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: University Federal Credit Union South Mopac Redevelopment						**2. Regulated Entity No.:**			
3. Customer Name: University Federal Credit Union						**4. Customer No.: 603824426**			
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):**		1.43 Acres	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Provided by Regional WQ Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Travis		**14. Watershed:**			Williamson Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	X	__
Region (1 req.)	__	X	__
County(ies)	__	X	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	X Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	X Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __ Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Scott J. Foster, P.E.
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 4/1/25 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):	

WATER POLLUTION ABATEMENT PLAN

FOR

University Federal Credit Union
South Mopac Redevelopment
5033 W US Highway 290
Austin, Texas 78749

April 2025

Prepared For:

University Federal Credit Union
8303 N Mopac, Suite A105
Austin, Texas 75759

Prepared By:

360 PROFESSIONAL SERVICES, INC.
Texas Firm Registration F4932

P.O. Box 3639
Cedar Park, Texas 78630
512-354-4682

4/1/25

TABLE OF CONTENTS

I. GENERAL INFORMATION FORM (TCEQ-0587)

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: Scott J Foster, P.E.

Date: 4/1/25

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: University Federal Credit Union South Mopac Redevelopment
2. County: Travis
3. Stream Basin: Williamson Creek
4. Groundwater Conservation District (If applicable): Barton Springs Zone
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

Contact Person: Cliff Loyd
Entity: University Federal Credit Union
Mailing Address: 8303 N Mopac, Suite A105
City, State: Austin, TX Zip: 78759
Telephone: (512) 657-8774 FAX: _____
Email Address: clyod@ufcu.org

8. Agent/Representative (If any):

Contact Person: Scott J. Foster, P.E.
Entity: 360 Professional Services, Inc.
Mailing Address: P.O. Box 3639
City, State: Cedar Park, TX Zip: 78630
Telephone: (512) 354-4682 FAX: (512) 351-3331
Email Address: scott.foster@360psinc.com

9. Project Location:

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

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

5033 W US Highway 290, Austin, Texas 78749

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: June 2025

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.

