1-16-25

RE- Geniuses City Glamping Facility WPAP/SCS - Administrative NOD

To Whom it may concern below is a comment response letter to the Email dated 1-7-2016 regarding the proposed glamping facility located in dripping strings TX.

1. Based on the information provided on the application fee form, it appears that 3 tanks for an Underground/Aboveground Storage Tank Facility is proposed. If so, please include the appropriate forms. If not, please remove this information from the Application Fee Form. **There will be one above ground storage tank proposed to store stormwater. Attached is form 0575 and attachments.**

Edwards Aquifer Application Cover Page (TCEQ-20705)

2. Line 9. Application fee should reflect $4650 if no Underground/Aboveground Storage Tank Facility is proposed. If an Underground/Aboveground Storage Tank Facility is proposed please revise the fee to include the correct number of tanks. **There is one aboveground storage tank to store stormwater, the fee was adjusted to $5300.**

General Information Form (TCEQ-0587)

3. Line 7. Applicant information (Entity) does not match the parcel/land owner as shown on the Hays Central Appraisal District map. If the parcel/land ownership has recently changed, please provide documentation from the county. If not, please include the attached Owner Authorization Form with the revised application or update the information throughout the application to match the CAD. **Attached after the form is the signed warranty deed indicating the change in ownership of the property.**

4. Line 8. Please provide information. **This information has been Provided**

Application Fee Form (TCEQ-0574)

5. Please see Administrative NOD Item #1 above.

6. The fee for Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential at 2.0 Acres should reflect $4000. **This fee has been revised to $4,000**

Water Pollution Abatement Plan Application Form (TCEQ-0584)

7. Form and attachments missing. **Form and attachments attached**

Organized Sewage Collection System Plan (TCEQ-0582)

8. Line 7. Please review and revise selection. **This line has been revised**

9. Line 37. Please provide survey staking completion date. The first item was checked for this line item. **The sewer staking has yet to take place.**

10. Attachment A - S**CS Engineering Design Report. Missing and must be included. The Design report has been added**

11. Please remove duplicate Organized Sewage Collection System Plan (TCEQ-0582) forms and attachments. **Duplicate forms have been removed.**

Temporary Stormwater Section (TCEQ-0602)

12. Please sign form. **Form is signed.**

Permanent Stormwater Section (TCEQ-0600)

13. Form and attachments missing and must be included. **Attached is the form and attachments.**

Thank you,

Tony Puljic, PE

ATP Civil Engineering.

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: Geniuses City Glamping Facility						**2. Regulated Entity No.:**			
3. Customer Name: Ihor Stepanov						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		2	
9. Application Fee:	5300		**10. Permanent BMP(s):**			1			
11. SCS (Linear Ft.):	**450**		**12. AST/UST (No. Tanks):**			-			
13. County:	Hays		**14. Watershed:**			NA			

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)	_x_Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda _x_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.
Ante Puljic Print Name of Customer/Authorized Agent
Ante Puljic **12-11-24** 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):	

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: *Geniuses City Glamping Resort*
Regulated Entity Location: 113 Concord Circle drive, Dripping Springs
Name of Customer: Art Village, LLC
Contact Person: Ihor *Stepenov* Phone: *512-299-4069*
Customer Reference Number (if issued):CN_____
Regulated Entity Reference Number (if issued): _____
RN **Austin Regional Office (3373)**

[X] 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:

[X] Austin Regional Office
[X] 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):

[X] 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	*2.0* Acres	$ *4,000*
Sewage Collection System	~~*450*~~ L.F.	$ *650*
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	*1* Tanks	$ *650*
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: *Ante Puljic* Date: 12-11-24

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), 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.

Regulated Entity Name: Genesuis City Glamping Resort

1. ☒ **Attachment A – SCS Engineering Design Report**. This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

   Contact Person: Ihor Stepanov
   Entity: Art Village , LLC
   Mailing Address: 117 Tellus Street
   City, State: Lakeway, TX Zip: 78734
   Telephone: 512-299-4069 Fax: _____
   Email Address: igor.s@artvillage.com
   The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

   Contact Person: Ante Puljic, PE
   Texas Licensed Professional Engineer's Number: _____
   Entity: ATP Civil Engineering , LLC
   Mailing Address: 6106 N Knox Ave
   City, State:Chicago, IL Zip: 60646
   Telephone:773-406-9565 Fax:_____
   Email Address:Tonyp@atpcivilengineering.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

   ☐ Residential: Number of single-family lots: _____
   ☐ Multi-family: Number of residential units: _____
   ☒ Commercial
   ☐ Industrial
   ☐ Off-site system (not associated with any development)
   ☐ Other: _____

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

   100% Domestic _____ gallons/day
   _____% Industrial _____ gallons/day
   _____% Commingled _____ gallons/day
   Total gallons/day: _____

6. Existing and anticipated infiltration/inflow is 540 gallons/day. This will be addressed by: septic design.

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

   ☐ The WPAP application for this development was approved by letter dated _____. A copy of the approval letter is attached.
   ☐ The WPAP application for this development was submitted to the TCEQ on _____, but has not been approved.
   ☐ A WPAP application is required for an associated project, but it has not been submitted.
   ☒ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

Pipe Diameter(Inches)	*Linear Feet (1)*	*Pipe Material (2)*	*Specifications (3)*
6	450	pvc	SDR

Total Linear Feet: 450

(1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.
(2) Pipe Material - If PVC, state SDR value.
(3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.

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

   ☐ Existing
   ☒ Proposed

10. All components of this sewage collection system will comply with:

    ☒ The City of Dripping Springs standard specifications.
    ☐ Other. Specifications are attached.

11. ☒ No force main(s) and/or lift station(s) are associated with this sewage collection system.

    ☐ A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

12. ☒ There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.

13. ☒ There are no deviations from straight alignment in this sewage collection system without manholes.

    ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes**. A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.

    ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. ☒ Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
1	8 Of 11		MH
2	8 Of 11		MH
	Of		
	Of		
	Of		
	Of		
	Of		

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
	Of		
	Of		
	Of		

15. ☒ Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.

16. ☒ The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

☐ **Attachment C – Justification for Variance from Maximum Manhole Spacing**. The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.

17. ☐ All manholes will be monolithic, cast-in-place concrete.

☒ The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

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

Site Plan Scale: 1" = 20'.

19. ☒ The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.

20. Lateral stub-outs:

☐ The location of all lateral stub-outs are shown and labeled.
☒ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

☒ The entire water distribution system for this project is shown and labeled.
☐ If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
☐ There will be no water lines associated with this project.

22. 100-year floodplain:

☒ After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
☐ After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

Line	*Sheet*	*Station*
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

☒ After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
☐ After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

Line	*Sheet*	*Station*
	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

25. ☒ The ***final plans and technical specifications*** are submitted for the TCEQ's review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. ☐ All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.

☒ There will be no water line crossings.
☐ There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

Line	*Station or Closest Point*	*Crossing or Parallel*	*Horizontal Separation Distance*	*Vertical Separation Distance*

27. Vented Manholes:

☒ **No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.
☐ **A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.
☐ **A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.
☐ **A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

Line	*Manhole*	*Station*	*Sheet*

Line	*Manhole*	*Station*	*Sheet*

28. Drop manholes:

☒ There are no drop manholes associated with this project.
☐ Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

Line	*Manhole*	*Station*	*Sheet*

29. Sewer line stub-outs (For proposed extensions):

☐ The placement and markings of all sewer line stub-outs are shown and labeled.
☒ No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

☐ The placement and markings of all lateral stub-outs are shown and labeled.
☒ No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

☒ Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

☒ Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
☐ **Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second.** Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

Line	*Profile Sheet*	*Station to Station*	*FPS*	*% Slope*	*Erosion/Shock Protection*

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

☐ Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
☐ Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
☒ N/A

Administrative Information

34. ☒ The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

35. ☒ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

Standard Details	*Shown on Sheet*
Lateral stub-out marking **[Required]**	10 of 10
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) **[Required]**	of
Alternate method of joining lateral to existing SCS line for potential future connections **[Required]**	NA of
Typical trench cross-sections **[Required]**	10 of 10
Bolted manholes **[Required]**	of
Sewer Service lateral standard details **[Required]**	of
Clean-out at end of line **[Required, if used]**	10 of 10
Baffles or concrete encasement for shock/erosion protection **[Required, if flow velocity of any section of pipe >10 fps]**	NA of
Detail showing Wastewater Line/Water Line Crossing **[Required, if crossings are proposed]**	of
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) **[Required, if Flexible Pipe is used]**	NA of

Standard Details	*Shown on Sheet*
Drop manholes **[Required, if a pipe entering a manhole is more than 24 inches above manhole invert]**	NA of

36. ☒ All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.

37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.

    ☐ Survey staking was completed on this date: _____

38. ☐ 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.

39. ☐ Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

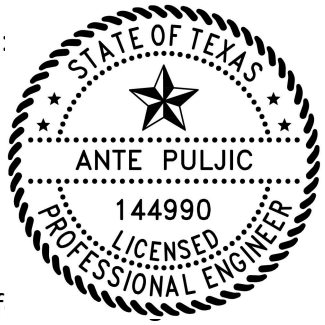
Signature

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 **Organized Sewage Collection System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:

Print Name of Licensed Professional Engineer: Ante Puljic

Date: 12-11-24

Place engineer's seal here:



Signature of Licensed Prof

Ante Puljic

Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

Pipe Diameter(Inches)	*% Slope required for minimum flow velocity of 2.0 fps*	*% Slope which produces flow velocity of 10.0 fps*
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

**For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.*

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)
n = Manning's roughness coefficient (0.013)
Rh = hydraulic radius (ft)
S = slope (ft/ft)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ante Puljic, PE

Date: 9/16/24

Signature of Customer/Agent:

Ante Puljic

Regulated Entity Name: _____

Regulated Entity Information

1. The type of project is:

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

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

3. Estimated projected population:11

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	6519	÷ 43,560 =	0.15
Parking	1074	÷ 43,560 =	0.02
Other paved surfaces	7405	÷ 43,560 =	0.17
Total Impervious Cover	NA	÷ 43,560 =	AN

Total Impervious Cover .34 **÷ Total Acreage** 2 **X 100 =** 17**% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100 % Domestic	_____Gallons/day
0 % Industrial	_____Gallons/day
% Commingled	_____Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

☐ Sewage Collection System (Sewer Lines):

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

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

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Form 0584

Factors affecting surface water quality.

The site is currently an undeveloped piece of land and will be developed into a glamping facility. The development of the facility will not affect future surface runoff quality as the site will not release pollutants. The site will be designed with a detention basin and to improve runoff quality there will be a vegetative strip installed. The proposed sanitary system will be a septic system where the sediment will be stored in underground tanks and the water will percolate to the leach field.

F-0584 Attachment B

Engineering Summary and Stormwater Drainage report

For

Geniuses City Glamping Resort

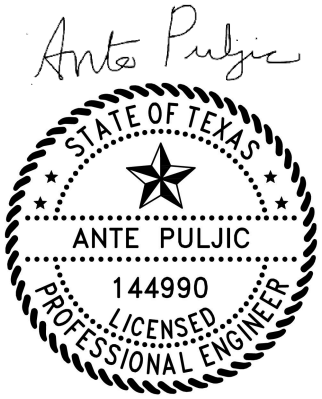
113 Concord Circle Drive

Dripping Springs, TX

Prepared By:

Tony Puljic, P.E.
ATP Civil Engineering

September 10th, 2024



9-10-24

Summary:

INTRODUCTION:

The subject parcel is approximately 140,807 s.f. and is a vacant lot with no existing buildings or impervious pavement. A new glamping facility with 9 cabins and a reception building, aggregate walk and drive will be built on site, the total impervious area 15,186 s.f.,

FEMA FLOOD PLAIN INFO:

Based on FEMA maps the site is located within Zone X of the flood plain. See attached Firmette in the appendix.

EDWARDS AQUIFIER DESIGNATION:

The site is located in the Edwards aquifer area designated as an Edwards aquifer recharge zone. See attachment in the appendix.

SOILS:

The site sits on mostly clay soils. See soils map in exhibit.

TOPOGRAPHY:

The site is sloped with an average slope of 6.5% throughout the property.

HYDROLOGIC PATTERNS:

The site is being proposed on an undeveloped parcel. There are no features that will affect the drainage patterns of streams, wetlands, seeps, springs, closed depressions, or drainage swales and ditches.

STORMWATER:

The natural flow of water flows from the back of the property to the front of the property South to North. The proposed grading plan does not alter the drainage pattern nor does it direct water into the neighbor's yards. The site is designed such that water is stored in underground pipes.

METHODOLOGY:

Based on the small size of the land, the rational method was used in the storm water analysis. The release rate used was the site was existing 100-year release rate. The time of concentration was found to be 15 min and the rainfall intensity data was taken from Atlas 14 rainfall data. Based on this methodology, the amount of rainfall storage required was determined to be 0.225 acre-feet. For Wate Quality the site was designed with a vegetative filter strip which water will flow through prior to entering the detention basin

Sincerely
Ante Puljic, PE

ATTACHMENTS

National Flood Hazard Layer FIRMette

FEMA

97°58'9"W 30°8'50"N

97°57'32"W 30°8'19"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

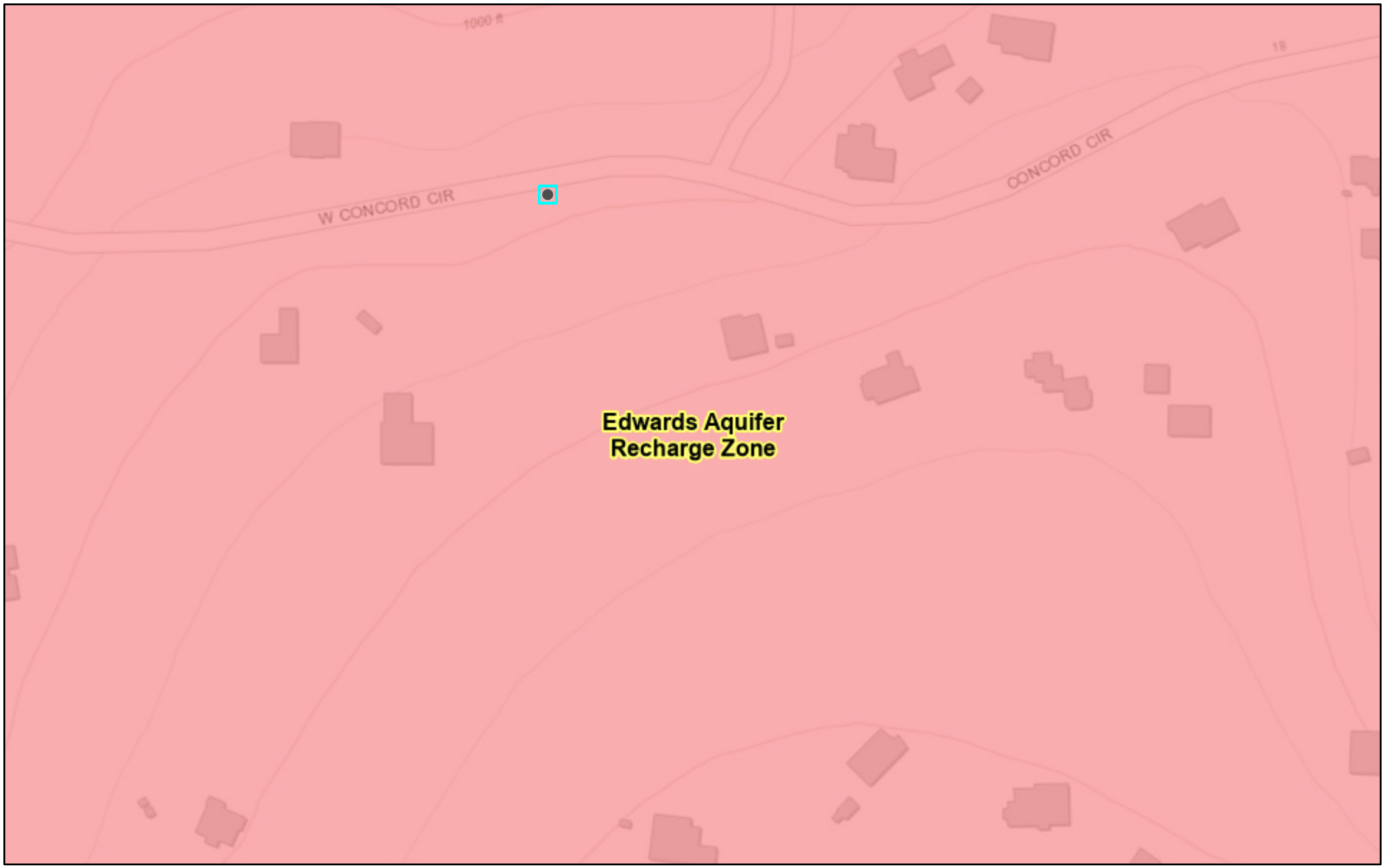
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/8/2024 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Edwards Aquifer Viewer Custom Print



8/8/2024, 10:50:50 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Edwards Aquifer Label

Groundwater Conservation Districts

Hays Trinity GCD

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

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

Web AppBuilder for ArcGIS

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

Soil Map—Comal and Hays Counties, Texas

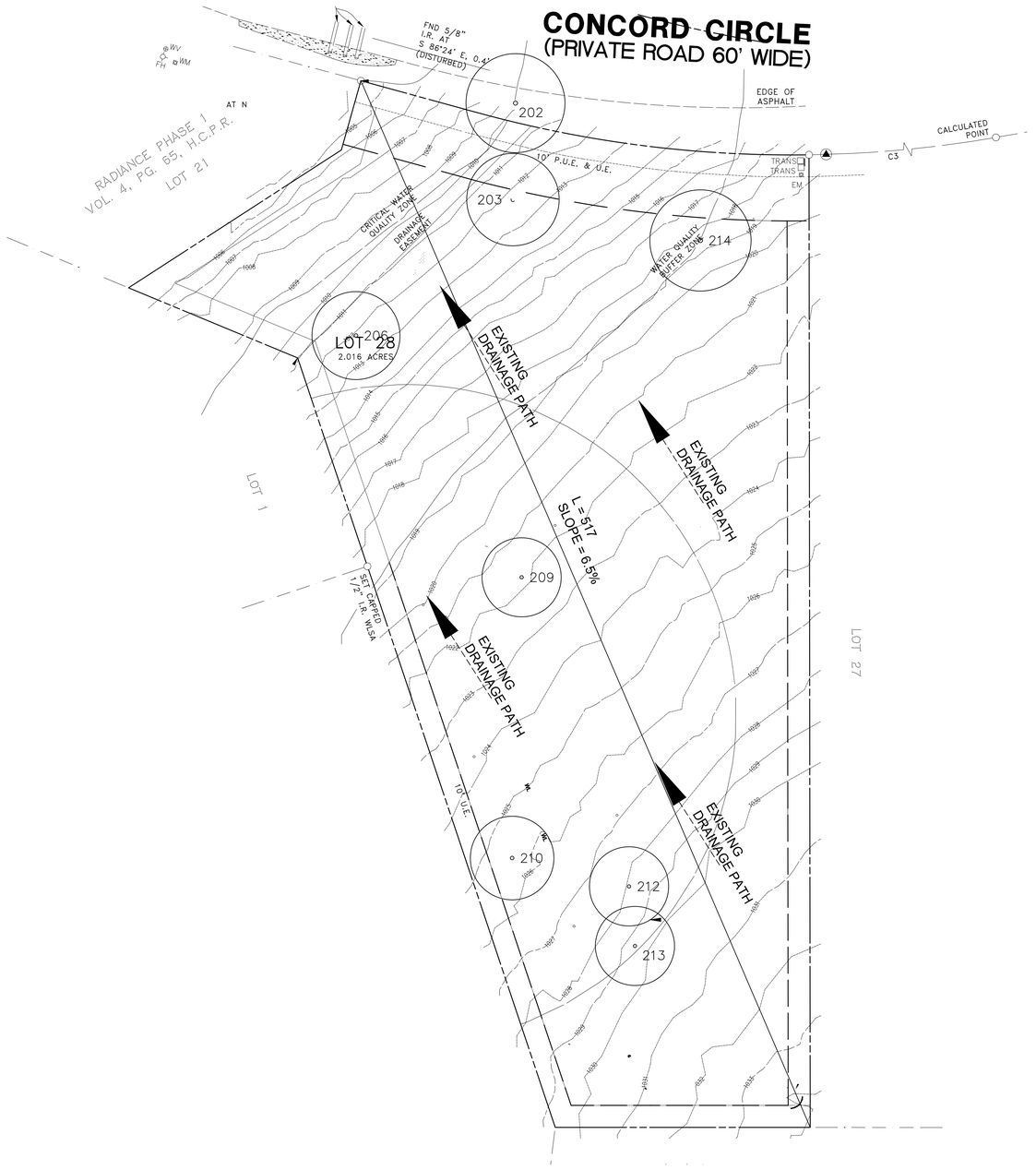
Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



SCALE 1" = 30'

0 15' 30' 60'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
EXHIBIT

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

SHEET NO.

EX

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Comal and Hays Counties, Texas
Survey Area Data: Version 20, Sep 5, 2023

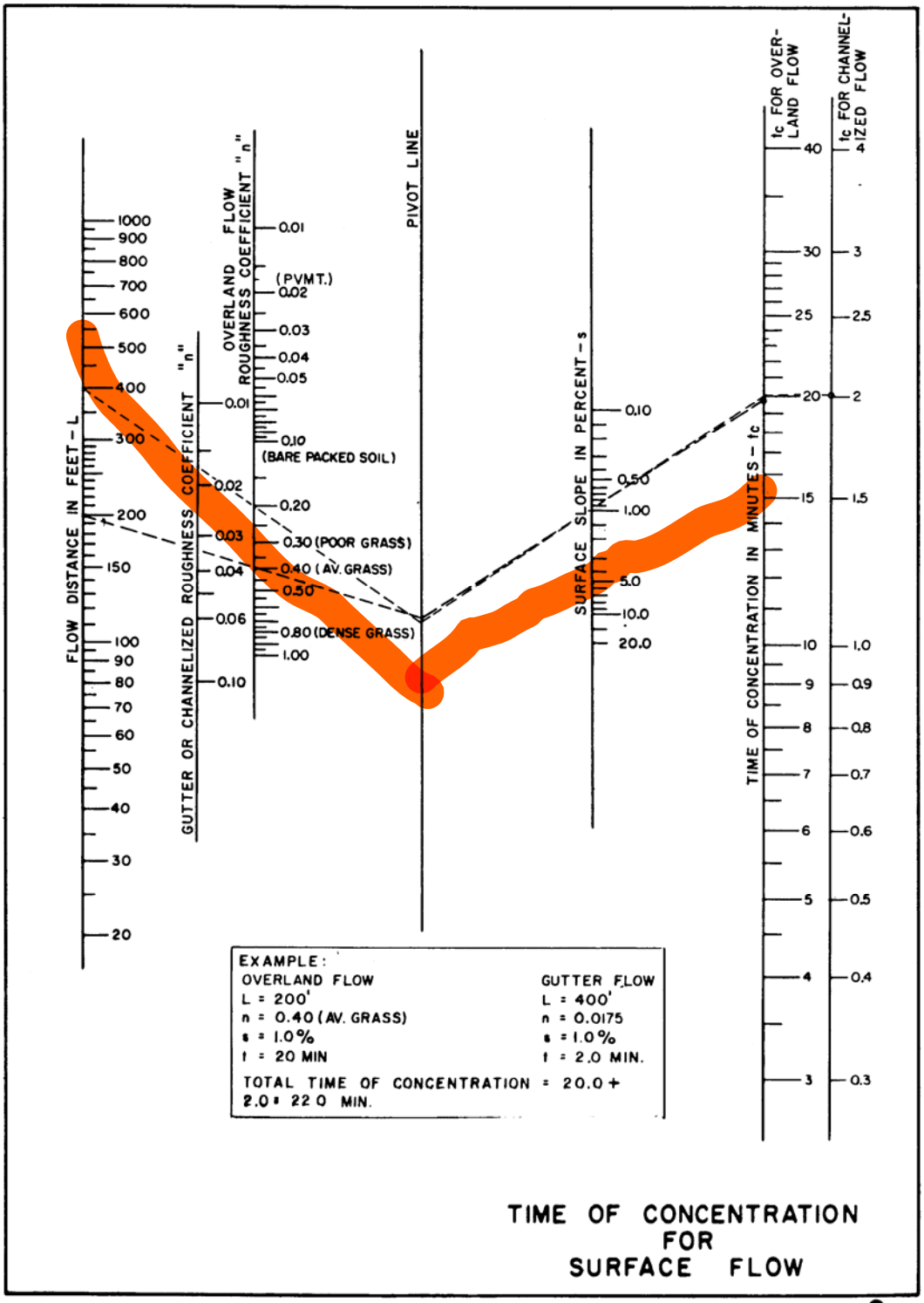
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Bolar clay loam, 1 to 3 percent slopes	0.4	1.7%
BtD	Brackett-Rock outcrop-Comfort complex, 1 to 8 percent slopes	1.6	6.4%
RUD	Rumple-Comfort, rubbly association, 1 to 8 percent slopes	22.9	91.9%
Totals for Area of Interest		**25.0**	**100.0%**



TIME OF CONCENTRATION FOR SURFACE FLOW

FIGURE 2

Glamping Facility, 113 Concord Circle Drive
Release rate and detention calculation for the 100 Yr. Storm Event
Existing release rate
5/28/2022

Calculate Composite "c" of Existing Area				
TOTAL	AREA =	2.0100	ACRE	
IMPERVIOUS	AREA =	0.0000	ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000	ACRE	"c" Value = 0.85
PERVIOUS	AREA =	2.0100	ACRE	"c" Value = 0.45
COMPOSITE	"c" =	0.45		

Existing Release Rate from 100-Year Storm Event		
(See Exhibit of Existing Drainage Area for 'S' &'Tc')		
Q =C * I * A		
C =	0.45	(From above calculation)
I =	2.56	inches/hour, (
A =	2.01	acres
Q =	2.3155	cfs (Max. release rate for proposed condition)

Calculate Composite "c" of proposed development				
TOTAL	AREA =	2.0100	ACRE	
IMPERVIOUS	AREA =	0.1500	ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.1900	ACRE	"c" Value = 0.85
PERVIOUS	AREA =	1.6700	ACRE	"c" Value = 0.45
COMPOSITE	"c" =	0.52		

DETENTION REQUIRED **(BASED City of Austin Data)**

DURATION (HOURS)	I (IN/HR)	INFLOW (CFS)	STORED (CFS)	RESERVOIR (AC-FT)	
0.0833	15.4000	16.139	13.824	0.0960	
0.2500	9.1500	9.589	7.274	0.1515	
0.5000	7.1000	7.4408	5.1253	0.2136	
1.0000	**4.7800**	**5.009**	**2.694**	**0.2245**	**MAX**
2.0000	3.2900	3.448	1.132	0.1887	
3.0000	2.4100	2.526	0.210	0.0525	
6.0000	1.6400	1.719	-0.597	-0.2984	
12.0000	0.9500	0.996	-1.320	-1.3199	
24.0000	0.4500	0.472	-1.844	-3.6878	

Orifice flow equation

$Q = C_o A(2gH)^{0.}$

Where:

Q = Orifice Flow, cubic feet per second = 2.315 cfs

C_o = Orifice Coefficient (use 0.6)

A = Orifice Area, square feet= =

g = Gravitation constant, 32.2 feet/sec ^{2}

H = Head on orifice measured from centerline, feet 2

Solve for A , A = .34 ft^2

Area of circle = 3.14xR^2 solving for R = 3.9 in D= 7.8 in use 6” diameter pipe

Water Quality Volume- The minimum volume is the first 0.5 inch of runoff plus 0.1 inch for each ten percent increase in impervious cover. The new lot coverage is 10 percent. The project will need to treat 0.5 + 0.1 = 0.6 in of runoff.

Water quality volume = 2acre*43560*.6*1/12 = 4356 cf

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Tony Puljic, PE

Date: 1-15-25

Signature of Customer/Agent:

Ante Puljic

Project Information

1. Regulated Entity Name: Geniuses City Glamping
2. County: Hayes
3. Stream Basin: nA
4. Groundwater Conservation District (If applicable): NA
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Ihor Stepenov
   Entity: Art Village , LLC
   Mailing Address: 117 Tellus ST
   City, State: Lakeway, TX Zip: 78734
   Telephone: 512-299-4069 FAX: _____
   Email Address: _____

8. Agent/Representative (If any):

   Contact Person: Ante Puljic
   Entity: ATP Civil Engineering
   Mailing Address: 6106 N Knox Ave
   City, State: Chicago, IL Zip: 60646
   Telephone: 773-406-9565 FAX: _____
   Email Address: tonyp@atpcivilengineering.com

9. Project Location:

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

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

    The project location is 113 Concord Circle drive in Dripping Springsthe the site. to get to the site follow Crystal hills drive to a fork in the road the road splits into Concord Circle Drive and Goldenwood Way. Follow Concord Circle Drive east approximatley 0.5 miles. The site is an open on the south side of the street. site entrance is approximatley 120'+/- west of the concrete driveway apron on south side of road.

