE RESPONSE ACTION WAS CONDUCTED. THE STATEMENT SHALL INCLUDE THE INITIAL REPORT INFORMATION REQUIRED BY SECTION 327.3(C) OF THIS TITLE (RELATING TO NOTIFICATION REQUIREMENTS). THE EXECUTIVE DIRECTOR MAY REQUEST ADDITIONAL INFORMATION. APPROPRIATE RESPONSE ACTIONS AT ANY TIME FOLLOWING THE DISCHARGE OR SPILL INCLUDE USE OF THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).
(2) A REQUEST FOR AN EXTENSION OF TIME TO COMPLETE THE RESPONSE ACTION, ALONG WITH THE REASONS FOR THE REQUEST. THE REQUEST SHALL ALSO INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE TIME REQUIRED TO COMPLETE THE RESPONSE ACTION. THE EXECUTIVE DIRECTOR MAY GRANT AN EXTENSION UP TO SIX MONTHS FROM THE DATE THE SPILL OR DISCHARGE WAS REPORTED. UNLESS OTHERWISE NOTIFIED BY THE APPROPRIATE REGIONAL MANAGER OR THE EMERGENCY RESPONSE TEAM, THE CONTRACTOR SHALL PROCEED ACCORDING TO THE TERMS OF THE PROJECTED WORK SCHEDULE.
(3) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS NOT BEEN COMPLETED NOR IS IT EXPECTED TO BE COMPLETED WITHIN THE MAXIMUM ALLOWABLE SIX MONTH EXTENSION. THE STATEMENT SHALL EXPLAIN WHY COMPLETION OF THE RESPONSE ACTION IS NOT FEASIBLE AND INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE REMAINING TASKS TO COMPLETE THE RESPONSE ACTION. THIS INFORMATION WILL ALSO SERVE AS NOTIFICATION THAT THE RESPONSE ACTIONS TO THE DISCHARGE OR SPILL WILL BE CONDUCTED UNDER THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).

TLE GENERAL DRAINAGE AND GRADING NOTES:

1) UNLESS OTHERWISE SPECIFIED, ALL FINISHED EARTHEN SLOPES ARE TO BE FINE GRADED TO PROVIDE A RELATIVELY UNIFORM SURFACE WITH NO ROCKS GREATER THAN 1-INCH IN DIAMETER, NO CLODS OF SOIL GREATER THAN 2-INCHES IN DIAMETER, AND NO DEVIATIONS FROM AN OTHERWISE SMOOTH SURFACE GREATER THAN 4 INCHES IN HEIGHT OR DEPTH WITH NO AREAS OF STANDING WATER.
2) ALL FINISHED SLOPES OF A GRADE OF 3:1 OR GREATER ARE TO BE COVERED WITH A JUTE MAT, CURLEX MATTING, OR SIMILAR PRODUCT AFTER SEEDING WITH HYDROMULCH AND THE JUTE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3) UNLESS OTHERWISE SPECIFIED, ALL CULVERTS 18-INCH AND LARGER SHALL BE ASTM C76 REINFORCED CONCRETE PIPE (RCP) AND ALL CULVERTS LESS THAN 18-INCHES IN DIAMETER SHALL BE SCHEDULE 40 PVC. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE PIPE IN PAVEMENT AREAS SHALL BE CLASS IV. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE PIPE IN NON-TRAFFIC AREAS SHALL BE CLASS III.
4) UNLESS OTHERWISE SHOWN, ALL TRICKLE CHANNELS AND PIPES SHALL HAVE A MINIMUM SLOPE OF 0.5 PERCENT AND ALL EARTHEN SLOPES SHALL HAVE A MINIMUM SLOPE OF 2.0 PERCENT.

TLE GENERAL CONCRETE NOTES:

1) ALL CONCRETE, REINFORCING, AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST ACI CODES AND IBC INCLUDING LAPS, SPLICES, TERMINATIONS, BAR SUPPORTS, AND CONCRETE COVER.

2) UNLESS OTHERWISE SPECIFIED, BARS SHALL BE DEFORMED GRADE 60.

3) UNLESS OTHERWISE SPECIFIED, ALL CONCRETE FOR FLAT WORK, CURBS, AND WALLS 3 FEET IN HEIGHT OR LESS SHALL CONFORM TO COUNTY OF TRAVIS CLASS A (3000 psi) AND ALL CONCRETE FOR WALLS GREATER THAN 3 FEET IN HEIGHT, AND OTHER VERTICAL STRUCTURES, SHALL CONFORM TO CITY OF AUSTIN CLASS S (4000 psi).

4) UNLESS OTHERWISE SPECIFIED, ALL DOWELS SHALL BE OF THE SAME SIZE AND SPACING AS THE REINFORCEMENT TO WHICH THE DOWEL IS TO BE SPLICED. DOWELS SHALL BE FIRMLY SET PRIOR TO PLACING THE CONCRETE; DOWELS SHALL NOT BE INSERTED INTO FRESH CONCRETE.

5) UNLESS OTHERWISE SPECIFIED, ALL EXPOSED WALL EDGES ARE TO RECEIVE 3/4" CHAMFER.

6) UNLESS OTHERWISE SPECIFIED, ALL EXPOSED VERTICAL SURFACES TO RECEIVE A RUBBED FINISH AND ALL EXPOSED FLAT WORK SURFACES TO RECEIVE A BROOM FINISH.

7) UNLESS OTHERWISE SPECIFIED OR SHOWN, EXPANSION JOINTS AND CONTROL JOINTS SHOULD BE LAID OUT SO THAT NO SECTION OF CONCRETE HAS A CORNER WITH AN ANGLE LESS THAN 60 DEGREES. ANY JOINT FORMING A CORNER WITH AN ANGLE OF LESS THAN 60 DEGREES SHOULD BE REALIGNED TO INCLUDE A STRAIGHT SECTION AT 90 DEGREES THAT IS AT LEAST 6 INCHES IN LENGTH

8) UNLESS OTHERWISE SPECIFIED, CONTROL JOINTS IN CONCRETE FLAT WORK SHALL BE FORMED WITH A TROWEL, 3/4" DEEP, 5 FEET ON CENTER, AND ROUNDED. UNLESS OTHERWISE SPECIFIED, CONTROL JOINTS IN VERTICAL CONCRETE SHALL BE FORMED WITH 3/4" CHAMFER STRIPS AND SHALL BE SPACED NO FURTHER APART THAN 25 FEET ON CENTER.

9) UNLESS OTHERWISE SPECIFIED, EXPANSION JOINTS SHALL BE INCLUDED IN ALL CONCRETE FLAT WORK AT A MAXIMUM SPACING OF 25 FEET ON CENTER AND SHALL BE INCLUDED IN ALL CONCRETE WALLS AT A MAXIMUM SPACING OF 20 FEET ON CENTER. JOINTS SHALL BE 3/4-INCH WIDE AND FILLED WITH ASPHALTIC FIBER BOARD. EXPANSION JOINTS IN WALLS RETAINING WATER SHALL INCLUDE A CONTINUOUS WATER STOP EXTENDING DOWN TO THE FOOTING. DOWELS SHALL BE INCLUDED IN ALL EXPANSION JOINTS THAT ARE AT LEAST OF THE SAME SIZE AND SPACING AS THE REINFORCING

EXHIBIT 482.950 PRE-CONSTRUCTION AND CONFERENCE AGENDA FOR SWP3 AND ESC PLAN

PRE-CONSTRUCTION CONFERENCE PLANNING AND AGENDA FOR SWP3 AND ESC PLAN

BEFORE STARTING CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE MUST SUBMIT A REQUEST, USING THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY, TO PARTICIPATE IN A PRECONSTRUCTION CONFERENCE WITH THE DESIGNATED COUNTY INSPECTOR. PRIOR TO THE PRECONSTRUCTION CONFERENCE REQUEST, THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENSURE THE FIRST PHASE OF THE ESC CONTROLS ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, THE OWNER'S QUALIFIED INSPECTOR HAS INSPECTED THE CONTROLS AND VERIFIED COMPLIANCE WITH THE PLANS, AND AN SWP3 INSPECTION REPORT DOCUMENTING THIS INFORMATION HAS BEEN SENT TO THE COUNTY THROUGH THE METHOD SPECIFIED BY THE DESIGNATED COUNTY INSPECTOR. AFTER ARRANGING AN AGREED UPON DATE WITH THE COUNTY AND PROVIDING THE INITIAL SWP3 INSPECTION REPORT, THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE SHALL PROVIDE NOTICE OF THE SWP3 PRE-CONSTRUCTION CONFERENCE AND A COPY OF THE APPROVED PLANS, IF REQUESTED, TO THE FOLLOWING PERSONS OR ENTITIES AT LEAST TWO BUSINESS DAYS BEFORE THE CONFERENCE:

1. DESIGNATED COUNTY INSPECTOR(S)
2. DESIGN ENGINEER FOR THE APPROVED PLANS AND SWP3, OR THEIR REPRESENTATIVE
3. CONTRACTOR(S)/PRIMARY OPERATOR(S)
4. PRIMARY OPERATOR'S QUALIFIED INSPECTOR RESPONSIBLE FOR PREPARING THE SWP3 INSPECTION REPORTS
5. OTHER STAKEHOLDERS, AS APPROPRIATE: MUNICIPALITIES, UTILITIES, ETC. THE SWP3 PRE-CONSTRUCTION CONFERENCE MAY BE A STANDALONE MEETING OR A PART OF A LARGER PRE-CONSTRUCTION CONFERENCE, BUT MUST INCLUDE AN ON-SITE INSPECTION APPROVAL OF THE FIRST PHASE OF THE PROJECT'S ESC PLAN BY THE COUNTY INSPECTOR BEFORE CONSTRUCTION BEGINS. THE COUNTY INSPECTOR WILL DISCUSS THE FOLLOWING APPLICABLE ITEMS IN THE APPROVED PLANS AND THE SWP3 WITH THE PARTICIPANTS:

1. THE SWP3 SITE NOTEBOOK FOR THE PROJECT, INCLUDING REVIEW OF COMPLETENESS, SIGNATURES, CONSISTENCY WITH THE APPROVED CONSTRUCTION AND ESC PLANS, AND THE REQUIREMENTS FOR MAINTAINING THE SWP3 SITE NOTEBOOK DURING THE CONSTRUCTION PROCESS.
2. THE SEQUENCE OF CONSTRUCTION AND ESC PLAN IMPLEMENTATION; SEDIMENT BASIN CONSTRUCTION SCOPE PRIOR TO FULL SITE GRADING; NON-STRUCTURAL EROSION SOURCE CONTROLS; START DATES AND SCHEDULE OF EVENTS.
3. SEDIMENT CONTROLS; PHASING OF PERIMETER AND INTERIOR SEDIMENT CONTROLS DURING CONSTRUCTION; STRUCTURAL EROSION SOURCE CONTROLS SUCH AS DRAINAGE DIVERSION; ESC MAINTENANCE REQUIREMENTS.
4. ADEQUACY OF THE FIRST ESC PHASE AND FUTURE ESC PHASES TO ADDRESS SPECIFIC SITE CONDITIONS, AND ADJUSTMENT AND REVISION OF THE ESC PLAN AND SWP3 CONTROLS DURING CONSTRUCTION.
5. TEMPORARY AND PERMANENT STABILIZATION AND RE-VEGETATION REQUIREMENTS, INCLUDING SCHEDULE, CRITICAL SITE IMPROVEMENTS AND PRIORITY RE-VEGETATION AREAS.
6. ON AND OFF-SITE TEMPORARY AND PERMANENT SPOIL AND FILL DISPOSAL AREAS, HAUL ROADS, STAGING AREAS, AND STABILIZED CONSTRUCTION ENTRANCES;
7. PERMANENT WATER QUALITY CONTROLS CONSTRUCTION AND COUNTY INSPECTIONS, AND RELATED GRADING AND DRAINAGE CONSTRUCTION.
8. SUPERVISION OF THE SWP3 IMPLEMENTATION BY THE PRIMARY OPERATOR'S DESIGNATED PROJECT MANAGER, INCLUDING ROLES, RESPONSIBILITIES, AND COORDINATION WHEN MORE THAN ONE OPERATOR IS RESPONSIBLE FOR IMPLEMENTATION.
9. INSPECTION AND PREPARATION OF THE WEEKLY SWP3 INSPECTION REPORTS BY THE PRIMARY OPERATOR'S QUALIFIED INSPECTOR; REPORT SUBMITTAL BY THE PRIMARY OPERATOR, AND SWP3 MONITORING INSPECTIONS CONDUCTED BY THE COUNTY INSPECTOR.
10. OBSERVATION AND DOCUMENTATION OF EXISTING SITE CONDITIONS ADJACENT TO THE LIMITS OF CONSTRUCTION BEFORE CONSTRUCTION, INCLUDING WATERWAYS AND POTENTIAL OUTFALL DISCHARGE ROUTES, RIGHTS-OF-WAY AND EASEMENTS, BUFFER ZONES, AND CRITICAL ENVIRONMENTAL FEATURES.
11. SPECIAL SITE CONDITIONS AND PLAN PROVISIONS, SUCH AS PROTECTION OF WATERWAYS, CRITICAL ENVIRONMENTAL FEATURES, TREES TO BE SAVED, AND FUTURE HOMEBUILDING ON SUBDIVISION LOTS.
12. RAIN GAGE LOCATION OR RAINFALL INFORMATION SOURCE TO BE USED DURING CONSTRUCTION AND REPORTING.
13. FINAL INSPECTION AND ACCEPTANCE REQUIREMENTS, INCLUDING THE ENGINEERI'S CONCURRENCE LETTER, COMPLETION OF REVEGETATION COVERAGE BEFORE THE NOTICE OF TERMINATION IS SUBMITTED BY THE PRIMARY OPERATOR, STABILIZATION OF RESIDENTIAL SUBDIVISION LOTS, REMOVAL OF TEMPORARY SEDIMENT CONTROLS, THE CERTIFICATE OF COMPLIANCE AND RELEASE OF ESC FISCAL SURETY.
14. EXCHANGE OF TELEPHONE NUMBERS AND CONTACT INFORMATION FOR THE PRIMARY PARTICIPANTS. THE DESIGN ENGINEER SHALL PREPARE AND DISTRIBUTE NOTES, KEY DECISIONS, AND FOLLOW UP FROM THE PRECONSTRUCTION CONFERENCE TO ALL PARTICIPANTS WITHIN THREE BUSINESS DAYS AFTER COMPLETION OF THE CONFERENCE.

EXHIBIT 482.951 SWP3 INSPECTION AREAS AND REPORT CONTENTS

THE OWNER OR PRIMARY OPERATOR OF THE CONSTRUCTION SITE SHALL DESIGNATE A QUALIFIED INSPECTOR POSSESSING THE REQUIRED CERTIFICATION (AS SPECIFIED IN SECTION 482.934(C)(3)) TO PERFORM A WEEKLY SWP3 INSPECTION AND PREPARE A SIGNED SWP3 INSPECTION REPORT OF THE INSPECTION FINDINGS. THE CONSTRUCTION SITE AREAS AND THE CONTROL MEASURES LISTED HEREIN ARE TO BE USED AS A MINIMUM AS THE UNIFORM CRITERIA BY THE OWNER'S QUALIFIED INSPECTOR, AS WELL AS THE COUNTY INSPECTOR, TO EVALUATE AND DETERMINE A PROJECT'S COMPLIANCE STATUS WITH THE APPROVED SWP3 AND ESC PLAN. IN ADDITION, ON AN ONGOING BASIS AND FOLLOWING STORM EVENTS, THE PRIMARY OPERATOR'S RESPONSIBLE ON-SITE PERSONNEL SHALL ALSO INSPECT AND ADDRESS THESE ITEMS DURING CONSTRUCTION AS REQUIRED BY THE SWP3, ESC PLAN, AND TRAVIS COUNTY CODE, SECTION 482.951.

AREAS OF INSPECTION. AT THE VERY LEAST, THE FOLLOWING AREAS MUST BE INSPECTED:
1. DISTURBED AREAS AND THE APPROVED LIMITS OF CONSTRUCTION.
2. PERIMETER AND INTERIOR SEDIMENT CONTROLS.
3. AREAS UNDERGOING TEMPORARY STABILIZATION OR PERMANENT VEGETATION ESTABLISHMENT.
4. TEMPORARY AND PERMANENT FILL AND SPOIL STORAGE OR DISPOSAL AREAS.
5. STORAGE AREAS FOR MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO RAINFALL.
6. OUTFALL LOCATIONS AND THE AREAS IMMEDIATELY DOWNSTREAM.
7. STRUCTURAL CONTROLS, INCLUDING SEDIMENT PONDS, SEDIMENT TRAPS, AND DRAINAGE DIVERSIONS.
8. HAUL ROADS AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ADJACENT ROADWAYS FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
9. WATERWAY CROSSINGS AND AREAS ADJACENT TO WATERWAYS AND CRITICAL ENVIRONMENTAL FEATURES.
10. CONCRETE WASH OUT AREAS AND ALL AREAS REQUIRING CONTROL MEASURES FOR NONSTORM WATER DISCHARGES, INCLUDING DUST, SOLID WASTE, DE-WATERING, MATERIAL SPILLS, VEHICLE MAINTENANCE AND WASHING, AND WASH WATER DISCHARGES.
11. LOCATIONS OF ALL CONTROL MEASURES THAT REQUIRE MAINTENANCE, INCLUDING ANY CONTROL MEASURE IDENTIFIED IN THE PREVIOUS SWP3 INSPECTION REPORT WHICH REQUIRED MAINTENANCE OR REVISION BY THE OWNER OR PRIMARY OPERATOR.
12. LOCATIONS OF ANY DISCHARGE OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND ANY DISTURBANCE BEYOND THE APPROVED LIMITS OF CONSTRUCTION.
13. LOCATIONS OF CONTROL MEASURES THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.
14. LOCATIONS WHERE AN ADDITIONAL ESC OR CONTROL MEASURE IS NEEDED.

THE SWP3 INSPECTION REPORT MUST INCLUDE:

A. FINDINGS AS TO WHETHER THE FOLLOWING STRUCTURAL AND NON-STRUCTURAL CONTROLS REQUIRED FOR THE SITE AREAS LISTED ABOVE ARE FUNCTIONING IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN:
   1. EROSION SOURCE CONTROLS, INCLUDING THE APPROVED SEQUENCE OF CONSTRUCTION AND GRADING PLAN LIMITS, DRAINAGE DIVERSION MEASURES, TEMPORARY AND PERMANENT FILL DISPOSAL AND STOCKPILE MANAGEMENT MEASURES.
   2. SEDIMENT CONTROLS, INCLUDING PERIMETER AND INTERIOR CONTROLS, SEDIMENT TRAPS AND BASINS, AND THE SEQUENCE OF CONSTRUCTION REQUIREMENTS FOR THE SEDIMENT CONTROLS.
   3. PERMANENT EROSION AND SOIL STABILIZATION CONTROLS, BASED ON THE SEQUENCE OF CONSTRUCTION AND CRITICAL SITE IMPROVEMENTS, AND THE CESSATION OF CONSTRUCTION ACTIVITIES, INCLUDING TEMPORARY STABILIZATION MEASURES FOR AREAS INACTIVE FOR LONGER THAN 14 DAYS, AND PERMANENT STABILIZATION MEASURES FOR AREAS AT FINAL GRADE.
   4. OTHER APPLICABLE CONTROLS AND POLLUTION PREVENTION MEASURES.

B. RAINFALL DOCUMENTATION:
   1. FOR PROJECTS THAT COMPRISE TEN ACRES OR MORE, THE DOCUMENTATION MUST INCLUDE RAINFALL DATES AND AMOUNTS IN ACCORDANCE WITH SECTION 482.934(E); AND
   2. FOR PROJECTS THAT COMPRISE LESS THAN TEN ACRES, THE DOCUMENTATION MUST INCLUDE ACCURATE RAINFALL DATA FROM A LOCATION CLOSEST TO THE SITE.

C. CORRECTIVE ACTIONS REQUIRED FOR ANY NON-COMPLIANT ITEMS AND THE SCHEDULE FOR BRINGING THESE ITEMS INTO COMPLIANCE.

THE SWP3 INSPECTION REPORT CONTENTS MUST CONTAIN THE INSPECTION FINDINGS FOR THE REQUIRED AREAS AND CONTROL MEASURES LISTED HEREIN AND CERTIFY WHETHER THE SITE IS IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.

EITHER AT THE TIME OF EACH SWP3 INSPECTION, OR NO LATER THAN THE DATE OF THE INSPECTION, THE OWNER'S QUALIFIED INSPECTOR SHALL PREPARE AND SIGN A SWP3 INSPECTION REPORT.

THE OWNER OR PRIMARY OPERATOR SHALL UPLOAD EACH REQUIRED SWP3 OR ESC PLAN INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. AN ALTERNATE METHOD OF REPORT SUBMITTAL MAY BE USED IF APPROVED BY THE COUNTY INSPECTOR.