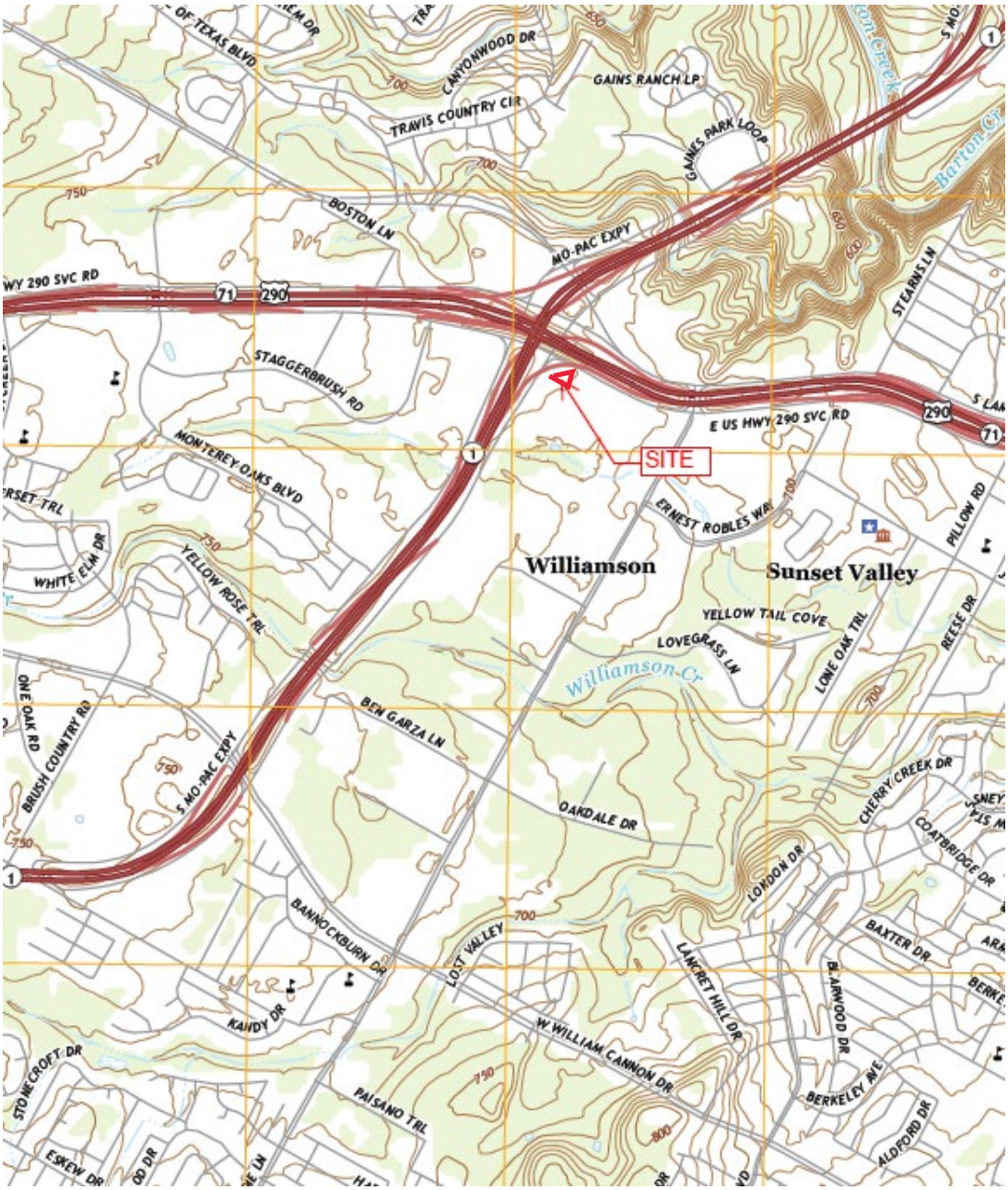
ATTACHMENT A
ROAD MAP

LOCATION MAP
NOT TO SCALE
CITY GRID: E19
MAPSCO: 613S

Driving Directions (from downtown Austin):

1. Head **west** on **E 1st St/E Cesar Chavez St** toward **TX-1 Loop**
2. Keep **left** at the fork and merge onto **TX-1 Loop S**
3. Take the exit toward US-290 E/TX-71 E/Southwest Pkwy. Merge onto Frontage Rd/S Mopac Service Rd.
4. Use the middle lane to turn **left** onto W Texas Hwy 71 Service Rd/W US Hwy 290 Service Rd.
5. Turn right into the Walmart Parking Lot.
6. Turn right at the 1st cross street. End at 5033 W US Highway 290.