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

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

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

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

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

☒ Survey staking will be completed by this date: 3/1/24

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: September 12, 2024

Grantor: ELVIRA RESHETNIAK

Grantor's Mailing Address:

ELVIRA RESHETNIAK
2618 Kramer Lane
Austin, Texas 78758

Grantee: Geniuses City LLC

Grantee's Mailing Address:

Geniuses City LLC
16801 Addison Rd Suite 124
Addison, Texas 75001

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 28, Radiance Phase I, addition to the County Hays, Texas. Being the same property recorded under instrument number 23044698 recorded in Deed Records, Hays County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Elvira Reshetniak

ELVIRA RESHETNIAK

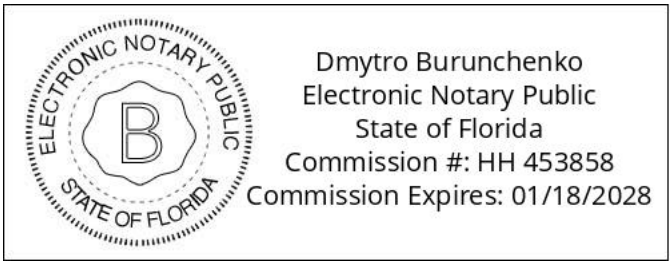
STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization, this 11th day of September, 2024 by ELVIRA RESHETNIAK, who is ( ) personally known to me or (X) produced a Ukrainian Passport # FL486637 exp. 02/02/2028 as identification.

Dmytro Burunchenko, Notary Public
My commission expires: 01/18/2028

Notarized online using audio-video communication



PREPARED IN THE OFFICE OF:

Leonid Murashkovskiy, PLLC
16801 Addison Rd. Suite 124
Addison, TX 75001
Tel: (972) 380-5630
Fax: (972) 380-5635

AFTER RECORDING RETURN TO:
Leonid Murashkovskiy, PLLC
16801 Addison Rd. Suite 124
Addison, TX 75001
Tel: (972) 380-5630
Fax: (972) 380-5635

Attachment A form 05087

CURLEX SHALL BE USED FOR STABILIZING OVER THE IMPORTED SOILS FOR THE ENTIRE FIELD OR A VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DRAIN FIELDS PRIOR TO FINAL INSPECTION BEING PASSED, IF FIELD AREA IS GREATER THAN 10% SLOPE .

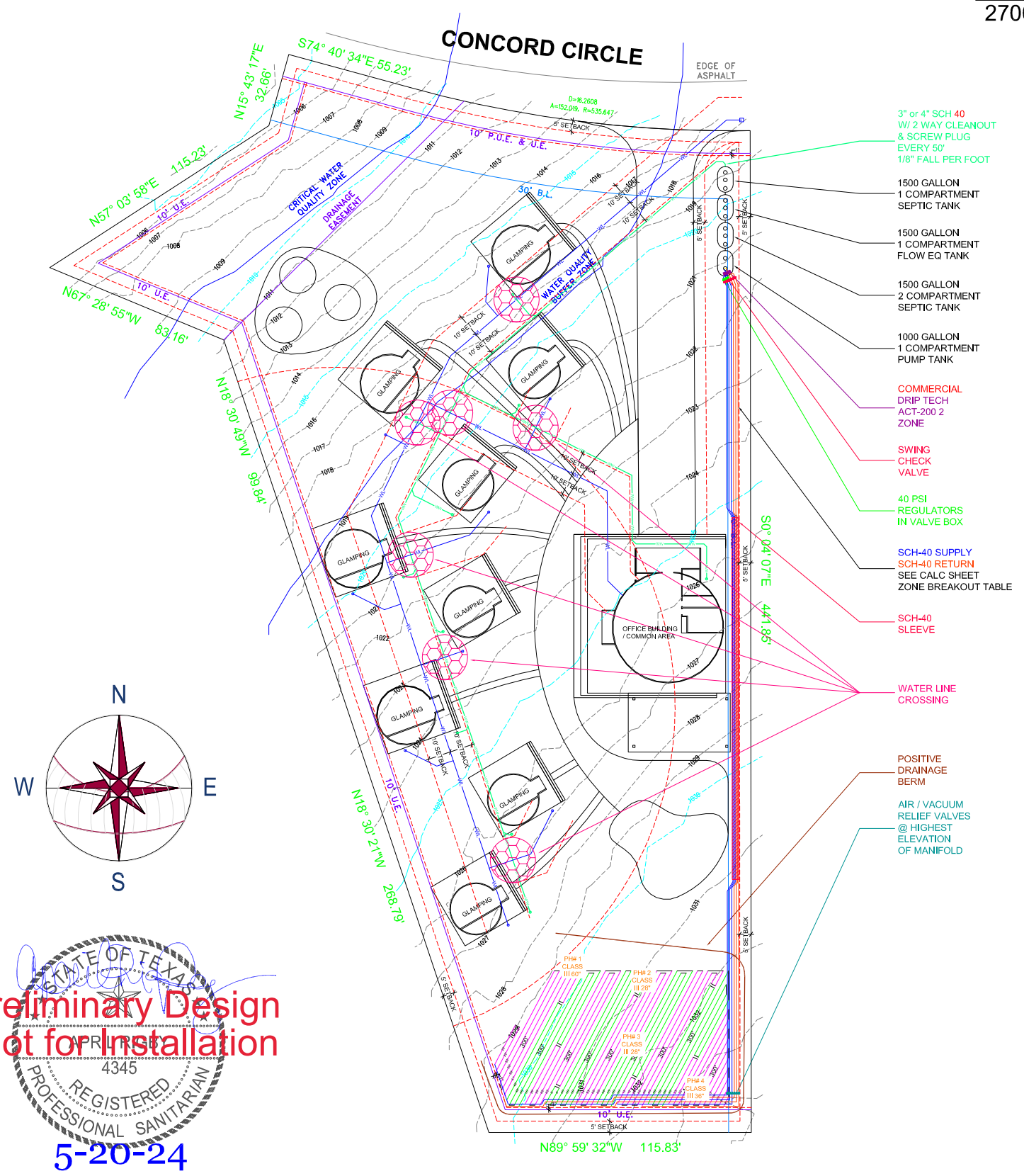
ANY FUTURE POTABLE WATER LINE, (SWIMMING POOL, IRRIGATION ETC) MUST MAINTAIN 10' SEPARATION FROM ANY OSSF COMPONENT.

ANY AND ALL DRAINAGE ON THIS SITE SHALL BE DIVERTED AWAY FROM ALL OSSF COMPONENTS.

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

NETAFIM™

NETAFIM BIOLINE
.61 GPH @ 24"
Q= 540 / .1 =
5400 SF MIN
5400 / 2 =
2700 LF MIN
L1 300'
L2 300'
L3 300'
L4 300'
L5 300'
L6 300'
L7 300'
L8 300'
L9 300'
TOTAL
2700'



N
W E
S

STATE OF TEXAS
APRIL RIGBY
4345
REGISTERED
PROFESSIONAL SANITARIAN

Preliminary Design
Not for Installation

5-20-24

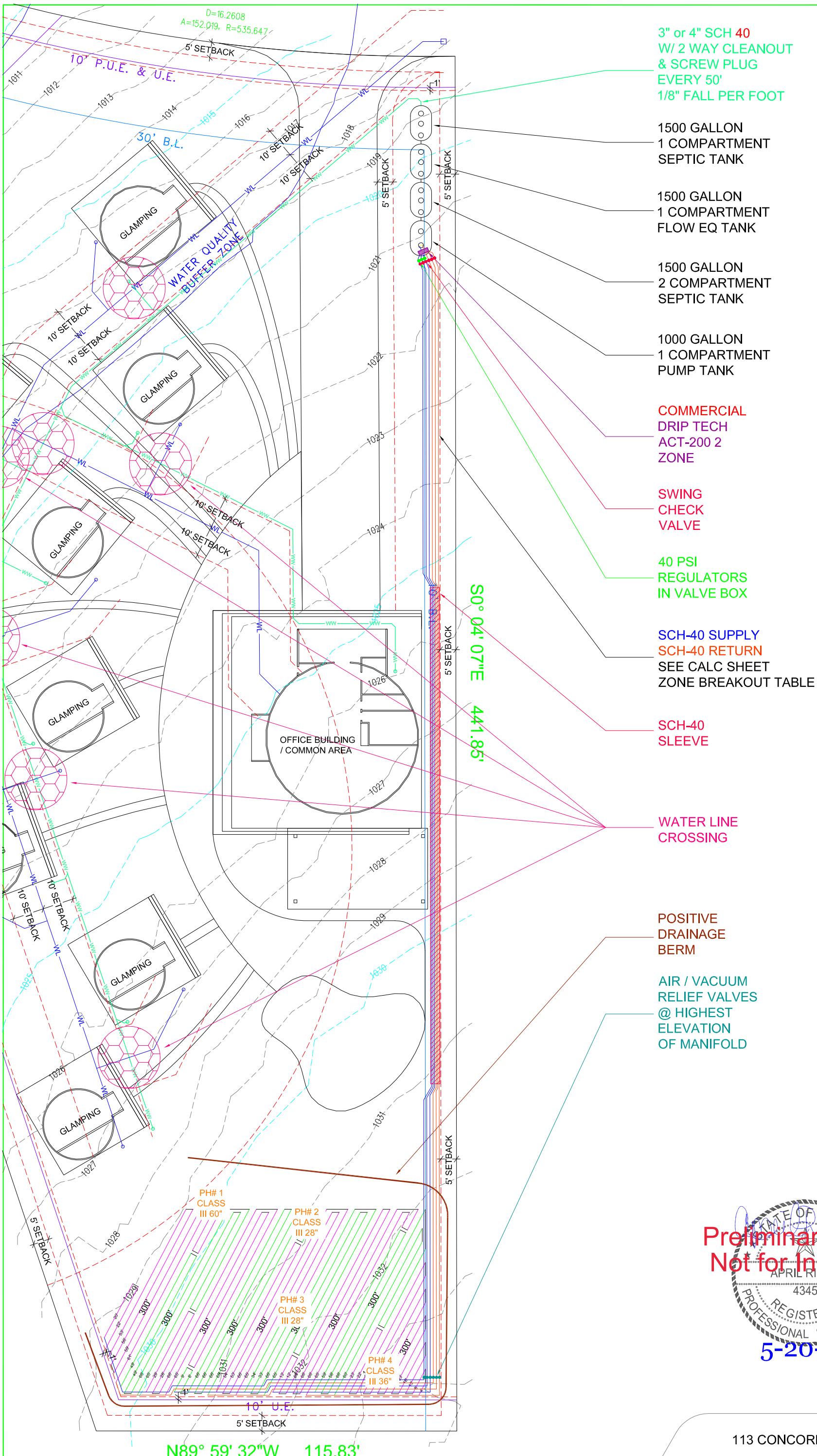
NOTE: ONLY DOMESTIC SEWAGE IS ALLOWED TO ENTER THE SYSTEM

SCALE: 1" : 60'

12' 60' 30' 150'

DESIGNED BY:	ADDRESS:	LEGAL DESCRIPTION:	PAGE:
APRIL RIGBY, RS 4345 6513 THOMAS SPRINGS ROAD AUSTIN, TEXAS 78736 512-297-2346	113 CONCORD CIRCLE AUSTIN, TX 78737	RADIANCE PHASE I LOT 28 RESUB LTS 20-22 2.016 AC	1-16

Attachment A form 05087



3" or 4" SCH 40
W/ 2 WAY CLEANOUT
& SCREW PLUG
EVERY 50'
1/8" FALL PER FOOT

1500 GALLON
1 COMPARTMENT
SEPTIC TANK

1500 GALLON
1 COMPARTMENT
FLOW EQ TANK

1500 GALLON
2 COMPARTMENT
SEPTIC TANK

1000 GALLON
1 COMPARTMENT
PUMP TANK

COMMERCIAL
DRIP TECH
ACT-200 2
ZONE

SWING
CHECK
VALVE

40 PSI
REGULATORS
IN VALVE BOX

SCH-40 SUPPLY
SCH-40 RETURN
SEE CALC SHEET
ZONE BREAKOUT TABLE

SCH-40
SLEEVE

WATER LINE
CROSSING

POSITIVE
DRAINAGE
BERM

AIR / VACUUM
RELIEF VALVES
@ HIGHEST
ELEVATION
OF MANIFOLD

STATE OF TEXAS
APRIL RIGBY
4345
REGISTERED
PROFESSIONAL SANITARIAN

Preliminary Design
Not for Installation

5-20-24

113 CONCORD CIRCLE
PAGE # 2
SCALE: 1" : 30'

Attachment A form 05087

HAYS COUNTY, TEXAS
ON-SITE SEWAGE FACILITY (OSSF)
SITE EVALUATION FORM
(FORM OSSF-300)

1. OWNER INFORMATION:

Property Owner's Full Legal Name: Elvira Reshetniak

2. PROPERTY INFORMATION (the property or tract for which an Application has been submitted under the Hays County Development Regulations):

911 street address for the Subject Property (if established)1: 113 CONCORD CIRCLE

City: Austin, TX | Zip Code: 78737

Legal description: SUNSET CANYON SEC II-C, LOT 4, ACRES 1.029

	Lot:	Block:	Subdivision:	Sec:	Phase:
	If not located in a subdivision: Survey:				
		Abstract:	Recorded (Vol/Page):		

1If a 911 street address has not yet been assigned to the Subject Property, the Applicant must contact the 911 Coordinator at (512) 393-2160 to obtain an address.

3. SITE EVALUATION INFORMATION:

Name of Site Evaluator: Ismael Leon | OS#: OS0034172

Date Performed: 03-07-24 | Proposed Excavation Depth: Drip

4. REQUIREMENTS:

- At least two soil evaluations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil evaluations must be shown on the application site drawing or designer's site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least 2 feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Profile Hole Number: 1

Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0-4	III	< 30 %	No Evidence of Groundwater	None	0" to 60" Silty Clay Loam

Soil Profile Hole Number: 2 & 3

Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0-4	III	< 30 %	No Evidence of Groundwater	Rock @ 29"	0" to 28" Silty Clay Loam

Soil Profile Hole Number: 4

Depth (ft)	Textural Class	Gravel Analysis	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
0-4	III	< 30 %	No Evidence of Groundwater	Rock @ 37"	0" to 36" Silty Clay Loam

5. FEATURES OF SITE AREA:

Presence of 100 year flood zone	☐ Yes	■ No
Presence of adjacent ponds, streams, water impoundments	☐ Yes	■ No
Existing or proposed water well in nearby area	☐ Yes	■ No
Organized sewage available to lot or tract	☐ Yes	■ No
Recharge features within 150 feet	☐ Yes	■ No
This site is suitable for a standard On-Site Sewage Facility	☐ Yes	■ No

6. I certify that the above statements are true and correct and are based on my own field observations.

Signature of Site Evaluator: X Ismael Leon

Print Name: Ismael Leon

Date: 5-10-24

System Use:
Design capacity for 9 glamping tents x 60 gpd = 540 total gpd. There will be no food preparation nor any outside events held onsite.

Design parameters: The bathrooms in the common area will only be used by the guests that are occupying the glamping tents. No additional guests will be onsite. No washing machines onsite.

Proposed System:
Install an anaerobic pre-treatment system with a drip irrigation type drainfield on this site.

Design Principles:
Primary treatment of effluent will be accomplished using a approved anaerobic Drip Tech treatment unit. The drip tech unit is approved under TCEQ chapter 285. Treated effluent will then be distributed evenly over the disposal field area. Drip irrigation will be the method of effluent dispersal and disposal. The surface soil conditions for this site will have to be amended and increased to support the system.

Soil Analysis
Class III, see site evaluation. A class III soil may have to be added to achieve a minimum of 8" of soil above the dripperline. Any existing soil surface where soil is added should be scarified before additional soil is added.

Drain Field Calculations:
The designed load for this system is 540 GPD
Drip irrigation requires 540 (Q) /.1 (Ra) = 5400 sq. ft. min field area, 5400 / 2 = 2700 linear feet of tubing.

a) Dripperline Flushing	Field flushing, will be automatically done by drip tech at a minimum of 2 feet per second at the distal end of the flushing manifold.
b) Anaerobic treatment system	Drip Tech / Act C 100 series filtration unit
c) Filter	In-Line 100 micron / 140 mesh, included in Drip Tech
d) Chlorination	no chlorination required
e) Pressure Regulator	1" 40-psi each zone
f) Air Relief	1" air relief shall be installed at the highest points of both the supply and flushing manifolds; air relief valves shall be covered by a 6" round valve box with a purple cover.

Pump Timer:
Drip Tech BDMC (PLC) programmable logic computer; controller is capable of auto filter / field flushing, and dosing intervals in minutes .

Tank Data:
Septic Tanks: (SEE DETAIL)
Pump tank: (SEE DETAIL)

Installation Note: Tanks are to be installed with a minimum separation of five feet from the foundation. The tank is to be level (+/- 1") and is to be set on a minimum of four inches of washed sand. One clean out shall be installed between the foundation and septic tank every 50' of influent sewer line.

Alarm System:
An audio/visual high water alarm (red light) will be installed on this system. Included in Drip Tech BDMC. The alarm/light will be installed in a highly visible location as near the pump tank as possible. Alarm and pump on separate circuits.

Drain Field Data:
The dripperline shall be spaced 2.0' apart.

Disposal Field Finish:
1. The drip irrigation system area shall be located in a relatively open area at least 100' away from any well and 5' from any property lines (manifolds should be 1' away from any PUE).
2. The field area must be seeded, mulched, or soded immediately after installation.
3. The field shall be maintained at all times (mowed).
4. The field surface may have to be amended (scarified) plus have soil added to meet minimum depths for tubing, and separations to a restrictive horizon and/or groundwater (see detail).

Construction Notes:
A. Installer shall be responsible to comply with TCEQ and local codes for proper 0SSF installation.
B. The owner or contractor is to be responsible for identifying all property lines, easements, wells and other related improvements either actual or proposed and verify that the septic system installation does not violate any regulation or law. **Water lines shall be a minimum of 10' from any OSSF drainfield.**
C. All roof and surface drainage shall be diverted from fields by guttering, berms, swales, etc.
D. It is required that water conserving methods be used with this system, including low flush toilets (1.6 gallons), pressure reducing faucet aerators and showerheads to reduce overloading the field areas.
E. Should seepage or other underground water be found, stop all construction and notify the design engineer and/or the environmental permitting agency.
F. Homeowner/contractor is hereby aware that it is illegal to allow water softeners to discharge into this treatment unit. It will cause corrosion of the electrical components, will shorten the life of the pumps and floats, and will void equipment warranties. Softener discharge should not be routed to any part of the OSSF system.
G. Liquid input into this septic system shall not exceed 540 gallons per day.

Note: This design in no way constitutes a warranty, extension of warranty, and/or guarantee of system operation or function. Owner is ultimately responsible for the system upkeep (retaining maintenance, reporting problems, monitoring flow, etc.). While the designer has made diligent effort to preserve vegetation and the landscape, the designer is not responsible for any losses (trees, landscaping. etc.) due to installation, operation, and/or system failure.

Design Maintenance and Limitations:
This OSSF design is intended to meet minimum state requirements for OSSF as of 06/14/2023. The owner should be aware that a septic system is a system of "limited" capacity and will not stand up to prolonged abuse. Any of the guidelines below which are not followed amount to abuse of the septic system compromises agreement by the homeowner to regulate use of this system so as to maintain its integrity.

Inspection Schedule:
Inspection schedule must be adhered to in order to demonstrate compliance. This schedule is independent of the local health authority's inspection & requirements.
Pre-construction Meeting: Meet with designer prior to construction with any questions.
Plumbing Inspection: Plumbing, pump, controls, and alarm are in place, operational and exposed.
Final: When system is complete and landscaping is finished.

A. The owner is to be responsible for properly maintaining this anaerobic system.
To keep your anaerobic sewage system in peak condition the following steps should be taken:
1. Keep the field areas mowed and in good condition in order to encourage peak transpiration.
2. Do not allow excess water to enter your drainfield (sprinkler systems, run-off etc). Leaky faucets and toilets must be repaired immediately.
3. Avoid the use of garbage disposals to dispose of kitchen waste.
4. Do not let harsh chemicals, grease, high sudsing detergents, discharge from water softeners, disinfectants or any other bactericides enter the system. This is an aerobic "living" system, and additives can upset the natural bacterial balance.
5. Avoid flushing paper products or items not intended for septic use (i.e. toilet paper only) recommended Scott brand pure cellulose.
6. Be sure to pump out your trash tank (see schematic drawing) every 2 to 3 years to avoid excessive sludge build-up. Excessive build up reduces storage volume in your tank and can damage your drainfield.
7. Do not allow vehicles or heavy equipment to drive over the irrigation fields or tanks.
8. If any problem persists, such as frequent high water alarms or surfacing of septic water in your yard, call your OSSF service maintenance company for consultation or repair service immediately.

ALL PIPING SHALL BE BEDDED WITH FOUR INCHES CLASS IB, CLASS II OR, CLASS III SOIL WITH LESS THAN 30% GRAVEL. THE BEDDING SOIL SHALL BE FREE OF ORGANIC MATERIAL AND ANY ROCKS OR GRAINS LARGER THAN HALF INCH.

NOTE: I AM A SEPTIC DESIGNER ONLY, NOT A SURVEYOR. ALL PROPERTY LINES AND PROPERTY PINS MUST BE VERIFIED PRIOR TO SEPTIC INSTALLATION.

STATE OF TEXAS
APRIL RIGBY
4345
REGISTERED
PROFESSIONAL SANITARIAN

Preliminary Design
Not for Installation

5-20-24

APRIL RIGBY, RS 4345
6513 THOMAS SPRINGS ROAD
AUSTIN, TEXAS 78736

512.297.2346
april@jmiossf.com

SITE:
113 CONCORD CIR
AUSTIN, TX 78737

LEGAL:
RADIANCE PHASE I LOT 28
RESUB LTS 20-22 2.016 AC

SCALE: NOT TO SCALE

PAGE # 3

PERMITTING AUTHORITY:
HAYS COUNTY

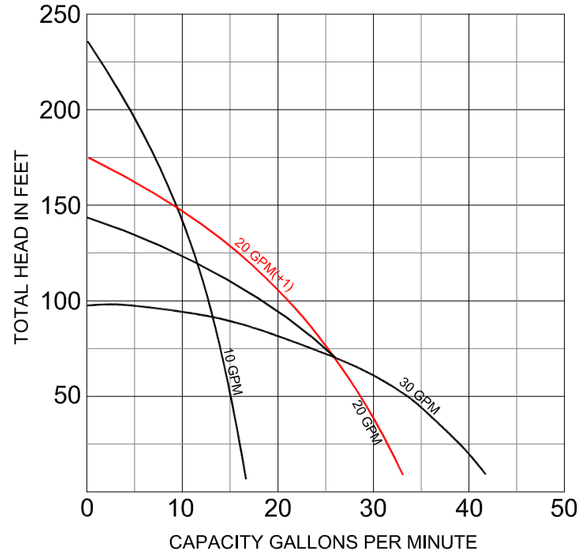
Property ID # R63044

Attachment A form 05087

TOTAL RUN = 120 MIN
TOTAL REST= 1320 MIN
3 ZONES
4 DOSES PER ZONE PER DAY
EACH DOSE 10 MIN
EACH REST 110 MIN

CONTROLLER MODEL
BDMC
TIMER MODEL NUMBER
PLC

Pentair
PUMP MODEL 20DOM05121+1



Location: 113 CONCORD CIRCLE

Netafim Bioline: 17mm .6gph 24in spacing @ 2fps Flush

Maximum Recommended Bioline Lateral Length:	300	
Soil Texture or Perc Time:	0	
Soil Structure Shape:	0	
Soil Structure Grade:	0	
Infiltration Loading Rate(ILR):	0.1	gal/day/ft^2
Slope:	0	%
Infiltration Depth:	0	in.
Hydraulic Linear Loading Rate:	4	gal/day/ft
Maximum Contour Length (MCL):	150	ft

Daily Flow

No. of Bedrooms	X	Flow / Bedroom	=	GPD
1.00		540.00		540.00

Dosing Area

Daily Flow	/	ILR	=	sqft
540.00		0.10		5400.00

Dosing A. Length

Daily Flow	/	HLLR	=	ft
540.00		4.00		135.00

Dosing A. Width

Dosing Area	/	Dosing A. Length	=	ft
5400.00		135.00		40.00

Dosing Design Width & Length Adjustment

Design Width 40.00 ft Adjusted Dosing Length 135.00 ft

Required Dripper Line

Dosing Area	/	Drip line Spacing	=	ft
5400.00		24		2700.00

Required Zones

Dosing A. Length	/	MCL+	=	Theoretical	=	Design Zones
135.00		150.00		0.90		3

17. **Headworks Head Loss:** 18 ft

18. **Miscellaneous Head Loss:** 10 ft

19. **Design Total Dynamic Head:** **107.9** ft

20. **Pump Data: MINIMUM Pump Specifications**

Pentair20DOM05121+1 Pump Model Selected

0.5 HP 1 Phase 115 Volts 9.4 GPM @ 107.9 FT.

Note: Selected pump must produce 115 ft @ 12gpm or 35 gpm for filter flush depending on filter model. (auto-flush units only)

21. **Dosing Schedule** **Peak Flow Adjustment** 4.00 Minutes

Peak						**Average**		
Total Run Time:	118.4	Minutes				Total Run Time	#DIV/0!	Minutes
Total Rest Time:	1321.6	Minutes				Total Rest Time	#DIV/0!	Minutes
Peak								
Zone 1	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 2	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 3	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 4	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day
Zone 5	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day
Zone 6	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day
Avg								
Zone 1	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 2	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 3	4.6	GPM	0.0	Min/Dose	0.0	Gal/Dose	#DIV/0!	Cycles/Day
Zone 4	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day
Zone 5	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day
Zone 6	0.0	GPM	0.0	Min/Dose	0.0	Gal/Dose	0.0	Cycles/Day

Portion of Peak Daily Flow #DIV/0!

Zone Breakout Table

	a.	b.	c.	d.	e.	f.	g.	h.	i.	j.	k.	l.	m.	n.	o.	p.
Zone No.	Zone Dosing Area (sqft)	Linear Ft. of Tubing (ft)	Longest Lateral (ft)	Dosing Flow Rate (gpm)	Number of Distal Ends	Field Flush Rate (gpm)	Required Total Flow (RTF) (gpm)	Field Flushing Head (ft)	Force Main Supply Line			Return Flush Line			Static Lift (ft)	Total Field Head Loss (TFHL)
									Pipe Nom. Dia. (in)	Len. of Run (ft.)	Head Loss (ft)	Pipe Nom. Dia. (in)	Len. of Run (ft.)	Head Loss (ft)		
Zone 1	1800.0	900.0	300.0	4.6	3.0	4.8	9.4	51.5	1 1/4	425.0	5.5	1	419.0	5.9	17.0	79.9
Zone 2	1800.0	900.0	300.0	4.6	3.0	4.8	9.4	51.5	1 1/4	455.0	5.8	1	448.0	6.4	15.0	78.7
Zone 3	1800.0	900.0	300.0	4.6	3.0	4.8	9.4	51.5	1 1/4	488.0	6.3	1	479.0	6.8	14.0	78.6
Zone 4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.0	0.1
Zone 5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.0	0.1
Zone 6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0	0.0	0.0	0	0.0	0.0	0.0	0.1

Note: (14c) Longest lateral may be looped one or more times and is a function of: (7) contour length, Bioline lateral length, #of distal ends, #of zones and (10) dosing area length.

Notes:

MINIMUM PSI SETTING FOR THIS SYSTEM AT THE ENTRY TO THE EMITTER LINES IS DETERMINED INCLUDING RECOMMENDED REQUIREMENTS FOR TUBING LATERAL FLUSHING AT 2' PER SECOND AND RETURN LINE FLUSHING REQUIREMENTS

COLUMN H 51.5
COLUMN N + 6.8
/ 2.31
===== 25.23 PSI

Max Required Total Flow: 9.4 (Largest RTF Based on 14g.)

Max Total Field Head Loss: 79.9 (Largest TFHL Based on 14p.)