EXHIBIT 482.301(G) SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS - [SITE DEVELOPMENT]

1. ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
   a. HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE TRAVIS COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS;
   b. UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY; AND
   c. REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH TRAVIS COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
2. PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRECONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
3. INSPECT FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.951 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY.
4. CONSTRUCT SEDIMENT BASIN(S). CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
   a. CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
   b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
5. CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
6. CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE. REQUEST A COUNTY PRE-POUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION).
7. PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
8. PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED REVEGETATION.
9. COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
   a. REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
   b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION).
10. COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
11. PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY TRAVIS COUNTY. (PRIORITY INSPECTION)
12. OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS. IF NECESSARY, PROVIDE A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN RE-VEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)

Effective on: 9/1/2019

EROSION CONTROL NOTES (COA ECM APPENDIX P-1)

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE ~~COA~~ ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE ~~CITY OF AUSTIN ENVIRONMENTAL~~ INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
   - ~~PLAN SHEETS SUBMITTED TO THE CITY OF AUSTIN MUST SHOW THE FOLLOWING:~~
   - ~~✓ DIRECTION OF FLOW DURING GRADING OPERATIONS.~~
   - ~~✓ LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSION STRUCTURES.~~
   - ~~✓ AREAS THAT WILL NOT BE DISTURBED; NATURAL FEATURES TO BE PRESERVED.~~
   - ~~✓ DELINEATION OF CONTRIBUTING DRAINAGE AREA TO EACH PROPOSED BMP (E.G., SILT FENCE, SEDIMENT BASIN, ETC.).~~
   - ~~✓ LOCATION AND TYPE OF E&S BMPS FOR EACH PHASE OF DISTURBANCE.~~
   - ~~✓ CALCULATIONS FOR BMPS AS REQUIRED.~~
   - ~~✓ LOCATION AND DESCRIPTION OF TEMPORARY STABILIZATION MEASURES.~~
   - ~~✓ LOCATION OF ON-SITE SPOILS, DESCRIPTION OF HANDLING AND DISPOSAL OF BORROW MATERIALS, AND DESCRIPTION OF ON-SITE PERMANENT SPOILS DISPOSAL AREAS, INCLUDING SIZE, DEPTH OF FILL AND REVEGETATION PROCEDURES.~~
   - ✓ DESCRIBE SEQUENCE OF CONSTRUCTION AS IT PERTAINS TO ESC INCLUDING THE FOLLOWING ELEMENTS:
   1. INSTALLATION SEQUENCE OF CONTROLS (E.G. PERIMETER CONTROLS, THEN SEDIMENT BASINS, THEN TEMPORARY STABILIZATION, THEN PERMANENT, ETC.)
   2. PROJECT PHASING IF REQUIRED (LOC GREATER THAN 25 ACRES)
   3. SEQUENCE OF GRADING OPERATIONS AND NOTATION OF TEMPORARY STABILIZATION MEASURES TO BE USED
   4. SCHEDULE FOR CONVERTING TEMPORARY BASINS TO PERMANENT WQ CONTROLS
   5. SCHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
   6. ANTICIPATED MAINTENANCE SCHEDULE FOR TEMPORARY CONTROLS
   - CATEGORIZE EACH BMP UNDER ONE OF THE FOLLOWING AREAS OF BMP ACTIVITY AS DESCRIBED BELOW:
     - 3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
     - 3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
     - 3.3 STABILIZE SOILS
     - 3.4 PROTECT SLOPES
     - 3.5 PROTECT STORM DRAIN INLETS
     - 3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
     - 3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
     - 3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
     - 3.9 ANY ADDITIONAL BMPS
   - NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S).
   - FOR ANY STRUCTURAL BMPS, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
   - FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE ~~CITY OF AUSTIN~~ STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE ~~DEVELOPMENT SERVICES DEPARTMENT, 512-974-2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV,~~ COUNTY INSPECTOR AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. ~~COA~~ APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY ~~COA~~ EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST ~~OR CITY ARBORIST~~ AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED ~~COA~~ STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - INSPECTOR (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD (⅓) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.
7. PRIOR TO FINAL ACCEPTANCE ~~BY THE CITY~~, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT ~~A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION. IN ADDITION, IF THE PROJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER, THE PROJECT MANAGER MUST NOTIFY THE~~ TRAVIS COUNTY BALCONES CANYONLANDS CONSERVATION PRESERVE (BCCP) BY EMAIL AT bccp@traviscountytx.gov. CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE VOID MUST STOP.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
   A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

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

TEMPORARY VEGETATIVE STABILIZATION:

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

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0 - 3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1,500 TO 2,000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

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

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS			
10% TACKIFIER		6 MONTHS	ON SLOPE UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2,500 TO 4,000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPE UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

10. DEVELOPER INFORMATION:

OWNER: JM ASSETS, LP (JOHN MUHICH)

PHONE #: .

ADDRESS: 4203 SPINNAKER COVE, AUSTIN, TX 78731

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: THOMPSON LAND ENGINEERING, LLC

PHONE #: 512-328-0002

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: ___________

PHONE #: TBD

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: ___________

PHONE #: TBD

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE COUNTY ~~DEVELOPMENT SERVICES DEPARTMENT AT 512-974-2270~~ AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

SOURCE: RULE NO. R161-15.13, 1-4-2016 ; RULE NO. R161-17.03 , 3-2-2017; RULE NO. R161-19.02 , 3-14-2019.

SEQUENCE OF CONSTRUCTION AND COA CP-4 NOTES

TLE	1.	REVIEW THE PLANS FOR ANY ASPECTS WHICH MAY SEEM UNCLEAR AND GET ANY CLARIFICATIONS NEEDED FROM THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. DO NOT BEGIN CONSTRUCTION UNTIL YOU BELIEVE THAT YOU UNDERSTAND ALL THE NOTES AND GRAPHICS ON THE PLAN VIEWS AND PROFILES, AS WELL AS THE NOTES ON THE GENERAL NOTES SHEET AND THE DETAILS ON THE DETAILS SHEETS.
TLE	2.	VERIFY WHETHER A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED AND, IF ONE IS REQUIRED, FILE A NOTICE OF INTENT (NOI) PRIOR TO COMMENCING CONSTRUCTION. ALSO POST THE REQUIRED CONSTRUCTION SITE NOTICE AND ENSURE A COPY OF THE REPORT IS KEPT IN THE LOCATION CITED ON THE CONSTRUCTION NOTICE.
TLE	3.	MAKE SURE ANY DEMOLITION AND/OR WORK IN THE RIGHT-OF-WAY PERMITS HAVE BEEN OBTAINED. NO CONSTRUCTION IS TO COMMENCE WITHOUT A TRAFFIC CONTROL PLAN APPROVED BY THE TRAVIS COUNTY RIGHT-OF-WAY MANAGEMENT DIVISION.
TLE	4.	VERIFY THAT THESE PLANS ARE THE APPROVED SET AND, IF SO, INSTALL EROSION CONTROLS AND TREE PROTECTION AS SHOWN ON THESE PLANS.
TLE	5.	CHECK THE COVER SHEET TO SEE IF A "CONTRIBUTING ZONE PLAN" OR "WATER POLLUTION ABATEMENT PLAN" WAS REQUIRED. IF ONE WAS REQUIRED, AS REQUIRED BY THE TCEQ MAKE SURE TO OBTAIN A COPY, READ IT, AND KEEP A COPY ON-SITE. ALSO MAKE SURE TO READ THE RELATED NOTES ON THE NOTE SHEET(S) AND NOTIFY THE TCEQ 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
COA	6.	~~ASSIGN AN ENVIRONMENTAL PROJECT MANAGER WHO WILL BE ONSITE GREATER THAN 90% OF THE TIME DURING CONSTRUCTION ACTIVITY AND BE RESPONSIBLE FOR THE ITEMS LISTED UNDER SECTION 1.2.2.3 OF THE ENVIRONMENTAL CRITERIA MANUAL.~~
COA P-4	7.	TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES ~~AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).~~
COA P-4	8.	~~THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.~~
COA P-4	9	THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION AND CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
TLE	10.	CONTRACTOR IS TO EXPOSE ALL TIE-IN POINTS TO VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION.
TLE	11.	VERIFY THAT ALL OF THE POSSIBLE UTILITIES HAVE BEEN MARKED BY ONE CALL AND BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES OR POSSIBLE PROBLEMS OBSERVED.
COA P-4	12.	ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
COA P-4	13.	TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROLS PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
TLE		~~(IF THIS PLAN IS PHASED, STEPS 14-19 ARE TO BE REPEATED FOR EACH PHASE)~~
COA P-4	14.	BEGIN SITE CLEARING / CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
TLE	15.	CHECK ENVIRONMENTAL CONTROLS AND KEEP LOG OF OBSERVATIONS AS REQUIRED IN THE SWPPP. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED EVERY WEEK AND PRIOR TO ANTICIPATED RAINFALL EVENTS AND AFTER RAINFALL EVENTS OF 0.5 INCHES OR MORE. IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
TLE	16.	INSTALL UNDERGROUND UTILITIES AND CONSTRUCT POND. NOTE: CONTACT ESD TO PERFORM VISUAL INSPECTION OF FIRE MAINS TO VERIFY PIPE TYPE, SIZE, WRAPPED JOINTS, AND PROPER INSTALLATION OF THRUST BLOCKING. DO NOT BURY PIPES UNTIL INSPECTION HAS BEEN CONDUCTED.
TLE	17.	CONSTRUCT BUILDINGS.
TLE	18.	PAVE THE SITE.
TLE	19.	FINISH GRADE THE SITE INCLUDING ADJUSTING AND FINISHING DRAINAGE FEATURES, PONDS, UTILITIES, AND RETAINING WALL STRUCTURES.
COA P-4	20.	~~IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.~~
COA P-4	21.	PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
COA P-4	22.	COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE ~~AND INSTALLATION OF LANDSCAPING.~~
COA P-4	23.	~~UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.~~
COA P-4	24.	~~[IF IN CITY OF AUSTIN,] UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.~~
COA P-4	25.	AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE ~~CITY~~ INSPECTOR AND WITH APPROVAL FROM THE ~~CITY~~ INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.
TLE	26.	IF AN SWPPP WAS REQUIRED, FILE A NOTICE OF TERMINATION (NOT) TO TCEQ.

Thompson Land
Engineering, LLC
(F-10220)

ROBERT C. THOMPSON
69524

Robert C. Thompson

8/23/24

TNR # __-________

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net
email: ric@tleng.net
TBPE Reg. No. F-10220 © Copyright 2012

DATE

REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

SHEET NAME
GENERAL NOTES

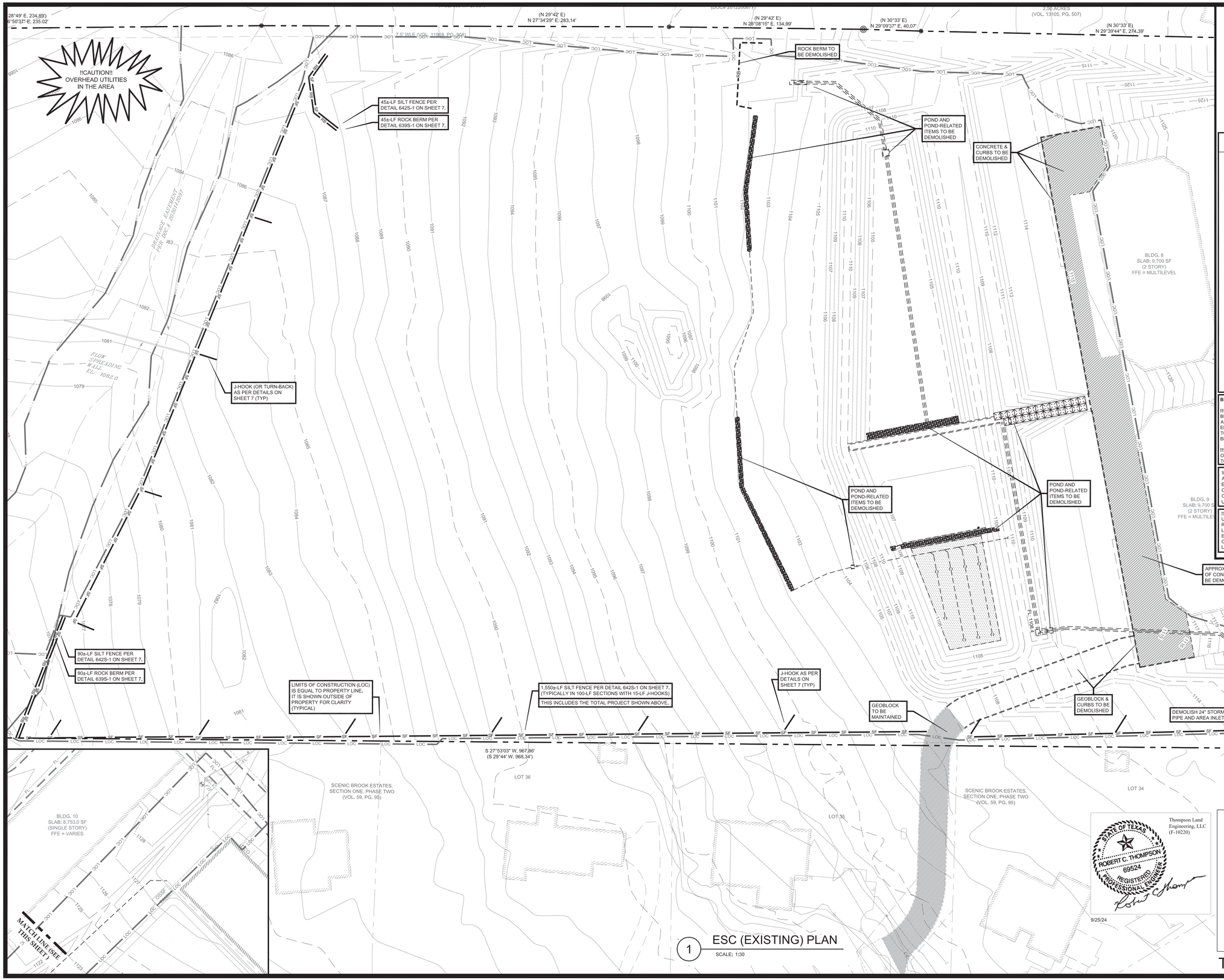
DATE ISSUED
August, 2024

DESIGNED BY
RCT

DRAFTED BY
BH/MR/JH

JOB NUMBER
1909

SHEET
3 OF 23



1 ESC (EXISTING) PLAN

SCALE: 1:30

NORTH

SCALE: 1" = 30'

0 15 30 60

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE
- TREE PROTECTION
- HATCHED ITEMS TO BE DEMOLISHED AND REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AND TEMP. SPOILS AREA
- LOC — LIMITS OF CONSTRUCTION
- SF — EROSION CONTROL SILT FENCE
- TFD — TRIANGULAR FILTER DIKE
- RB — ROCK BERM
- IP — STORM INLET PROTECTION
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS
- OE — EXISTING OVERHEAD ELECTRIC
- UT — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING UNDERGROUND GAS
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- WV — EXISTING GATE VALVE
- PP — EXISTING POWER POLE

BENCH MARK: BENCH MARK IS TOP OF IRON PIPE FOUND ELEV = 1127.45'

!!!WARNING!!! BENCH MARK BEING PROVIDED IS FROM THE SURVEYOR AND COULD HAVE BEEN ADJUSTED, CHANGED, RESET, OR DESTROYED BETWEEN THE TIME OF THE SURVEY AND THE TIME OF CONSTRUCTION. CONTRACTOR SHOULD GET THE BENCH MARK ELEVATION VERIFIED AND SHOULD CHECK INTO AT LEAST TWO POINTS ON THE PROVIDED TOPOGRAPHY TO MAKE SURE THAT THE BENCH MARK ELEVATION SEEMS REASONABLE BEFORE USING.

!!!WARNING!!! TOPOGRAPHY AND MOST OR ALL OF THE EXISTING FEATURES ARE BASED ON THE SURVEY BY ALL STAR LAND SURVEYING DATED AUG. 14, 2017 AND WERE ASSUMED TO BE ACCURATE FOR THIS DESIGN.

WHILE UNDER CONSTRUCTION, CONTRACTOR TO HAVE TFD LOCATED IN LOCATIONS APPROXIMATELY AS SHOWN. AT THE END OF EACH DAY, OR PRIOR TO POSSIBLE RAIN EVENTS, CONTRACTOR TO LOCATE TFD ACROSS DISTURBED AREA. ONCE CONSTRUCTION IS COMPLETED AND PRIOR TO VEGETATION IS ESTABLISHED, CONTRACTOR TO LOCATE SILT FENCE IN SAME LOCATIONS WITH 5 FT. TURNED BACK UPHILL AT EACH END. SEE DETAIL 628S ON SHEET 7.

!!! WARNING !!!
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER
Thompson Land Engineering, LLC (F-10220)
9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE
REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

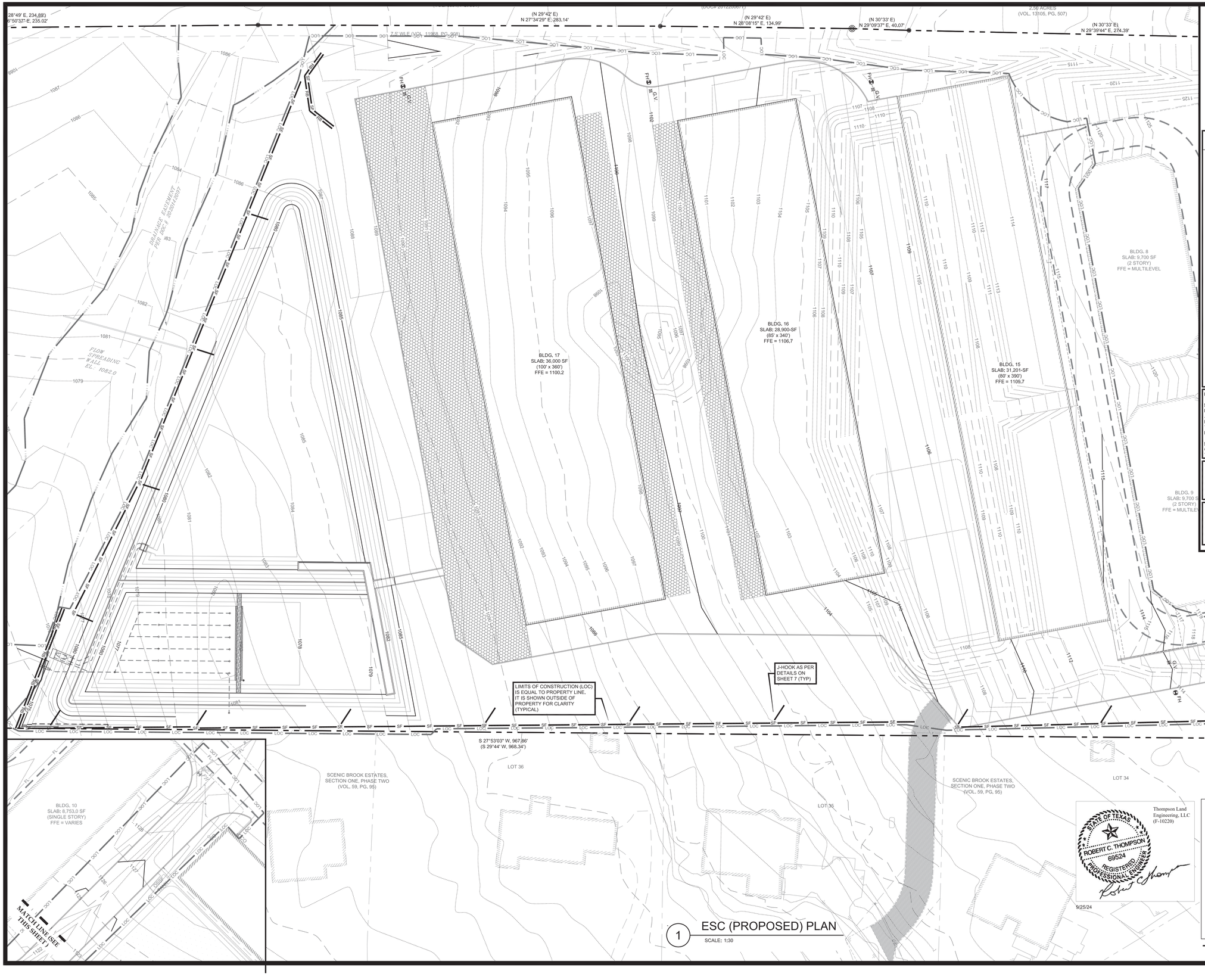
SHEET NAME: EXISTING ESC & STITE PREP PLAN

DATE ISSUED: September, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER: 1909

SHEET 5 OF 23



1 ESC (PROPOSED) PLAN

SCALE: 1:30

SCALE: 1" = 30'

0 15 30 60

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE
- TREE PROTECTION
- HATCHED ITEMS TO BE DEMOLISHED AND REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AND TEMP. SPOILS AREA
- LOC — LIMITS OF CONSTRUCTION
- SF — EROSION CONTROL SILT FENCE
- TFD — TRIANGULAR FILTER DIKE
- RB — ROCK BERM
- IP — STORM INLET PROTECTION
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS
- OE — EXISTING OVERHEAD ELECTRIC
- UT — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING UNDERGROUND GAS
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- WV — EXISTING GATE VALVE
- PP — EXISTING POWER POLE

BENCH MARK: BENCH MARK IS TOP OF IRON PIPE FOUND ELEV = 1127.45'

!!!WARNING!!! BENCH MARK BEING PROVIDED IS FROM THE SURVEYOR AND COULD HAVE BEEN ADJUSTED, CHANGED, RESET, OR DESTROYED BETWEEN THE TIME OF THE SURVEY AND THE TIME OF CONSTRUCTION. CONTRACTOR SHOULD GET THE BENCH MARK ELEVATION VERIFIED AND SHOULD CHECK INTO AT LEAST TWO POINTS ON THE PROVIDED TOPOGRAPHY TO MAKE SURE THAT THE BENCH MARK ELEVATION SEEMS REASONABLE BEFORE USING.