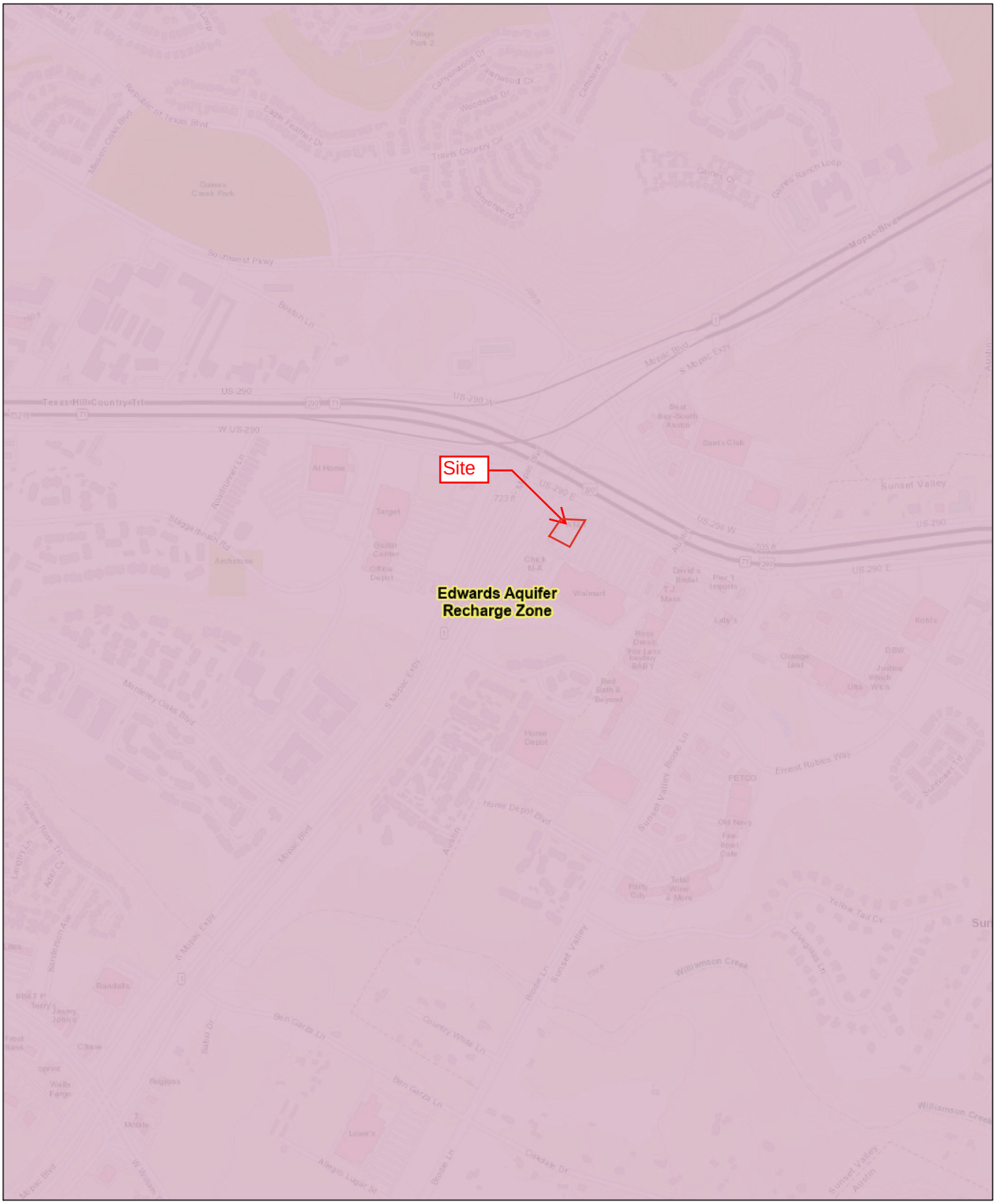
ATTACHMENT B
USGS MAP



OAK Hill Quadrangle
Texas
7.5 Minute Series (Topographic)
20220811

ATTACHMENT B
TCEQ MAP

Edwards Aquifer Viewer Custom Print



3/24/2025, 11:03:25 AM

TCEQ_EDWARDS_OFFICIAL_MAPS

7.5 Minute Quad Grid

TX Counties

Groundwater Conservation Districts

Barton Springs/Edwards Aquifer CD

City/Place

Edwards Aquifer Label

Citations

1:10,886

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ATTACHMENT C
PROJECT DESCRIPTION

The University Federal Credit Union (UFCU) project consists of the redevelopment of a one (1) story commercial building (financial services with drive-up ATM lanes) with associated drives, parking, utility, grading, and landscaping improvements. The project is located within the full purpose limits of the City of Austin in Travis County, Texas and in the Williamson Creek Watershed within the Barton Springs Zone. No portion of this site lies within the 100-Year Floodplain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0580H, dated September 26, 2008, for Travis County, Texas and incorporated areas.

The 1.43-acre site is located at the southeast corner of W US Highway 290 and Mopac Expressway. This site is bound to the north and west by Mopac Expressway and W US Highway 290 and the south and east by existing commercial developments (Taco Ranch and Walmart, respectively). The subject tract is currently developed with a ±1,055 SF UFCU bank and ±4,400 retail building with associated parking, drives, utilities, landscaping, and drainage improvements. The existing development was permitted with TCEQ under the Walmart WPAP dated April 9, 1993. A copy of the approval letter is attached.

The proposed project intends to demolish the existing UFCU bank and its surrounding infrastructure (±0.78 acres limits of construction) and install a new 3,528 SF UFCU bank with drive-thru ATM lanes and modified hardscape, parking, utilities, and grading. Detention and water quality is provided for the site by Walmart. Per this permit's drainage area map and calculations, this site's detention and water quality requirements are satisfied up to 90% impervious cover, which is greater than the proposed amount of 68%.

It is the intent of this application to be reviewed and approved under the requirements of TCEQ's Technical Guidance Manual.

EXHIBIT B

TEXAS WATER COMMISSION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

April 9, 1993

Mr. Terry Bray
Graves Dougherty
Post Office Box 98
Austin, Texas 78701

Re: Edwards Aquifer, Travis County
NAME OF PROJECT: Wal-Mart; Loop 1 at U.S. 290 West; Austin, Texas.
TYPE OF PLAN: Request for Approval of Water Pollution Abatement Plan (WPAP); 31 Texas Administrative Code (TAC) §313.4; Edwards Aquifer Protection Program.

Dear Mr. Bray:

The Texas Water Commission (TWC) has completed its review of the WPAP application for the referenced project that was submitted by Bury & Pittman, Inc. on behalf of Wal-Mart to the District 14 Office on February 18, 1993. Final review of the WPAP submittal was completed after additional material was received on March 23, 1993.

PROJECT DESCRIPTION

The proposed project is to be developed as a commercial project and will consist of a 125,148 square feet of retail space with associated parking. The site is located within the City of Austin. Potable water will be supplied by the City of Austin.