STATE OF TEXAS
APRIL RIGBY
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Preliminary Design
Not for Installation

5-20-24

APRIL RIGBY, RS 4345
6513 THOMAS SPRINGS ROAD
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LEGAL:
RADIANCE PHASE I LOT 28
RESUB LTS 20-22 2.016 AC

SCALE: NOT TO SCALE

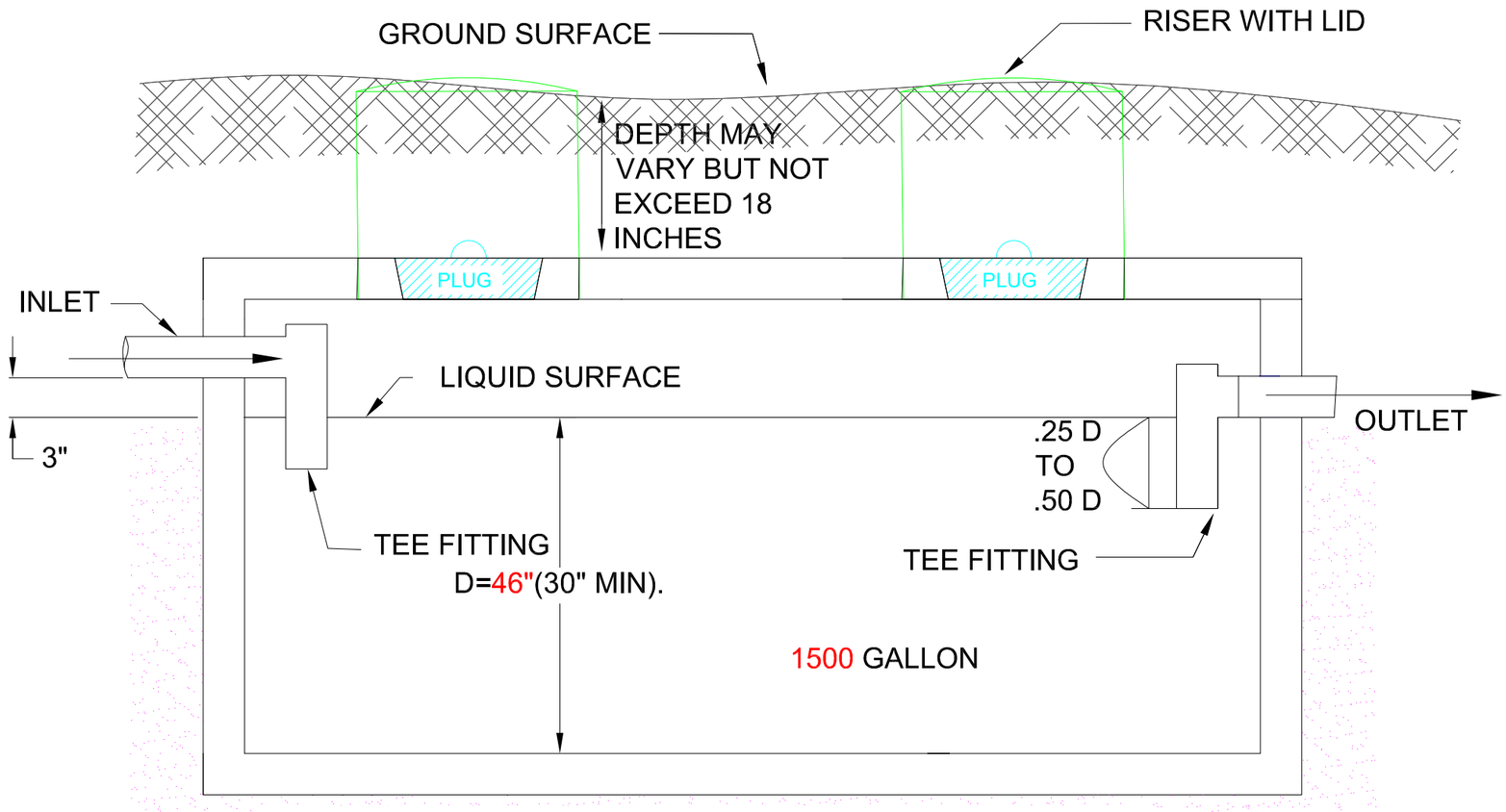
PAGE # 4

PERMITTING AUTHORITY:
HAYS COUNTY

Property ID # R63044

Attachment A form 05087

1500 GALLON SINGLE COMPARTMENT SEPTIC TANK NTS



4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL (FOR PRECAST TANKS)

BEDDING AND BACKFILL SPECIFICATION FOR THE TANKS 4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL THE TANK IS TO BE LEVEL (+/- 1")

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4345
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PROFESSIONAL SANITARIAN

Preliminary Design
Not for Installation

5-20-24

APRIL RIGBY, RS 4345
6513 THOMAS SPRINGS ROAD
AUSTIN, TEXAS 78736

512.297.2346
april@jmiossf.com

SCALE: NOT TO SCALE

PAGE # 5

PERMITTING AUTHORITY:

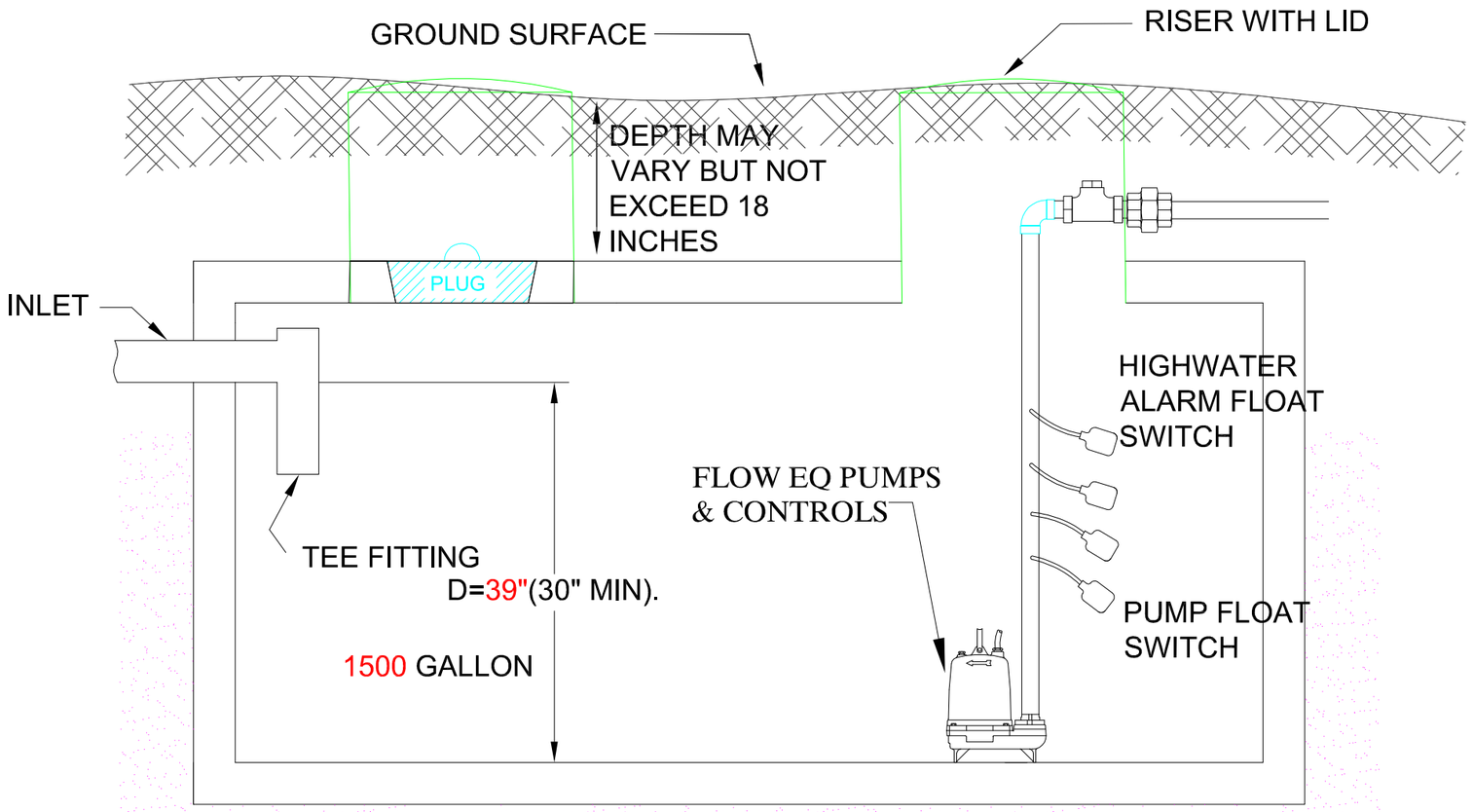
HAYS COUNTY

SITE:
113 CONCORD CIR
AUSTIN, TX 78737

LEGAL:
RADIANCE PHASE I LOT 28
RESUB LTS 20-22 2.016 AC

Property ID # R63044

1500 GALLON SINGLE COMPARTMENT FLOW EQ TANK NTS



4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL (FOR PRECAST TANKS)

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BEDDING AND BACKFILL SPECIFICATION FOR THE TANKS 4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL THE TANK IS TO BE LEVEL (+/- 1")

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PAGE # 6	**LEGAL:** RADIANCE PHASE I LOT 28 RESUB LTS 20-22 2.016 AC
PERMITTING AUTHORITY:	
HAYS COUNTY	Property ID # R63044

1500 Gallon pump tank 39" liquid depth, 54.01 GPI (with factory outlet sealed)
Alarm on @ 29” inches above the floor (leaving 10” or 540.15 gallons for alarm volume)
Start Pump @ 8” inches above the floor (293.22 gallons between pump stop and alarm on)
Stop Pump @ 6” inches above the floor (166.62 residual)

Pump Tank Timer: (Sewage)
Pump Timer
Omron H3CR-F8 Timer Included in RJR control panel model RJR-LPD-DT (with lag override).

Schedule 40 Pipe Supply Line Loss Calculator

Pipe Section	Pipe Length (in feet)	Size in inches	Flow Rate (Gallons per minute)	Loss (feet)			
1	45	2	**26.0**	0.6			
Total Pipe Loss				0.6	feet	0.2	PSI
With 20% for fittings				0.7	feet	0.3	PSI
With Elevation in feet:			**6**	6.7	feet	2.9	PSI
With Operating Head in feet:			**0**	6.7	feet	2.9	PSI
		TOTAL LOSS:		**6.7**	**FEET OR**	**2.9**	**PSI**

Pump Data Design Goals:
Provide 26.0 GPM at 6.70 Ft

BRAND	***Ashland***
MODEL	*SW40*
HP	4/10
Voltage	115
Phase	1
Full Load Amps	11.0
Locked Rotor Amps	NA
Min Circuit Breaker	NA
Discharge	2" NPT
Solids Handling	2"

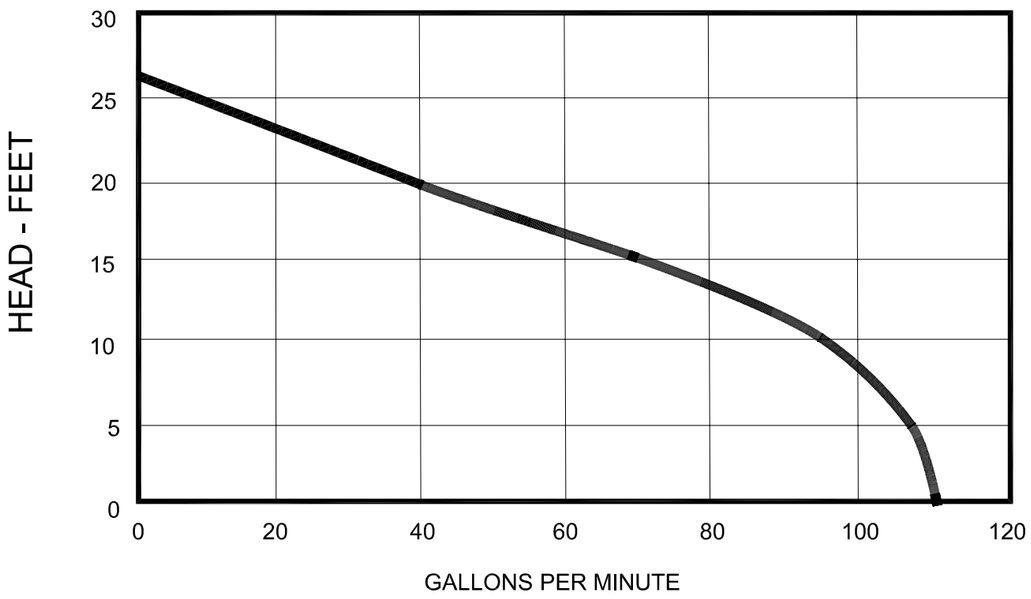
Set timer to run
1 minute every 1/2 hour or
20, 30 gallon doses per day.
Adjust bypass valve to reach desired flow.

Adjust bypass valve to reach desired flow.

Use *timed bucket method* to measure and adjust the amount of influent to be dosed to ATU.

ASHLAND SW40
PERFORMANCE CURVE

SEWAGE PUMP



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PAGE # 7
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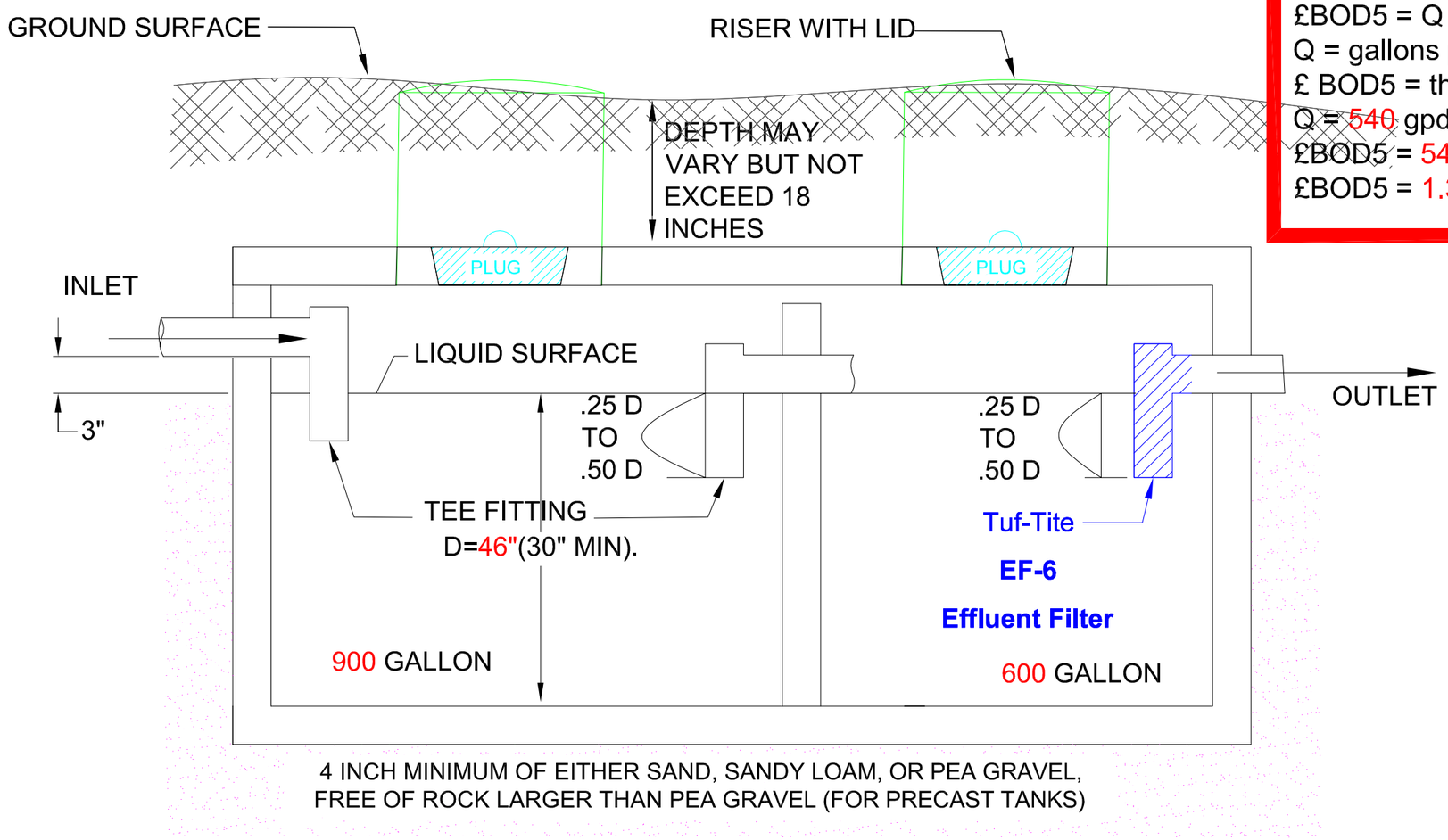
LEGAL:
RADIANCE PHASE I LOT 28
RESUB LTS 20-22 2.016 AC

Property ID # R63044

1500 GALLON DUAL COMPARTMENT SEPTIC TANK NTS



4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL (FOR PRECAST TANKS)

Waste water strength calculations:
£BOD5 = Q × BOD5 × 8.34 £/gal ÷ 1,000,000
Q = gallons per day waste flow BOD5 = waste strength mg/ltr
£ BOD5 = the total waste to be processed in pounds per day
Q = 540 gpd @ 300 mg/ltr BOD5
£BOD5 = 540 gpd × 300 mg/ltr × 8.34 £/gal ÷1,000,000
£BOD5 = 1.351 £BOD5

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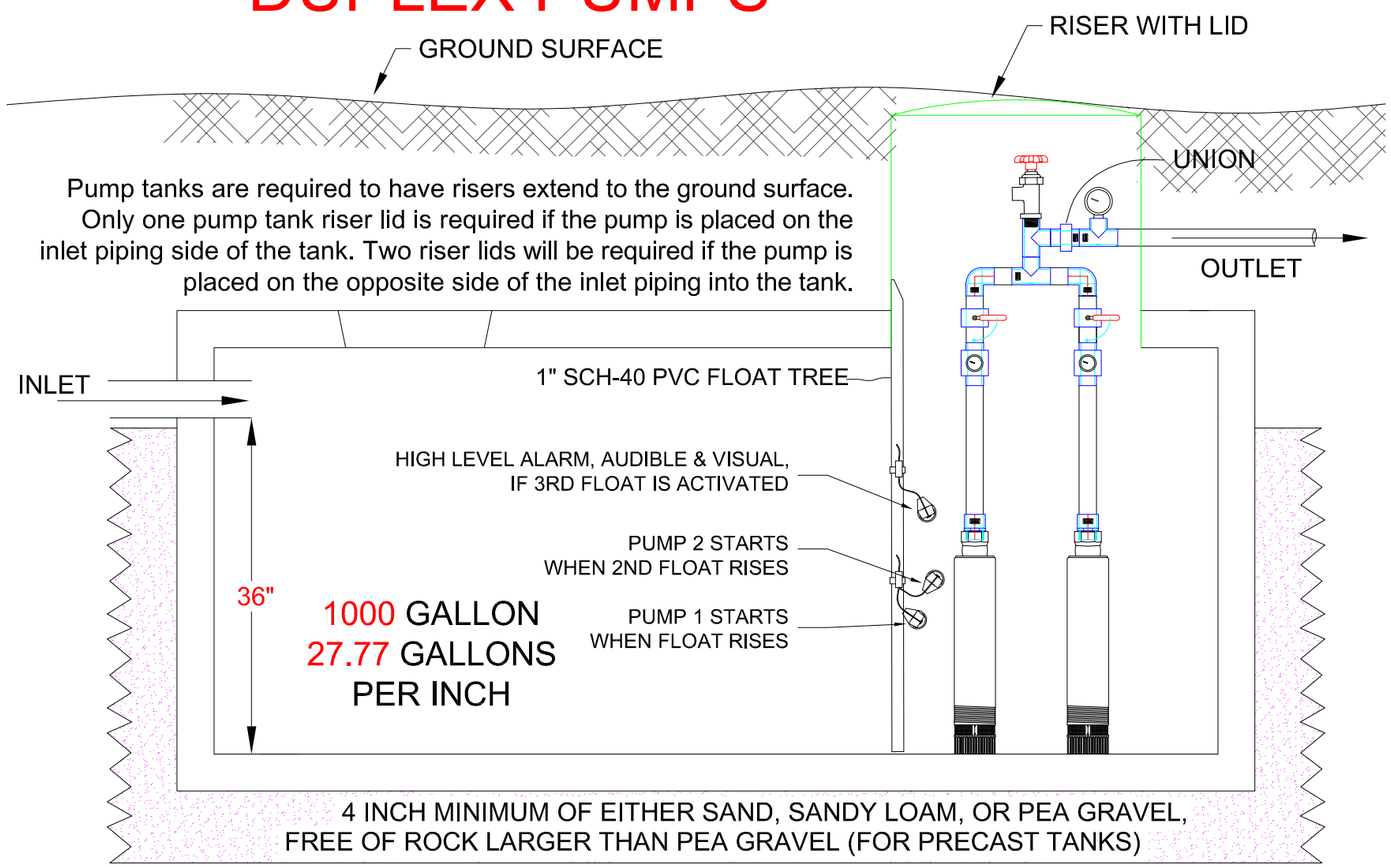
SCALE: NOT TO SCALE	
PAGE # 8	
PERMITTING AUTHORITY:	
HAYS COUNTY	Property ID # R63044

DUPLEX PUMPS

1000 GALLON PUMP TANK

SCALE = NTS



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The above float settings show less than a full day's reserve. We are providing adequate protection to the public due to installing duplex pumps. The alarm on float will need to be below the lag float. If one pump fails, the second pump will engage. According to Chapter 285.34

Duplexing operation functions are required for the system per TAC 30 Ch. 285.34(b)(3).

The alarm will lock on and require manual reset and the pumps will be set to alternate.

1000 Gallon pump tank 39" liquid depth, 27.77 GPI (with factory outlet sealed)
Alarm volume requirement 540 GPD / 24 hour work day = 22.50 x 4 = 90 Gallons alarm volume min
Lag float on at 37" inches above the floor
Alarm on @ 33" inches above the floor (leaving 6" or 166.62 gallons for alarm volume)
Start Pump @ 8" inches above the floor (666.76 gallons between pump stop and alarm on)
Stop Pump @ 6" inches above the floor (166.62 residual)

BEDDING AND BACKFILL SPECIFICATION FOR THE TANKS 4 INCH MINIMUM OF EITHER SAND, SANDY LOAM, OR PEA GRAVEL, FREE OF ROCK LARGER THAN PEA GRAVEL THE TANK IS TO BE LEVEL (+/- 1")

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PAGE # 9

PERMITTING AUTHORITY:
HAYS COUNTY

Property ID # R63044

BACKFILLING THE TANK

Note: Infiltrator tanks do not require filling with water prior to backfill placement. Water filling and backfilling to the tank mid-height is required if the tank is left in either an open or backfilled excavation that may fill with water from rain or other sources.

1. Backfill with suitable native soil (max. 3-inch (75-mm) stone diameter). If native soil is unsuitable, replace unsuitable fraction with suitable soil. If suitable soil is not locally available, contact Infiltrator Systems for assistance.
2. Suitable soil shall include soil textural classes defined in the United States Department of Agriculture soil triangle. Suitable soil textural classes are based on the tank installation depth, as measured from finished grade to the top of tank.

a) For a tank soil cover depth of 0.5 to 2.0 feet (150 to 600 mm), suitable soil textures include: Ib, II or III

3. Backfill should not have stones greater than 3 inches (75 mm) in diameter or excessive clods that do not break apart during placement and compaction. Backfill must be capable of occupying the spaces between the tank ribs and beneath the haunches.

Note: Rounded screened aggregate (e.g., pea gravel) is not a suitable backfill.

4. Standard field soil classification methods shall be used to determine the soil textural class.

Note: Under most circumstances, the determination of soil dilatancy will not be required. Dilatancy shall be determined in the field using a test that does not require specialized equipment, per ASTM D2488, Section 14.3. Complete instructions can be found at www.infiltratorsystems.com

5. Place and compact soil by walking-in beneath the haunches of the tank.
6. Place backfill around the four sidewalls in an alternating manner, so that the backfill height along the four sidewalls is maintained within a 12-inch (300-mm) tolerance.
7. Do not backfill top of tank before sidewalls are completely backfilled.
8. Continue to place backfill along the sidewalls in 12-inch (300-mm) lifts. Place backfill between the ribs on the sidewalls such that the space between the ribs is completely filled with soil.
9. Compact backfill material either by walking-in, hand tamping or mechanical compaction (includes backhoe bucket). If mechanical compaction is used, such as a walk-behind tamper or backhoe bucket, a single pass is recommended. Compact each lift prior to placement of next lift. Compact backfill from tank walls to excavation sidewalls.
10. Complete backfilling and grade the area.
11. A minimum 6-inch (150-mm) depth of suitable soil must be placed over the top of the tank. The balance of backfill placed to finish grade above the tank may be either suitable or unsuitable soil.
12. Establish a strong stand of erosion-resistant vegetation.

Note: Grade to prevent the backfilled excavation from filling with surface runoff. If the water level in the backfilled excavation exceeds the height of the outlet pipe saddle, tank structural integrity may be compromised.

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PAGE # 10

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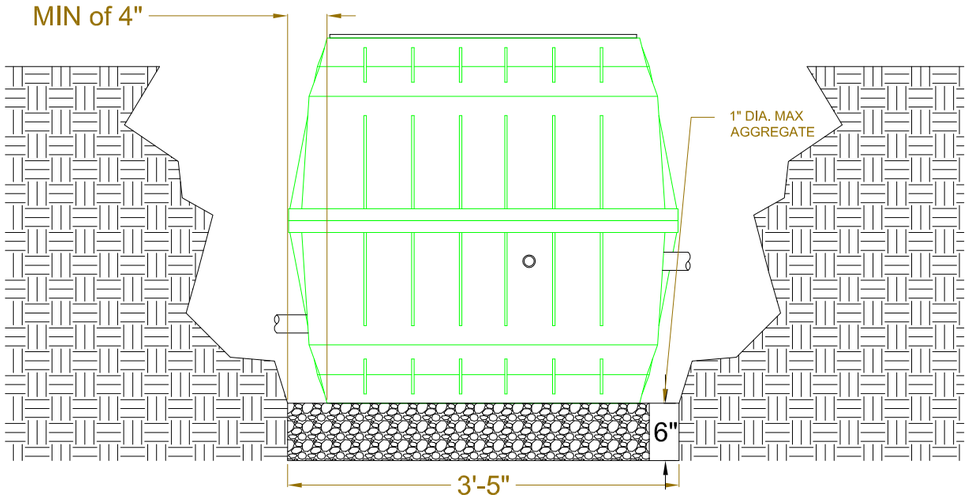
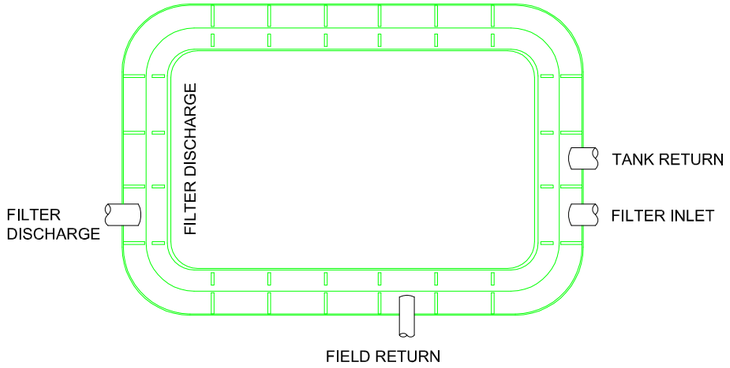
Property ID # R63044

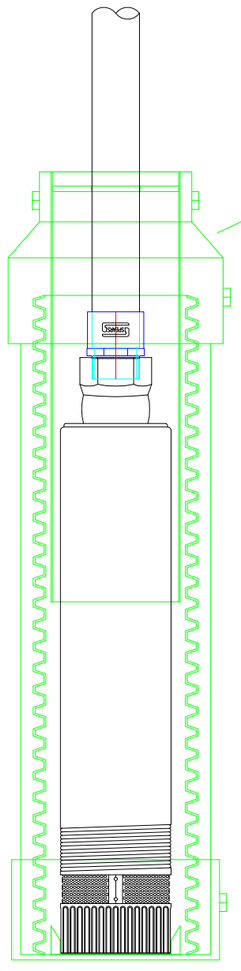
DRIP TECH / ACT-200 COMMERCIAL SERIES HEADWORKS

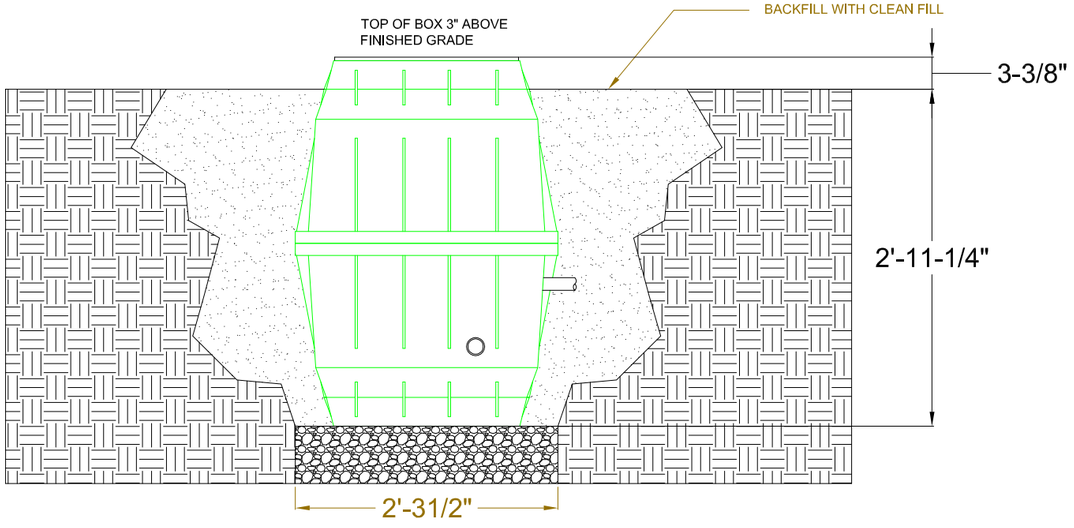




CONNECTIONS
1) FILTER DISCHARGE 1" IPS
2) TANK RETURN 1" IPS
3) FILTER INLET 1-½" IPS
4) FIELD RETURN 1" IPS

PUMP EFFLUENT SCREEN





1 TYPICAL INSTALLATION DETAIL
SCALE: 3/4" = 12"

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PAGE # 11

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HAYS COUNTY

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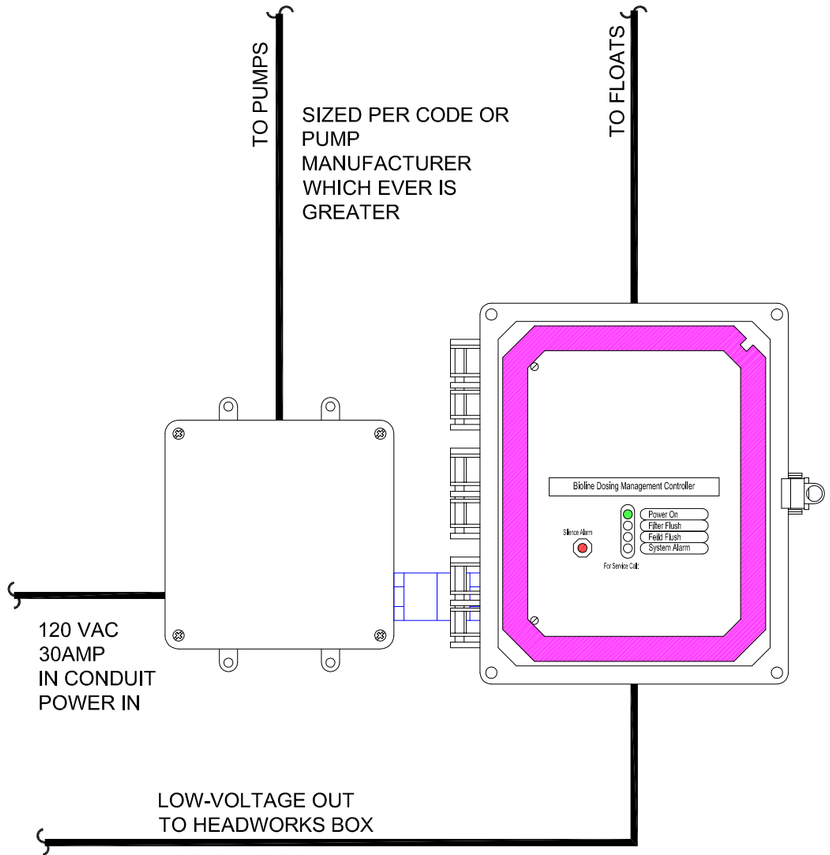
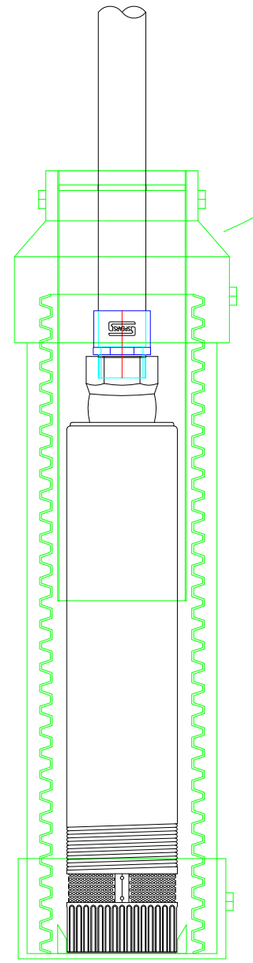