!!!WARNING!!! TOPOGRAPHY AND MOST OR ALL OF THE EXISTING FEATURES ARE BASED ON THE SURVEY BY ALL STAR LAND SURVEYING DATED AUG. 14, 2017 AND WERE ASSUMED TO BE ACCURATE FOR THIS DESIGN.

WHILE UNDER CONSTRUCTION, CONTRACTOR TO HAVE TFD LOCATED IN LOCATIONS APPROXIMATELY AS SHOWN. AT THE END OF EACH DAY, OR PRIOR TO POSSIBLE RAIN EVENTS, CONTRACTOR TO LOCATE TFD ACROSS DISTURBED AREA. ONCE CONSTRUCTION IS COMPLETED AND PRIOR TO VEGETATION IS ESTABLISHED, CONTRACTOR TO LOCATE SILT FENCE IN SAME LOCATIONS WITH 5 FT, TURNED BACK UPHILL AT EACH END. SEE DETAIL 628S ON SHEET 10.

!!! WARNING !!!
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: ric@teng.net
www.teng.net
TBPE Reg. No. F-10220

DATE
REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

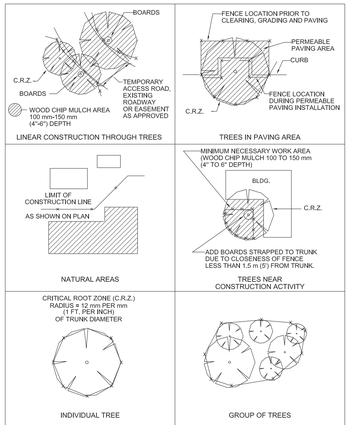
SHEET NAME: PROPOSED ESC & SITE PREP PLAN

DATE ISSUED: September, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER: 1909

SHEET: 6 OF 23



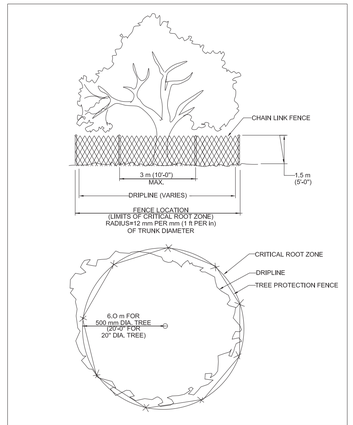
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE LOCATIONS

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 — ADOPTED

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

STANDARD NO. 610S-1



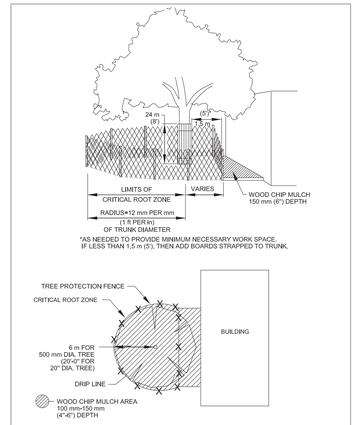
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE TYPE A - CHAIN LINK

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 — ADOPTED

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

STANDARD NO. 610S-2



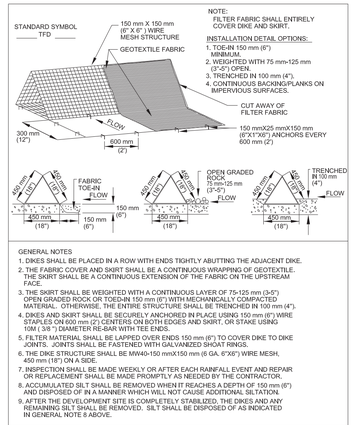
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 — ADOPTED

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

STANDARD NO. 610S-4



GENERAL NOTES

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (3/8 ") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED STAPLE RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

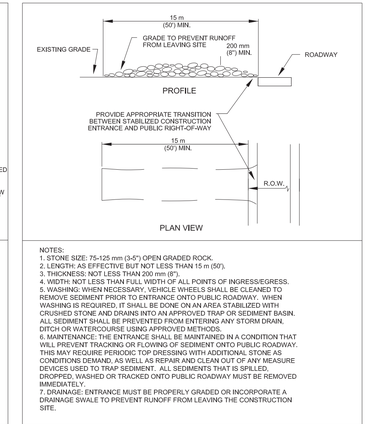
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

TRIANGULAR SEDIMENT FILTER DIKE

RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 — ADOPTED

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

STANDARD NO. 628S



NOTES:

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

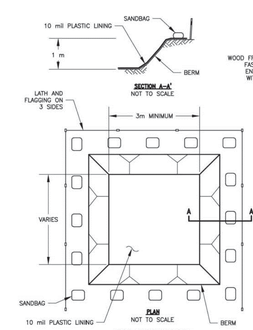
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

STABILIZED CONSTRUCTION ENTRANCE

RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 — ADOPTED

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

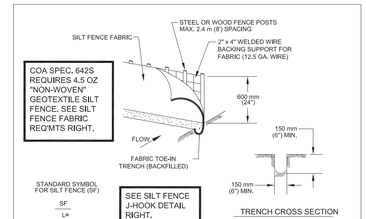
STANDARD NO. 641S-1



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



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

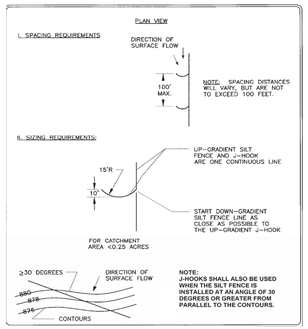
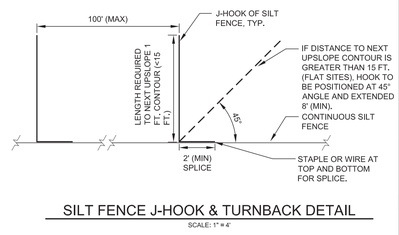
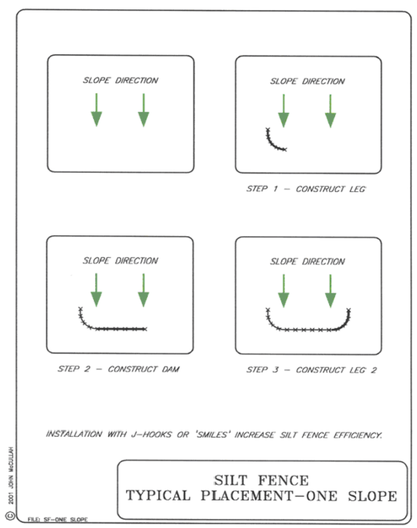


FIGURE 1.4.5.G.4 SILT FENCE J - HOOK DETAILS



SILT FENCE J-HOOK & TURNBACK DETAIL

SCALE: 1" = 4'



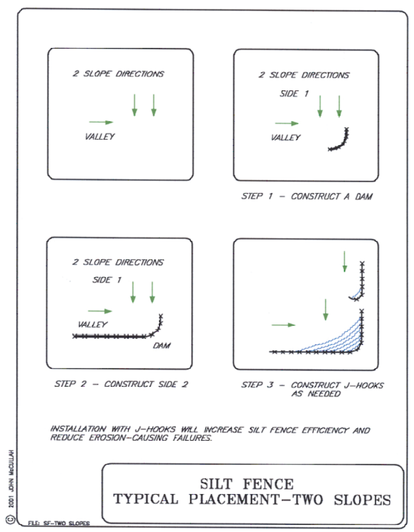


FIGURE 1.4.5.G.3 SILT FENCE PLACEMENT FOR PERIMETER CONTROL

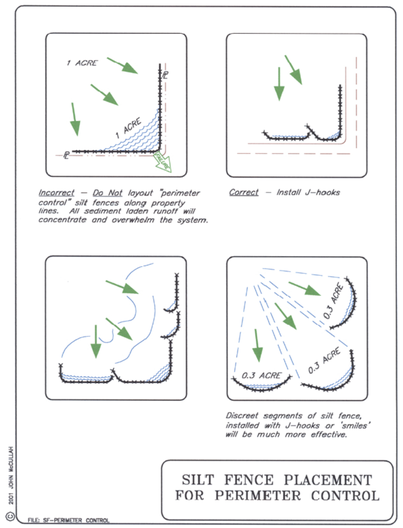
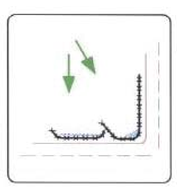
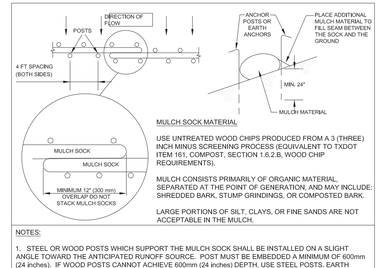


FIGURE 1.4.5.G.3 SILT FENCE PLACEMENT FOR PERIMETER CONTROL



SILT FENCE TURN-BACK DETAIL



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.

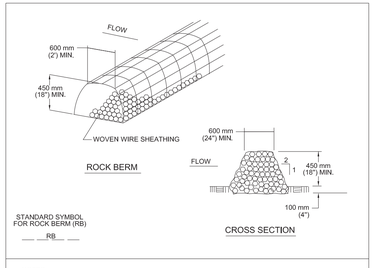
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

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



NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

ROCK BERM

RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 — ADOPTED

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

STANDARD NO. 639S-1

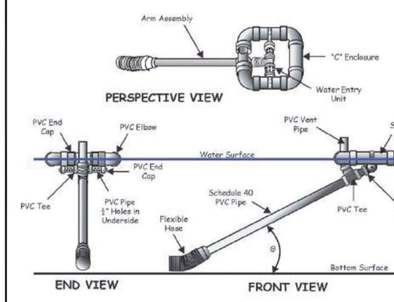


Figure 6.6a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

FIGURE 1.4.5.K.1 DEWATERING SKIMMER DETAIL

STATE OF TEXAS — ROBERT C. THOMPSON — 69524 — REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

8/23/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: rc@tleng.net
TBPE Reg. No. F-9328

DATE

REVISION

AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

PROJECT

ESC DETAILS

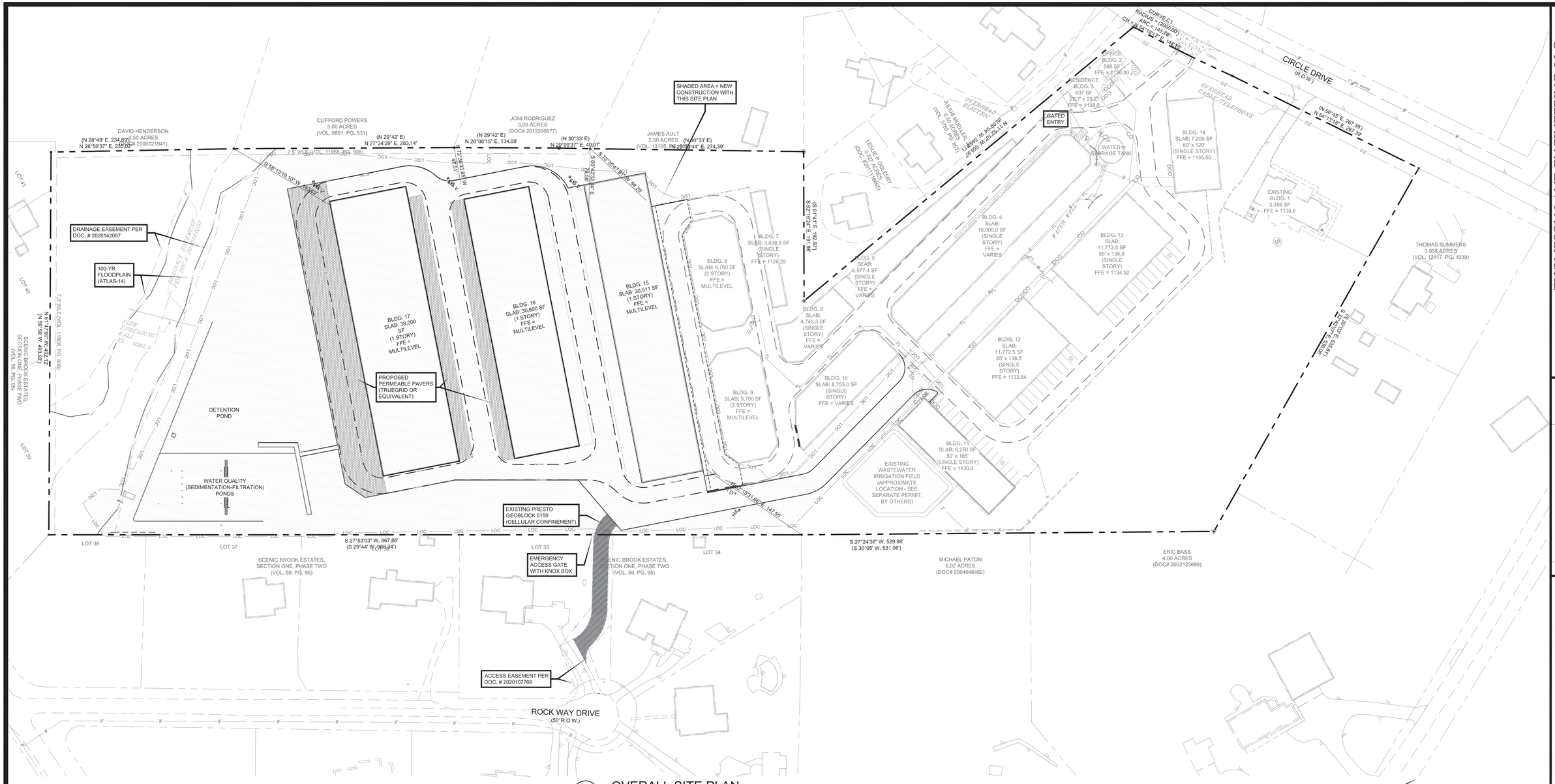
SHEET NAME

DATE ISSUED: August, 2024

DESIGNED BY: RCT | DRAFTED BY: BH/MR/JH

JOB NUMBER: 1909

SHEET 7 OF 23



1 OVERALL SITE PLAN

SCALE: 1:60

Site Development Calculations

Total Site Area: 824,727 square feet (sf) / 18.93 acres (ac)

	Existing			Proposed		Allowed
Site Area (sf)	824,727	Existing IC to be removed		824,727	Total IC (proposed + existing to remain)	--
(ac)	18.93			18.93		--
Impervious Cover (sf)	202,183	0		168,943	371,126	371,127
(ac)	4.64	0.00		3.88	8.52	8.52
(%)	24.5%	0.0%		20.5%	45.0%	45%
Total Building Area (sf)	104,227	0				
(%)	12.6%	0.0%				

Impervious Cover (IC) Summary

IC items:	Total Existing IC Area (sf)	Total Existing IC %	Existing to be Removed	Proposed to be Added	Total IC (Proposed and existing to remain) Area (sf)	Total IC (Proposed and existing to remain) %
- Bldgs	104,227	12.6%	0	96,101	200,328	24.3%
- Drive aisle and parking	94,829	11.5%	0	72,842	167,671	20.3%
- Sidewalk Pavement	3,127	0.4%	0	0	3,127	0.4%
- Added for Storm Calculations	0	0.0%	0	0	0	0.0%
Total IC (sf) =	202,183	24.5%	0	168,943	371,126	45.0%
Total IC (acres) =	4.64		0	3.88	8.52	

Building Areas Summary:

Existing Buildings [#]	Foundation Area [SF]	Coverage [%]	Floor Area [SF]
1	3,356	0.4%	3,356
2	588	0.1%	588
3	837	0.1%	837
4	18,000	2.2%	18,000
5	6,577	0.8%	6,577
6	4,748	0.6%	4,748
7	3,031	0.4%	3,031
8	9,700	1.2%	19,400
9	9,700	1.2%	19,400
10	8,694	1.1%	8,694
11	8,250	1.0%	8,250
12	11,773	1.4%	11,773
13	11,773	1.4%	11,773
14	7,200	0.9%	7,200
Total (existing)	104,227		123,627

New Buildings	Foundation Area [SF]	Coverage [%]	Floor Area [SF]
15	31,201	3.8%	31,201
16	28,900	3.5%	28,900
17	36,000	4.4%	36,000
Total (new)	96,101		96,101
Grand Total	**200,328**		**219,728**

Building Use Summary:

Residential [SF]	Office [SF]	Warehouse [SF]	Mini-Warehouse Self-Storage [SF]	Total [SF]	
4,193	588	38,995	79,850	123,627	Existing
0	0	0	96,101	96,101	New
4,193	588	38,995	175,951	219,728	Total

GENERAL NOTES:

1) DIMENSIONS ARE TO FACE OF CURB.

2) SEE GENERAL NOTES SHEET 7.

3) WHERE ▬ ▬ ▬ IS SHOWN, PAINT CURB, OR PAVEMENT WHERE NO CURB EXISTS, RED AND STENCIL "FIRE ZONE/TOW-AWAY ZONE" IN 3 INCH WHITE LETTERS AT 35 FOOT INTERVALS ALONG CURB.

4) WHERE ▬ · ▬ · ▬ IS SHOWN DENOTES THE ACCESSIBLE ROUTE.

5) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

LEGEND

- PROPOSED PHASE LINE
- OE — EXISTING OVERHEAD ELECTRIC
- PP — EXISTING POWER POLE
- WM — EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- NEW WATER METERS

NORTH

SCALE: 1" = 60'

0 30 60 120

STATE OF TEXAS
ROBERT C. THOMPSON
89524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No.: F-10220

DATE

REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

SHEET NAME: OVERALL SITE PLAN

DATE ISSUED: September, 2024

DESIGNED BY: RCT | DRAFTED BY: BH/MR/JH

JOB NUMBER: 1909

SHEET 8 OF 23

DAVID HENDERSON
4.50 ACRES
(DOC# 2006121941)

CLIFFORD POWERS
5.00 ACRES
(VOL. 6891, PG. 531)

JONI RODRIGUEZ
3.00 ACRES
(DOC# 2012200677)

JAMES AULT
2.56 ACRES
(VOL. 13105, PG. 507)

7.5' WLE (VOL. 11968, PG. 908)

(N 29°42' E)
N 27°34'29" E, 283.14'

(N 29°42' E)
N 28°08'15" E, 134.99'

(N 30°33' E)
N 29°09'37" E, 40.07'

(N 30°33' E)
N 29°39'44" E, 274.39'

S 56°41'26" W, 140.36'

N 72°48'07" W, 67.51'

S 52°17'20" E, 47.35'

S 51°52'12" W, 77.01'

30.3'

DRAINAGE EASEMENT PER DOC. # 2020142097

100-YR FLOODPLAIN (ATLAS-14)

FLOW SPREADING WALL, EL. 1082.0

DETENTION POND

WATER QUALITY (SEDIMENTATION-FILTRATION) PONDS

FIRE LANE

BLDG, 17
SLAB: 36,000 SF
(100' x 360')
FFE = 1100.2

BLDG, 16
SLABS: 28,900-SF
(85' x 340')
FFE = 1106.7

BLDG, 15
SLAB: 31,201-SF
(80' x 390')
FFE = 1109.7

BLDG, 8
SLAB: 9,700 SF
(2 STORY)
FFE = MULTILEVEL

BLDG, 9
SLAB: 9,700 SF
(2 STORY)
FFE = MULTILEVEL

PROPOSED PERMEABLE PAVERS (TRUEGRID OR EQUIVALENT)

9,11,12 SET / 12 SHT (TYP)

8 SET / 12 SHT (TYP)

13 SET / 12 SHT (TYP)

18.0' 70.0' 85.0' 100.0'

80.0'

26.5'

31.5'

360.0'

340.0'

390.0'

20.0'

26.0'

22.5'

75.4'

94.6'

97.6'

27.4'

42.5'

114.2'

67.0'

28.8'

R30'

SEE SHEET 8 FOR TIE-IN LOCATION AT PIN ON PL

S 27°53'03" W, 967.86'
(S 29°44' W, 968.34')

NOTE - GATED ASSEMBLY INCLUDES A PEDESTRIAN GATE ENTRY, IN ADDITION TO KNOX BOX, FOR EMERGENCY ACCESS

GATED ENTRY (EXISTING)

ACCESS EASEMENT PER DOC, # 2020107766

LOT 37

LOT 36

LOT 35

LOT 34

SCENIC BROOK ESTATES, SECTION ONE, PHASE TWO (VOL. 59, PG. 95)

1 SITE PLAN LAYOUT
SCALE: 1:30

NORTH

SCALE: 1" = 30'
0 15 30 60

LEGEND

- PROPOSED PHASE LINE
- OE — EXISTING OVERHEAD ELECTRIC
- PP — EXISTING POWER POLE
- W.M. — EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- NEW WATER METERS

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net

DATE

REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

SHEET NAME: SITE DIMENSIONAL CONTROL PLAN

DATE ISSUED: September, 2024

DESIGNED BY: RCT

DRAFTED BY: BH/MR/JH

JOB NUMBER: 1909

SHEET: 9 OF 23

DAVID HENDERSON
4.50 ACRES
(DOC# 2006121941)

CLIFFORD POWERS
5.00 ACRES
(VOL. 8891, PG. 531)

JONI RODRIGUEZ
3.00 ACRES
(DOC# 2012200677)

JAMES AULT
2.50 ACRES
(VOL. 13105, PG. 507)

234.89'
E 235.02'

(N 29°42' E)
N 27°34'29" E, 283.14'

(N 29°42' E)
N 28°08'15" E, 134.99'

(N 30°33' E)
N 29°09'37" E, 40.07'

(N 30°33' E)
N 29°39'44" E, 274.39'

7.5' WLE (VOL. 11988, PG. 908)

DRAINAGE EASEMENT PER DOC. # 2020142097

100-YR FLOODPLAIN (ATLAS-14)

DRAINAGE EASEMENT PER DOC. # 2014207

FLOW SPREADING WALL EL.= 1082.0

DETENTION POND

WATER QUALITY (SEDIMENTATION-FILTRATION) PONDS

BLDG, 17
SLAB: 36,000 SF
(100' x 360')
FFE = 1100.2

BLDG, 16
SLAB: 28,900-SF
(85' x 340')
FFE = 1106.7

BLDG, 15
SLAB: 31,201-SF
(80' x 390')
FFE = 1109.7

8,9 / DET 16 (TYP)
1 / DET 13 (TYP)
2 / DET 13 (TYP)
14 / DET 13 (TYP)
7 / DET 18 (TYP)
4 / DET 13 (TYP)
7 / DET 18 (TYP)
2 / DET 13 (TYP)

REPRESENTS CUT LINE WHERE NEW DRIVEWAY BEGINS

S 27°53'03" W, 967.86'
(S 29°44' W, 968.34')

GATED ENTRY (EXISTING)

NOTE - GATED ASSEMBLY INCLUDES A PEDESTRIAN GATE ENTRY, IN ADDITION TO KNOX BOX, FOR EMERGENCY ACCESS

ACCESS EASEMENT PER DOC., # 2020107766

1 GRADING & DRAINAGE PLAN
SCALE: 1:30

SEE SHEET 23 - DRAINAGE REPORT & HYDRAULIC RESULTS FOR STORM CALCS (FROM SWMM)

NORTH

SCALE: 1" = 30'
0 15 30 60

LEGEND

- TREE TO REMAIN
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS
- OE — EXISTING OVERHEAD ELECTRIC
- UT — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING UNDERGROUND GAS
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- PP — EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WM — EXISTING WATER METER
- WM — PROP. WATER METER
- GV — EXISTING GATE VALVE
- GV — PROP. GATE VALVE

NOTE:
ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE RECOMMENDED.

!!! WARNING !!!:
UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

NOTE:
ALL GRATED INLETS, UNLESS OTHERWISE SPECIFIED, SHALL BE PRECAST H20 RATED CONCRETE INLETS WITH BAR GRATES THAT ARE AT LEAST 90% OPEN.

STATE OF TEXAS
ROBERT C. THOMPSON
99524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC
(F-10220)

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rct@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE
REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

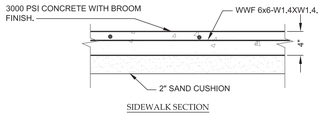
SHEETNAME
GRADING & DRAINAGE PLAN

DATE ISSUED
September, 2024

DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH

JOB NUMBER
1909

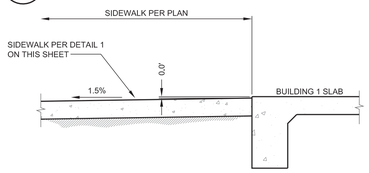
SHEET
10 OF 23



SIDEWALK SECTION

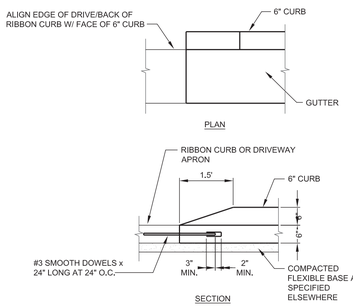
1 SIDEWALK DETAIL (PRIVATE)

SCALE: 1" = 1'



6 SIDEWALK @ BLDG. ENTRANCE

SCALE: 1" = 5'

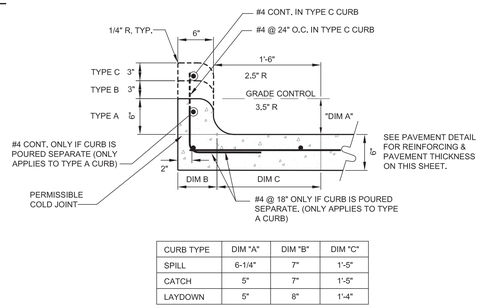


7 CURB TERMINATION

SCALE: 1" = 2'

2 NOT USED

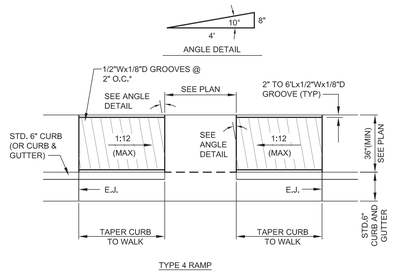
SCALE: N.T.S.



CURB TYPE	DIM "A"	DIM "B"	DIM "C"
SPILL	6-1/4"	7"	1'-5"
CATCH	5"	7"	1'-5"
LAYDOWN	5"	8"	1'-4"

8 CURB FOR CONCRETE PAVEMENT

SCALE: 1" = 1'

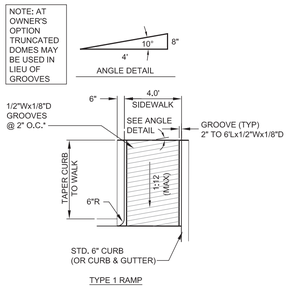


TYPE 4 RAMP

(*) 3:1 SLOPE IF SIDEWALK IS BELOW GRADE, IF ABOVE OR AT FINISHED GRADE SEE TYPICAL SIDEWALK DETAIL

(**) SLOPED PORTION OF CONCRETE TO BE COLORED RED AND BE FINISHED WITH A COURSE BROOM FINISH

NOTE: AT OWNER'S OPTION TRUNCATED DOMES MAY BE USED IN LIEU OF GROOVES



TYPE 1 RAMP

(*) 3:1 SLOPE IF SIDEWALK IS BELOW GRADE, IF ABOVE OR AT FINISHED GRADE SEE TYPICAL SIDEWALK DETAIL

(**) SLOPED PORTION OF CONCRETE TO BE COLORED RED AND BE FINISHED WITH A COURSE BROOM FINISH

3 ACCESSIBLE RAMP (PRIVATE)

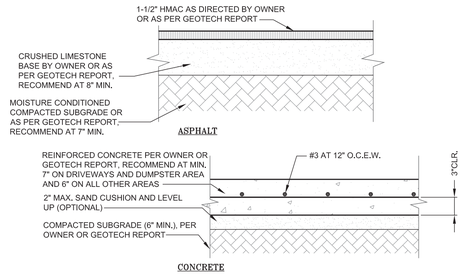
SCALE: 1" = 5'

4 NOT USED

SCALE: N.T.S.

5 NOT USED

SCALE: N.T.S.



NOTE:
NO GEOTECHNICAL REPORT AVAILABLE

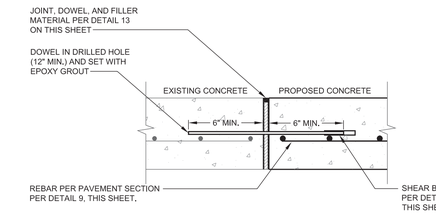
REFER ALSO TO DETAILS 12 & 13 ON THIS SHEET FOR EXPANSION AND CONTROL JOINTS.

9 PAVEMENT SECTIONS

SCALE: 1" = 1'

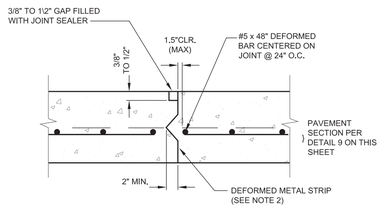
10 NOT USED

SCALE: N.T.S.



11 CONCRETE PAVEMENT SAWCUT JOINT DETAIL

SCALE: N.T.S.

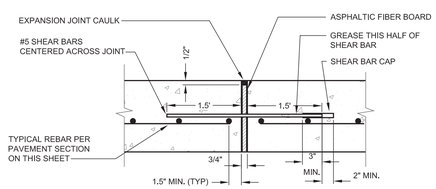


NOTES:
1.) CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN 12.5 FEET FOR 5-INCH THICK CONCRETE AND NO GREATER THAN 15 FEET FOR 6-INCH THICK OR GREATER CONCRETE (OR IN ACCORDANCE WITH GEOTECHNICAL REPORT).

2.) "SCREED KEY JOINT" OR "LOAD KEY JOINT" WITH CAP STRIP AS MANUFACTURED BY DAYTON SUPERIOR OR APPROVED EQUAL. REMOVE CAP AFTER CONCRETE SETS AND FILL REMAINING GAP WITH JOINT SEALER.

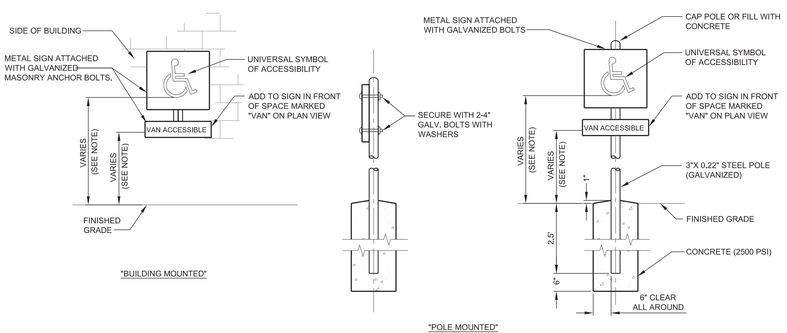
12 CONCRETE PAVEMENT CONTROL JOINT

SCALE: 1" = 0.5' FOR 6" THICKNESS SHOWN



13 DOWEL- CONCRETE PAVEMENT EXPANSION JOINT DETAIL

SCALE: N.T.S.

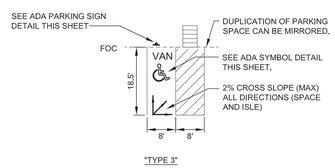


NOTE: THE HEIGHT FROM FINISHED GRADE TO EITHER THE LOWEST SYMBOL OR THE LOWEST LETTERING MUST BE A MINIMUM OF 60 INCHES. SIGN CONTENTS AND HEIGHT REQUIREMENTS ALSO APPLY TO WALL MOUNTED SIGNAGE.

14 ADA PARKING SIGN

SCALE: N.T.S (POLE OR WALL MOUNTED)

(POLE OR WALL MOUNTED)

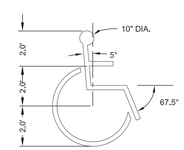


"TYPE 3"

WARNING!! EXCEEDING 2 PERCENT SLOPE IN ANY DIRECTION COULD BE CAUSE FOR REJECTION OF SPACE. CONTRACTOR IS TO VERIFY SPOT ELEVATIONS PRIOR TO CONSTRUCTION AND ENSURE 2% IS NOT EXCEEDED.

15 TYPICAL ADA PARKING SPACE

SCALE: N.T.S.



PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL. CENTER SYMBOL IN STALL.
ALL LINES ARE 5" WIDE.

16 ADA SYMBOL

SCALE: N.T.S.

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

8/23/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rtc@tleng.net
www.tleng.net

DATE

REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

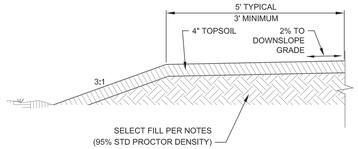
SHEET NAME: SITE PLAN DETAILS

DATE ISSUED: August, 2024

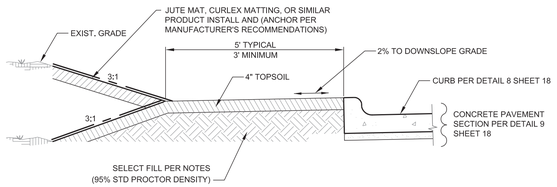
DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER: 1909

SHEET 12 OF 23

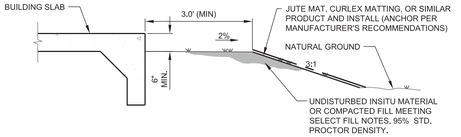


1 3:1 SLOPING GRADE
SCALE: 1" = 2'

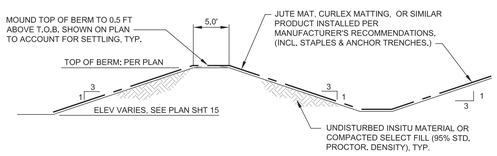


2 GRADE AT BACK OF 6" CURB
SCALE: 1" = 2'

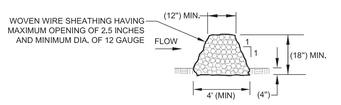
3 NOT USED
SCALE: N.T.S.



4 TYPICAL GRADING @ BUILDING
SCALE: 1" = 2'

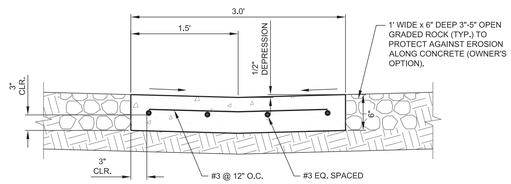


5 TYPICAL BERM & DITCH W/3:1 SLOPE
SCALE: 1" = 10'



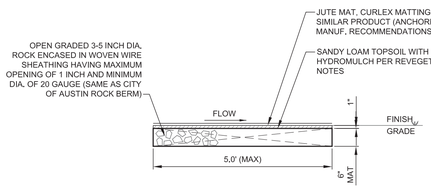
NOTE: IN ALL OTHER ASPECTS NOT OTHERWISE SHOWN THE ROCK BERM IS TO CONFORM TO DETAIL 639S-1 ON SHEET 10.

6 PERMANENT ROCK BERM
SCALE: NONE



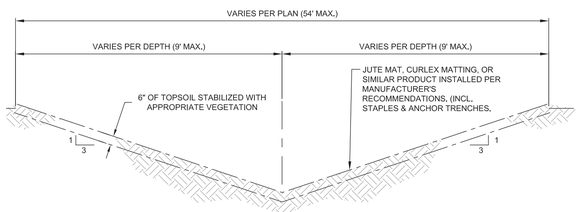
IN GRADE

7 TRICKLE CHANNEL
SCALE: 1" = 1'



NOTE: VOIDS ARE TO BE FILLED WITH TOP SOIL.

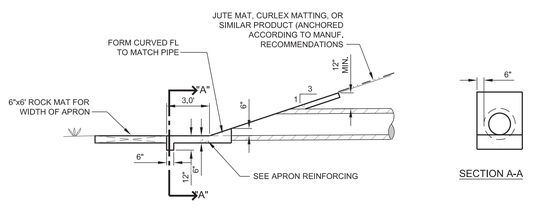
8 TYPICAL ROCK MAT SECTION
SCALE: 1" = 2'



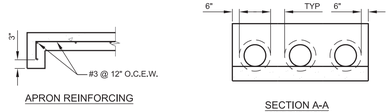
9 TYPICAL CHANNEL SECTION
SCALE: 1" = 4'

10 NOT USED
SCALE: N.T.S.

11 NOT USED
SCALE: N.T.S.



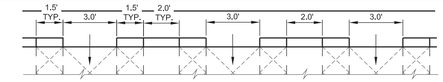
CULVERTS PERPENDICULAR TO TRAFFIC



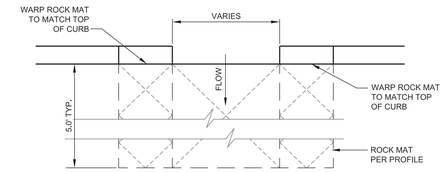
APRON REINFORCING

SECTION A-A
MULTIPLE PIPES

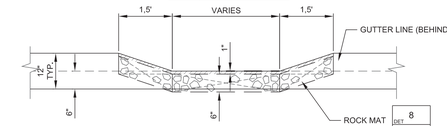
12 SAFETY END TREATMENT
SCALE: 1" = 5' (NOTE: 18" PIPE SHOWN)



PLAN (MULTIPLE OPENING)



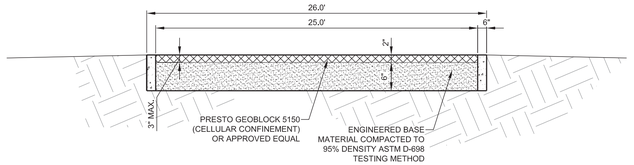
PLAN (SINGLE OPENING)



PROFILE

13 LAY DOWN CURB AND GUTTER SECTION
SCALE: N.T.S.

NOTE:
GEOBLOCK 5150, AND ENGINEERED BASE THICKNESS RECOMENDATIONS PER GEOTECH REPORT BY HOLT ENGINEERING, INC, FILE NO. 12-39113, CONTRACTOR SHALL FOLLOW THESE RECOMENDATIONS UNLESS VERIFIED IN THE FIELD BY THE GEOTECHNICAL ENGINEER AND THE RESULTS ARE PRESENTED TO AND APPROVED BY THE AUSTIN FIRE DEPARTMENT.



14 GEOBLOCK CROSS SECTION
SCALE: N.T.S.

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE

REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

SHEET NAME
GRADING AND DRAINAGE DETAILS

DATE ISSUED
August, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER
1909

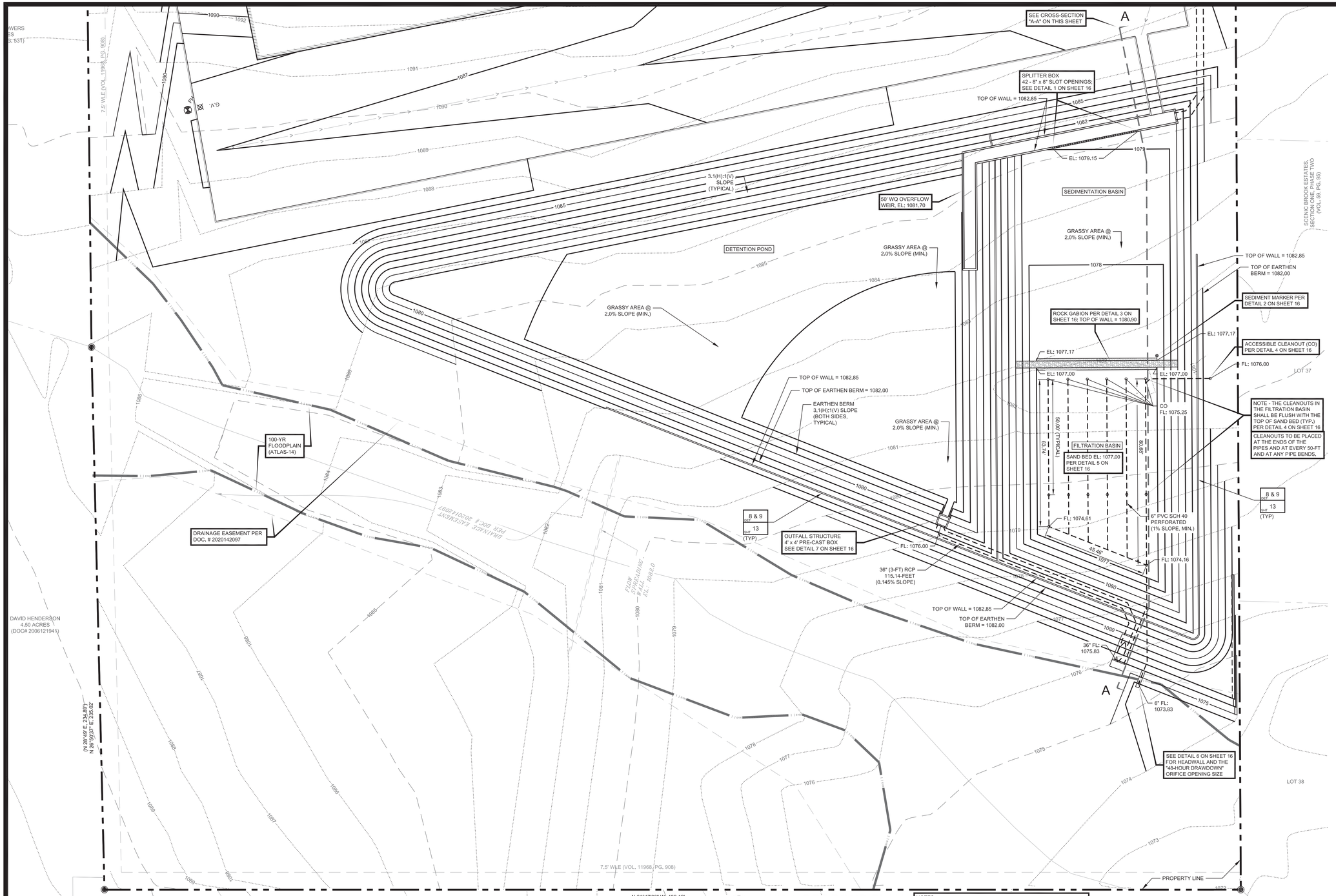
SHEET
13 OF 23

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
89524
REGISTERED PROFESSIONAL ENGINEER

8/23/24

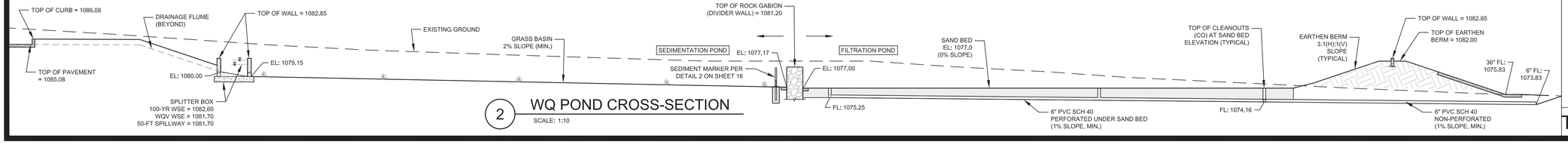
TNR # __-_____



1 WQ & DET POND PLAN

SCALE: 1:20

NOTES:
SEE WQ CALCULATIONS (TCEQ & COA) ON SHEET 17;
SEE DRAINAGE AREA MAPS AND CALCULATIONS ON SHEETS 19-20



2 WQ POND CROSS-SECTION

SCALE: 1:10

SCALE: 1" = 20'

0 10 20 40

GENERAL POND NOTE:

1. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY, IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

UNDERDRAIN PIPING NOTES:

1. THE SIZE AND MATERIAL SHALL BE 6-INCHES SCH 40 PVC.
2. LATERALS TO BE PERFORATED PER DETAIL 5 ON SHEET 22.
3. THE MINIMUM SLOPE SHALL BE ONE (1) PERCENT.