The normal population of the development is estimated to be 150 employees and approximately 13,000 to 15,000 customers per week. 32,712 gallons per day of wastewater is to be generated by this project.

The proposed impervious cover for the development, approximately 13.58 acres (68.1%), includes roof tops, sidewalks, and parking.

The sedimentation/filtration basins are designed in accordance with the City of Austin Environmental Criteria Manual. The basins will incorporate sedimentation and filtration along with detention.

GEOLOGY

According to the geologic assessment included with the submittal, along with the District 14 site inspection of March 19, 1993, no recharge features were discovered.

APPROVAL

The plan for this project has been reviewed for compliance with 31 TAC §313.4 which sets forth pollution abatement criteria for any development on the recharge zone of the Edwards Aquifer. The proposed water pollution abatement plan is in general agreement with 31 TAC §313.4; therefore, approval of the plan is hereby granted subject to the specific conditions listed below.

Failure to comply with any of the following conditions, the deed recordation requirement, or any other specific conditions of approval is a violation of these rules. Pursuant to §26.136 of the Texas Water Code, any violations of the Edwards Aquifer Rules may result in administrative **penalties of up to $10,000 for each act of violation and for each day of violation.**

SPECIAL CONDITIONS

The formal maintenance plan and anticipated cleaning schedule, that was submitted with the project application, is hereby approved. The plan shall be implemented in accordance with the approved schedule. Any changes which are necessary to meet the specific design of this water quality system shall be included. Some type of all weather access to the water quality system shall be provided such that maintenance may be performed during wet weather.

STANDARD CONDITIONS OF APPROVAL

1. Please be reminded that 31 TAC §313.4(c) requires the owner/developer to, within 30 days of receiving this written notice of approval and prior to commencing construction, record in the county deed records that this property is subject to the approved WPAP and submit to the appropriate district office proof of the deed recordation. Enclosed is a suggested format you may use to deed record the approved WPAP.

2. Prior to commencing construction, the applicant/agent shall submit to the District 14 Office copies of any changes made to the plans and specifications for this project which have been required by the TWC review and/or all other permitting authorities.

3. **Please note, following this approval of the regulated activities described in the referenced WPAP submittal, any amendment to these activities required by some other regulating authority or desired by the applicant will require the submittal of a WPAP application to amend this approval. And, as indicated in 31 TAC §313.4 and 31 TAC §313.27, an application to amend any approved regulated activity shall include payment of appropriate fees and all information necessary for its review and Executive Director approval.**

4. Additionally, all contractors conducting regulated activities associated with this proposed regulated project shall be provided with copies of this approval letter and the entire contents of the submitted WPAP so as to convey to the contractors the specific conditions of this approval. During the course of these regulated activities, the contractors shall be required to keep on-site copies of the WPAP and this approval letter.

5. The temporary erosion and sedimentation (E&S) controls for the entire project shall be installed and the water quality ponds shall be excavated prior to beginning any other construction work on this project. The water quality ponds shall be used as a sedimentation basins until the contractor is ready to proceed with their final construction.

6. The appropriate E&S control(s) that shall be used during the construction of the project are as follows: (1) **Stabilized construction entrances** shall be installed at all sites of ingress and egress prior to initiation of any other regulated activity. (2) **Silt fences** should be used when the drainage areas are less than 2 acres or when the slopes are less than 10%. (3) **Rock berms with filtration** should be used when the drainage areas are greater than two acres or when the slopes are in excess of 10%. The bottom edge of the filter fabric must be buried a minimum of 6 inches below grade.

7. The TWC may monitor stormwater discharges from the site to evaluate the adequacy of the temporary erosion and sedimentation control measures. Additional protection may be necessary if excessive solids are being discharged from the site.

8. Also, 31 TAC §313.4(d)(2) requires that if any significant recharge features, such as solution openings or sinkholes, are discovered during construction, all regulated activities near the significant recharge feature must be suspended immediately and may not be resumed until the Executive Director has reviewed and approved the methods proposed to protect the aquifer from any potential adverse impacts.

Upon discovery of the significant recharge features, the developer shall immediately notify the District 14 office.

9. Upon completion of the project, the applicant shall reseed or sod all areas disturbed during construction.

10. If any abandoned wells exist on the site or are found during construction of the proposed development, they shall be plugged in accordance with the local underground water conservation district's plugging procedures, if applicable, or 31 TAC §287.50(a) of this title (relating to Standards for Plugging Wells that Penetrate Undesirable Water Zones), or an equivalent method, as approved by the Executive Director. Pursuant to 31 TAC §287.48(e), the person that plugs such a well shall, within 30 days after plugging is complete, submit a Water Well Completion and Plugging Report to the Executive Director, through the District 14 Office and to the Barton Springs/Edwards Aquifer Conservation District or Edwards Underground Water District.