CONTROLLER MODEL
BDMC (DUPLEX)
TIMER MODEL NUMBER
PLC

PUMP EFFLUENT SCREEN



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ALL CABLES / WIRES LISTED MUST BE ROUTED IN SEPARATE CONDUET

- POWER SUPPLY TO PUMP
- SENSOR FLOATS
- LOW VOLTAGE TO DRIPTECH

ALL CABLES / WIRES LISTED MUST BE CONDUET SEALED TO PREVENT OF GASSES TO CONTROLLER

- POWER SUPPLY TO PUMP
- SENSOR FLOATS
- LOW VOLTAGE TO DRIPTECH

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PAGE # 12

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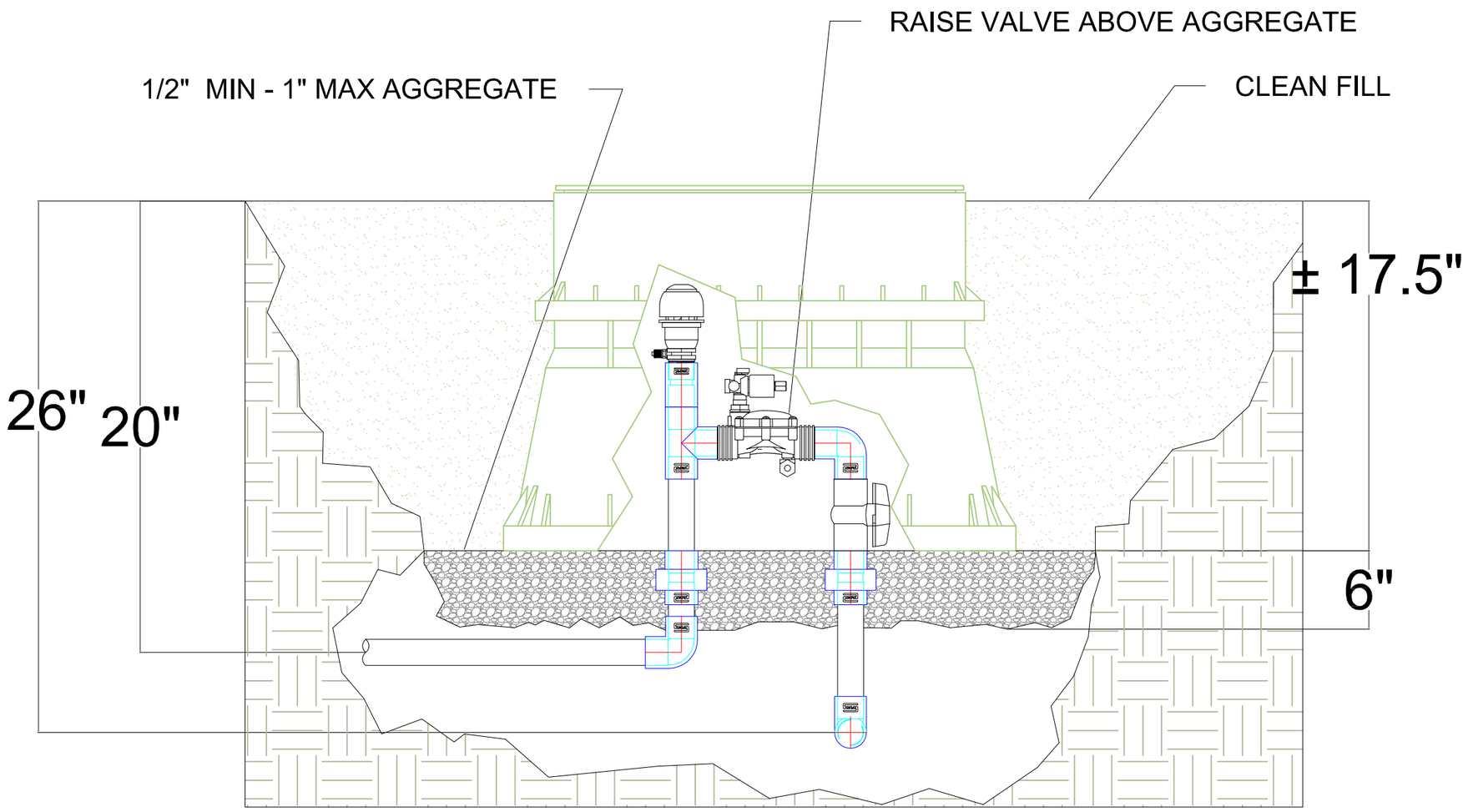

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ZONE CONTROL VALVE

SCALE: NONE

VALVE MODEL
61EL1.5PL

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PAGE # 13

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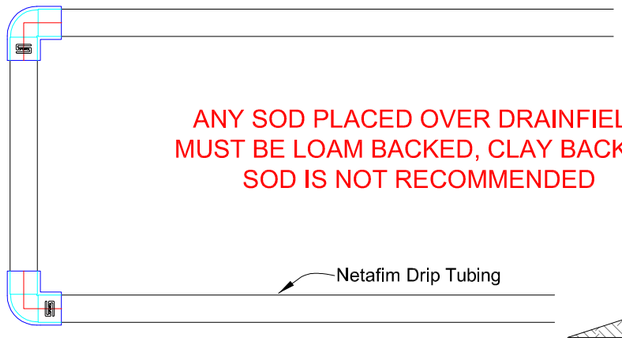
Detail of Drip Tubing On 2' Centers

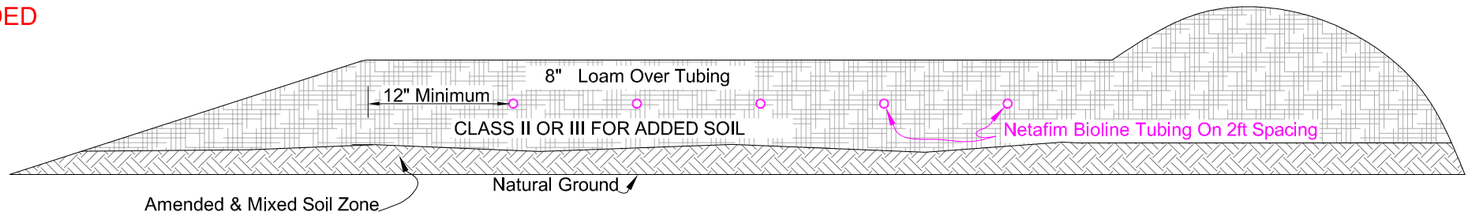


ANY SOD PLACED OVER DRAINFIELD
MUST BE LOAM BACKED, CLAY BACKED
SOD IS NOT RECOMMENDED

Cross Section Detail of Drainfield

Each line of tubing is to be installed as close as possible to level.

It is recommended the sandy loam covering the drainfield and the surrounding disturbed area be covered with erosion control mat and seeded with Bermuda or Rye in winter (1lb per 400 sq.ft.), or sod may be sprigged over the area or arranged in a tight checkerboard pattern, or the area may be hydromulched.



Minimum 12" soil below tubing existing or added
0" soil **to be added** below tubing as needed
8" soil **to be added** above tubing

ANY ADDED SOILS DEPTH MUST BE MEASURED AFTER 100% COMPACTION

Longitudinal Cross Section Detail of Drainfield

along peaked or varying slope

SIDE BERM
AS NEEDED
SEE
SITE PLAN

It is recommended the sandy loam covering the drainfield and the surrounding disturbed area be covered with erosion control mat and seeded with Bermuda or Rye in winter (1lb per 400 sq.ft.), or sod may be sprigged over the area or arranged in a tight checkerboard pattern, or the area may be hydromulched.

Minimum 12" soil below tubing

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PAGE # 14

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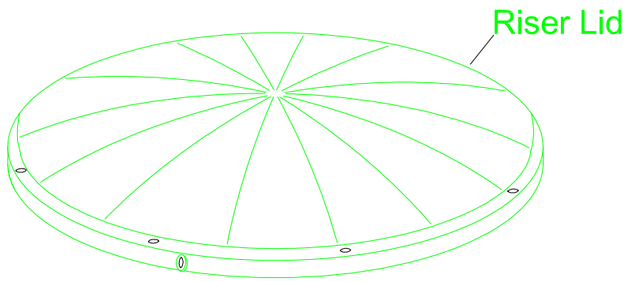
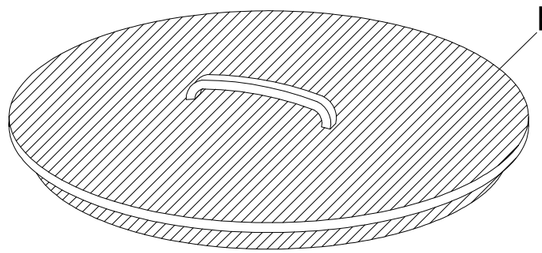
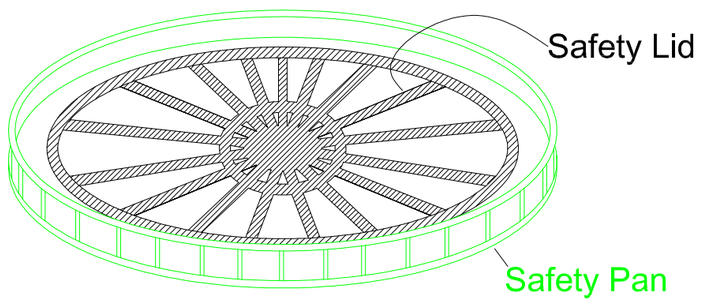
RISER DETAIL

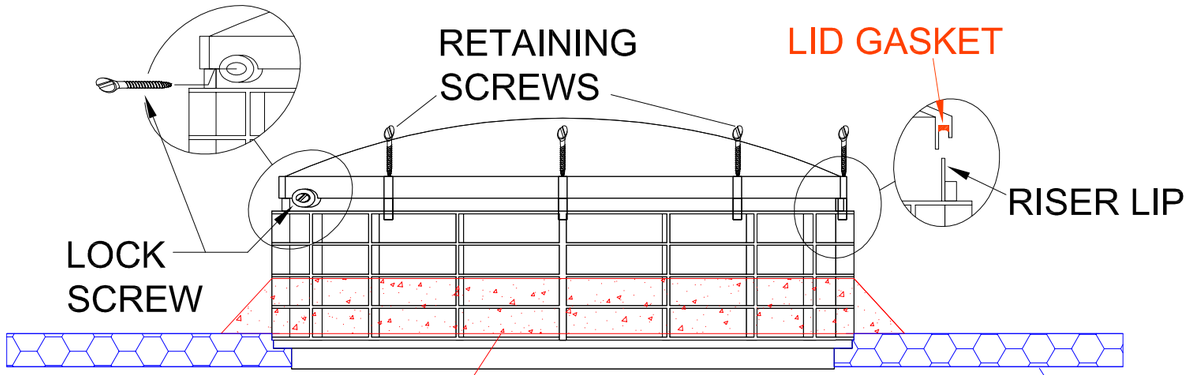






Secondary lid / safety component options

ALL TANK PORTS LARGER THAN 12-INCHES IN DIAMETER TO HAVE RISERS WITH ACCESS RESTRICTION TO 2-INCHES ABOVE GRADE PER 30 TAC 285.38 (EFFECTIVE 9/1/2023).



Risers must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be watertight.

Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures required:

- a cover that can be removed with tools
- a cover having a minimum net weight of (65 pounds)

Risers and tank inspection ports will be required to have access safety provisions per 30 TAC 285.38 (12/5/2012).

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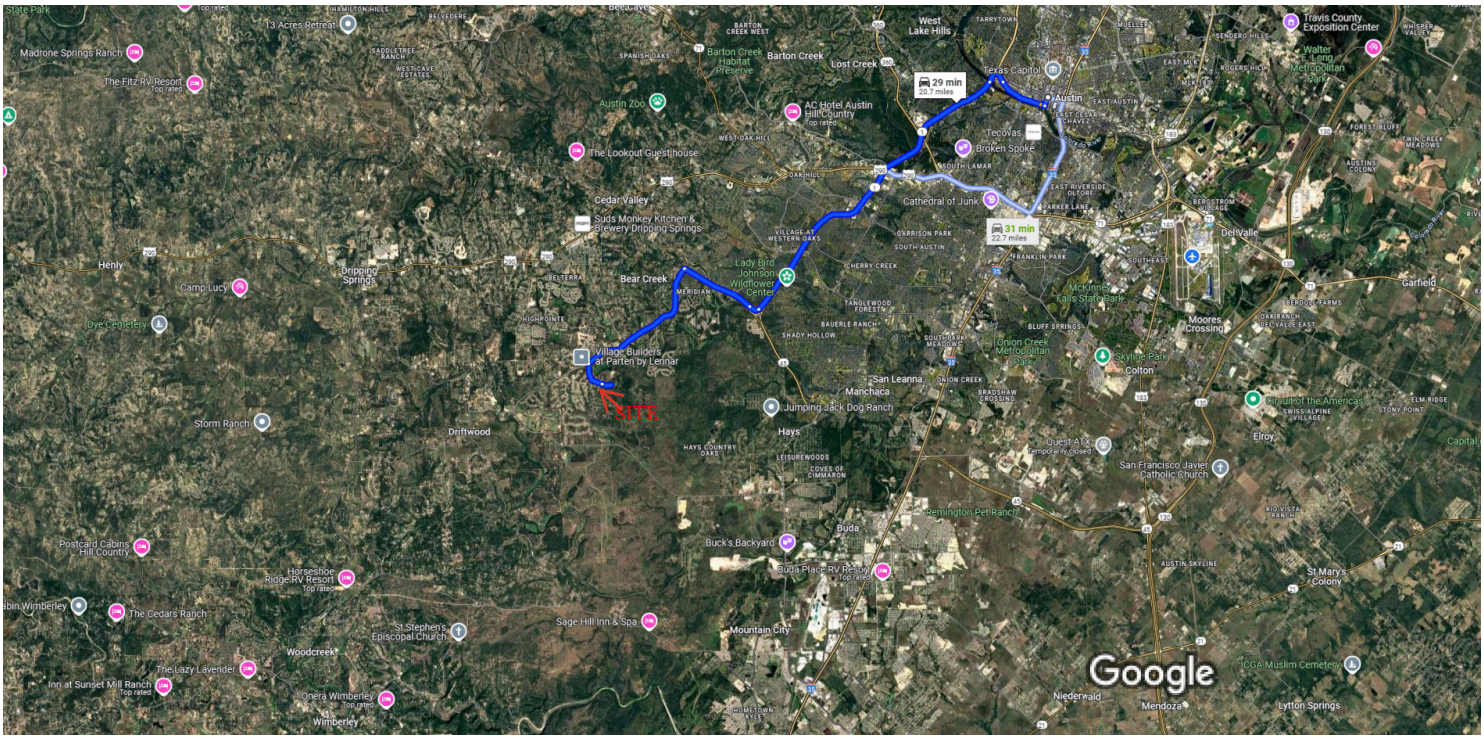
Google Maps Austin, Texas to Concord Cir, Texas 78737 Drive 20.7 miles, 29 min



Imagery ©2024 TerraMetrics, Map data ©2024 Google 2 mi

Austin
Texas

Get on TX-1 Loop S

7 min (2.5 mi)

1. Head south on Congress Ave. toward E 5th St.

0.3 mi

2. Turn right onto W Cesar Chavez St
   Pass by the lake (on the left in 0.3 mi)

1.5 mi

3. Use the left lane to take the ramp onto TX-1 Loop S

0.7 mi

Follow TX-1 Loop S to TX-45 W. Exit from TX-1 Loop S

10 min (10.4 mi)

4. Merge onto TX-1 Loop S

10.1 mi

5. Use the right 2 lanes to take the exit toward TX-45 W

0.3 mi

Continue on TX-45 W. Take Ranch to Market Rd 1826 to Concord Cir in Hays County

12 min (7.8 mi)

6. Continue onto TX-45 W

2.3 mi

7. Use any lane to turn left onto Ranch to Market Rd 1826

4.4 mi

8. Turn left onto Crystal Hills Dr

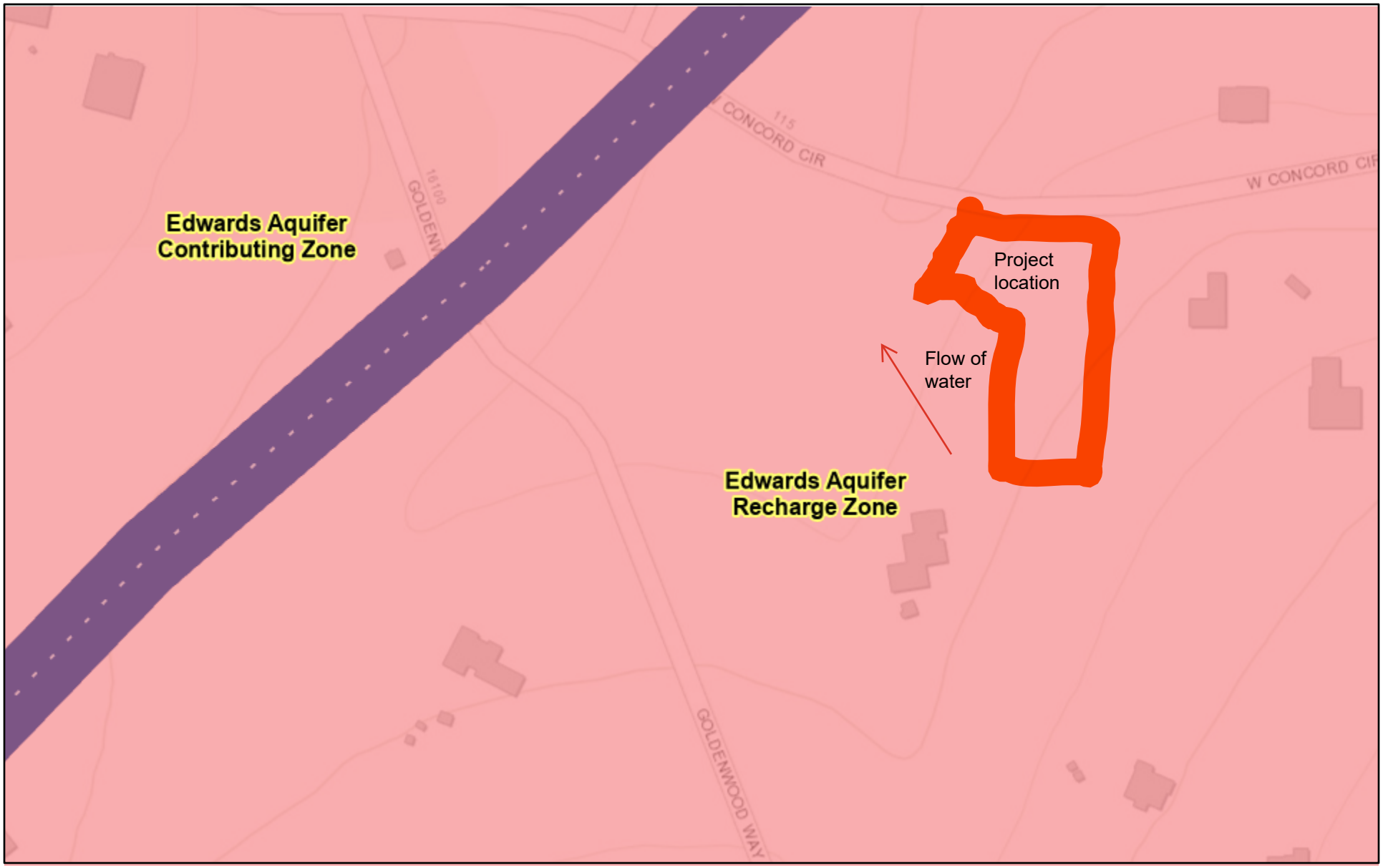
0.8 mi

9. Continue straight onto Concord Cir

0.3 mi

Concord Cir
Texas 78737

Edwards Aquifer Viewer Custom Print



11/14/2024, 10:12:56 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Edwards Aquifer Label

Edwards Aquifer Boundary

Edwards Aquifer Boundary central line

Groundwater Conservation Districts

Hays Trinity GCD

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

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

Web AppBuilder for ArcGIS

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

Attachment C Project :

INTRODUCTION:

The subject parcel is approximately 140,807 s.f. and is a vacant lot with no existing buildings or impervious pavement, therefore being an undeveloped site there will not be any proposed areas of proposed demolition. A new glamping facility with 9 cabins and a reception building, aggregate walk and drive will be built on site, the total impervious area 15,186 s.f., The proposed stormwater will flow to a proposed detention pond with infiltration being used for the permanent BMP. There will not be any offsite area flowing into the site.

Sincerely
Ante Puljic, PE

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: Ante Puljic, PE

Date: 11/18/

Signature of Customer/Agent:

Ante Puljic

Regulated Entity Name: Geniuses City Glamping Facility

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: none

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.

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

New Customer | Update to Customer Information | Change in Regulated Entity Ownership

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

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

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

Geniuses City LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** (*if applicable*)
805313717	32092604605		

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

12. Number of Employees	**13. Independently Owned and Operated?**
0-20 21-100 101-250 251-500 501 and higher	Yes Operated by manager 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 | Other: ____

Occupational Licensee | Responsible Party | VCP/BSA Applicant

15. Mailing Address:	16801 Addison Rd, Suite 124							
	City	Addison	**State**	TX	**ZIP**	75001	**ZIP + 4**	5696

16. Country Mailing Information (*if outside USA*)	**17. E-Mail Address** (*if applicable*)
	leonid31@gmail.com

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** (*if applicable*)
(214) 280 - 3284		( ) -

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.)*

Geniuses City

23. Street Address of the Regulated Entity: *(No PO Boxes)*	113 Concord Circle							
	City	Austin	**State**	TX	**ZIP**	78737	**ZIP + 4**	
24. County	Hays							

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

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

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

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

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

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

Glamping resort(short term cabin rentals)

34. Mailing Address:	16801 Addison Rd, Suite 124							
	City	Addison	**State**	TX	**ZIP**	75001	**ZIP + 4**	5696

35. E-Mail Address:	leonid31@gmail.com

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(214) 280 - 3284		( ) -

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

Dam Safety	Districts	Edwards Aquifer	Emissions Inventory Air	Industrial Hazardous Waste
Municipal Solid Waste	New Source Review Air	OSSF	Petroleum Storage Tank	PWS
		OSSF-2024-3884		
Sludge	Storm Water	Title V Air	Tires	Used Oil
Voluntary Cleanup	Wastewater	Wastewater Agriculture	Water Rights	Other:

SECTION IV: Preparer Information

40. Name:	Art Village LLC / Ihor Stepanov	**41. Title:**	General Contractor

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 299 - 4069		( ) -	artvillageus@gmail.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Geniuses City LLC	**Job Title:**	manager 3	
Name *(In Print):*	Halyna Shabshai		**Phone:**	(512) 939 - 5538
Signature:			**Date:**	12/11/2024

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

I Ihor Stepenov,
Print Name

President,
Title - Owner/President/Other

of Genieses City Glamping Facility,
Corporation/Partnership/Entity Name

have authorized Tony Puljic Puljic, PE
Print Name of Agent/Engineer

of ATP Civil Engineering
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:

Ante Ivy Pay
Applicant's Signature

12-11-24
Date

THE STATE OF IL §

County of Cook §

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

GIVEN under my hand and seal of office on this 11 day of December, 2024.

Semsa Sadic
NOTARY PUBLIC

Semsa Sadic
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10-22-2028

"OFFICIAL SEAL"
SEMSA SADIC
Notary Public, State of Illinois
Commission No. 998915
My Commission Expires October 22, 2028

HP Officejet Pro 8600 N911a Series

Fax Log for

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Last Transaction

Date	Time	Type	Station ID	Duration	Pages	Result
				Digital Fax		
00 00	00:00AM	Fax Sent	18556416935	2:26 N/A	3	OK

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

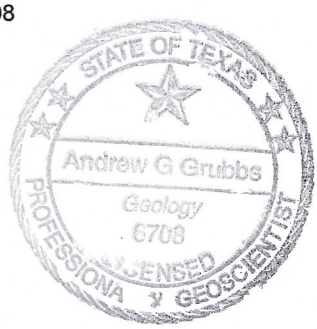
Print Name of Geologist: Andy G. Grubbs RS PG Telephone: 512 644-5361

Date: 11-20-2024 Fax: _____

Representing: _____ (Name of Company and TBPG or TBPE registration number)

Signature of Geologist: Hays Environmental Consulting PG # 6708

Andy G Grubbs, RS PG



Regulated Entity Name: Geniuses City LLC

Project Information

1. Date(s) Geologic Assessment was performed: 10-29-2024
2. Type of Project:
   - ☑ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Rumple-Comfort	C	34'

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = 50 '
   Site Geologic Map Scale: 1" = 50 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 600 '

9. Method of collecting positional data:

   [X] Global Positioning System (GPS) technology.
   [ ] Other method(s). Please describe method of data collection: _____

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

11. [X] Surface geologic units are shown and labeled on the Site Geologic Map.

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

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

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

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

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

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

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Geniuses City LLC

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

* DATUM: _____

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

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

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

Date 11-20-24

Sheet ___ 1 of 1

STATE OF TEXAS
Andrew G Grubbs
Geology
6700
LICENSED
PROFESSIONAL GEOSCIENTIST

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

SITE SOILS

.