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

8/23/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE

REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

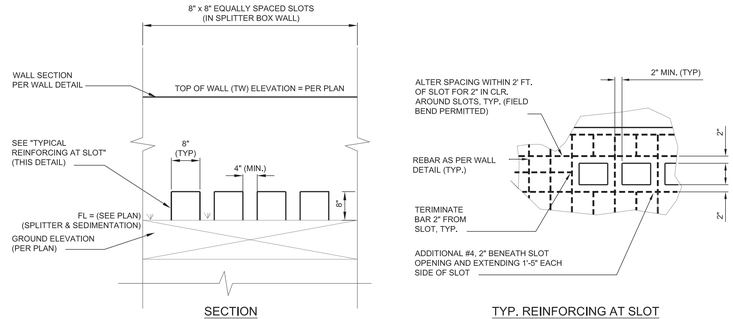
SHEET NAME
WQ & DETENTION POND PLAN

DATE ISSUED
August, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

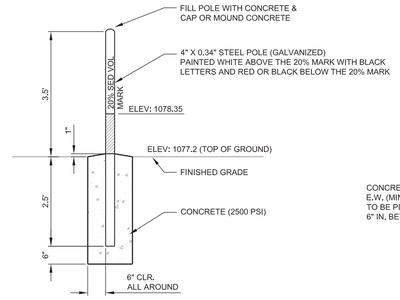
JOB NUMBER
1909

SHEET
15 OF 23



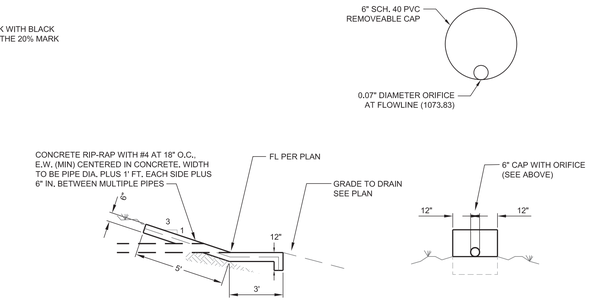
1 WALL SLOT DETAIL (SPLITTER BOX/SEDIMENTATION)

SCALE: N.T.S.



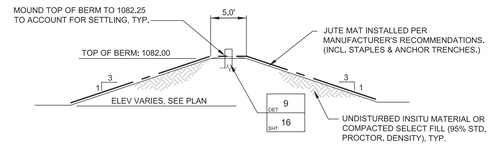
2 TCEQ SEDIMENT MARKER

SCALE: 1" = 2'



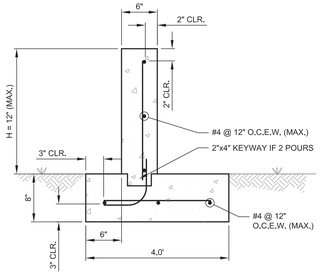
6 SMALL HEADWALL AND CAP WITH ORIFICE DETAIL

SCALE: N.T.S.



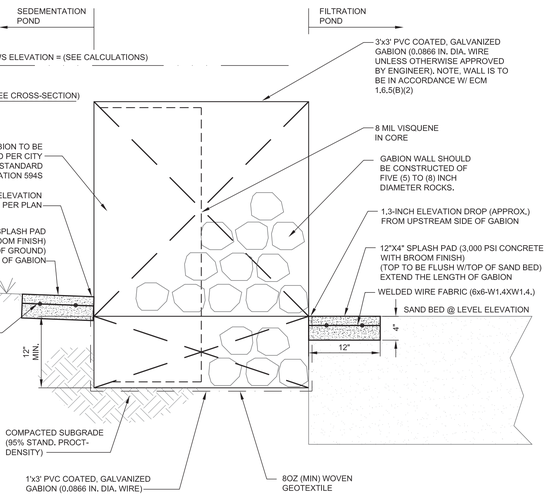
8 POND WALL EXTENSION IN BERM

SCALE: N.T.S.



9 POND WALL EXTENSION

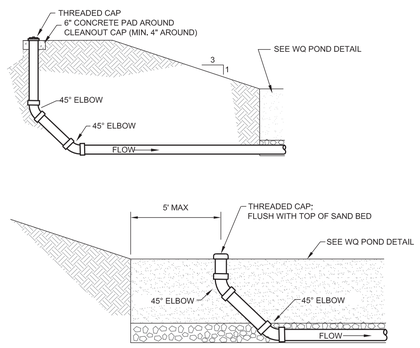
SCALE: N.T.S.



3 GABION DIVIDER WALL WITH CONCRETE SPLASH PAD

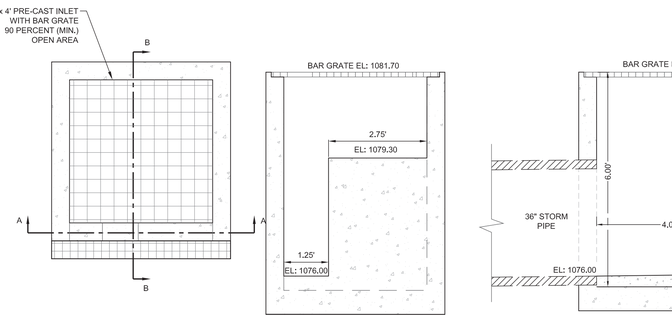
SCALE: 1" = 1' (3.0' WALL SHOWN)

NOTE: GABION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S STANDARD SPECIFICATION 594S



4 WQ POND CLEANOUT DETAIL

SCALE: N.T.S.



PLAN VIEW

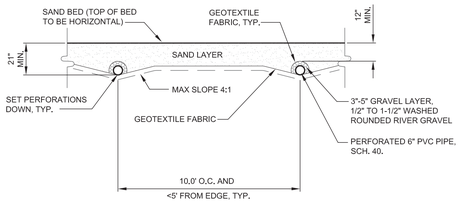
A-A - FRONT VIEW

B-B - SIDE VIEW

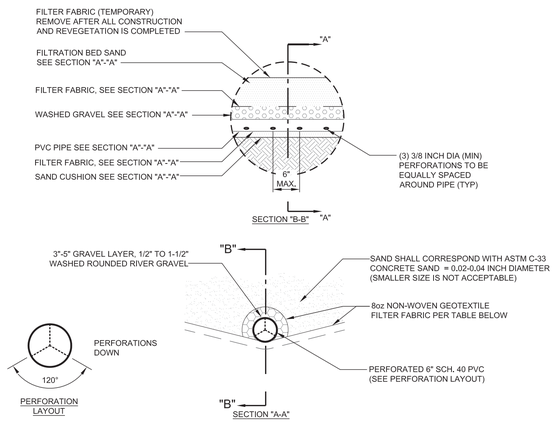
7 OUTFALL STRUCTURE IN DETENTION POND

SCALE: 1" = 2'

GEOTEXTILE FABRIC REQUIREMENTS			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
FABRIC WEIGHT	D 3776	OZ/SY	>= 3.0
ULTRAVIOLET RADIATION STABILITY	D 4355	% STRENGTH	70% STRENGTH RETAINED MINIMUM AFTER 500 HOURS IN XENON ARC DEVICE
MULLEN BURST STRENGTH	D 3786	PSI	>= 120
WATER FLOW RATE	D 4491	GAL/MIN/SF	>= 275



SAND BED PROFILE (TRENCH DESIGN)



5 WQ POND DETAIL "A"

SCALE: N.T.S.

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net

DATE

REVISION

AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

PROJECT

WQ & DETENTION POND DETAILS

SHEET NAME

DATE ISSUED
August, 2024

DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH

JOB NUMBER
1909

SHEET
16 OF 23

Thompson Land
Engineering, LLC
(F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED
PROFESSIONAL ENGINEER

8/23/24

TNR # __-_____

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: AAA Storage Circle Drive - Phase 3
Date Prepared: 9/23/2024

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 =	Travis	
Total project area included in plan * =	18.93	acres
Predevelopment impervious area within the limits of the plan * =	0.94	acres
Total post-development impervious area within the limits of the plan * =	8.52	acres
Total post-development impervious cover fraction * =	0.45	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	6598	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. =	1 (to Circle DR)		2 (to WQ pond)		3 (remainder of property)	
Total drainage basin/outfall area =	0.84	acres	9.75	acres	8.34	acres
Predevelopment impervious area within drainage basin/outfall area =	0.19	acres	0.66	acres	0.09	acres
Post-development impervious area within drainage basin/outfall area =	0.15	acres	8.29	acres	0.08	acres
Post-development impervious fraction within drainage basin/outfall area =	0.18		0.85		0.01	
$L_{M\ THIS\ BASIN}$ =	-35	lbs.	6641		-9	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

Sand Filter

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

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

where:

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

A_C =	9.75	acres
A_I =	8.29	acres
A_P =	1.46	acres
L_R =	8191	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6700 lbs.

F = 0.82

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 =	1.16	inches
Post Development Runoff Coefficient =	0.69	
On-site Water Quality Volume =	28507	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	5701	
Total Capture Volume (required water quality volume(s) x 1.20) =	34209	cubic feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	34209	cubic feet	
Minimum filter basin area =	2851	square feet	
Maximum sedimentation basin area =	11403	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	713	square feet	For maximum water depth of 8 feet

1 (TSS) REMOVAL CALCULATIONS
SCALE: N.T.S.

WATER QUALITY POND CALCULATIONS

DRAINAGE AREA DATA

Drainage Area to Control =	9.75 ac
Drainage Area Impervious Cover =	85.0%

The Water Quality Control is a: **SAND FILTER SYSTEM**

25-year (Atlas-14) Peak Flow Rate to Control =	98 cfs
100-year (Atlas-14) Peak Flow Rate to Control =	129 cfs

	Required	Provided	
Water Quality Volume (WQV) per TCEQ =	34,209	52,222	cf
Filtration Pond Area per TCEQ =	2,851	4,258	sf
Water Quality Elevation =	1,081.70	ft. msl	
Elevation of Splitter (Overflow Weir) =	min. WQ elev.	1,081.70	ft. msl
Height of Gabion (Divide) Wall =	WQ elev. - 0.5-ft	1,081.20	ft. msl
Length of Splitter Weir		50	ft
Required Head to Pass the Q100	max. 1.0-ft	0.90	ft
Sed Pond Freeboard Provided to pass Q100	min. 0.25-ft	0.25	ft

48-HR DRAWDOWN TIME CALCULATIONS (for orifice opening diameter)

Surface Area (includes both sedimentation and filtration, since Partial Sed/Fil) =	A =	13,994 cfs
Water Quality Elevation =	H1 =	1,081.70 ft msl
Flowline Elevation on the Outfall Orifice =	H2 =	1,073.83 feet
Falling Head Orifice equation = A0 = [-2A / (C*t*(2*g)^0.5)] * [(H2)^0.5 - (H1)^0.5] =	A0 =	0.00403 sf
Orifice diameter in Outfall Cap for Average 48-Hour release rate = (4*A0/pi)^0.5 =	D =	0.07 feet
	=	**0.86 inches**

where A0 = area of the orifice
C = coefficient of discharge (0.6 for sharp-edged orifice)
g = acceleration of gravity (32.2 ft/sec^2)
t = 48-hr drawdown time

Sedimentation Pond:	Stage (ft msl)	Area (sf)	Incremental Storage (cf)	Cumulative Storage (cf)
	1077.17	0	---	---
	1078.00	**2,415**	1,002	1,002
	1078.50	4,138	1,638	2,640
	1079.00	5,861	2,500	5,140
	1079.50	6,284	3,036	8,176
	1080.00	6,707	3,248	11,424
	1080.50	7,059	3,442	14,865
	1081.00	7,411	3,617	18,483
WQ Elevation =	**1081.70**	7,853	5,342	23,825
	1082.00	8,043	2,384	26,209
Top of Pond =	**1082.85**	8,044	6,837	33,046

Filtration Pond:	Stage (ft msl)	Area (sf)	Incremental Storage (cf)	Cumulative Storage (cf)
	1077.00	**4,258**	---	---
	1078.00	4,994	4,626	4,626
	1078.50	5,355	2,587	7,214
	1079.00	5,717	2,768	9,982
	1079.50	6,097	2,954	12,935
	1080.00	6,478	3,144	16,079
	1080.50	6,935	3,353	19,432
	1081.00	7,392	3,582	23,014
WQ Elevation =	**1081.70**	7,986	5,382	28,397
	1082.00	8,240	2,434	30,830
Top of Pond =	**1082.85**	8,241	7,005	37,835

Total Pond	Areas	Storage	Percent WQV
1077.00	4,258	0	0.0%
1078.00	7,409	5,628	16.5%
1078.50	9,493	9,854	28.8%
1079.00	11,577	15,121	44.2%
1079.50	12,381	21,111	61.7%
1080.00	13,185	27,503	80.4%
1080.50	13,994	34,298	**100.3%**
1081.00	14,803	41,497	**121.3%**
1081.70	15,839	52,222	**152.7%**
1082.00	16,283	57,040	166.7%
1082.85	16,285	70,881	207.2%

WATER QUALITY SPLITTER BOX CALCULATIONS

$H = (Q_{100}/(C*L))^{2/3}$ $H = ((Q_{10}/CA)^2)/2g$

Design Peak Flow Rate =	Q_{DEV100} =	129 cfs	Q_{DEV100} = 129 cfs
Water Quality Elevation =		1081.70 MSL	Orifice FL in Spitter Box = 1079.15 MSL
Elevation of Overflow Weir(>= WQelev) =		1081.70 MSL	42 openings, height = 0.67 foot
Height of Gabion Wall (WQelev - 0.5') =		1081.20 MSL	width = 0.67 foot
			Orifice area (A) = 18.7 sq feet
Length of Overflow Weir (L) =		50.0 feet	Orifice centerline = 1079.48 MSL
Weir Coefficient (C) =		3.0	Orifice Coefficient (C) = 0.6
Required Head to Pass Design Flow (H) =		0.90 feet	Head on orifice (H) = 2.06 feet
High Water (100-yr) Elevation =		**1082.60 MSL**	100-yr Elevation = **1081.54 MSL**
Top of Splitter Box Wall =		1082.85 MSL	Velocity into sediment pond = 6.91 fps
Water Quality Pond **Freeboard** Provided =		**0.25** feet	

MSL = Mean Sea Level

2 WATER QUALITY & SPLITTER BOX CALCULATIONS
SCALE: N.T.S.

TCEQ-0592A (REV. JULY 15, 2015)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

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

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL, DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY,
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

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

3 TCEQ GENERAL CONSTRUCTION NOTES
SCALE: N.T.S.

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS
ROBERT C. THOMPSON
59524
REGISTERED PROFESSIONAL ENGINEER

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rlc@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE
REVISION

AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736
PROJECT

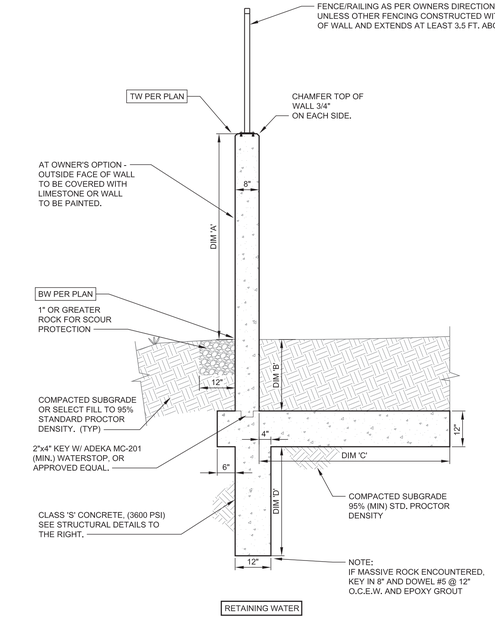
WQ CALCULATIONS & TCEQ NOTES
SHEET NAME

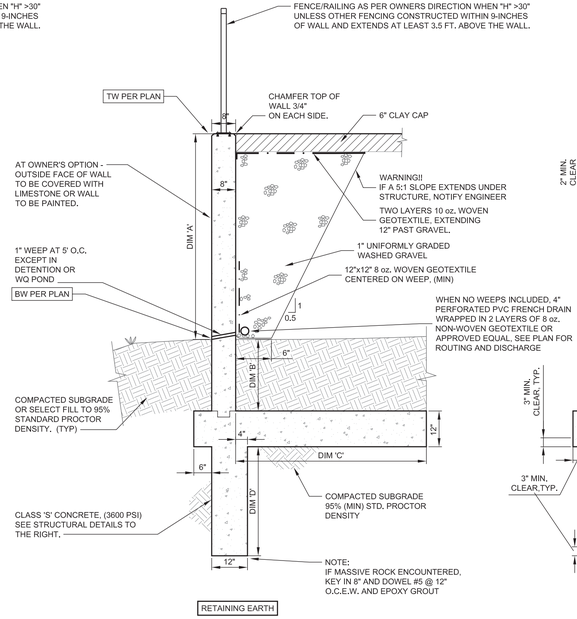
DATE ISSUED
September, 2024

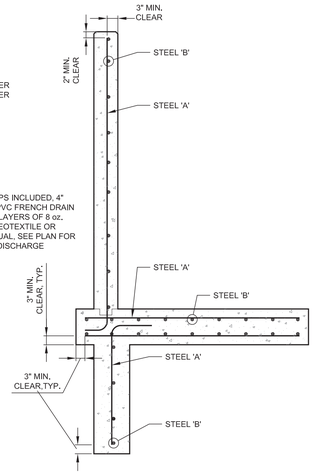
DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH

JOB NUMBER
1909

SHEET
17 OF 23







USE DATA IN BOX. DIM A TO BE ACTUAL DIM ROUNDED UP TO THE NEXT WHOLE NUMBER.