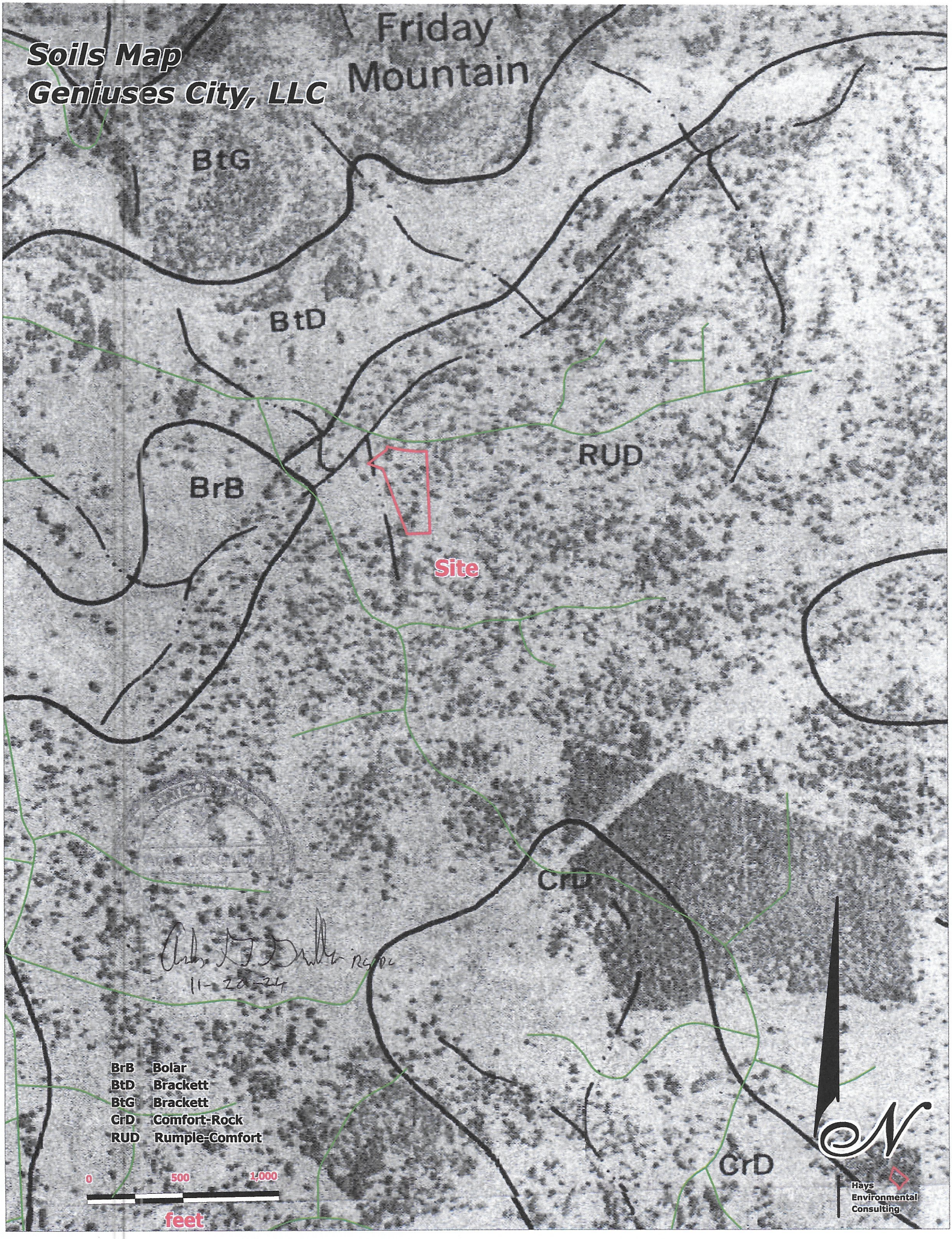
The soils mapped on the site by the U.S. Soil Conservation Service are the Rumple -Comfort series of the Gravelly Redland and Low Stony Hills range sites. They are dark cherty clay and clay loams, shallow to moderately deep on uplands of the Edwards Plateau Land Resource Area. The soil at this location are fairly uniform and moderately deep, up to 30" in thickness. At 3 sites characteristic of the area test holes were dug and the soil types were determined. In general the soils are dark brown clays that turn red at a depth of 10-14". This site is covered by a thicker than average soil cover with good vegetation. Large post oaks and good stands of grasses cover the site. Visual inspection showed that there are few areas of rocky thin soils and very little exposed bedrock. Rumple - Comfort series soils are very high clay and percolate rain water slowly. Permeability varies from 0.6" / hour to 0.02" / hour. These high clay soils have high shrink /swell characteristics

RSPE

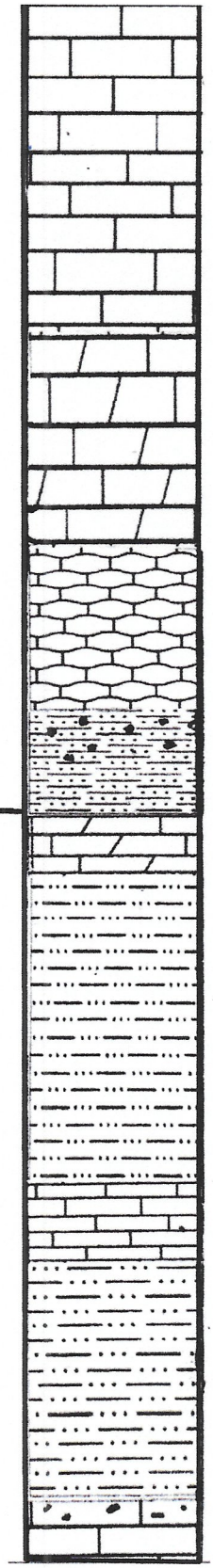
ANDREW G. GRUBBS
PROFESSIONAL GEOSCIENTIST # 6708

STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST

11-20-24


Soils Map
Geniuses City, LLC
Friday Mountain
BtG
BtD
BrB
RUD
Site
CrD
CrD
11-22-24
BrB Bolar
BtD Brackett
BtG Brackett
CrD Comfort-Rock
RUD Rumple-Comfort
0
500
1,000
feet
N
Hays Environmental Consulting

Attachment B:
Site Stratigraphic Column



Kk VII **Kainer Formation**
Dolomitic Member

Thick Bedded Dolomitic limestone

Kk VIII **Kainer Formation**
Basal Nodular Member

Nodular limestone

Fredricksburg Group **Walnut Formation**

Fossiliferous Marl

Trinity Group

Dolomitic limestone

K gu

Marl

Upper Glen Rose Formation

Flagstone limestone

Marl

Fossiliferous flaggy limestone

STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST

11-20-24

Andrew G Grubbs RS PG
Professional Geoscientist # 6708

ATTACHMENT C

SITE GEOLOGY:

Site

The site of the Geniuses City LLC project located at 113 west Concord Circle. This is on the south side of Concord Circle approximately 0.16 miles east the junction of Crystal Hill Drive, Goldenwood Way and West Concord circle. This tract is 2.0 acres out of the Seaborn J. Watley League Survey and is platted as Lot 28, Radiance Subdivision, phase I. Records for the Radiance subdivision, phase I are dated 8-29-1983 and found in volume 2, pages 397-399 of the Hays county subdivision plat records. Additional records for the site can be found under tax ID # R63044. Located in the east central part of Hays County 8.3 miles northwest of Buda. There are no permanent improvements present on this site. Public water supply is available in this area. This site is on the western most edge of the Edwards Recharge zone. 0.06 miles east of the Contributing Zone.

Structure

This project area is near the western edge of the Balcones Fault Zone where the Fredericksburg division rocks of the Edwards group thin and the earlier Trinity division rocks are exposed. The stair step hill country of the upper Glen Rose begins approximately 0.2 miles to the west. The tract is just east of the Tom Creek Fault. Beds on the site appear to be fairly horizontal with some nearby areas having a slight tilt due to faulting. No evidence for displacement faults was found on the tract. This area is to the south of a large scale relay ramp formed between the Tom Creek Fault and other major displacement faults to the east

Stratigraphy

The Basal Nodular member, subdivision VIII of the Kainer Formation is the surface exposure found on this tract. This member of the Kainer Formation is a shallow water highly bioturbated mudstone. It generally has a low permeability fabric estimated as less than 10% and acts as a barrier to the vertical migration of water. Permeability is formed by dissolution of fossils and burrows. Some fracture and bedding plane porosity also occurs in this member Cavern development is concentrated on structure or bedding planes. The total thickness of Kainer Formation rocks on this site appears to be less than 50' at most.

Lithology

The lithology of the Basal Nodular member is very dense, fine grained, recrystallized dolomitic limestone. The rock is thick bedded to massive. The rock fabric appears to be a uniform, fine grained, very dense strata. The site is generally covered with a moderately thick soil and few outcropping rocks are present. Surface sculpture of the bedrock by solution is moderate to poorly developed on the site and generally little honeycomb development was noted in this section. Due to the tectonic history and setting near major faults, fracture permeability is probably relatively high in these rocks.

Water infiltrating in this area probably resurges at the Edwards / Glen Rose contact in a nearby tributary of Bear Creek. Due the thin section of Kainer strata present here there is very little

connectivity to the larger aquifer segments. The potential for infiltrating waters to run along the nearby faults and flow to Barton Springs 14.3 miles to the northeast is very low. The thick high clay soil cover on this site will also impede rapid infiltration of storm water runoff.

The entire tract was surveyed using walking transects no greater than 50' apart. Geophysical well logs from nearby water wells have also been examined.. Water wells in this area tap formations in the middle and lower Trinity group due to the relative thinness of the Edwards rocks here. Groundwater in this area is administered by the BSEACD.

Geologic studies specific to this area which were used as background include, Hill (1901) George (1948) Bills (1957) Noyes and Young (1960) DeCook (1960) Rose, P.R.(1972) Maclay and Small (1976) Collins, Baumgardner, and Raney (1991) Hanson and Small (1995) and Ahr (2008)

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Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76-627, 65p.

Noyes, A.P.,Jr. and Young, K.P., 1960, Geology of Purgatory Creek area, Hays and Comal Counties, Texas: Texas Jour. Sci., v.12 no1 & 2, p. 64-104

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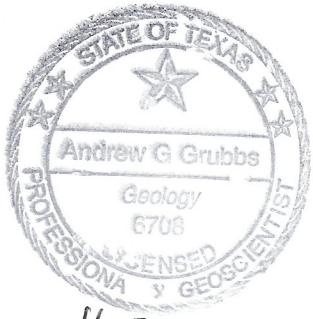
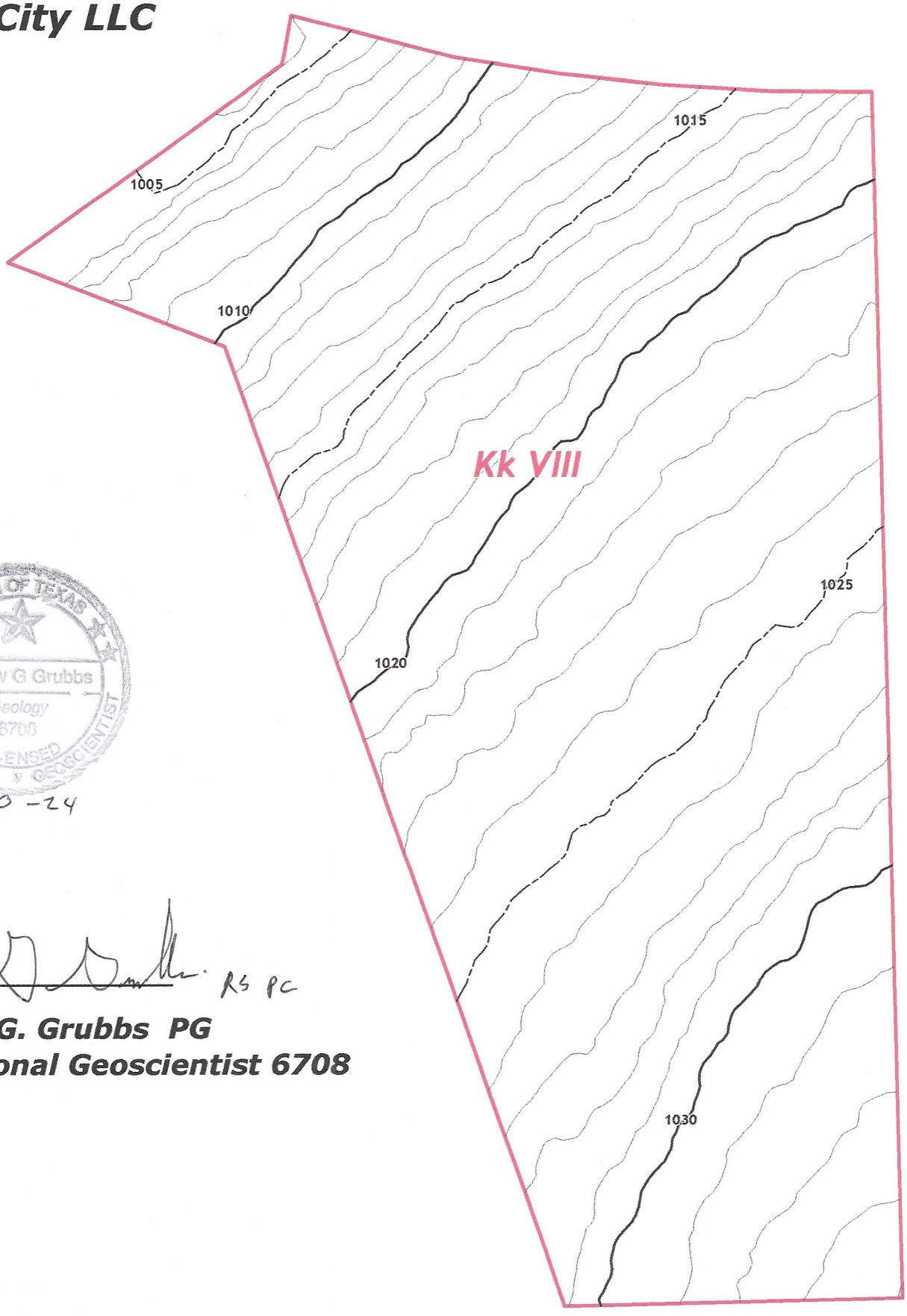


RS PG

ANDREW G. GRUBBS
PROFESSIONAL GEOSCIENTIST # 6708

11-20-24

Attachment D
Site Geologic Map
Geniuses City LLC



STATE OF TEXAS
Andrew G Grubbs
Geology
6708
LICENSED
PROFESSIONAL GEOSCIENTIST

11-20-24

RS PC

Andrew G. Grubbs PG
Professional Geoscientist 6708

N

Hays Environmental Consulting

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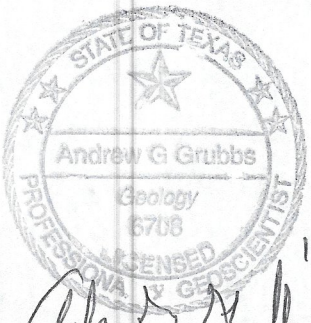
Topographic Contours based on LiDAR TNRIS 2024

Attachment D
Geologic Map II
Geniuses City LLC



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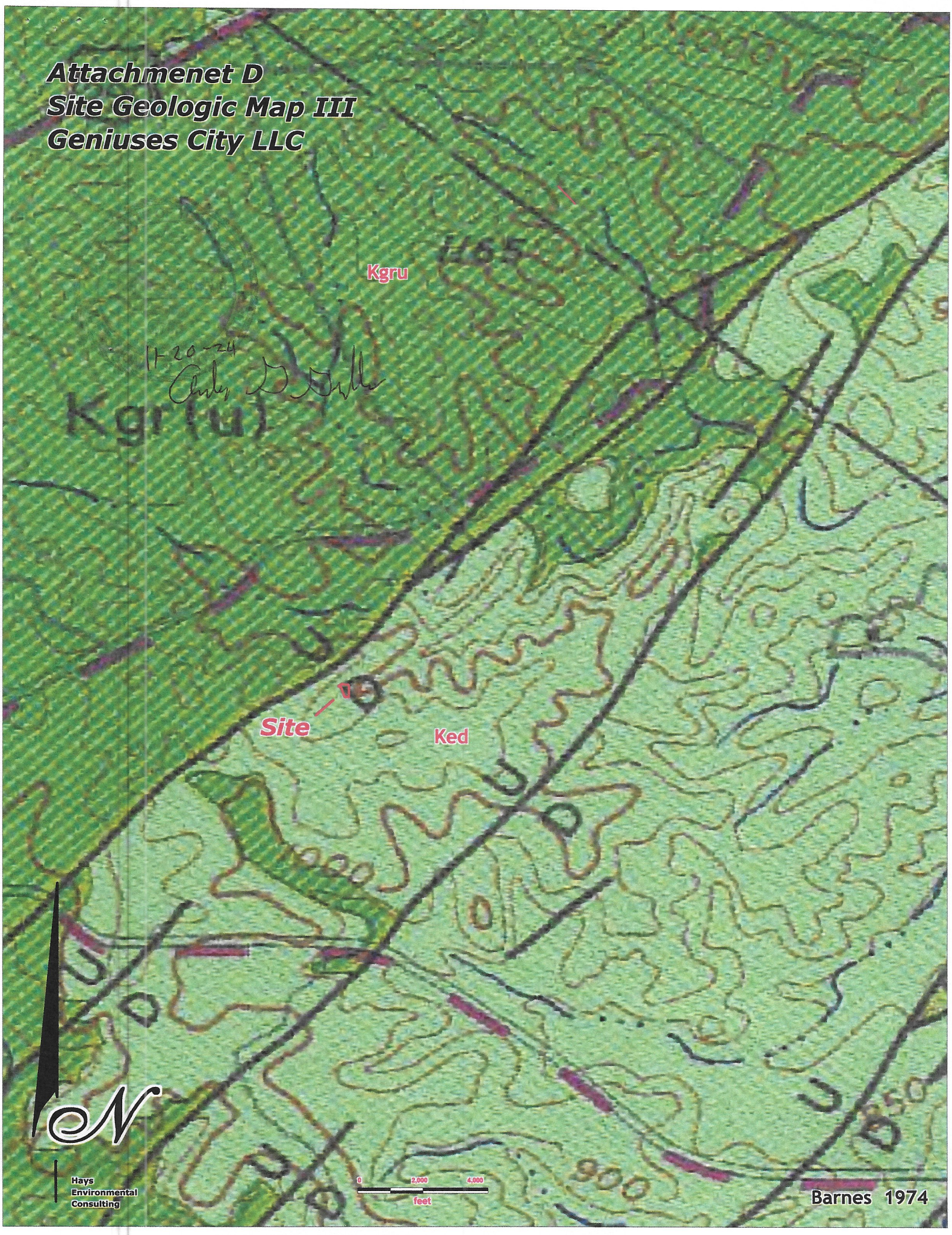
RS PG

Kk VII	Dolomitic member
Kk VIII	Basal Nodular member
Kgru	Upper Glen Rose


Attachmenet D
Site Geologic Map III
Geniuses City LLC
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Consulting
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4,000
feet
Barnes 1974

NEW GLAMPING FACILITY

113 CONCORD CIRCLE DRIVE
DRIPPING SPRINGS, TX

SHEET	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	EROSION CONTROL PLAN
4	ENGINEERING SITE PLAN
5	SITE DIMENSION PLAN
6	EXISTING LOT DRAINAGE PLAN
7	PROPOSED DRAINAGE PLAN
8	UTILITY PLAN
9	GENERAL NOTES
10	SITE DETAILS
11	SITE DETAILS
	ATTACHMENTS
LS	SITE SURVEY (BY OTHERS)

SHEET INDEX

VICINITY MAP

LEGAL DESCRIPTION-
LOT 28 RESUBDIVISION OF LOT 20 AND 22, RADIANCE PHASE 1

PROPOSED IMPERVIOUS CONDITIONS:

LOT COVERAGE:	2.01ACRES
EXISTING IMPERVIOUS AREA:	0 S.F.
PROPOSED BUILDINGS:	6519 S.F. ± (TOTAL)
PROPOSED AGGREGATE:	8667 S.F.

PROJECT NOTES:

FLOODPLAIN NOTE - FEMA INSURANCE RATE MAP PANEL # 48209CO140F DATED 9/2/2005 INDICATES THE PROPERTY IS WITHIN ZONE X , AREAS OF MINIMAL FLOOD HAZARD

EDWARDS AQUIFER CONTRIBUTING ZONE - THE PROPOSED PROPERTY IS ENTIRELY WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

ZONING -

PROPERTY LEGAL DESCRIPTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS THE CITY MUST RELY UPON THE ADEQUACY OF WORK OF THE DESIGN ENGINEER

A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED IN DOCUMENT # PUBLIC RECORDS OF HAYS COUNTY TX

ENGINEERING PERFORMED BY: ATP CIVIL ENGINEERING
6106 N KNOX AVE
CHICAGO IL, 60646
TONY PULJIC, PE
773-406-9565

PROPERTY OWNER: GENESUIS CITY, LLC
16801 ADDISON RD, SUITE 124
ADDISON, TX 75001
214-280-3284

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

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
TITLE SHEET

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

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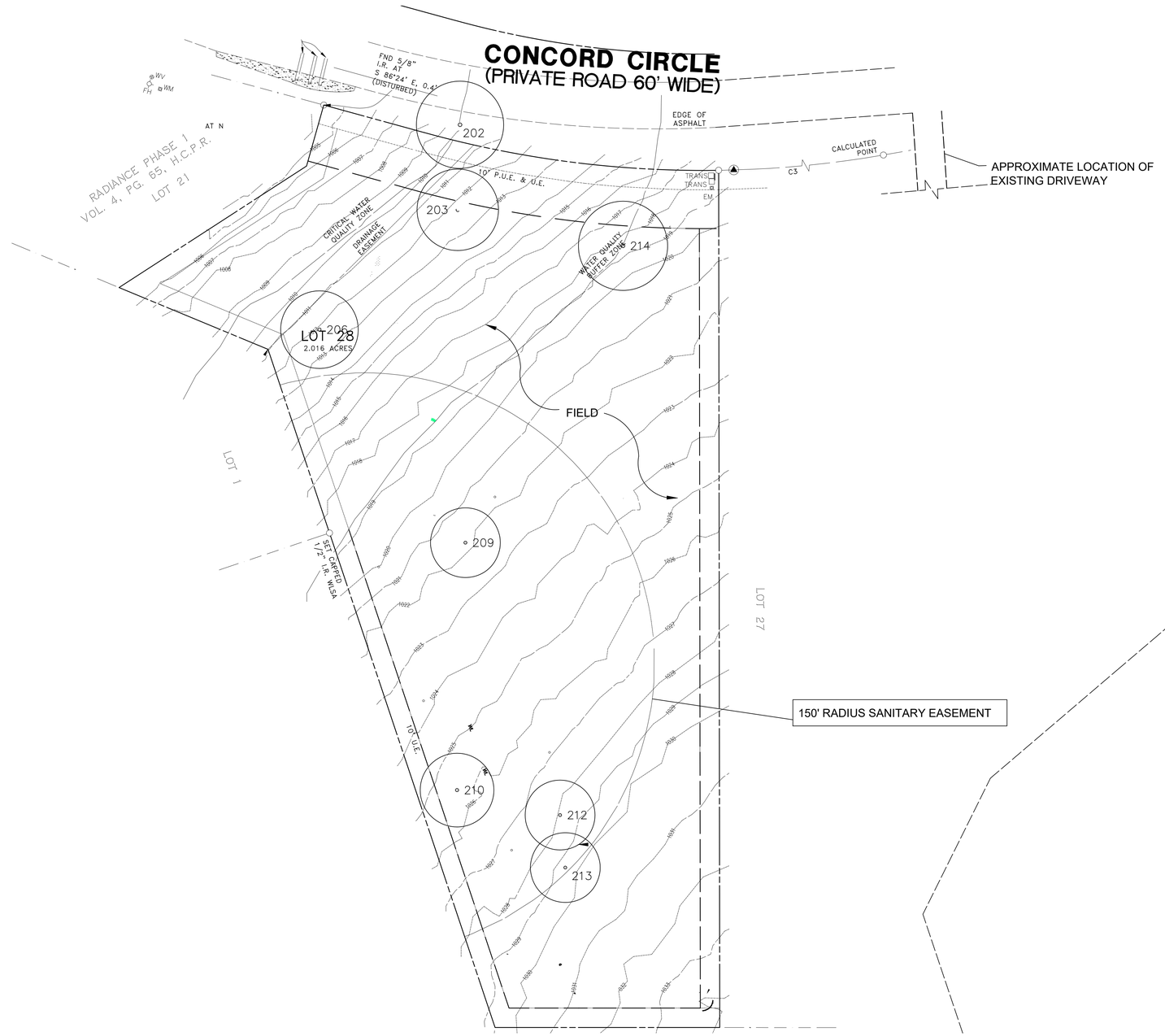
STATE OF TEXAS
ANTE PULJIC
144990
LICENSED
PROFESSIONAL ENGINEER

9-20-24

SHEET NO.
1



TREE TABLE	
NUMBER	TYPE
202	22.5" POST OAK
203	21" POST OAK
206	20" POST OAK
209	18" POST OAK
210	19" POST OAK
212	18" POST OAK
213	18" POST OAK
214	23" POST OAK

SCALE 1" = 30'

0 15' 30' 60'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
EXISTING CONDITIONS

DRAWN BY:	AP
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SHEET NO.

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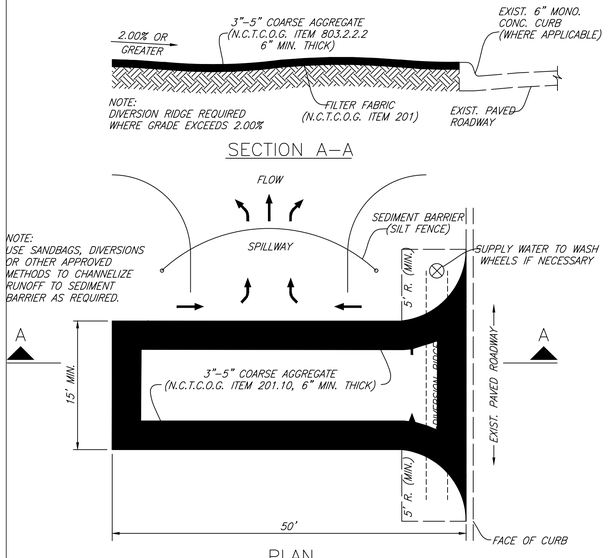
EROSION CONTROL PLAN KEYED NOTES

1. PROPOSED SILT FENCE FOR EROSION CONTROL 990 ± L.F. SEE DETAIL
2. PROPOSED CONSTRUCTION ENTRANCE SEE DETAIL, THIS SHEET
3. PROPOSED WASHOUT AREA FOR CEMENT TRUCKS
4. TREE PROTECTION, SEE DETAIL SHEET 9



CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

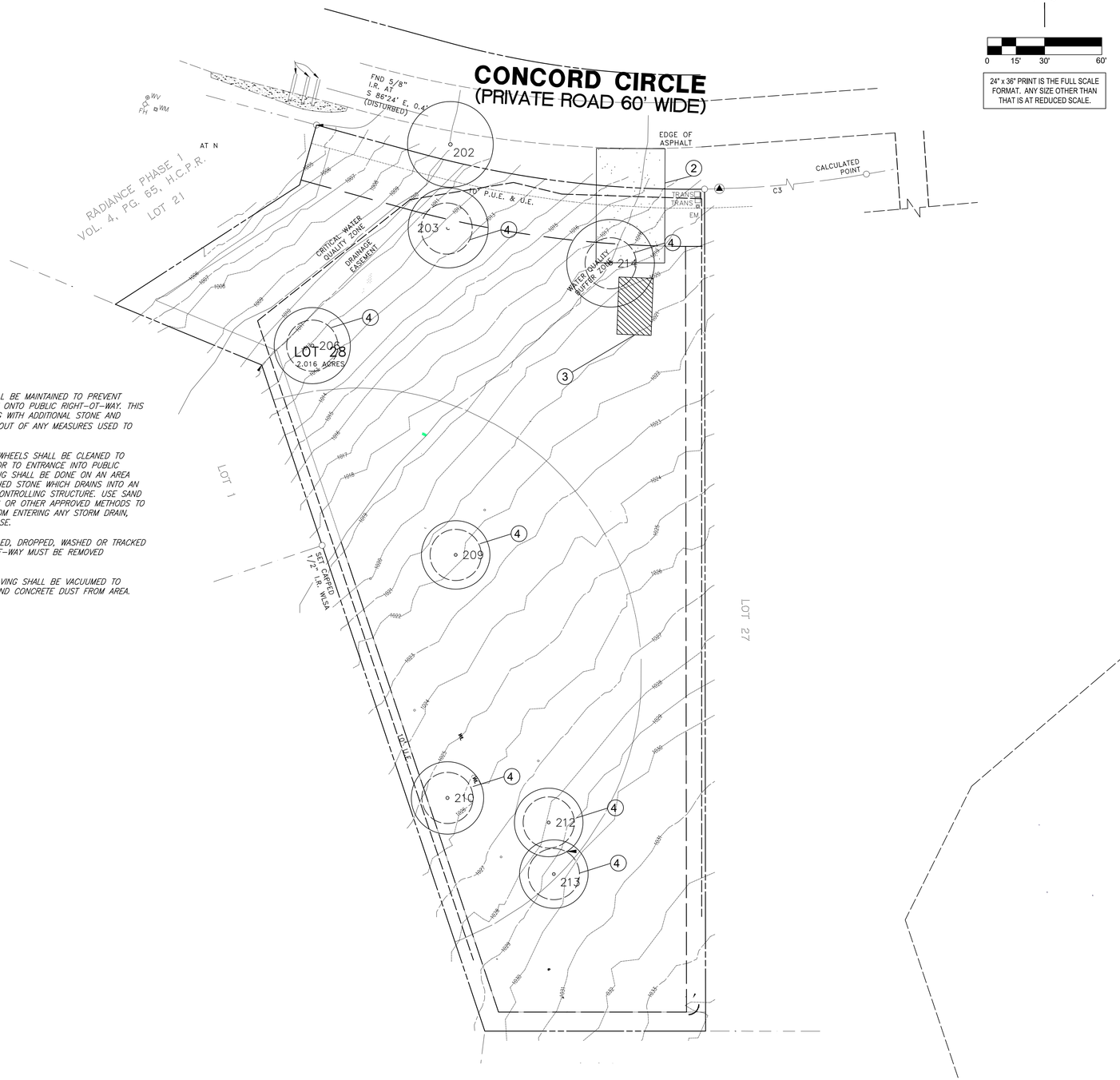
⚠ CONSTRUCTION NOTES:

1) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT–OT–WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT–OF–WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.

3) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.

4) ALL SAWING FOR PAVING SHALL BE VACUUMED TO REMOVE ALL SLURRY AND CONCRETE DUST FROM AREA.



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PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
EROSION CONTROL PLAN

DRAWN BY:	AP
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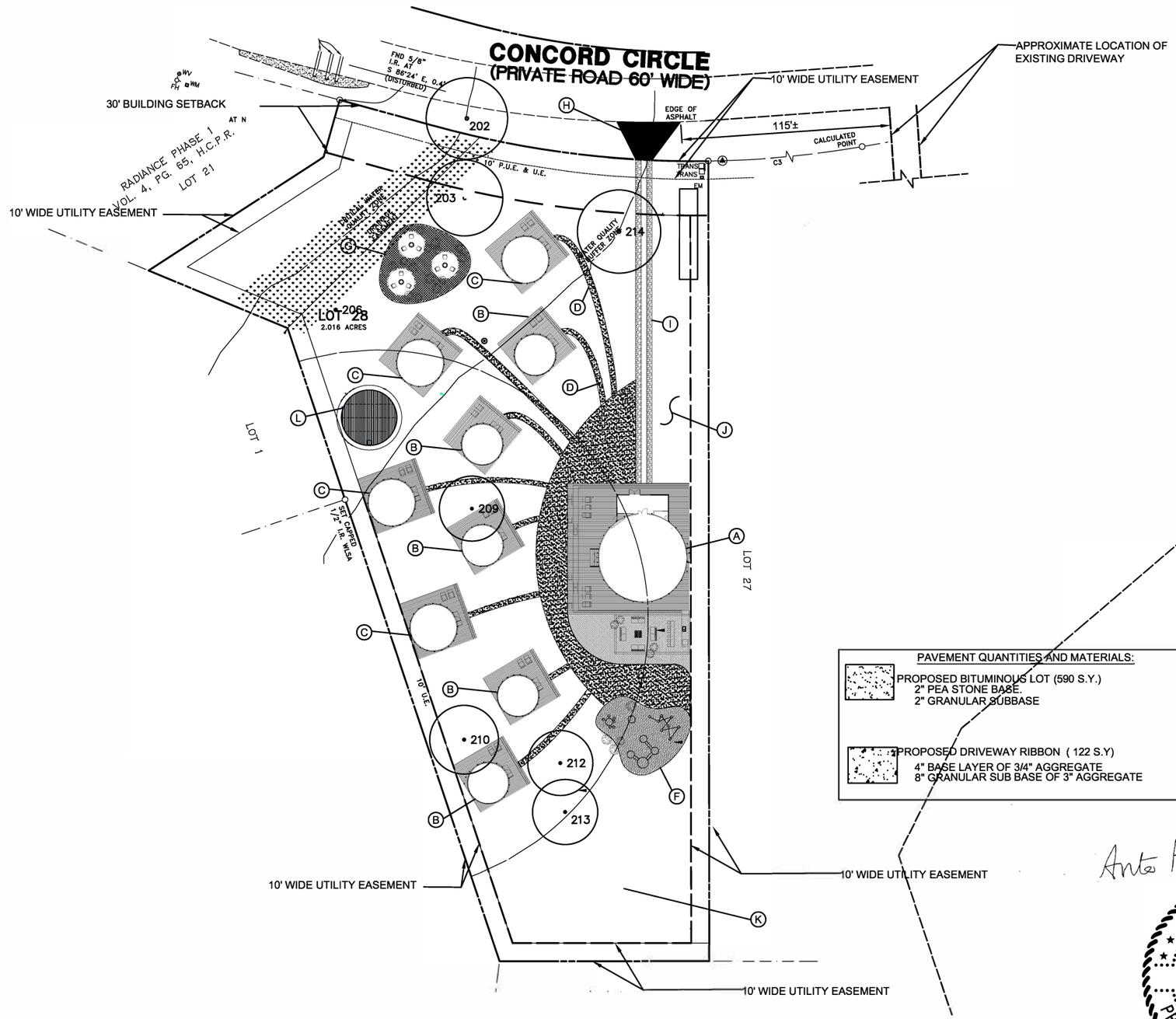
PROPOSED SITE PLAN KEYED NOTES

- (A) PROPOSED GLAMPING CABIN, TYPE 1 , WITH RECEPTION AREA AND COMMON SPACE SEE ARCHITECTURAL DRAWINGS FOR LAYOUT AND DETAILS
- (B) PROPOSED GLAMPING CABIN, TYPE 2 , SEE ARCHITECTURAL DRAWINGS FOR LAYOUT AND DETAILS
- (C) PROPOSED GLAMPING CABIN, TYPE 3 , SEE ARCHITECTURAL DRAWINGS FOR LAYOUT AND DETAILS
- (D) PROPOSED WALKING PATH TO GLAMPING CABIN , TYP
- (E) PROPOSED DRIVEWAY
- (F) PLAYGROUND AREA
- (G) SAND FILLED RELAXATION AREA WITH FIRE PIT
- (H) PROPOSED DRIVEWAY APRON SEE DETAIL SHEET 9
- (I) PROPOSED AGGREGATE RIBBON DRIVE PATH
- (J) PROPOSED GRASS AREA FOR CUSTOMER PARKING, 11 CARS MAX
- (K) SEPTIC FIELD, SEPTIC AND PROPOSED WATER SUPPLY DESIGN WAS PERFORMED BY OTHERS.
- (L) PROPOSED, 39,000 GALLON RAINWATER STORAGE TANK (DESIGN BY OTHERS)



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NUMBER	TYPE
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203	21" POST OAK
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209	18" POST OAK
210	19" POST OAK
212	18" POST OAK
213	18" POST OAK
214	23" POST OAK

PAVEMENT QUANTITIES AND MATERIALS:

PROPOSED BITUMINOUS LOT (590 S.Y.)
2" PEA STONE BASE.
2" GRANULAR SUBBASE

PROPOSED DRIVEWAY RIBBON (122 S.Y)
4" BASE LAYER OF 3/4" AGGREGATE
8" GRANULAR SUB BASE OF 3" AGGREGATE

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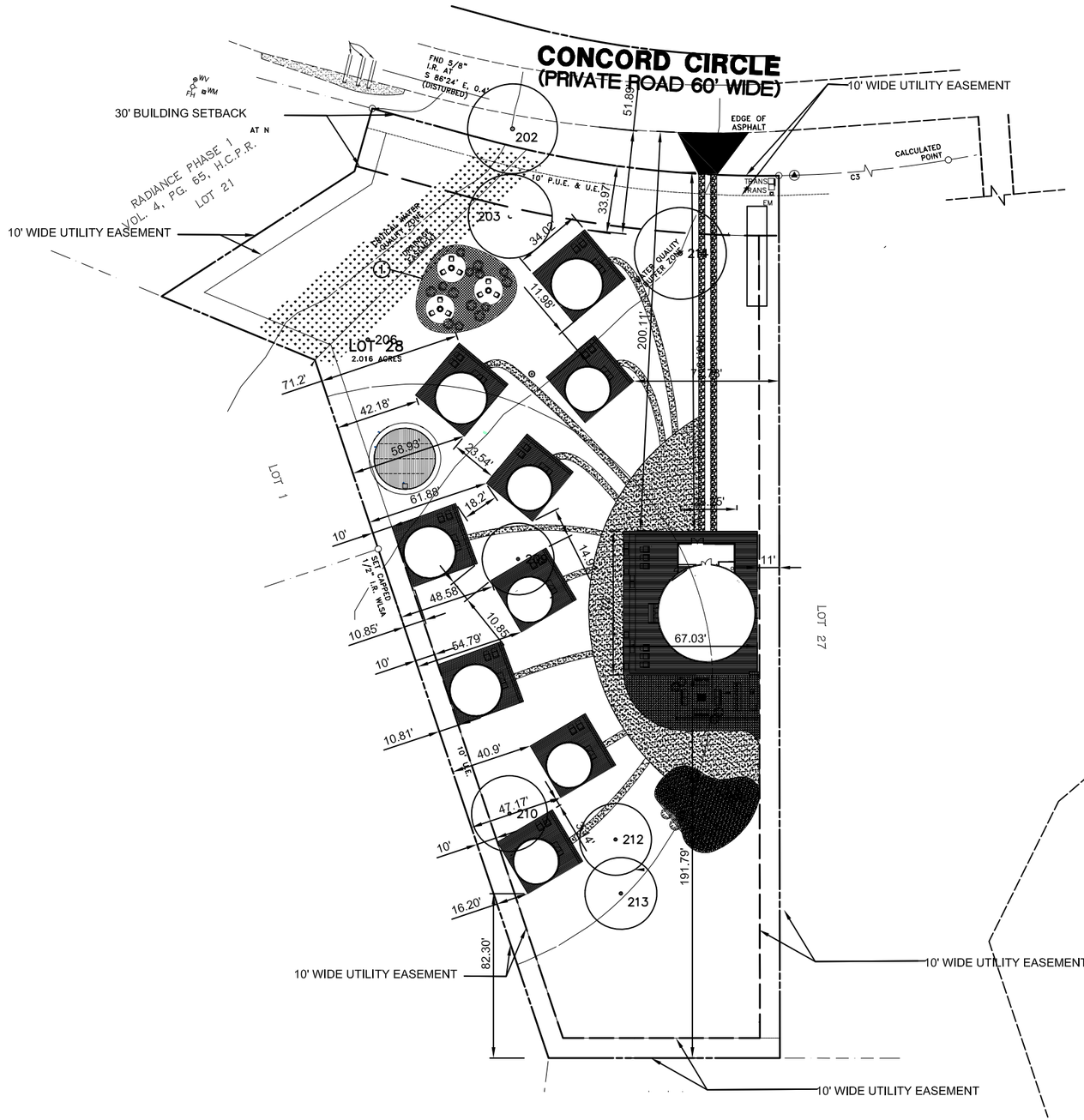
No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
ENGINEERING SITEPLAN

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

SHEET NO.

4



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No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
SITE DIMENSION PLAN

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DATE:	09/07/24
PROJECT No.:	TX-1

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5

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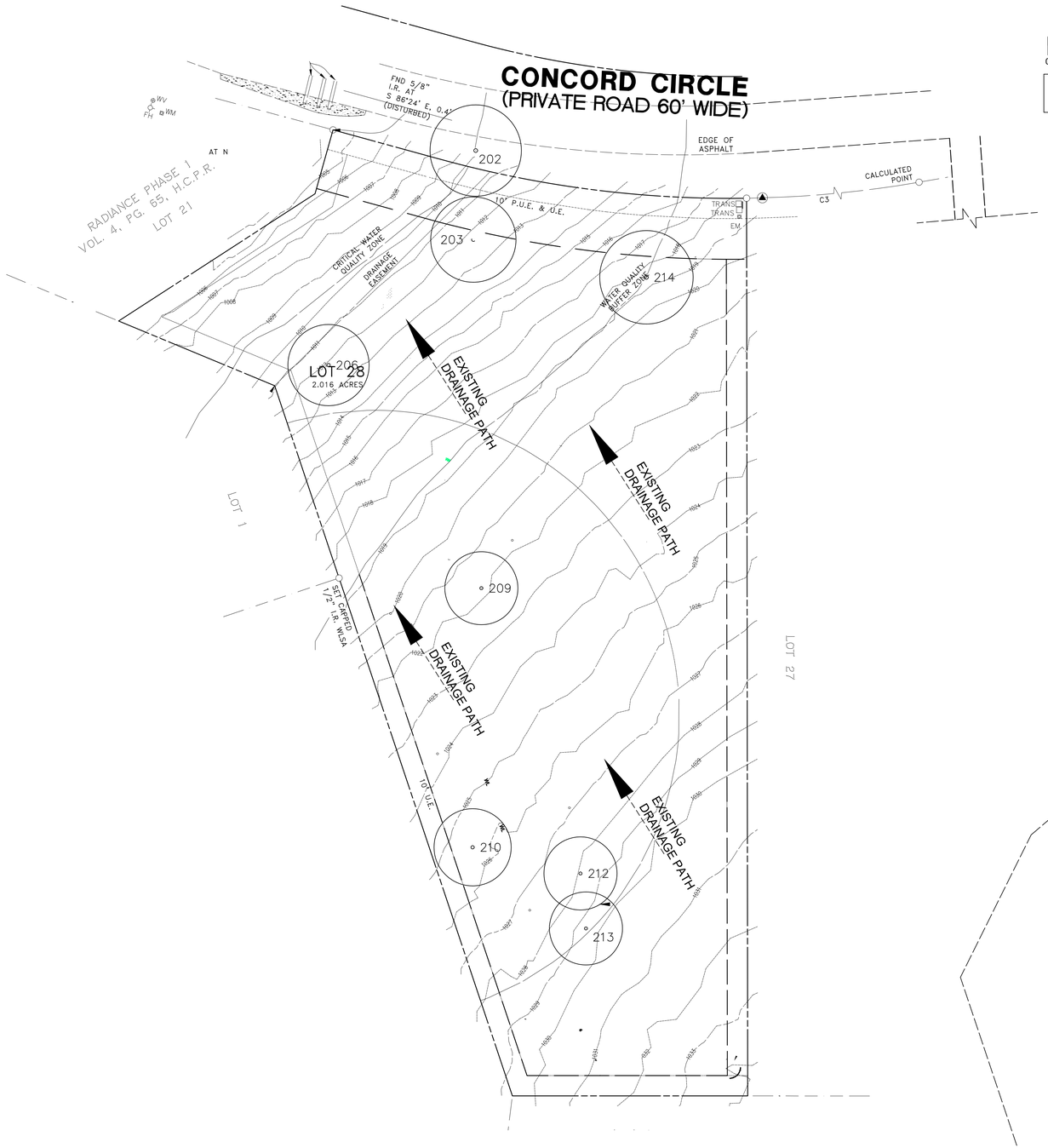

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No.	REVISION / DESCRIPTION	DATE
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PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
EXISTING DRAINAGE CONDITIONS

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

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STATE OF TEXAS
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144990
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PROFESSIONAL ENGINEER

9-20-24

SHEET NO.

6

Texas 811
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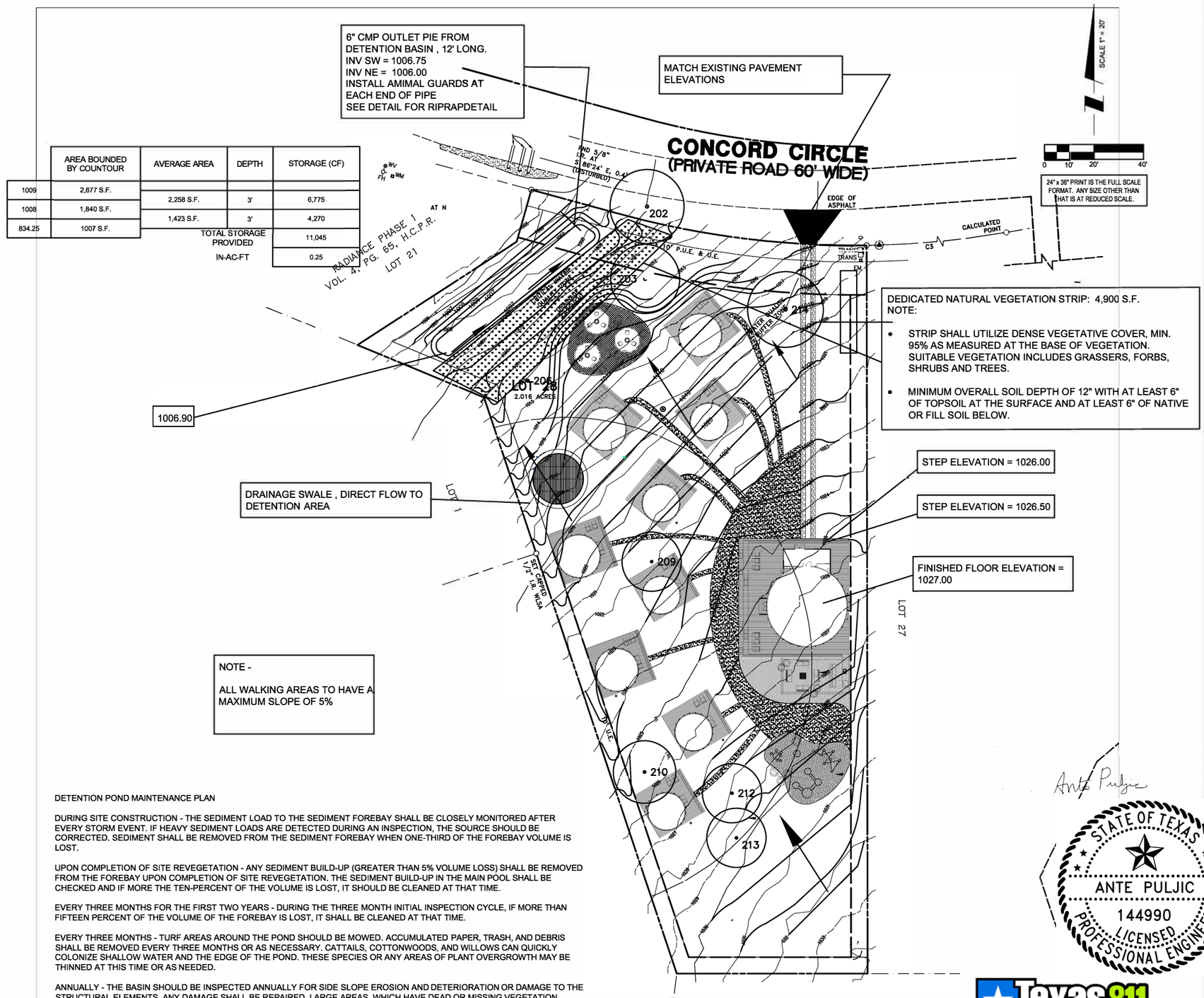
GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE LIST FROM THE, STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, RECENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF OF WYLIE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN TEXAS, CURRENT EDITION , AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF DRIPPING SPRINGS THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE APPLICABLE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF DRIPPING SPRINGS SHALL GOVERN ALL
4. THE CITY OF DRIPPING SPRINGS ENGINEERING DEPARTMENT, MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE CITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. ONE SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, TELEPHONE, POWER, GAS, AND CABLE TELEVISION IF ANY THE UTILITY HOTLINE NUMBER IS 811
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
8. ALISTNY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF IT IS WITHIN CITY LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE CITY OF DRIPPING SPRINGS PRIOR TO PLACING THE BASE MATERIAL.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS... AND THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6-BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. AT 14 DAYS. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 625.01 OF STANDARD SPECIFICATIONS.
12. THE CURB AND GUTTER SHALL HAVE 3/4"-THICK PREMOULDED FIBRE EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-FEET LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.



	AREA BOUNDED BY COUNTOUR	AVERAGE AREA	DEPTH	STORAGE (CF)
1009	2,677 S.F.			
		2,258 S.F.	3'	6,775
1008	1,840 S.F.			
		1,423 S.F.	3'	4,270
834.25	1007 S.F.			
			TOTAL STORAGE PROVIDED	11,045
			IN-AC-FT	0.25

DETENTION POND MAINTENANCE PLAN

DURING SITE CONSTRUCTION - THE SEDIMENT LOAD TO THE SEDIMENT FOREBAY SHALL BE CLOSELY MONITORED AFTER EVERY STORM EVENT. IF HEAVY SEDIMENT LOADS ARE DETECTED DURING AN INSPECTION, THE SOURCE SHOULD BE CORRECTED. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT FOREBAY WHEN ONE-THIRD OF THE FOREBAY VOLUME IS LOST.

UPON COMPLETION OF SITE REVEGETATION - ANY SEDIMENT BUILD-UP (GREATER THAN 5% VOLUME LOSS) SHALL BE REMOVED FROM THE FOREBAY UPON COMPLETION OF SITE REVEGETATION. THE SEDIMENT BUILD-UP IN THE MAIN POOL SHALL BE CHECKED AND IF MORE THE TEN-PERCENT OF THE VOLUME IS LOST, IT SHOULD BE CLEANED AT THAT TIME.

EVERY THREE MONTHS FOR THE FIRST TWO YEARS - DURING THE THREE MONTH INITIAL INSPECTION CYCLE, IF MORE THAN FIFTEEN PERCENT OF THE VOLUME OF THE FOREBAY IS LOST, IT SHALL BE CLEANED AT THAT TIME.

EVERY THREE MONTHS - TURF AREAS AROUND THE POND SHOULD BE MOWED. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY THREE MONTHS OR AS NECESSARY. CATTAILS, COTTONWOODS, AND WILLOWS CAN QUICKLY COLONIZE SHALLOW WATER AND THE EDGE OF THE POND. THESE SPECIES OR ANY AREAS OF PLANT OVERGROWTH MAY BE THINNED AT THIS TIME OR AS NEEDED.

ANNUALLY - THE BASIN SHOULD BE INSPECTED ANNUALLY FOR SIDE SLOPE EROSION AND DETERIORATION OR DAMAGE TO THE STRUCTURAL ELEMENTS. ANY DAMAGE SHALL BE REPAIRED. LARGE AREAS, WHICH HAVE DEAD OR MISSING VEGETATION, SHALL BE REPLANTED.

EVERY THREE YEARS - THE SEDIMENT BUILD-UP IN THE SEDIMENT FOREBAY SHALL BE CHECKED. THE SEDIMENT FOREBAY SHALL BE CLEANED IF MORE THAN ONE-THIRD OF THE FOREBAY VOLUME IS LOST.

EVERY SIX YEARS - THE SEDIMENT BUILD-UP IN THE MAIN POOL SHALL BE CHECKED. SEDIMENT SHALL BE REMOVED FROM THE MAIN POOL WHEN TWENTY PERCENT OF THE MAIN POOL VOLUME IS LOST.

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR DRAINAGE REVIEW	8/1/22
1.	CITY REVIEW COMMENTS	9/5/22

PROPOSED DEVELOPMENT
LOT 13 MARTINEZ LANE
SITE GRADING PLAN

DRAWN BY: PP
CHECKED BY: AP
DATE: 05/27/2022
PROJECT No.: TX-129-1

Ante Puljic

STATE OF TEXAS
ANTE PULJIC
144990
LICENSED
PROFESSIONAL ENGINEER

Texas 811
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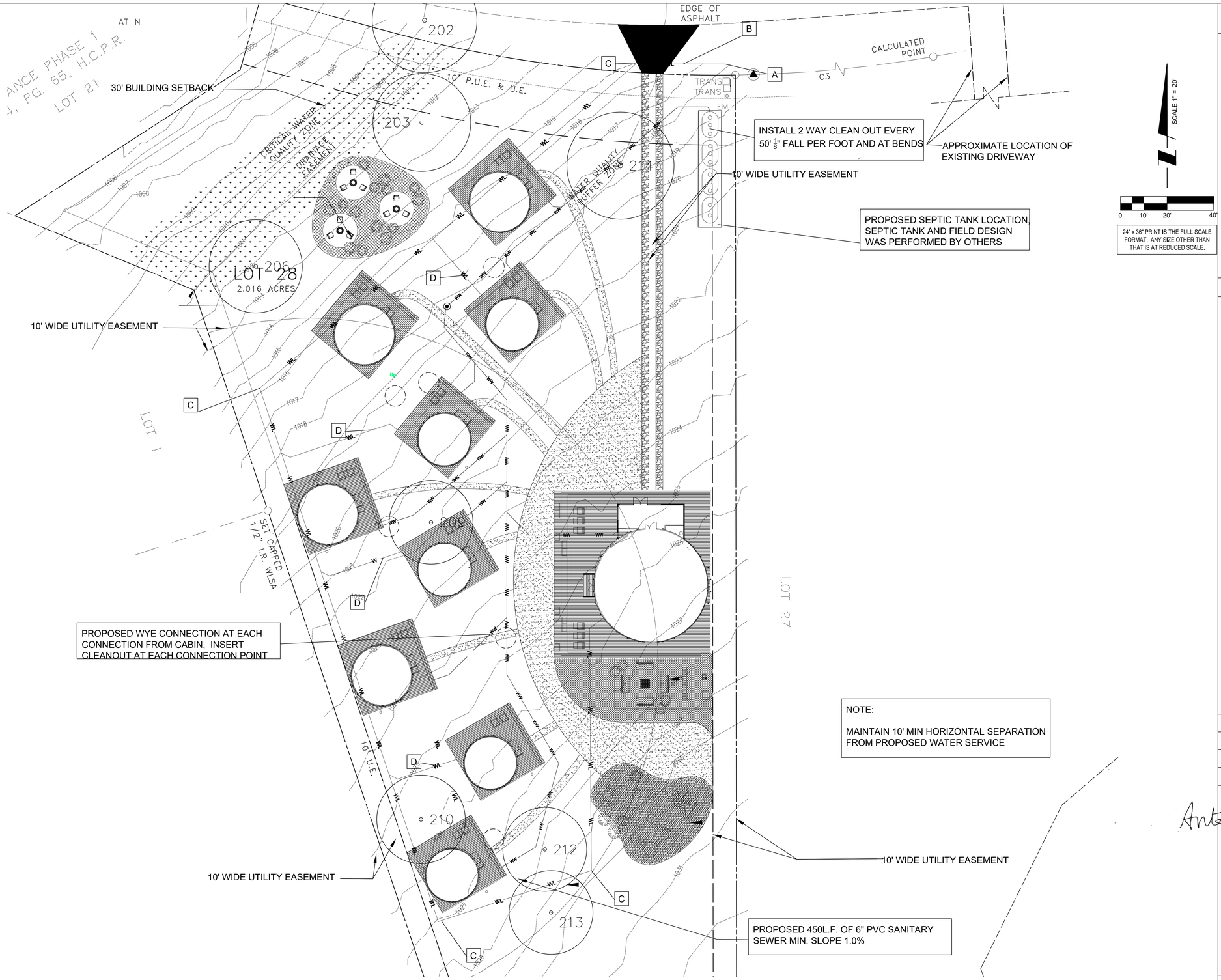
SHEET NO.
7

WATER SERVICE KEYED NOTES

- A — 8" x 12" PRESSURE CONNECTION
- B — 450 L.F. OF 6" DIP CL-52 WATER MAIN, 30" MIN. DEPTH
- C — 8"-45° MJ BEND WITH THRUST BLOCKS
- D — PROPOSED 1-$\frac{1}{2}$" TYPE K WATER SERVICE, WITH BUFFALO BOX (TYP. FOR EACH CABIN)



TREE TABLE

NUMBER	TYPE
202	22.5" POST OAK
203	21" POST OAK
206	20" POST OAK
209	18" POST OAK
210	19" POST OAK
212	18" POST OAK
213	18" POST OAK
214	23" POST OAK

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No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR REVIEW	9/13/24

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
UTILITY PLAN

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

Ante Puljic

STATE OF TEXAS
ANTE PULJIC
144990
LICENSED PROFESSIONAL ENGINEER

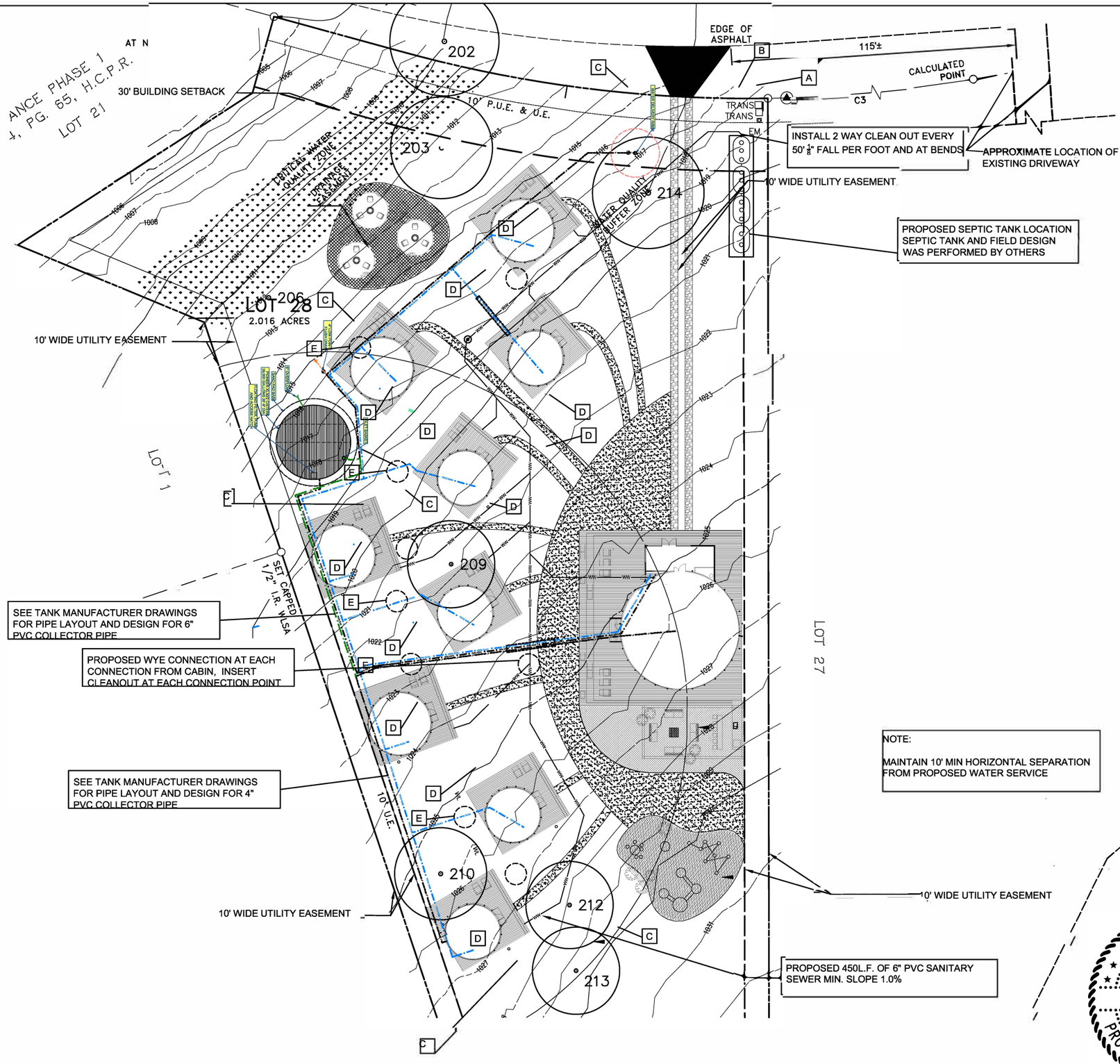
9-20-24

SHEET NO.