Earth Only Loading (no water, weeps or french drain)

	W2-N	W2-L	W2-N	W2-L	
Dim A	2.00	2.00	2.00	2.00	Exposed Ht
Dim B	0.00	0.00	3.00	3.00	Burial
Dim C	2.83	2.83	2.83	2.83	Heal
Dim D	0.50	1.25	0.50	1.25	Key
Steel A	------ #4 @12" OC ------				Vertial Steel
Steel B	------ #4 @12" OC ------				Horizontal Steel
	2	4	2	4	Maximum non-countered height of soil or water (ft)
	1.9	1.5	2.0	1.8	Factor of safety, sliding
	13.1	5.6	3.7	2.3	Factor of safety, overturning
	434	801	1129	1955	Maximum Bearing Pressure (psi)

	W3-N	W3-L	W3-N	W3-L	
Dim A	3.00	3.00	3.00	3.00	Exposed Ht
Dim B	0.00	0.00	3.00	3.00	Burial
Dim C	3.83	3.83	3.83	3.83	Heal
Dim D	0.50	1.33	0.50	1.33	Key
Steel A	------ #4 @12" OC ------				Vertial Steel
Steel B	------ #4 @12" OC ------				Horizontal Steel
	3	5	3	5	Maximum non-countered height of soil or water (ft)
	1.8	1.5	1.9	1.7	Factor of safety, sliding
	13.3	6.3	4.5	2.9	Factor of safety, overturning
	573	965	1294	2036	Maximum Bearing Pressure (psi)

	W4-N	W4-L	W4-N	W4-L	
Dim A	4.00	4.00	4.00	4.00	Exposed Ht
Dim B	0.00	0.00	3.00	3.00	Burial
Dim C	4.83	4.83	4.83	4.83	Heal
Dim D	0.50	1.50	0.50	1.50	Key
Steel A	------ #4 @12" OC ------				Vertial Steel
Steel B	------ #4 @12" OC ------				Horizontal Steel
	4	6	4	6	Maximum non-countered height of soil or water (ft)
	1.8	1.5	1.6	1.6	Factor of safety, sliding
	12.9	6.7	4.8	3.3	Factor of safety, overturning
	719	1139	1479	2177	Maximum Bearing Pressure (psi)

	W5-N	W5-L	W5-N	W5-L	
Dim A	5.00	5.00	5.00	5.00	Exposed Ht
Dim B	0.00	0.00	3.00	3.00	Burial
Dim C	5.83	5.83	5.83	5.83	Heal
Dim D	0.50	1.75	0.50	1.75	Key
Steel A	------ #5 @12" OC ------				Vertial Steel
Steel B	------ #4 @12" OC ------				Horizontal Steel
	5	7	5	7	Maximum non-countered height of soil or water (ft)
	1.7	1.6	1.6	1.6	Factor of safety, sliding
	12.4	7.0	5.4	3.7	Factor of safety, overturning
	870	1316	1648	2323	Maximum Bearing Pressure (psi)

	W6-N	W6-L	W6-N	W6-L	
Dim A	6.00	6.00	6.00	6.00	Exposed Ht
Dim B	0.00	0.00	3.00	3.00	Burial
Dim C	6.83	6.83	6.83	6.83	Heal
Dim D	0.50	2.00	0.50	2.00	Key
Steel A	------ #5 @12" OC ------				Vertial Steel
Steel B	------ #4 @12" OC ------				Horizontal Steel
	6	8	6	8	Maximum non-countered height of soil or water (ft)
	1.7	1.6	1.6	1.6	Factor of safety, sliding
	11.9	7.2	5.8	4.1	Factor of safety, overturning
	1024	1491	1815	2476	Maximum Bearing Pressure (psi)

Water Loading (no earth other than burial)

	W2-W	W2-W	
Dim A	2.00	2.00	Exposed Ht
Dim B	0.00	3.00	Burial
Dim C	2.83	2.83	Heal
Dim D	0.50	0.50	Key
Steel A -- #4 @12" OC --			Vertical Steel
Steel B -- #4 @12" OC --			Horizontal Steel
	2	2	Maximum non-countered height of soil or water (ft)
	1.5	1.6	Factor of safety, sliding
	7.9	2.5	Factor of safety, overturning
	350	797	Maximum Bearing Pressure (psi)

	W3-W	W3-W	
Dim A	3.00	3.00	Exposed Ht
Dim B	0.00	3.00	Burial
Dim C	3.83	3.83	Heal
Dim D	1.25	1.25	Key
Steel A -- #4 @12" OC --			Vertical Steel
Steel B -- #4 @12" OC --			Horizontal Steel
	3	3	Maximum non-countered height of soil or water (ft)
	1.6	1.7	Factor of safety, sliding
	6.5	2.8	Factor of safety, overturning
	487	893	Maximum Bearing Pressure (psi)

	W4-W	W4-W	
Dim A	4.00	4.00	Exposed Ht
Dim B	0.00	3.00	Burial
Dim C	4.83	4.83	Heal
Dim D	1.75	1.75	Key
Steel A -- #4 @12" OC --			Vertical Steel
Steel B -- #4 @12" OC --			Horizontal Steel
	4	4	Maximum non-countered height of soil or water (ft)
	1.6	1.7	Factor of safety, sliding
	5.6	3.0	Factor of safety, overturning
	582	955	Maximum Bearing Pressure (psi)

	W5-W	W5-W	
Dim A	5.00	5.00	Exposed Ht
Dim B	0.00	3.00	Burial
Dim C	5.83	5.83	Heal
Dim D	2.50	2.50	Key
Steel A -- #5 @12" OC --			Vertical Steel
Steel B -- #4 @12" OC --			Horizontal Steel
	5	5	Maximum non-countered height of soil or water (ft)
	1.6	1.7	Factor of safety, sliding
	5.1	3.2	Factor of safety, overturning
	688	1039	Maximum Bearing Pressure (psi)

	W6-W W6-W		
Dim A	6.00	6.00	Exposed Ht
Dim B	0.00	3.00	Burial
Dim C	6.83	6.83	Heal
Dim D	3.00	3.00	Key
Steel A -- #5 @12" OC --			Vertical Steel
Steel B -- #4 @12" OC --			Horizontal Steel
	6	6	Maximum non-countered height of soil or water (ft)
	1.5	1.7	Factor of safety, sliding
	4.8	3.2	Factor of safety, overturning
	767	1133	Maximum Bearing Pressure (psi)

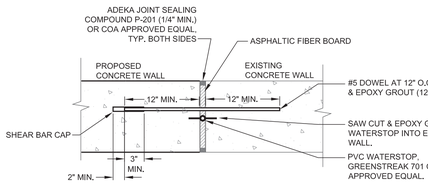
Coefficients, Wts, and Strenghts used in Calculations

120 Unit weight of soil, pcf (us) (note 5)	0.25 Friction Coeficient (F) (see note 3)
0.35 Active Earth Pressure Coef (Ka)-Soil	0 Soil Cohesion, psf (c) [for sliding]
150 Passive Earth Pressure (Pp), lbs/ft below grade (note 3)	2000 Allowable Bearing Pressure, psf (Pba) (note 4)
3600 Concrete Strength (psi)	
60 Rebar Strength (ksi)	

WARNING!!! SEE CONCRETE NOTES ON THIS SHEET FOR OTHER INFORMATION SUCH AS REQUIRED JOINTS.

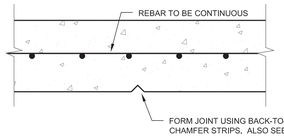
1 CONCRETE RETAINING WALL

SCALE: 1" = 2'



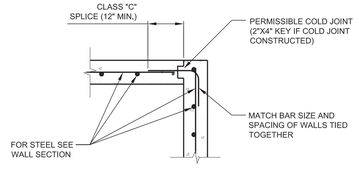
2 CONCRETE WALL EXPANSION JOINT WITH WATERSTOP

SCALE: N.T.S.



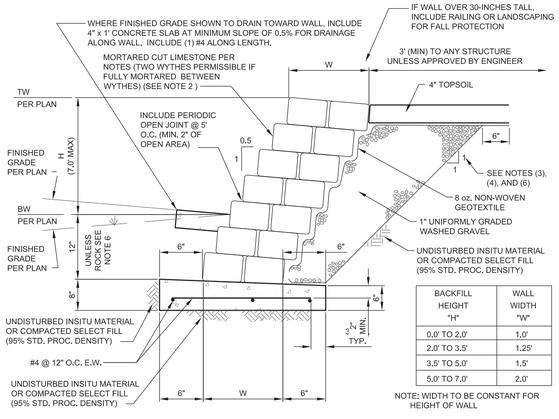
3 WALL CRACK CONTROL JOINT DETAIL

SCALE: N.T.S.



4 BAR SPLICE @ CORNER

SCALE: 1" = 2' (8 INCH WALL SHOWN)



BACKFILL HEIGHT "H"	WALL WIDTH "W"
0.0' TO 2.0'	1.0'
2.0' TO 3.5'	1.25'
3.5' TO 5.0'	1.5'
5.0' TO 7.0'	2.0'

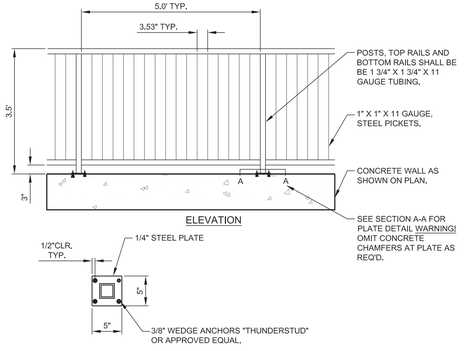
NOTE: WIDTH TO BE CONSTANT FOR HEIGHT OF WALL

NOTES:

1) DESIGN BASED ON 3000 PSF BEARING PRESSURE, 0.5 ACTIVE EARTH COEFFICIENT, PASSIVE EARTH PRESSURE COEFFICIENT OF 2.0, AND 0.35 COEFFICIENT OF FRICTION. FACTOR OF SAFETY FOR SLIDING, OVERTURNING AND BEARING IS GENERALLY 1.5 OR BETTER.
2) ROCKS TO BE LIMESTONE WITH A MINIMUM DENSITY OF 160 PCF. ALL ROCKS SHALL WEIGH A MINIMUM OF 50 POUNDS. THE ROCKS SHALL BE PLACED IN LAYERS WITH CLOSE JOINTS. THE VERTICAL AXIS OF THE ROCKS SHALL BE APPROXIMATELY PLUM EXCEPT AS BATTERED. ROCKS OF GREATER DIMENSION THAN THE REQUIRED WALL THICKNESS SHALL BE EMBEDDED IN THE EMBANKMENT TO PRESENT A UNIFORM FINISHED FACE AND TOP SURFACE SUCH THAT THE VARIATION BETWEEN ADJACENT ROCKS SHALL NOT EXCEED 2 INCHES.
3) 1:1 CAN BE 0:1 IF SOLID MASSIVE ROCK AND FACE OF ROCK IS ENCOUNTERED AT LEAST 1 FOOT FROM BACK OF WALL STONE.
4) IF SLOPE WILL EXTEND UNDER A STRUCTURE, REVISE TO VERTICAL WITHIN 6" OF STRUCTURE.
5) IF MASSIVE ROCK THAT IS 18" OR THICKER IS ENCOUNTERED, FOOTING ALONE MAY BE CAST INTO ROCK (8" KEY MIN.) AND STONE AND ADDITIONAL BURIAL DEPTH OMITTED. TWO #4 REBAR x 12" SHALL BE DOWELED AND EPOXY GROUTED INTO ROCK (ONE AT FRONT OF FOOTING AND ONE AT REAR) FOR ADDITIONAL ANCHORAGE. SPACING TO BE 24" O.C. FOR LENGTH OF WALL.
6) IF MASSIVE ROCK ENCOUNTERED FOR 75 PERCENT OF WALL HEIGHT, WALL CAN POSSIBLY BE ELIMINATED IN LIEU OF EXPOSED EXCAVATION. ENGINEERS APPROVAL REQUIRED, CONTACT ENGINEER.

5 TYPICAL MORTARED ROCK RETAINING WALL SECTION

SCALE: N.T.S.

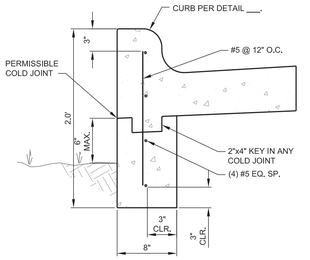


RAILING NOTES:

1. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED AND PAINTED (COLOR PER OWNER) IN ACCORDANCE WITH ITEM 722 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. ALL PARTS SHALL BE WELDED ALL AROUND USING EITHER A FILLET OR BUTT-WELD. THE WELDS SHALL BE FULLY-PENETRATING. WELDING SHALL CONFORM TO ITEM 723 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND BE SUCH THAT THE FULL STRENGTH OF THE TUBING IS OBTAINED IN THE JOINT.
3. RAIL SHALL BE FABRICATED IN ACCORDANCE WITH ITEM 721 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

6 TYPICAL PEDESTRIAN RAIL DETAIL

SCALE: 1" = 2'



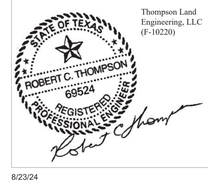
NOTE: DESIGN BASED ON 20' UNSUPPORTED LENGTH SUBJECT TO A SINGLE 1000 LB. LATERAL POINT LOAD (8500 LBS. DECELERATING FROM 5 MPH IN ONE SECOND).

7 CURB EXTENSION WALL DETAIL

SCALE: N.T.S.

TLE GENERAL CONCRETE NOTES:

1) ALL CONCRETE, REINFORCING, AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST ACI CODES AND IBC INCLUDING LAPS, SPLICES, TERMINATIONS, BAR SUPPORTS, AND CONCRETE COVER.
2) UNLESS OTHERWISE SPECIFIED, BARS SHALL BE DEFORMED GRADE 60.
3) UNLESS OTHERWISE SPECIFIED, ALL CONCRETE FOR FLAT WORK, CURBS, AND WALLS 3 FEET IN HEIGHT OR LESS SHALL CONFORM TO CITY OF AUSTIN CLASS A (3000 psi) AND ALL CONCRETE FOR WALLS GREATER THAN 3 FEET IN HEIGHT, AND OTHER VERTICAL STRUCTURES, SHALL CONFORM TO CITY OF AUSTIN CLASS S (4000 psi).
4) UNLESS OTHERWISE SPECIFIED, ALL DOWELS SHALL BE OF THE SAME SIZE AND SPACING AS THE REINFORCEMENT TO WHICH THE DOWELS TO BE SPLICED. DOWELS SHALL BE FIRMLY SET PRIOR TO PLACING THE CONCRETE; DOWELS SHALL NOT BE INSERTED INTO FRESH CONCRETE.
5) UNLESS OTHERWISE SPECIFIED, ALL EXPOSED WALL EDGES ARE TO RECEIVE 3/4" CHAMFER.
6) UNLESS OTHERWISE SPECIFIED, ALL EXPOSED VERTICAL SURFACES TO RECEIVE A RUBBED FINISH AND ALL EXPOSED FLAT WORK SURFACES TO RECEIVE A BROOM FINISH.
7) UNLESS OTHERWISE SPECIFIED OR SHOWN, EXPANSION JOINTS AND CONTROL JOINTS SHOULD BE LAID OUT SO THAT NO SECTION OF CONCRETE HAS A CORNER WITH AN ANGLE LESS THAN 60 DEGREES. ANY JOINT FORMING A CORNER WITH AN ANGLE OF LESS THAN 60 DEGREES SHOULD BE REALIGNED TO INCLUDE A STRAIGHT SECTION AT 90 DEGREES THAT IS AT LEAST 6 INCHES IN LENGTH
8) UNLESS OTHERWISE SPECIFIED, CONTROL JOINTS IN CONCRETE FLAT WORK SHALL BE FORMED WITH A TROWEL 3/4" DEEP, 5 FEET ON CENTER, AND ROUNDED. UNLESS OTHERWISE SPECIFIED, CONTROL JOINTS IN VERTICAL CONCRETE SHALL BE FORMED WITH 3/4" CHAMFER STRIPS AND SHALL BE SPACED NO FURTHER APART THAN 25 FEET ON CENTER.
9) UNLESS OTHERWISE SPECIFIED, EXPANSION JOINTS SHALL BE INCLUDED IN ALL CONCRETE FLAT WORK AT A MAXIMUM SPACING OF 25 FEET ON CENTER AND SHALL BE INCLUDED IN ALL CONCRETE WALLS AT A MAXIMUM SPACING OF 20 FEET ON CENTER. JOINTS SHALL BE 3/4-INCH WIDE AND FILLED WITH ASPHALTIC FIBER BOARD. EXPANSION JOINTS IN WALLS RETAINING WATER SHALL INCLUDE A CONTINUOUS WATER STOP EXTENDING DOWN TO THE FOOTING. DOWELS SHALL BE INCLUDED IN ALL EXPANSION JOINTS THAT ARE AT LEAST OF THE SAME SIZE AND SPACING AS THE REINFORCING



Thompson Land Engineering, LLC (F-10220)

8/23/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: ric@tleng.net
TBPE Reg. No. F-10220

DATE

REVISION

PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736

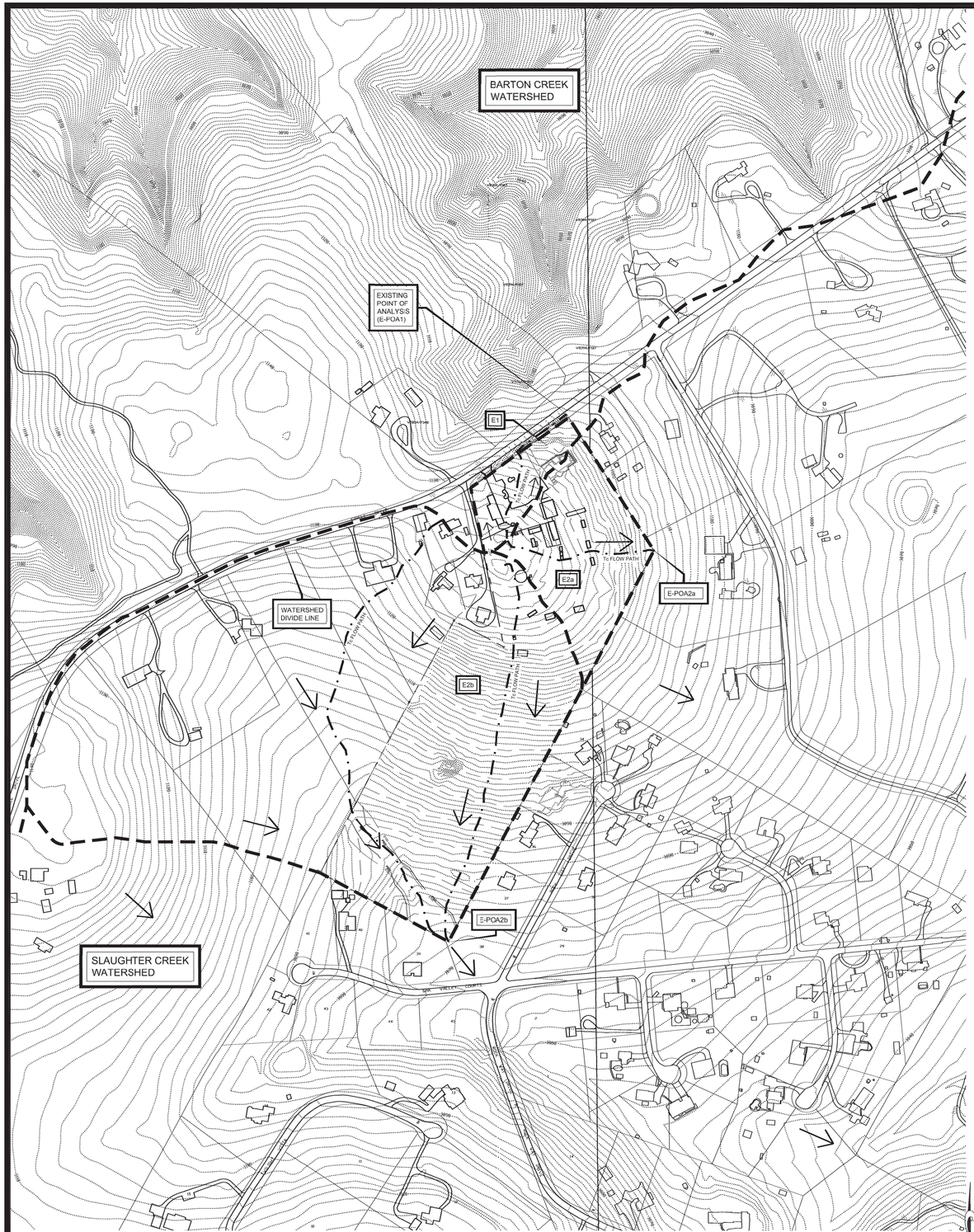
SHEET NAME: WALL DETAILS

DATE ISSUED: August, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER: 1909

SHEET 18 OF 23



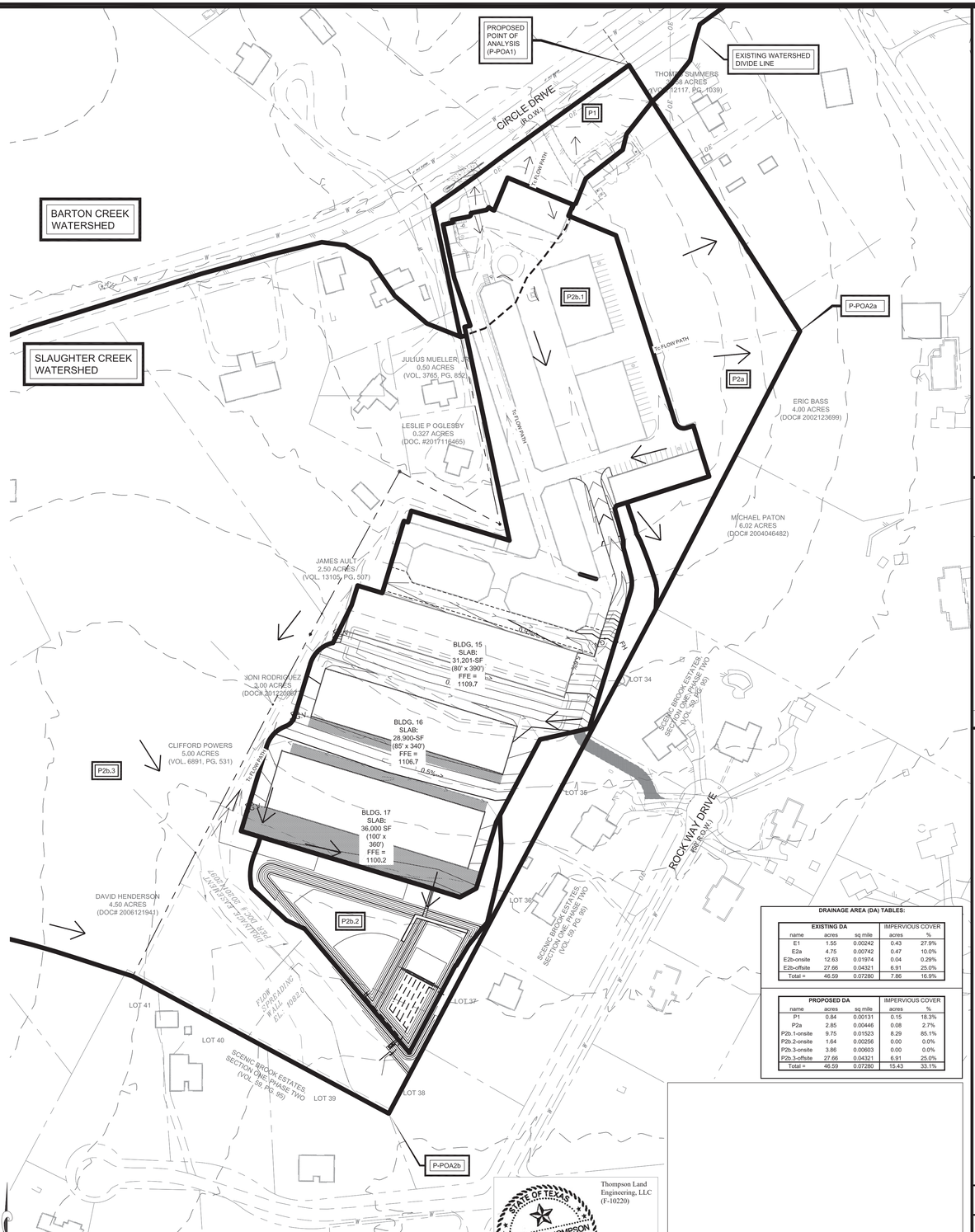
NOTE: EXISTING SITE IS ALREADY MOSTLY DEVELOPED, BUT SINCE EXISTING POND FROM SP-2018-0605D IS BEING REMOVED AND RE-BUILT, THE EXISTING CONDITION FROM THAT SET OF PLANS IS BEING SHOWN AS EXISTING HERE AND USED FOR THE NEW POND COMPUTATIONS

1 EXISTING DRAINAGE AREAS

SCALE: 1:200

SCALE: 1" = 200'

0 100 200 400



DRAINAGE AREA (DA) TABLES:

EXISTING DA			IMPERVIOUS COVER	
name	acres	sq mile	acres	%
E1	1.55	0.00242	0.43	27.9%
E2a	4.75	0.00742	0.47	10.0%
E2b-onsite	12.63	0.01974	0.04	0.29%
E2b-offsite	27.66	0.04321	6.91	25.0%
Total =	46.59	0.07280	7.86	16.9%

PROPOSED DA			IMPERVIOUS COVER	
name	acres	sq mile	acres	%
P1	0.84	0.00131	0.15	18.3%
P2a	2.85	0.00446	0.08	2.7%
P2b.1-onsite	9.75	0.01523	8.29	85.1%
P2b.2-onsite	1.64	0.00256	0.00	0.0%
P2b.3-onsite	3.66	0.00603	0.00	0.0%
P2b.3-offsite	27.66	0.04321	6.91	25.0%
Total =	46.59	0.07280	15.43	33.1%

SCALE: 1" = 100'

0 50 100 200

2 PROPOSED DRAINAGE AREAS

SCALE: 1:100

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: rc@tleng.net
TBPE Reg. No. F-11035

DATE

REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

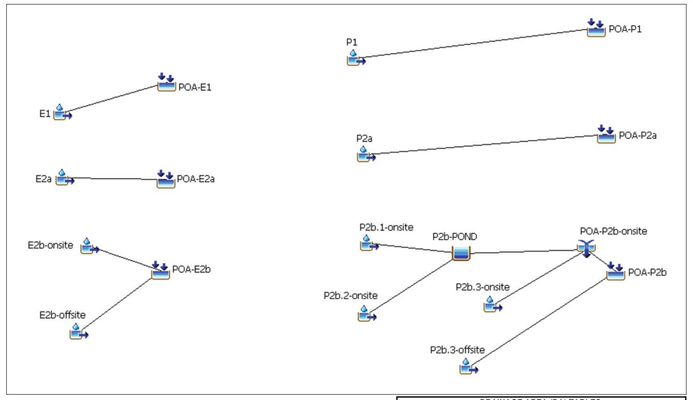
SHEET NAME
DRAINAGE AREA MAPS

DATE ISSUED
September, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER
1909

SHEET
19 OF 23



SEE DRAINAGE AREA MAP ON SHEET 25
AND THE DRAINAGE REPORT ON SHEET 30

1 HEC-HMS MODEL SCHEMATIC

SCALE: N.T.S.

2 DA & CN CALCS

SCALE: N.T.S.

ALL DRAINAGE AREAS HAVE A CN OF 80, DUE TO THE "D" SOILS AND MORE THAN 75% OF THE AREAS ARE VEGETATED.

DRAINAGE AREA (DA) TABLES:

EXISTING DA			IMPERVIOUS COVER	
name	acres	sq mile	acres	%
E1	1.55	0.00242	0.43	27.9%
E2a	4.75	0.00742	0.47	10.0%
E2b-onsite	12.63	0.01974	0.04	0.29%
E2b-offsite	27.66	0.04321	6.91	25.0%
Total =	46.59	0.07280	7.86	16.9%

PROPOSED DA			IMPERVIOUS COVER	
name	acres	sq mile	acres	%
P1	0.84	0.00131	0.15	18.3%
P2a	2.85	0.00446	0.08	2.7%
P2b.1-onsite	9.75	0.01523	8.29	85.1%
P2b.2-onsite	1.64	0.00256	0.00	0.0%
P2b.3-onsite	3.86	0.00603	0.00	0.0%
P2b.3-offsite	27.66	0.04321	6.91	25.0%
Total =	46.59	0.07280	15.43	33.1%

DETERMINING THE
TIME OF CONCENTRATION CALCULATIONS USING THE SOIL CONSERVATION SERVICE (SCS) METHOD
Project: AAA Storage Circle Drive

INPUT PARAMETERS

A) Rainfall Volumes - See US Weather Bereau Technical Paper 40
3.44 2-year, 24-hour Rainfall "P2" (inches)

B) Watershed Factors (excluding any upstream area as noted)

Sheet Flow (flow depth to 0.1 ft per SCS TR-55, p.3-3 (June 1986))

	E1	E2a	E2b	E2b-offsite		
Reach 1	0.15	0.15	0.15	0.15	(n1)	Manning's "n"
	100	100	100	100	(L1)	Length, ft
	0.032	0.012	0.024	0.038	(s1)	Slope, ft/ft
Reach 2	0.20	0.20	0.20	0.20	(n1)	Manning's "n"
	0	0	0	0	(L1)	Length, ft
	0.050	0.050	0.050	0.050	(s1)	Slope, ft/ft

Shallow Concentrated Flow (R of 0.2 to 0.4 per SCS TR-55, Appendix F (June 1986))

Reach 1	N	N	N	N		Paved? (Y or N)
	210	420	1250	1610	(L2)	Length, ft
	0.037	0.051	0.052	0.038	(s2)	Slope, ft/ft
Reach 2	N	N	N	N		Paved? (Y or N)
	0	0	0	0	(L2)	Length, ft
	0.055	0.050	0.050	0.050	(s2)	Slope, ft/ft

Channel Flow

4.7	0.0	0.0	0.0	(V3)	Velocity (ft/s)
0.059	0.050	0.050	0.050	(s3)	Slope, ft/ft
210	0	0	0	(L3)	Length, ft

RESULTS 58.42

E1	E2a	E2b	E2b-offsite	
7.9	11.7	8.9	7.3	min (Tc-1a)
0.0	0.0	0.0	0.0	min (Tc-1b)
3.1	3.7	3.7	3.1	V-2a (fps)
1.1	1.9	5.7	8.5	min (Tc-2a)
3.8	3.6	3.6	3.6	V-2b (fps)
0.0	0.0	0.0	0.0	min (Tc-2b)
0.7	0.0	0.0	0.0	min = Channel Tc (Tc-3)
9.7	13.6	14.5	15.8	Total (min)
9.7	13.6	14.5	15.8	Total Used (min)
5.8	**8.2**	**8.7**	**9.5**	**Lag for HEC-HMS**
1.7	2.4	2.5	2.8	Min Modeling Incrument

Equations:
Tc1 = 0.007 * (L1 * n1)^0.8 / (P2^0.5 * s1^0.4) in hours
Tc2 = L / V where, per Appendix F:V = 16.1345(s)^0.5 (unpaved) or V = 20.3282(s)^0.5 (paved)
Tc3 = L3 / [V3] where, V either assumed or = 1.2*16.1345(s)^0.5 like Tc2 but w/ 20% increase for channel efficiency

3 EXISTING DA Tc CALCS

SCALE: N.T.S.

DETERMINING THE
TIME OF CONCENTRATION CALCULATIONS USING THE SOIL CONSERVATION SERVICE (SCS) METHOD
Project: AAA Storage Circle Drive

INPUT PARAMETERS

A) Rainfall Volumes - See US Weather Bereau Technical Paper 40
3.44 2-year, 24-hour Rainfall "P2" (inches)

B) Watershed Factors (excluding any upstream area as noted)

A Sheet Flow (flow depth to 0.1 ft per SCS TR-55, p.3-3 (June 1986))

	P1	P2a	P2b.1	P2b.2	2b.3 = P-Reac	P2b.3 offsite		
Reach 1	0.15	0.15	0.015	0.15	0.15	0.15	(n1)	Manning's "n"
	10	25	100	20	100	100	(L1)	Length, ft
	0.33	0.06	0.03	0.33	0.07	0.04	(s1)	Slope, ft/ft
Reach 2	0.15	0.15	0.15	0.15	0.15	0.15	(n1)	Manning's "n"
	0	0	0	0	0	0	(L1)	Length, ft
	0.05	0.05	0.05	0.05	0.05	0.05	(s1)	Slope, ft/ft

B Shallow Concentrated Flow (R of 0.2 to 0.4 per SCS TR-55, Appendix F (June 1986))

Reach 1	N	N	Y	N	N	N		Paved? (Y or N)
	200	235	100	180	632	1610	(L2)	Length, ft
	0.03	0.05	0.03	0.005	0.05	0.038	(s2)	Slope, ft/ft
Reach 2	N	N	N	N	N	N		Paved? (Y or N)
	0	0	0	0	0	0	(L2)	Length, ft
	0.05	0.05	0.05	0.05	0.05	0.05	(s2)	Slope, ft/ft

C Channel Flow

4.7	0.0	2.7	0.0	0.0	0.0	(V3)	Velocity (ft/s)
0.06	0.05	0.02	0.05	0.05	0.07	(s3)	Slope, ft/ft
210	0	875	0	0	0	(L3)	Length, ft

RESULTS

P1	P2a	P2b.1	P2b.2	2b.3 = P-Reac	P2b.3 offsite	
0.5	2.0	1.3	0.8	5.8	7.3	min (Tc-1a)
0.0	0.0	0.0	0.0	0.0	0.0	min (Tc-1b)
2.9	3.6	3.3	1.1	3.7	3.1	V-2a (fps)
1.1	1.1	0.5	2.6	2.9	8.5	min (Tc-2a)
3.6	3.6	3.6	3.6	3.6	3.6	V-2b (fps)
0.0	0.0	0.0	0.0	0.0	0.0	min (Tc-2b)
0.7	0.0	5.5	0.0	0.0	0.0	min = Channel Tc (Tc-3)
2.4	3.1	7.3	3.5	8.7	15.8	Total (min)
5.0	5.0	7.3	5.0	8.7	15.8	Total Used (min)
3.0	**3.0**	**4.4**	**3.0**	**5.2**	**9.5**	**Lag for HEC-HMS**
0.9	0.9	1.3	0.9	1.5	2.8	Min Modeling Incrument

Equations:
Tc1 = 0.007 * (L1 * n1)^0.8 / (P2^0.5 * s1^0.4) in hours
Tc2 = L / V where, per Appendix F:V = 16.1345(s)^0.5 (unpaved) or V = 20.3282(s)^0.5 (paved)
Tc3 = L3 / [V3] where, V either assumed or = 1.2*16.1345(s)^0.5 like Tc2 but w/ 20% increase for channel efficiency

4 PROPOSED DA Tc CALCS

SCALE: N.T.S.

SUMMARY of the **Hydrologic Computations** (Using the SCS Method)
Project: AAA Storage Circle Drive - Phase 3

Hydrologic Element	Drainage Area (MI2)	2-yr Peak Discharge (CFS)	10-yr Peak Discharge (CFS)	25-yr Peak Discharge (CFS)	100-yr Peak Discharge (CFS)	Notes
Existing Discharges						Atlas-14 rainfall data and frequency storms are used in HEC-HMS
E1	0.00242	4.92	8.61	11.10	15.12	
E2a	0.00742	12.45	23.26	30.58	42.44	
E2b-offsite	0.04321	72.99	130.98	170.19	233.88	
E2b-onsite	0.01974	30.21	58.54	77.78	108.97	Compare to P-POA 2b-onsite
POA-E1	0.00242	4.92	8.61	11.10	15.12	Compare to POA-P1
POA-E2a	0.00742	12.45	23.26	30.58	42.44	Compare to POA-P2a
POA-E2b	0.06295	103.20	189.52	247.97	342.85	Compare to POA-P2b
Proposed Discharges						
P1	0.00131	3.13	5.64	7.34	10.12	
P2a	0.00446	9.73	18.43	24.32	33.92	
P2b.1-onsite	0.01523	42.62	66.17	81.87	107.50	
P2b.2-onsite	0.00256	5.49	10.50	13.89	19.42	
P2b.3-offsite	0.04321	72.99	130.98	170.19	233.88	
P2b.3-onsite	0.00603	10.58	19.96	26.30	36.54	
POA-P1	0.00131	3.13	5.64	7.34	10.12	Compare to POA-E1
POA-P2a	0.00446	9.73	18.43	24.32	33.92	Compare to POA-E2a
POA-P2b	0.06702	100.93	182.40	241.36	339.50	Compare to POA-E2b
POA-P2b-onsite	0.02381	27.94	51.42	71.17	105.62	Compare to POA-E2b-onsite

POA = Point Of Analysis

Pond Intakes and Discharges	2-yr	10-yr	25-yr	100-yr
P2b-Pond-INFLOW	48.12	76.67	95.76	126.92
P2b-Pond-OUTFLOW	20.04	37.43	51.74	75.75
Pond Water Surface Elevations				
P2b-Pond	1079.20	1080.21	1080.79	1081.62

Detention Pond Outlets

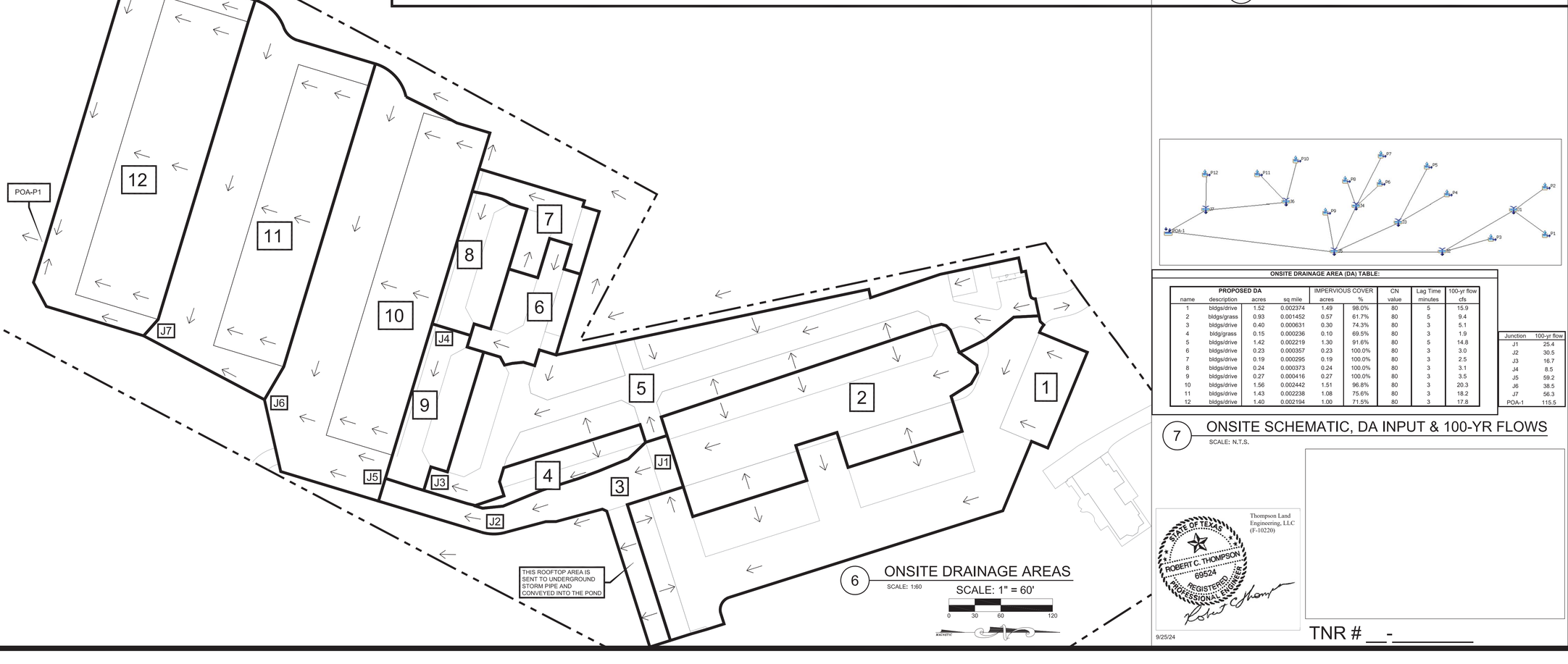
Elevation	Length	Coef	No.			
1076.00	1.25	2.8	1	Weir (ft)	=	15.0 inches
1079.30	2.75	3.0	1	Weir (ft)	=	33.0 inches
1081.70	12.00	3.3	1	Overflow spillway (ft)		

Detention Pond - Elevation - Area - Storage - Outflow Table

Elevation (mean sea level)	Area (sf)	Area (ac)	Storage (cubic feet)	Outflow 1 (cfs)	Outflow 2 (cfs)	Outflow 3 (cfs)	Outflow Total (cfs)
1076.0	0	0.000	0	0.00	0.00	0.00	0.00
1077.0	5,965	0.137	2,983	3.50	0.00	0.00	3.50
1078.0	16,754	0.385	14,342	9.90	0.00	0.00	9.90
1079.0	19,896	0.457	32,667	18.19	0.00	0.00	18.19
1080.0	21,890	0.503	53,560	28.00	4.83	0.00	32.83
1081.0	23,986	0.551	76,498	39.13	18.29	0.00	57.42
1082.0	26,218	0.602	101,600	51.44	36.60	6.51	94.55
1082.5	27,611	0.634	115,058	58.00	47.23	28.34	133.56

5 HEC-HMS SUMMARY RESULTS

SCALE: N.T.S.



6 ONSITE DRAINAGE AREAS

SCALE: 1:60

SCALE: 1" = 60'

0 30 60 120

ONSITE DRAINAGE AREA (DA) TABLE:

PROPOSED DA				IMPERVIOUS COVER		CN	Lag Time	100-yr flow
name	description	acres	sq mile	acres	%	value	minutes	cfs
1	bldgs/drive	1.52	0.002374	1.49	98.0%	80	5	15.9
2	bldgs/grass	0.93	0.001452	0.57	61.7%	80	5	9.4
3	bldgs/drive	0.40	0.000631	0.30	74.3%	80	3	5.1
4	bldg/grass	0.15	0.000236	0.10	69.5%	80	3	1.9
5	bldgs/drive	1.42	0.002219	1.30	91.6%	80	5	14.8
6	bldgs/drive	0.23	0.000357	0.23	100.0%	80	3	3.0
7	bldgs/drive	0.19	0.000295	0.19	100.0%	80	3	2.5
8	bldgs/drive	0.24	0.000373	0.24	100.0%	80	3	3.1
9	bldgs/drive	0.27	0.000416	0.27	100.0%	80	3	3.5
10	bldgs/drive	1.56	0.002442	1.51	96.8%	80	3	20.3
11	bldgs/drive	1.43	0.002238	1.08	75.6%	80	3	18.2
12	bldgs/drive	1.40	0.002194	1.00	71.5%	80	3	17.8

Junction	100-yr flow
J1	25.4
J2	30.5
J3	16.7
J4	8.5
J5	59.2
J6	38.5
J7	56.3
POA-1	115.5

7 ONSITE SCHEMATIC, DA INPUT & 100-YR FLOWS

SCALE: N.T.S.

STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER

Thompson Land Engineering, LLC (F-10220)

9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net
TBPE Reg. No. F-10220

DATE

REVISION

PROJECT
AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

SHEET NAME
DRAINAGE CALCULATIONS

DATE ISSUED
September, 2024

DESIGNED BY	DRAFTED BY
RCT	BH/MR/JH

JOB NUMBER
1909

SHEET
20 OF 23


MATCH LINE (SEE BOTTOM OF THIS SHEET)
(EXISTING) EMERGENCY ACCESS GATE WITH KNOX BOX
PRESTO GEOBLOCK 5150 (CELLULAR CONFINEMENT) OR APPROVED EQUAL
ACCESS EASEMENT PER DOC. # 2020107766
SCENIC BROOK ESTATES, SECTION ONE, PHASE TWO (VOL. 69, PG. 95)
LOT 36
LOT 34
ROCK WAY DRIVE (50' R.O.W.)
SCALE: 1" = 50'
BLDG. 17 SLAB: 36,000 SF (100' x 360') FFE = 1100.2
BLDG. 16 SLAB: 28,900-SF (85' x 340') FFE = 1106.7
BLDG. 15 SLAB: 31,201-SF (80' x 390') FFE = 1109.7
BLDG. 8 SLAB: 9,700 SF (2 STORY) FFE = MULTILEVEL
BLDG. 9 SLAB: 9,700 SF (2 STORY) FFE = MULTILEVEL
BLDG. 7 SLAB: 3,030.8 SF (SINGLE STORY) FFE = 1126.25
84' (169' TOTAL)
26.0' (TYP)
20.0' (TYP)
FIRE LANE
DETENTION POND
WATER QUALITY (SED/FIL) POND
MATCH LINE (SEE ABOVE ON THIS SHEET)
MATCH LINE (SEE TOP OF THIS SHEET)
MATCH LINE (SEE BELOW THIS SHEET)
S 27°53'03" W, 967.86'
N 29°39'44" E, 274.39'
N 29°09'37" E, 40.07'
7.5' WLE (VOL. 11968, PG. 908)
BLDG. 14 SLAB: 7,200 SF 60' x 120' (SINGLE STORY) FFE = 1135.50
BLDG. 13 SLAB: 11,772.5 SF 85' x 138.5' (SINGLE STORY) FFE = 1134.92
BLDG. 12 SLAB: 11,772.5 SF 85' x 138.5' (SINGLE STORY) FFE = 1132.84
BLDG. 11 SLAB: 8,250 SF 50' x 165' (SINGLE STORY) FFE = 1130.0
BLDG. 4 SLAB: 18,000.0 SF (SINGLE STORY) FFE = VARIES
BLDG. 5 SLAB: 6,577.4 SF (SINGLE STORY) FFE = VARIES
OFFICE BLDG. 2 588 SF FFE = 1136.00
RESIDENCE BLDG. 3 837 SF 28.7' x 29.2' FFE = 1136.0
WATER STORAGE TANK
WASTEWATER IRRIGATION FIELD (APPROXIMATELY LOCATION - SEE SEPARATE PERMIT, BY OTHERS)
SCALE: 1" = 60'
S 27°24'36" W, 529.98' (S 30°05' W, 531.06')
MICHAEL PATON 6.02 ACRES (DOC# 2004046482)
ERIC BASS 4.00 ACRES (DOC# 2002123689)
SCALE: 1" = 30'
LEGEND
TRUCK PROXIMITY
392' TRUCK PROXIMITY PULL DISTANCE

1 EMERGENCY ACCESS PLAN
SCALE: 1:60

Thompson Land Engineering, LLC (F-10220)

STATE OF TEXAS ROBERT C. THOMPSON 69524 REGISTERED PROFESSIONAL ENGINEER

9/25/24

TNR # __-________

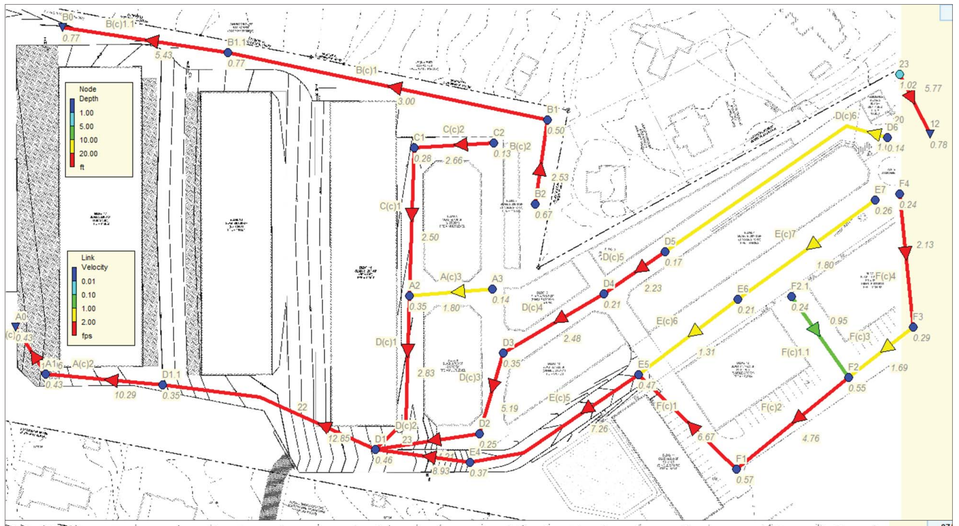
THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
www.tleng.net email: ric@tleng.net
TBPE Reg. No. F-10220 © Copyright 2012

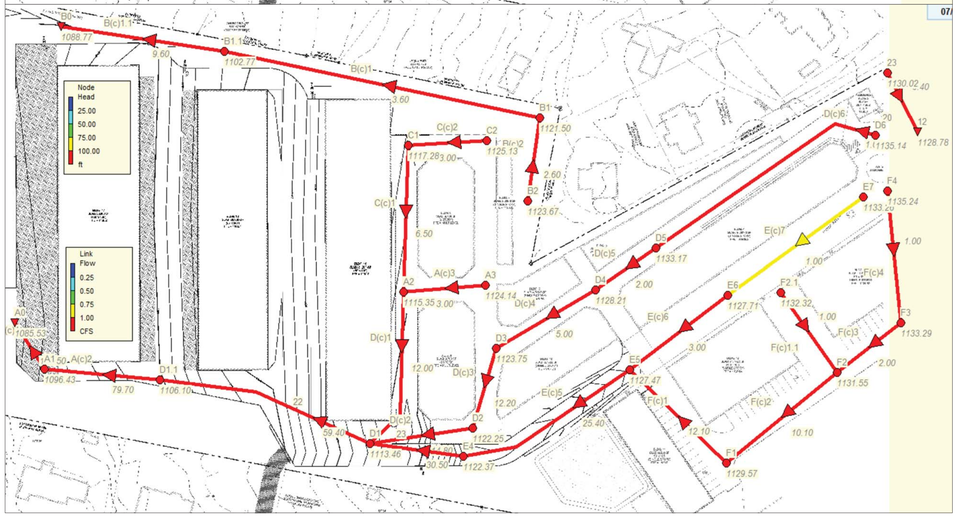
REVISION	DATE

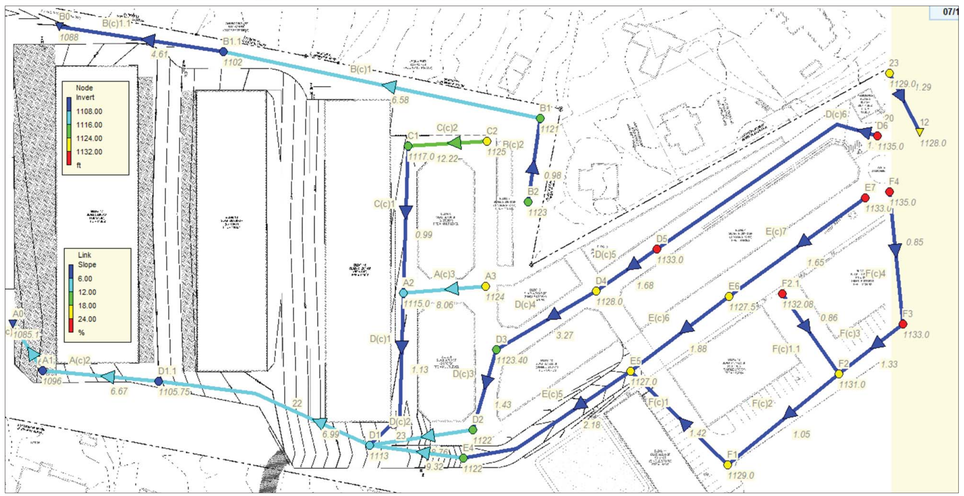
PROJECT: AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DRIVE, AUSTIN, TX 78736

SHEET NAME: EMERGENCY ACCESS PLAN

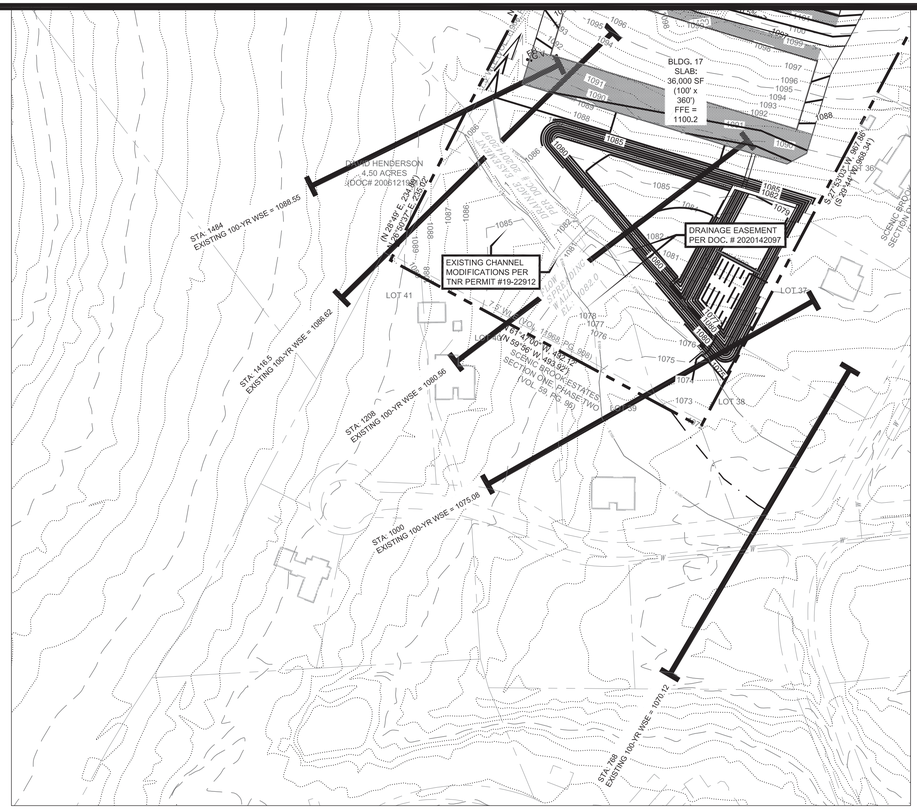
DATE ISSUED: September, 2024
DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH
JOB NUMBER: 1909
SHEET 21 OF 23







RESULTS FROM STORMWATER MANAGEMENT MODEL (SWMM) 5.1



PURPOSE OF STUDY AND LIMITATIONS
PURPOSE OF DRAINAGE PLAN: TO OBTAIN A SITE DEVELOPMENT PERMIT
LIMITATIONS OF THE DRAINAGE PLAN: OFFSITE TOPOGRAPHY AND IMPROVEMENTS BASED ON CITY OF AUSTIN (COA) GEOGRAPHIC INFORMATION SYSTEM (GIS)
ASSUMPTIONS: EACH DRAINAGE AREA HAS A RUNOFF CURVE NUMBER VALUE OF 80; OFFSITE AREAS ARE FULLY DEVELOPED; AND ONSITE AREAS ARE ASSUMED TO HAVE 10% MORE IMPERVIOUS COVER THAN THE AMOUNT PROPOSED WITH THIS SITE DEVELOPMENT PERMIT

HYDROLOGIC COMPUTATIONS
HYDROLOGIC COMPUTATIONS METHOD: SOIL CONSERVATION SERVICE (SCS) PER TECHNICAL RELEASE-55
MODELING METHOD: HEC-HMS VERSION 4.2, USING SCS 24-HR STORM DURATION WITH A TYPE III DISTRIBUTION
MODEL COMPONENTS (SEE MODEL SCHEMATIC IN THESE PLANS):
a) CONTRIBUTING DRAINAGE AREAS (SEE MAPS IN THESE PLANS)
b) CURVE NUMBER (CN) (SEE TABLE IN THESE PLANS)
c) TIME OF CONCENTRATION (TC) (SEE TABLE IN THESE PLANS)
DRAINAGE AREA CONTOUR SOURCES: ALLSTAR LAND SURVEYING (ONSITE) AND COA GIS (OFFSITE)
DETERMINATION OF LAG: 0.6 * TC AS OUTLINED IN TECHNICAL RELEASE-55
MINIMUM TC: 5 MINUTES PER TECHNICAL RELEASE-55
STORMS MODELED: 2-YR, 10-YR, 25-YR, 100-YR, AND 100-YR (ATLAS-14)
PRECIPITATION SOURCE: COA DRAINAGE CRITERIA MANUAL (DCM)

HYDRAULIC COMPUTATIONS
LARGE CREEK HYDRAULIC COMPUTATIONS: HEC-RAS (6.5)
ONSITE PIPES AND SWALES (AND OTHER SMALL SWALES): STORM WATER MANAGEMENT MODEL (SWMM) VERSION 5.1
ROUGHNESS COEFFICIENTS:
a) 0.012 CONCRETE,
b) 0.015 NON-CONCRETE HARD SURFACES,
c) 0.035 BROKEN ROCK,
d) 0.045 MOWED CHANNELS,
e) OTHERWISE COMPUTED USING THE PROCEDURE OUTLINES IN DCM 2.4.1

DETENTION COMPUTATIONS
MODEL EMPLOYED: HEC-HMS VERSION 4.2

MODEL SCENARIOS
a) **EXISTING:** EXISTING DISCHARGES (ONSITE & OFFSITE) USING APPARENT EXISTING IMPERVIOUS COVER OBTAINED FROM COA GIS SOURCES AND AERIAL IMAGERY.
b) **PROPOSED:** EXISTING DISCHARGES (OFFSITE ONLY) USING APPARENT EXISTING IMPERVIOUS COVER OBTAINED FROM COA GIS SOURCES AND AERIAL IMAGERY AND PROPOSED (ONSITE) AS FULLY DEVELOPED, INCLUDING 10% EXCESS IMPERVIOUS COVER FOR POSSIBLE DIFFERENCES IN FINAL WORK.

LEGEND

EXISTING FULLY-DEVELOPED
100-YR FLOODPLAIN — E100

SCALE: 1" = 100'
0 50 100 200

EXISTING CHANNEL CROSS-SECTIONS

Upstream - Offsite — STA: 1484.00

distance	station	elevation
100.00	100.00	1091.00
28.02	128.02	1090.00
28.38	156.40	1089.00
34.25	190.65	1088.00
51.13	241.78	1087.00
17.53	259.31	1090.00
73.15	332.46	1092.00
86.73	419.19	1094.00
67.23	486.42	1096.00

Upstream — STA: 1416.50

distance	station	elevation
100.00	100.00	1095.00
17.25	117.25	1094.00
16.95	134.20	1093.00
21.75	155.95	1092.00
22.36	178.31	1091.00
19.82	198.13	1090.00
20.08	218.21	1089.00
21.29	239.50	1088.00
21.52	261.02	1087.00
58.47	319.49	**1087.00**
3.03	322.52	**1086.00**
3.03	325.55	**1085.00**
26.42	351.97	**1085.00**
3.07	355.04	**1086.00**
3.07	358.11	**1087.00**
10.55	368.66	**1087.00**
56.55	425.21	**1087.00**
30.98	456.19	1088.00
25.69	481.88	1089.00
21.28	503.16	1090.00
127.21	630.37	1092.00

Midstream — STA: 1208.00

distance	station	elevation
100.00	100.00	1090.00
26.28	126.28	1089.00
19.47	145.75	1088.00
20.44	166.19	1087.00
23.00	189.19	1086.00
22.95	212.14	1085.00
23.14	235.28	1084.00
40.29	275.57	1083.00
38.52	314.09	1082.00
24.68	338.77	1081.00
17.09	355.86	1080.00
17.57	373.43	1079.00
1.50	374.93	1079.00
35.72	410.65	1080.00
45.35	456.00	1081.00
54.35	510.35	1082.00
50.67	561.02	1083.00
50.67	611.68	1084.00

Downstream — STA: 1000.00

distance	station	elevation
100.00	100.00	1080.00
68.53	168.53	1078.00
42.54	211.07	1077.00
27.16	238.23	1076.00
35.20	273.43	1075.00
69.85	343.28	1074.00
13.48	356.76	1074.00
127.12	483.88	1076.00
92.32	576.20	1078.00
46.99	623.19	1080.00

Downstream - Offsite — STA: 768.00

distance	station	elevation
100.00	100.00	1076.00
46.74	146.74	1074.00
49.05	195.79	1072.00
59.80	255.59	1070.00
73.28	328.87	1069.00
59.03	387.90	1070.00
73.87	461.77	1070.00
113.67	575.44	1068.00
20.29	595.73	1070.00

HEC-RAS River: Drainageway Reach: Reach 1

Reach	Station	Profile	Plan	Q Total [cfs]	Min Ch El [ft]	W.S. Elev [ft]	Crit W.S. [ft]	E.G. Elev [ft]	E.G. Slope [ft/ft]	Vel Chnl [ft/s]	Flow Area [sq ft]	Top Width [ft]	Froude # Chl
Reach1	1484	**E-100-YR (Atlas-14)**	PROPOSED	343.00	1087.00	**1088.55**	1088.55	1088.97	0.025477	5.23	65.52	78.84	1.01
Reach2	1484	**E-25-YR (Atlas-14)**	PROPOSED	248.00	1087.00	1088.35	1088.35	1088.72	0.026746	4.86	50.99	71.07	1.01
Reach1	1416.5	**E-100-YR (Atlas-14)**	PROPOSED	343.00	1085.00	1086.62	1086.62	1087.33	0.021508	6.75	50.80	36.30	1.01
Reach1	1416.5	**E-25-YR (Atlas-14)**	PROPOSED	248.00	1085.00	**1086.33**	1086.33	1086.91	0.022585	6.15	40.35	34.50	1.00
Reach1	1208	**E-100-YR (Atlas-14)**	PROPOSED	343.00	1079.00	**1080.56**	1080.56	1080.95	0.026262	5.02	68.28	89.52	1.01
Reach1	1208	**E-25-YR (Atlas-14)**	PROPOSED	248.00	1079.00	1080.37	1080.37	1080.71	0.027550	4.74	52.33	77.60	1.02
Reach1	1000	**E-100-YR (Atlas-14)**	PROPOSED	343.00	1074.00	**1075.08**	1075.00	1075.30	0.019210	3.70	92.83	155.16	0.84
Reach1	1000	**E-25-YR (Atlas-14)**	PROPOSED	248.00	1074.00	1074.97	1074.88	1075.14	0.018127	3.28	75.69	142.75	0.79
Reach1	768	**E-100-YR (Atlas-14)**	PROPOSED	343.00	1069.00	**1070.12**	1070.12	1070.37	0.023154	4.10	90.62	209.70	0.92
Reach1	768	**E-25-YR (Atlas-14)**	PROPOSED	248.00	1069.00	1070.00	1069.97	1070.22	0.025003	3.72	66.96	206.30	0.92

RESULTS FROM HEC-RAS MODEL 5.0.3

Thompson Land Engineering, LLC (F-10220)
STATE OF TEXAS
ROBERT C. THOMPSON
69524
REGISTERED PROFESSIONAL ENGINEER
9/25/24

TNR # __-_____

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rc@tleng.net
www.tleng.net

DATE
REVISION

AAA STORAGE CIRCLE DRIVE - PHASE 3
10505 CIRCLE DR AUSTIN, TX 78736
PROJECT
DRAINAGE REPORT & HYDRAULIC RESULTS
SHEET NAME

DATE ISSUED
September, 2024
DESIGNED BY: RCT
DRAFTED BY: BH/MR/JH
JOB NUMBER 1909
SHEET 23 OF 23