8

WATER SERVICE KEYED NOTES

- A — 8" x 12" PRESSURE CONNECTION
- B — 450 L.F. OF 6" DIP CL-52 WATER MAIN, 30" MIN. DEPTH
- C — 8"-45° MJ BEND WITH THRUST BLOCKS
- D — PROPOSED 1-½" TYPE K WATER SERVICE, WITH BUFFALO BOX (TYP. FOR EACH CABIN)
- E — MAINTAIN 18" VERTICAL SEPARATION,TYP



SCALE 1" = 20'

0 10' 20' 40

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

NO.	REVISION / DESCRIPTION	DATE
	ISSUED FOR REVIEW	9/13/24

TREE TABLE

NUMBER	TYPE
202	22.5" POST OAK
203	21" POST OAK
206	20" POST OAK
209	18" POST OAK
210	19" POST OAK
212	18" POST OAK
213	18" POST OAK
214	23" POST OAK

NOTE:

MAINTAIN 10' MIN HORIZONTAL SEPARATION FROM PROPOSED WATER SERVICE

Texas 811
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STATE OF TEXAS
ANTE PULJIC
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PROFESSIONAL ENGINEER

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
UTILITY PLAN

DRAWN BY:	AP
CHECKED BY:	AP
DATE:	09/07/24
PROJECT No.:	TX-1

SHEET NO.

8

PAVING NOTES

1. CONCRETE FOR ALL STREETS AND PRIVATE DEVELOPMENTS SHALL BE IN ACCORDANCE WITH NCTCOG, FOURTH EDITION OR AS AMENDED CLASS "C" CONCRETE (SIX SACK 3,600 P.S.I.) ITEM 303.3.4.2(a) AND ITEM 303.5.6.2 HAND.

2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS. NO STEEL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN TESTED AND PASSED.

4. EXPANSION JOINTS SHALL BE SPACED EVERY 600 FEET, AT ALL INTERSECTIONS AND CHANGES IN DIRECTION OF PAVING. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.

5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 15 FEET OR 1.25 TIMES LONGITUDINAL JOINT SPACING WHICHEVER IS LESS. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING.

6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 7 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET. LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. 41#/SY MAY BE USED IN LIEU OF LIME SERIES TESTING. SUBGRADE SHALL BE COVERED WITH PAVING WITHIN 14 DAYS OR SUBGRADE SHALL BE REWORKED AND RETESTED.

7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN −2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY. SUBGRADE TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.5.1 SUBGRADE.

8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.

9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.

10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 202, LANDSCAPING, OF NCTCOG SPECIFICATIONS, FOURTH EDITION OR AS AMENDED.

11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201, FOURTH EDITION OR AS AMENDED.

12. ALL SIDEWALKS SHALL BE 5' WIDE AND INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS, BE INSTALLED BY THE DEVELOPER AND MEET THE TEXAS DEPT. OF LICENSING REGULATIONS.

13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.

14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.

15. CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PRECONSTRUCTION MEETING. REVISE THE FIRST PARAGRAPH OF NCTCOG SPEC. 303.2.1.3 COARSE AGGREGATE TO READ "CRUSHED LIMESTONE SHALL CONSTITUTE 100% OF THE COARSE AGGREGATE.
16. ALL PAVING FOR PARKING SHALL BE MIN. 5" THICK 3,600 P.S.I. CONCRETE SUBJECT TO CITY ENGINEER APPROVAL.
17. ALL AREAS NOT UNDER PAVING, INCLUDING ALL FRANCHISE UTILITY EASEMENTS, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 92 PERCENT OF THE MAXIMUM DENSITY.
18. CONCRETE PLANTS SHALL CONFORM TO TXDOT 1993 EDITION ITEMS 520 AND 522.
19. ANY CURB AND/OR STREET SECTION REMOVED FOR THE CONSTRUCTION OF A PRIVATE DRIVEWAY SHALL NOT BE REMOVED PRIOR TO 7 DAYS OF CONSTRUCTION OF THE DRIVEWAY. IF THE DRIVEWAY IS NOT CONSTRUCTED WITHIN THIS TIME FRAME AND EXCAVATION HAS BEEN MADE, EXCAVATION SHALL BE REPLACED UNTIL SUCH TIME CONSTRUCTION COMMENCES.
20. MAXIMUM TEMPERATURE OF THE CONCRETE FOR PLACEMENT SHALL BE 95° F AS SPECIFIED IN TXDOT 2004 EDITION ITEM 360.4 PARAGRAPH G.4 TEMPERATURE RESTRICTIONS.
21. PAVING EQUIPMENT REQUIRED SHALL BE AS SPECIFIED IN TXDOT 2004 EDITION UNDER ITEM 360.3
22. WATER INJECTION OF SUBGRADE BY CITY ENGINEER APPROVAL ONLY.
23. SUBGRADE UNDER FIRE LANES SHALL MEET THE PAVING SUBGRADE REQUIREMENTS OR ONE ADDITIONAL INCH OF CONCRETE MAY BE USED.
24. SUBGRADE UNDER PARKING AREAS SHALL BE DETERMINDED BY A GEOTECH REPORT.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.

2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.

3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.

4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.

5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.

6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2−SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED−SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST−IN−PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS.
9. DELETED
10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OR CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS III IS APPROVED WITHIN THE CITY.
12.COLOR TV INSPECTION SHALL BE COMPLETED ON THE STORM SEWER IN THE PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
13.YOUR ATTENTION IS DIRECTED TO SUBDIVISION ORDINANCE SECTION 5.9.C STORM DRAINAGE AND WATER QUALITY CONTROLS. IN THE ELEVENTH MONTH OF THE SECOND YEAR OF THE REQUIRED TWO−YEAR MAINTENANCE BOND, THE DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ANY SIGNIFICANT BUILD−UP OF SEDIMENT OR DEBRIS FROM DRAINAGE IMPROVEMENTS WITH EXCEPTIONS AS DESIGNATED. THE FUNDING SHALL BE BORNE BY THE DEVELOPER AND SHALL BE ACCOMPLISHED BY COLOR TV INSPECTION IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
2. PIPES 8 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D3350 AND DE 345434 C.
3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350/ DE 345434 C.
4. MANHOLES SHALL BE PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. PRECAST MANHOLES SHALL HAVE JOINTS SEALED. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 507.5) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
SEWER SHALL BE RE−INSPECTED AFTER INSTALLATION OF FRANCHISE UTILITIES. AIR TEST ONLY.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.
11. NO END−OF−LINE CLEANOUTS WILL BE ALLOWED. TERMINATE SEWER LINES WITH A MANHOLE.

ILLUMINATION

1. STREET LIGHT FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXU ELECTRIC DETAIL AND NOTES FOR 25' OR 30' MOUNTING HEIGHT ROUND STEEL POLE.
2. PROVIDE SQUARE CONCRETE MOW STRIP 18" FROM OUTSIDE OF POLE TO CORNER USING 3,000 P.S.I. CONCRETE WITH #3 BARS @ 18" AND ½" EXPANSION JOINT.
3. SUBDIVISION STREET LIGHTING TO CONFORM TO THE ZONING ORDINANCE. "DECORATIVE STREET LIGHTING SHALL BE PROVIDED ALONG RESIDENTIAL STREETS THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS, PROVIDING LOW ILLUMINATION WITH SOLAR CONTROLS ON DECORATIVE POLES WITH SPACING RANGING FROM 250 FEET TO 350 FEET BETWEEN LIGHTS PLACED ON ALTERNATING SIDES OF THE STREET. A STREET LIGHTING PLAN MUST BE SUMITTED TO THE CITY ENGINEER FOR APPROVAL. THE CITY ENGINEER IS AUTHORIZED TO ALTER THE DISTANCE REQUIREMENT IF NEEDED IN AN EFFORT TO ACHIEVE THE BEST LIGHTING ARRANGEMENT POSSIBLE."

DETAILS

SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.

STREET SIGN SPECIFICATIONS:

STREET NAME SIGNS FOR ALL INTERSECTIONS BY THE CONSTRUCTION OF A SUBDIVISION SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER. THE INSTALLATION OF THE STREET SIGNS MUST BE PRIOR TO THE FINAL ACCEPTANCE OF THE SUBDIVISION. THE LEGEND SHALL CONTAIN THE NAME OF THE STREET, ANY SUFFIX AS DESIGNATED ON THE PLAT, AND THE BLOCK NUMBER AS ASSIGNED BY THE CITY. THE SIGN FACE SHALL BE HIP PRISMATIC WHITE W/BLUE EC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.080 INCHES THICK FLAT BLADE ALUMINUM DRILLED. THE STREET NAME SHALL BE 6 INCH UPPER CASE LETTERS. THE SUFFIX AND BLOCK LETTERS SHALL BE 3 INCHES. ALL LETTERS SHALL BE WHITE. THE SIGNS SHALL BE MOUNTED ON A 2 INCH BY 12 FOOT SQUARE POST WITH A 2.25 INCH BY 36 INCH SQUARE GROUND ANCHOR AND 2.5 INCH BY 18 INCH SLEEVE. THE ANCHOR POST SHALL BE DRIVEN INTO THE GROUND AT A DEPTH OF 30 INCHES. THE STREET NAME SHALL BE MOUNTED 10 FEET FROM THE TOP OF THE CURB MEASURED TO THE BOTTOM OF THE LOWEST SIGN. SIGNS SHALL BE MOUNTED ON SQUARE POSTS USING DRIVE RIVETS, WASHER, SPACE AND CHERRY MATE RIVETS TO ATTACH ENDS OF SIGN TOGETHER.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.

2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWA C 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.

3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE REINFORCED CONCRETE CYLINDER PIPE (AWWA C301 OR AWWA C303), DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 − 235 P.S.I. RATED PIPE.

4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).

5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVE (AWWA C504) OR WEDGE VALVES (AWWA C509).

6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).

7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 92% STANDARD PROCTOR. ALL COMPACTION SHALL BE BY MECHANICAL METHODS.

8. WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NCTCOG ITEM 506. ALL WATER LINES SHAL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILLING.

9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED.

10. ALL FITTINGS SHALL INCLUDE MEGALUG CONNECTORS.

11. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 24" x 24" SQUARE REINFORCED CONCRETE PAD.
12. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFULL.

SCREENING WALLS

1. CONCRETE − MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.

2. REINFORCEMENT − ASTM A−36.

3. MASONRY − COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.

4. WIND LOAD FOR DESIGN − 20 P.S.F.

5. PIER BEARING STRESSES − SEE BRICK SCREENING WALL NOTES.

6. MORTAR − TYPE "S".

7. PROVIDE CONTROL JOINTS AT 50 FEET.

8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.

9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.

10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.

11. SIDEWALKS ADJACENT TO WALLS MUST BE 5−FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).

12. MAXIMUM PILASTER SPACING 40 FEET.

13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.

14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH−TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.

15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR DRAINAGE REVIEW	8/1/22
1.	CITY REVIEW COMMENTS	9/5/22

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
GENERAL NOTES

DRAWN BY: PP
CHECKED BY: AP
DATE: 05/27/2022
PROJECT No.: TX-129-1

Ante Puljic

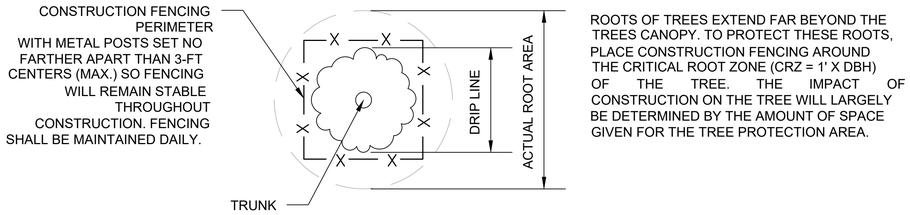
STATE OF TEXAS
ANTE PULJIC
144990
LICENSED
PROFESSIONAL ENGINEER

9-20-24

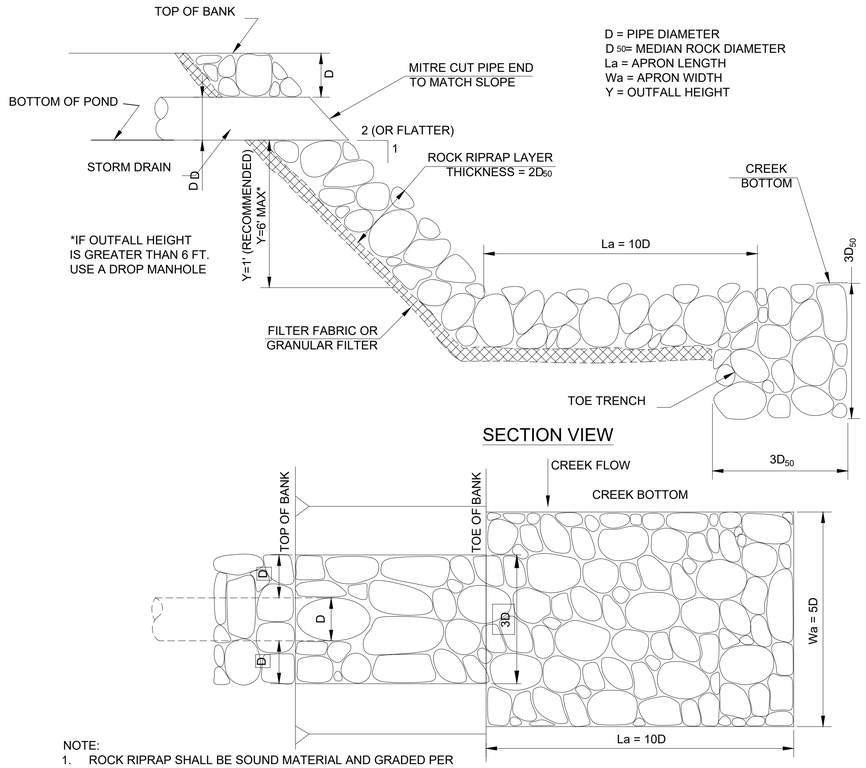
SHEET NO.
9

TREE PRESERVATION

PRIVATE PROPERTY TREES:



ROOTS OF TREES EXTEND FAR BEYOND THE TREES CANOPY. TO PROTECT THESE ROOTS, PLACE CONSTRUCTION FENCING AROUND THE CRITICAL ROOT ZONE (CRZ = 1' X DBH) OF THE TREE. THE IMPACT OF CONSTRUCTION ON THE TREE WILL LARGELY BE DETERMINED BY THE AMOUNT OF SPACE GIVEN FOR THE TREE PROTECTION AREA.

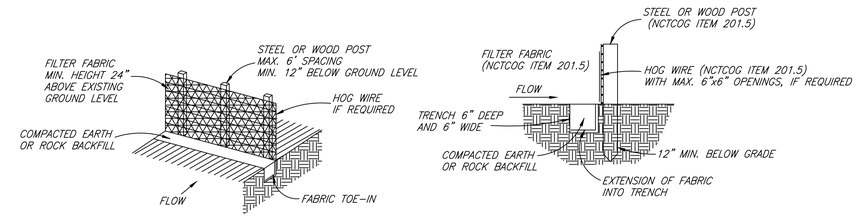


D = PIPE DIAMETER
D_{50}= MEDIAN ROCK DIAMETER
La = APRON LENGTH
Wa = APRON WIDTH
Y = OUTFALL HEIGHT

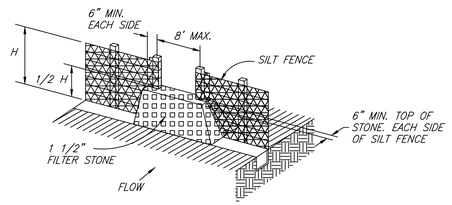
*EXTEND ARMOR TO OPPOSITE CREEK BANK FOR CHANNELS LESS THAN 10D IN WIDTH

NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
2. ROCK SIZE (D_{50}) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 620S.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

STORMDRAIN OUTFALL PROTECTION
PIPE DISCHARGE



SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 201.

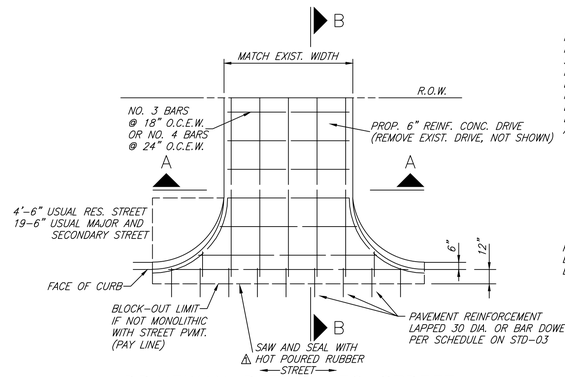
2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.

4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

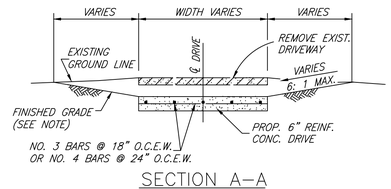
5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

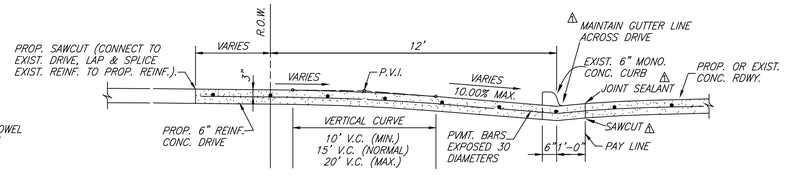


DRIVEWAY RETURN TO STREET

NOTE:
FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEEDED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SODDED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



SECTION A-A



SECTION B-B

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR DRAINAGE REVIEW	8/14/22

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
SITE DETAILS

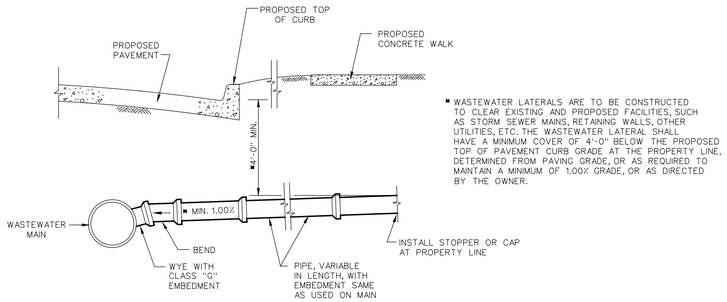
DRAWN BY:	PP
CHECKED BY:	AP
DATE:	08/14/2022
PROJECT No.:	TX-129-1

STATE OF TEXAS
ANTE PULJIC
144990
LICENSED PROFESSIONAL ENGINEER

9-20-24

SHEET NO.

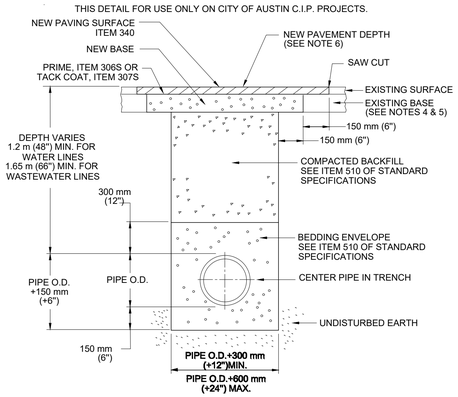
10



* WASTEWATER LATERALS ARE TO BE CONSTRUCTED TO CLEAR EXISTING AND PROPOSED FACILITIES, SUCH AS STORM SEWER MAINS, RETAINING WALLS, OTHER UTILITIES, ETC. THE WASTEWATER LATERAL SHALL HAVE A MINIMUM COVER OF 4'-0" BELOW THE PROPOSED TOP OF PAVEMENT CURB GRADE AT THE PROPERTY LINE, DETERMINED FROM PAVING GRADE, OR AS REQUIRED TO MAINTAIN A MINIMUM OF 1.00% GRADE, OR AS DIRECTED BY THE OWNER.

WASTEWATER LATERAL STUBOUT

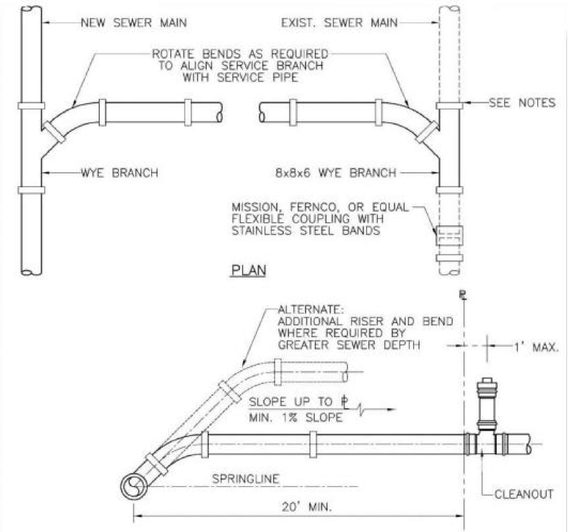
N.T.S.



NOTES:

1. **THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.**
2. **ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.**
3. **IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.**
4. **ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.**
5. **ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.**
6. **SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.**

TYPICAL TRENCH WITH PAVED SURFACE



NOTES:

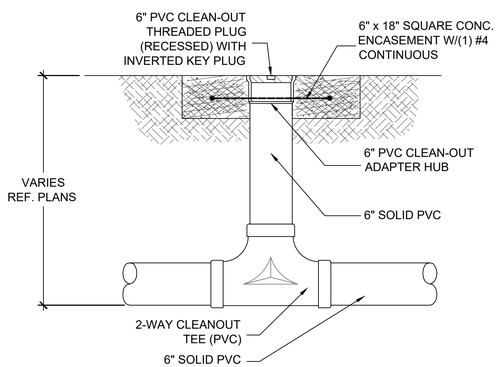
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS ARE ALSO ACCEPTABLE.
5. CONNECTION SHALL NOT BE MADE BELOW SPRINGLINE OF MAIN.

CLEANOUT DESETAIL

REFERENCES:

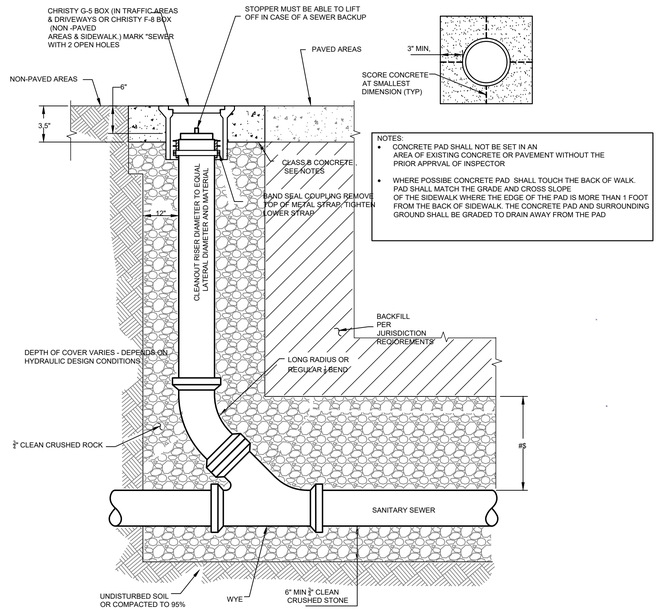
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE



TWO-WAY CLEANOUT DRAIN

SCALE: 1"= 1'-0"



NOTES:

- CONCRETE PAD SHALL NOT BE SET IN AN AREA OF EXISTING CONCRETE OR PAVEMENT WITHOUT THE PRIOR APPRVAL OF INSPECTOR
- WHERE POSSIBE CONCRETE PAD SHALL TOUCH THE BACK OF WALK. PAD SHALL MATCH THE GRADE AND CROSS SLOPE OF THE SIDEWALK WHERE THE EDGE OF THE PAD IS MORE THAN 1 FOOT FROM THE BACK OF SIDEWALK. THE CONCRETE PAD AND SURROUNDING GROUND SHALL BE GRADED TO DRAIN AWAY FROM THE PAD

CLEANOUT DETAIL

No.	REVISION / DESCRIPTION	DATE
-	ISSUED FOR DRAINAGE REVIEW	8/14/22

PROPOSED GLAMPING FACILITY
113 CONCORD CIRCLE DRIVE
SITE DETAILS

DRAWN BY:	PP
CHECKED BY:	AP
DATE:	08/14/2022
PROJECT No.:	TX-129-1

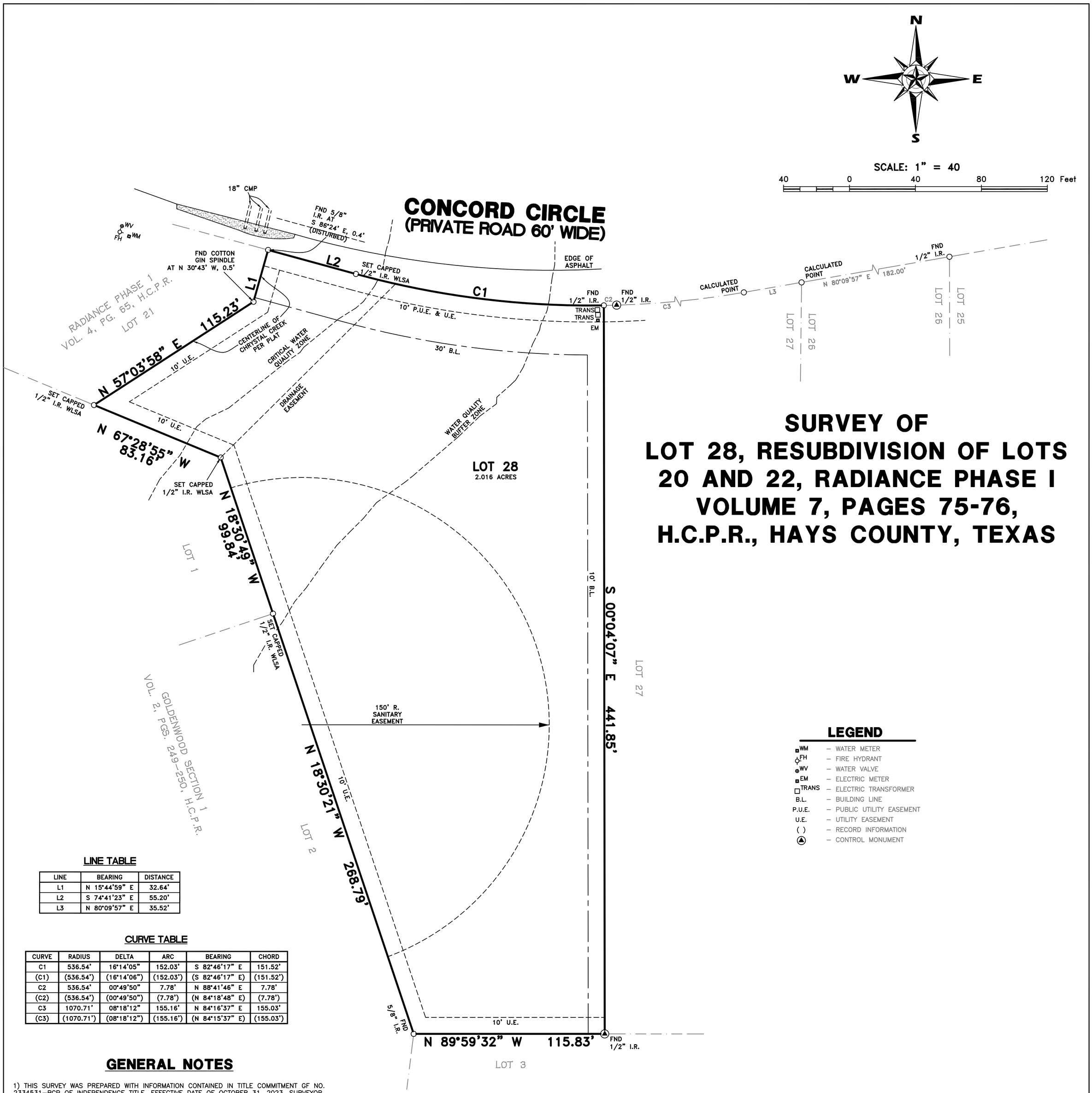
Ante Puljic

STATE OF TEXAS
ANTE PULJIC
144990
LICENSED PROFESSIONAL ENGINEER

9-20-24

SHEET NO.

11



N
W E
S

SCALE: 1" = 40

40 0 40 80 120 Feet

SURVEY OF LOT 28, RESUBDIVISION OF LOTS 20 AND 22, RADIANCE PHASE I VOLUME 7, PAGES 75-76, H.C.P.R., HAYS COUNTY, TEXAS

LEGEND

- WM – WATER METER
- FH – FIRE HYDRANT
- WV – WATER VALVE
- EM – ELECTRIC METER
- TRANS – ELECTRIC TRANSFORMER
- B.L. – BUILDING LINE
- P.U.E. – PUBLIC UTILITY EASEMENT
- U.E. – UTILITY EASEMENT
- ( ) – RECORD INFORMATION
- ▲ – CONTROL MONUMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°44'59" E	32.64'
L2	S 74°41'23" E	55.20'
L3	N 80°09'57" E	35.52'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	536.54'	16°14'05"	152.03'	S 82°46'17" E	151.52'
(C1)	(536.54')	(16°14'06")	(152.03')	(S 82°46'17" E)	(151.52')
C2	536.54'	00°49'50"	7.78'	N 88°41'46" E	7.78'
(C2)	(536.54')	(00°49'50")	(7.78')	(N 84°18'48" E)	(7.78')
C3	1070.71'	08°18'12"	155.16'	N 84°16'37" E	155.03'
(C3)	(1070.71')	(08°18'12")	(155.16')	(N 84°15'37" E)	(155.03')

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 2334531–BCP OF INDEPENDENCE TITLE, EFFECTIVE DATE OF OCTOBER 31, 2023. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.

3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480321 0140 F, REVISED SEPTEMBER 2, 2005. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 2, PG. 397 AND VOL. 7, PG 75, H.C.P.R.

6) SUBJECT TO ELECTRIC/TELEPHONE DISTRIBUTION LINE OR SYSTEM EASEMENT (BLANKET–IN–NATURE) TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY VOL. 421, PG. 28 H.C.R.P.R. FOUND NO ABOVE–GROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.

7) SUBJECT TO UNDERGROUND ELECTRIC DISTRIBUTION EASEMENT (BLANKET–IN–NATURE) TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY. VOL. 442, PG. 215, H.C.R.P.R. FOUND NO ABOVE–GROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.

8) SUBJECT TO OVERHEAD AND/OR UNDERGROUND TELEPHONE DISTRIBUTION EASEMENT (BLANKET–IN–NATURE) TO SOUTHWEST BELL TELEPHONE CO., INC. BY VOL. 451, PG. 805, H.C.R.P.R. FOUND NO ABOVE–GROUND PHYSICAL EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.

9) SUBJECT TO INGRESS AND EGRESS EASEMENT BY VOL. 1450, PG. 452, H.C.O.P.R.

10) 100' BUILDING LINES ALONG THE WEST AND SOUTH LINES OF THE PROPERTY SHOWN HEREON HAVE BEEN VACATED AND REMOVED BY WAIVER AND REMOVAL OF BUILDING SETBACK LINE RECORDED IN DOCUMENT NO. 19041084, H.C.O.P.R.

11) SUBJECT TO A 10' UTILITY EASEMENT AS SHOWN HEREON ALONG NORTHERLY, WESTERLY, AND SOUTHERLY LOT LINES ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 397, H.C.P.R.

12) GREENBELT EASEMENT BY PLAT RECORDED IN VOLUMEN 1, PAGE 397, H.C.P.R. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

13) APPROXIMATE LOCATION OF SANITARY SEWER EASEMENT, WATER QUALITY BUFFER ZONE, AND CRITICAL WATER QUALITY ZONE WAS DONE BY GRAPHIC PLOTTING FROM THE RECORDED PLAT ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

14) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

I, RONNIE WILLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES – AUSTIN.

STATE OF TEXAS
REGISTERED
RONNIE WILLIS
5462
PROFESSIONAL
LAND SURVEYOR

11/17/23

RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

DATE

PURCHASER: ELVIRA RESHETNIAK
ADDRESS: 113 CONCORD CIRCLE

LENDER: –
TITLE COMPANY: INDEPENDENCE TITLE

FIELDED BY: 11/10/23 RW
DRAWN BY: 11/16/23 CL
CHECKED BY: 11/17/23 RW

JOB NO. 42862
SHEET 1 OF 1

REVISIONS

DATE	REASON
11/17/23	ADDRESSED BUILDING LINE WAIVER
11/20/23	UTILITY EASEMENT & NOTES

Windrose Land Services – Austin

4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FIRM REGISTRATION NO.: 10110400

Telephone: (512) 326–2100
Fax: (512) 326–2770

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ante Puljic, PE

Date: 11/18/24

Signature of Customer/Agent

Ante Puljic

Regulated Entity Name: Geniuses city Glamping Facility

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

2. ☒ 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: City of Austin

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)
☒ TCEQ construction notes
☒ All geologic features
☒ All proposed structural BMP(s) plans and specifications

☐ N/A

Form 0600
Attachment C
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.

For the project, the following measures will be installed as temporary BMPS, to prevent the pollution of surface water that originates on site:

- A silt fence will be installed around the downhill portion of the site to prevent stormwater sediment from leaving the
- A stabilized construction entrance will be installed so that dirt from the weels of construction vehicles does not exit the site.

Form 600 Attachment B BMPs' for upgradient stormwater

The site is an undeveloped property adjacent to other undeveloped properties and large residential lots.

A proposed swale will be used to divert offsite flow. However, based on the conditions of the subject site, its intended use, and the current uses of the adjacent parcels, pollution from upgradient storm after is not anticipated to flow through the site.

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

Aboveground Storage Tank Facility Plan Application

Texas Commission on Environmental Quality

For Permanent Storage on The Edwards Aquifer Recharge and Transition Zones And Relating to 30 TAC §213.5(e), 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 **Aboveground Storage Tank Facility Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Ante Puljic

Date: 12/19-24

Signature of Customer/Agent:

Ante Puljic

Regulated Entity Name: Geniuss city Glamping resort

Aboveground Storage Tank (AST) Facility Information

1. Tanks and substance stored:

Table 1 - Tank and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1	39000	rain water from roof of buildings	STEEL
2			
3			
4			

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
5			

Total x 1.5 = 58500 **Gallons**

2. ☐ 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 A - Alternative Methods of Secondary Containment**. Alternative methods for providing secondary containment are proposed. Specifications that show equivalent protection for the Edwards Aquifer are attached.

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

Table 2 - Secondary Containment

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

Total: _____ Gallons

4. ☒ 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

5. ☒ 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 Steel.

6. ☒ **Attachment B - Scaled Drawing(s) of Containment Structure**. A scaled drawing of the containment structure that shows the following is attached:

   - ☒ 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.

Site Plan Requirements

Items 7 - 18 must be included on the Site Plan.

7. ☐ The Site Plan must have a minimum scale of 1" = 400'.

   Site Plan Scale: 1" = 30'.

8. 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): _____.

9. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Show lots, recreation centers, buildings, roads, etc.

   ☒ The layout of the development is shown with existing contours. Finished topographic contours will not differ from the existing topographic configuration and are not shown.

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

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

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

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

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

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

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

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

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

16. ☐ Surface waters (including wetlands).

    ☒ N/A

17. ☐ Locations where stormwater discharges to surface water or sensitive features.

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

18. ☒ Legal boundaries of the site are shown.

Best Management Practices

19. ☒ 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.

20. ☒ All stormwater accumulating inside the containment structure will be disposed of through an authorized waste disposal contractor.

    ☒ Containment area will be covered by a roof.

    ☐ Containment area will not be covered by a roof.

    ☐ A description of the alternate method of stormwater disposal is submitted for the executive director's review and approval and is attached.

21. ☒ **Attachment D - Spill and Overfill Control**. A site-specific description of the methods to be used at the facility for spill and overfill control is attached.

22. ☒ **Attachment E - Response Actions to Spills**. A site-specific description of the planned response actions to spills that will take place at the facility is attached.

Administrative Information

23. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

    ☐ The WPAP application for this project was approved by letter dated _____. A copy of the approval letter is attached at the end of this application.

    ☐ The WPAP application for this project was submitted to the TCEQ on _____, but has not been approved.

    ☒ A WPAP application is required for an associated project, but it has not been submitted.

☐ There will be no building or structure associated with this project. In the event a building or structure is needed in the future, the required WPAP will be submitted to the TCEQ.

☐ The proposed AST is located on the Transition Zone and a WPAP is not required. Information requested in 30 TAC 213.5 subsection (b) (4)(B) and (C) and (5) is provided with this application. (Forms TCEQ-0600 Permanent Stormwater Section and TCEQ-0602 Temporary Stormwater Section or Stormwater Pollution Prevention Plan/SW3P).

24. ☐ This facility is subject to the requirements for the reporting and cleanup of surface spills and overfills pursuant to 30 TAC 334 Subchapter D relating to Release Reporting and Corrective Action.

25. ☒ 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.

26. ☒ Any modification of this AST Facility Plan application will require executive director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Form 0575 Attachment A

RWH - POTABLE SMALL RESORT SUPPLY

DEC 05, 2024

GENIUSES CITY

113 Concord Circle
Austin, TX
78737

ron@cqurewater.com
5127451394

INTRODUCTION

Hi Ihor,

On behalf of myself and the Cqure Water team we thank you for the opportunity to propose a turnkey potable rainwater harvesting system for the Geniuses City project.

Please find the proposal attached along with several pages of product information to share with you and your client the details of the equipment we'll be using to construct your system.

We have included a 39,000 gallon tank for the project which will hold approximately 12" of rainfall. With consumption 5 days per week of 50 gallons per cottage per day the monthly consumption is estimated to be 3,000 to 9,000 gallons per month depending on percentage of occupancy. The tank should provide roughly 7,000 gallons per month of supply based on average rainfall patterns. This means that in very dry periods or high-occupancy months the supply may need supplemental water delivered by truck. The cost of delivery is approximately $100 per 1,000 gallons. This year we delivered very little water until the end of the summer, but that was to a property with a leaking pool. If that leak hadn't occurred they'd probably have made it through the year with no water deliveries.

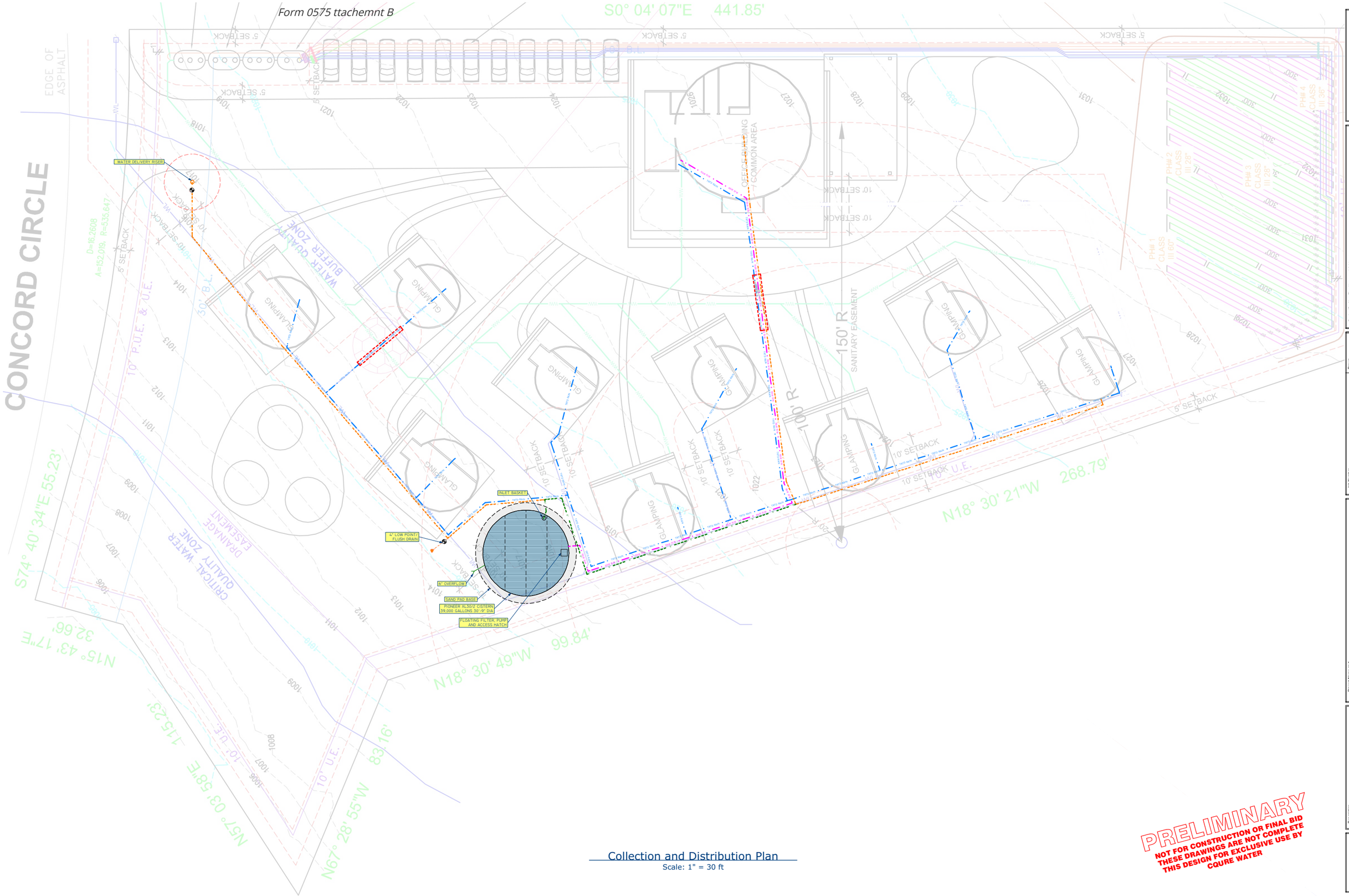
We manage a few similar systems for resort properties, with a monitoring and control system along with rapid-response service availability including emergency water delivery and pump replacement options. We have shown the cost of the equipment on the "options" page along with a green colored tank option. The typical cost to similar clients is $150 per month for the monitoring and maintenance, with individual unscheduled visits invoiced at $175 plus materials for the first 30 minutes. Most service calls are under 30 minutes. We can explore the monitoring and maintenance costs in more detail in a separate email.

If you have any questions, please give me a call. We always want to provide the best value to our clients and since this project is very unique there are some collection design considerations that will need to be finalized at the bottom of the cabins.

Best regards,

Ron Van Sickle
Geniuses City
ron@cqurewater.com
5127451394

Form 0575 ttachemnt B



Collection and Distribution Plan
Scale: 1" = 30 ft

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE
THIS DESIGN FOR EXCLUSIVE USE BY CQURE WATER

Cqure WATER™

Design/Drafting Firm Name and Address
Cqure Water
by Harvested Rain Solutions, LLC
11803 Oliver Cemetery Rd
Austin, TX 78736

Drawn RVS
Date

Job Number EST24.0033 113 Concord Circle - Geniuses City
Revisions

Project Name and Address
Rainwater Harvesting System
for Geniuses City
113 Concord Circle
Austin, TX 78737

Description Collection Area Plan
Date Printed / PDF Generated Friday, December 6, 2024
Scale Scale: 1" = 20 ft. or as noted

Sheet No. 1
Sheet 1 of 1

39,000 GAL STORAGE TANK

Description

Site Preparation:

Site Preparation - Site preparation to cut in tank and sand pad foundation for bolted metal tank - includes rough and finish grading, sand pad, gravel ballast around tank.

Water Storage Tank:

XLR30/02-ZN - XLR30/02-ZN - Pioneer Water Storage Tank, 39,626 Gallons, Zincalume Silver, 30 ft. 9 in. D x 7 ft. 3 in. H, Includes Tank Body, Aqualiner with Geotex Underlay, Lockable Access Hatch and Removable Ladder, 6 in. Overflow, 2 in. Bottom Outlet, Sacrificial Anodes, Basket Filter, Certified Installation.

Level Gauge - Liquidator 2 - Liquidator 2 Level gauge - Driven by a weighted float, an aluminum indicator slides freely up and down on the outside of a 2” round galvanized steel guide pipe balanced by a stainless steel counterweight within.

Pressure Pump:

Goulds Constant Pressure Pump - Submersible Constant pressure pump system by Goulds. Includes inverter control unit, pressure tank and pressure transducer mounted in equipment room, submersible 2hp pump in tank inside induction housing with floating filter. Includes additional wiring to connect the three phase pump to control unit. Unit requires a 240V 30A circuit in the utility space.

UV Treatment Panel:

Luminor Water Treatment Panel - Luminor Water Treatment Panel - Includes sediment filter, carbon filter, UV water treatment, stainless steel inlet and outlet manifolds, SS flex connectors on prepainted backboard mounted in protected utility space provided by owner.

6" Collection:

6" Collection - 6" Buried or painted sch. 40 PVC conveyance, includes labor and materials including pipe and fittings to connect collection system to cistern and low point drain assembly.

6" Collection - 6" Buried sleeve for sewer line crossing.

4" Collection:

3" and 4" Collection - 3" and 4" Buried sch. 40 PVC conveyance, includes labor and materials including trenching, pipe and fittings for stub ups.

DS-SU - Downspout - 3" PVC Stub up connection to downspout or gutters by others.

Water Line - Water Delivery riser - includes riser assembly, camlock fitting for delivery truck connection, control and check valve.

Water Line:

Water Line - 1 1/2" Water line from tank to UV treatment panel in the common area, and then to the individual cabins. Includes labor and materials, including pipe, fittings, and valves.

Recirculating Line - 1" Recirculating line to prevent line stagnation due to distance from treatment panel to the cabin faucets. Includes timer controlled valve to circulate water from the ends of the main manifold back into the tank to keep water fresh at the cabins.

Electrical:

Electrical - Electric from common area to tank. Includes labor and materials including conduit, wire, fittings, and receptacle.

Estimate subtotal	$75,000.00
Total	$75,000.00

TERMS & CONDITIONS

I understand that:

- All materials, equipment and labor will be furnished to complete the items specified in the quote and I am not responsible for material shortage and have no claim to material surpluses.
- The project will be scheduled as close as possible to project needs, with reasonable accommodations for weather delays, specialty labor availability and coordination with other project and customer emergency service needs. All start and end dates are our best effort but may vary due to weather conditions, team member availability, equipment availability, materials availability, and subcontractor schedules as well as conditions on the jobsite beyond our control.
- The system will carry a one-year warranty for parts and installation, and includes a follow up visit or visits to check system operation, start up the pump and treatment systems, and to provide owner familiarization and operation training.
- Any warranty for material or equipment used in the system that exceeds one year is provided by the material or equipment manufacturer. Full warranty details are available by request.
- Unless agreed upon in writing, after one year the warranty does not apply to products which may deteriorate more rapidly (i.e. paint and sealants) and should be inspected on a regular basis.
- Additional services for ongoing upkeep and operation are available on a per-visit basis, provided separately after the first year. A maintenance agreement can also be extended after the warranty period.
- The Texas Tax Code exempts rainwater harvesting equipment and supplies from state sales tax (Texas Tax Code §151.355)
- A 30% Deposit is due at acceptance with the balance due at substantial completion of each component. Substantial completion of the overall system is defined as all components being installed and ready for use, pending electrical power and water being available to start up the system. We propose to charge for each Product/Service as that item is completed.
- I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days may be subject to a 1.5% per month interest charge.
- I certify that I am the registered owner of the above project property, or have the legal permission to authorize Cqure Water to perform the work as stated and agree to pay the total project price.

I acknowledge that I have read and understand this page. Initials: _____

SIGNING & UPGRADES

39,000 gal Storage Tank	$75,000.00	**Name:** Ihor Stepanov **Address:** 113 Concord Circle, Austin, TX

Optional Upgrades:

	Description	Line total
☐	Upgrade to the Pale Eucalypt Green Colorbond Tank - XLR30/02-PE- Pioneer Water Storage Tank, 39,626 Gallons, Pale Eucalypt Colorbond, 30 ft. 9 in. D x 7 ft. 3 in. H, Includes Tank Body, Aqualiner with Geotex Underlay, Lockable Access Hatch and Removable Ladder, 6 in. Overflow, 2 in. Bottom Outlet, Sacrificial Anodes, Basket Filter, Certified Installation.	$1,120.00
☐	Fascia Trim Kit for tank roof. Optional fascia trim is available to cover the edge of the corrugated metal roof to provide a cleaner, more contemporary roof.	$1,680.00
☐	Meter.me monitoring and control equipment. Allows full management and control of the water system for maximum reliability and minimum water delivery need. Water supply will be managed by Cqure Water with 24 hour water supply and consumtion monitoring along with automatic maintenance and water delivery scheduling. Monitoring and maintenance package billed with a monthly or annual subscription.	$2,800.00

Deposit

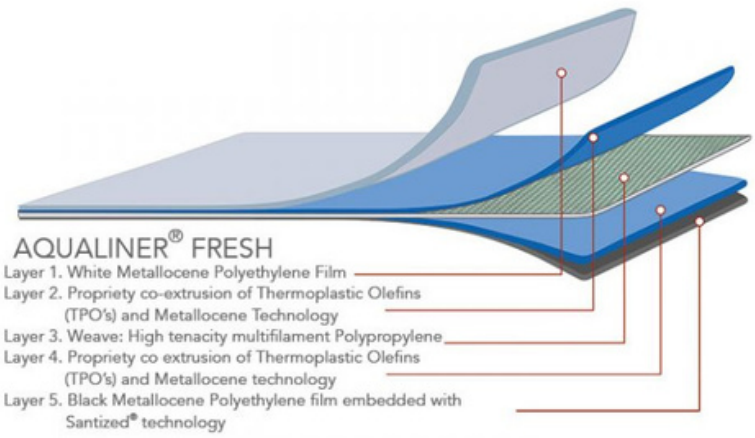
Estimates are valid for 30 days | A 30% deposit is required before the project commences	30.0%

Customer Comments / Notes

Ihor Stepanov: _____ **Date:** _____

Cqure WATER™ PIONEER WATER TANKS

Pioneer Water Tanks are the longest-lasting water storage solution in the industry for residential and commercial projects. Pioneer offers a 20-year manufacturer warranty on the tank and NSF-61 certified antimicrobial AQUALINER® Fresh tank liner. Our standard range of tanks are available from 5,000 to 100,000-Gallons with optional accessories like a mechanical level gauges and fire suppression fittings.

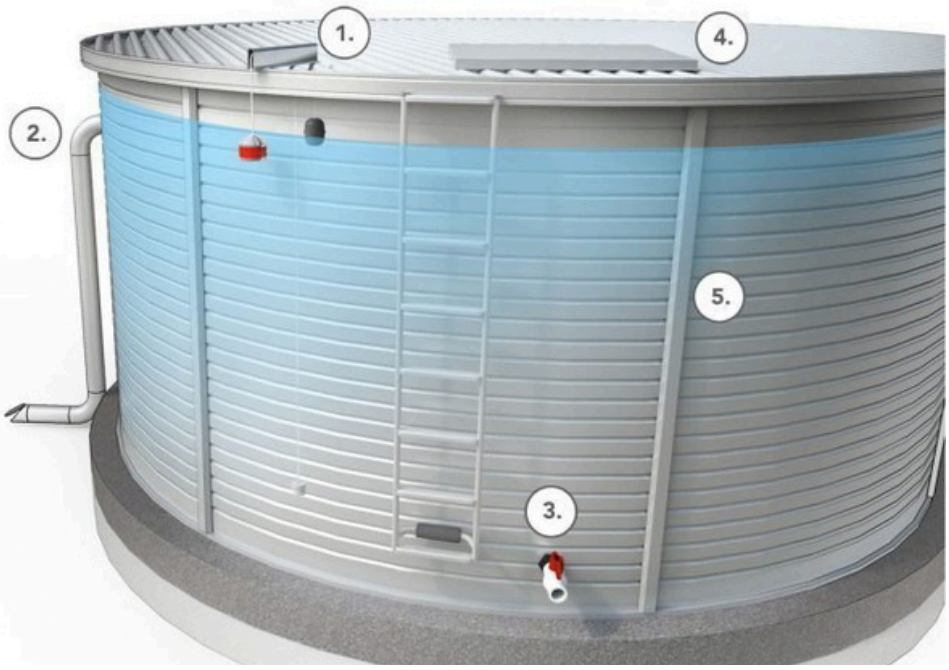


- Pioneer offers 30 years of industry leading experience
- The proprietary PIONEER V-LOCK® tank wall profile provides the strength of corrugated steel while minimizing stress on the liner.
- The AQUALINER® Fresh is the only antimicrobial tank liner in the world
- The tank liner is NSF-61 certified and BPA free

PIONEER WATER TANKS

Primary Setup

1. Water Level Gauge, Optional Accessory
2. Overflow Pipe
3. Polyethylene Outlet and Shut Off Valve
4. Lockable Access Hatch
5. Fully Concealed Structural Bolt Covers



Cqure WATER™ PIONEER WATER TANKS

Pioneer Water Tanks in the 20, 29 and 39k gallon capacities are available in Pale Eucalypt Bluescope Colorbond Steel. This is the same steel used on our “silver” tanks, but finished at the steel mill with a hot-dippped color over the Zincalume corrosion resistant formulation.

- Cqure Water paints the plumbing and accessories to match the tank. (except the ladder, hatch and level gauge which remain silver.
- Colorbond steel carries the same warranty as “bare” tanks
- Colored tanks blend very nicely with their environment and enhance landscape screening

Cqure WATER™ PIONEER WATER TANKS

Pioneer Water Tanks are available with a Fascia Trim option which covers the corrugated roof edge for a cleaner, more contemporary look. This option is available with all Pioneer tank sizes, in Zincalume and Colorbond. Note: Pale Eucalypt tanks will feature a Mangrove Fascia color.

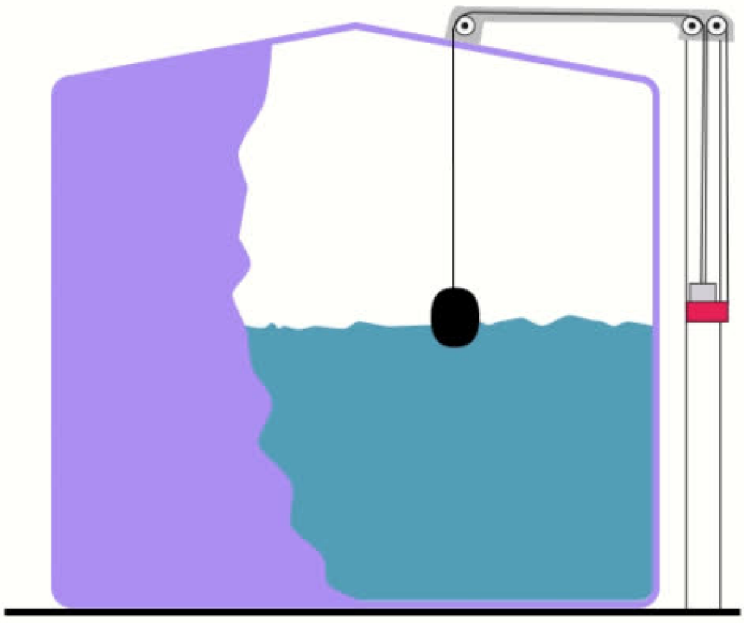
Pioneer water tank without fascia trim

Pioneer water tank with fascia trim option

Cqure WATER™

YAKTEK INDUSTRIES

The Yaktek Industries Liquidator 2 is a manual weight and pulley level gauge that can be installed on the exterior of your water tank. A great option for those who want an easy-to-read indicator and great to pair with a WiFi level gauge for maximum flexibility and awareness of water level. The mechanical parts are fully enclosed, making it insect-proof and protected from the elements – rain, hail, snow, dust.



- Consists of a plastic float inside the tank, a red indicator band, and a counter weight held within a 2" galvanized steel pole
- The indicator matches the level exactly. What you see is what you have.
- Visible 300 ft+, day or night, thanks to the reflective red band
- Installed at the best line of sight so you can see your tank level from your window, your porch, or from your driveway as you come and go.
- The float is approved for contact with drinking water to AS/NZS4020:2018

Cqure WATER™

LUMINOR BLACKCOMB Series

LUMINOR's Blackcomb 5.1 rack-mounted UV filtration system forms the heart of this Cqure Water built UV treatment panel.

This system provides the required 5 micron sediment filter and a high-flow carbon filter to treat taste and odor.

Cqure water has designed the Stainless Steel manifolds to allow easy service and control of the water supply before and after treatment.

- Stainless Steel Manifolds in several configurations for your system's needs
- One-piece sump design for leak resistant operation
- Can be configured for left or right lamp service access
- Reliable, industry proven, 45 watt coated UV lamps
- Manufacturer's warranties:
  - Reactor chamber: 10 year Ltd.
  - Electronics: 3 year Ltd.
  - UV Lamps: 1 year Ltd.
  - Quartz Sleeve: 1 year Ltd.

Attachment D - Spill and Overfill Control. A site-specific description of the methods to be used at the facility for spill and overfill control is attached.

If an overflow occurs the basin is filled with rainwater. The site is designed such that water would follow its natural course and flow through the stormwater bmp and finally off site.

Attachment E - Response Actions to Spills. A site-specific description of the planned response actions to spills that will take place at the facility is attached.

The tank provider will monitor and control the system along with rapid-response service availability including emergency water delivery and pump replacement options.