    Any drill holes resulting from core sampling on-site or down-gradient of the site shall be plugged with cement slurry, from the bottom of the hole to the top of the hole, so as to not allow water or contaminants to enter the subsurface environment.

11. No waste-disposal wells, new confined animal feeding operations, land disposal of Class I wastes, or use of sewage holding tanks as parts of organized collection systems shall be allowed on the recharge zone of this regulated development.

12. During the course of the construction related to the referenced regulated project, the owner/developer shall comply with all applicable provisions of 31 TAC §313.4. Construction which is initiated and abandoned, or not completed, shall be returned to a permanent condition such that groundwater in the Edwards Aquifer is protected from potential contamination. Additionally, Wal-Mart, applicant, shall remain responsible for the provisions and special conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and specific conditions of this approval.

13. **Pursuant to 31 TAC §313.4(d)(1) and prior to commencing regulated activities, the applicant must provide the District 14 Office with the date on which the regulated activity will commence.**

14. Please note that 31 TAC §313.4(g) states that this approval expires two years from this date unless, prior to the expiration date, construction has commenced on the regulated project.

15. Approval of the design of the sewage collection system for this proposed subdivision shall be obtained from the Texas Water Commission prior to the commencement of construction of any sewage collection system, the design of which shall be in accordance with 31 TAC §313.5 and 31 TAC §317.

If you have any questions or require additional information, please contact a representative of the Edwards Aquifer Protection Program at the District 14 Office (512) 463-7803.

Sincerely,

Jesús Garza
Executive Director

CDR:cdr

Enclosures

cc: Paul Viktorin, Bury & Pittman, Inc.
Bill Couch, Barton Springs/Edwards Aquifer Conservation Dist.
Austan Librach, Environmental & Conservation Services Dept., City of Austin
The Honorable Bill Aleshire, County Judge, Travis County
Hank Smith, Permitting, Watershed Management, TWC
Christine Ellington, Field Support, TWC

FILED

93 MAY 28 PM 4:26

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM - At the time of recordation this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

MAY 28 1993

COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11946 2378

II. GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

Horizon™
Environmental Services, Inc.

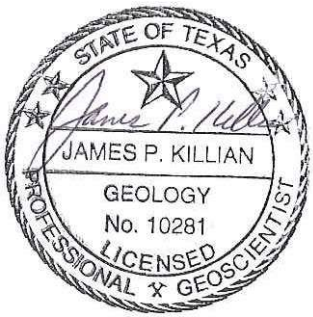
GEOLOGIC ASSESSMENT
UFCU SOUTH MOPAC PROPERTY
5033 WEST HIGHWAY 290
AUSTIN, TRAVIS COUNTY, TEXAS
HJN 21212.001 GA

PREPARED FOR:

UNIVERSITY FEDERAL CREDIT UNION
AUSTIN, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.
TBPG FIRM REGISTRATION NO. 50488



AUGUST 2021

CORPORATE HEADQUARTERS
1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com
An LJA Company

Horizon
Environmental Services, Inc.

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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

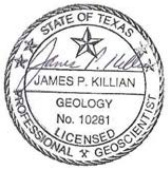
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian Telephone: 512 328-2430

Date: 19 August 2021 Fax: 512 328-1804

Representing: Horizon Environmental Services, Inc. and TBPG Firm Registration No. 50488
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 1-acre UFCU South MoPac Property, 5033 W Highway 290, Austin, Travis County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 13 August 2021
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Crawford clay, 0 to 1% slopes (CrA)	D	1 - 2.5

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.
B. Soils having a moderate infiltration rate when thoroughly wetted.
C. Soils having a slow infiltration rate when thoroughly wetted.
D. Soils having a very slow infiltration rate when thoroughly wetted.

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

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

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

   Applicant's Site Plan Scale: 1" = 75'
   Site Geologic Map Scale: 1" = 75'
   Site Soils Map Scale (if more than 1 soil type): 1" = 50'

9. Method of collecting positional data:

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

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

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

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

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

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

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

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

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

Administrative Information

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

Horizon
Environmental Services, Inc.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: UFCU South MoPac Property, 5033 Hwy 290, Austin, Travis Co, Texas

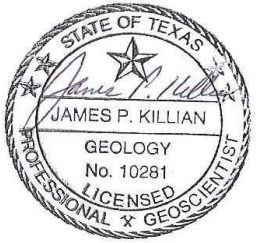
LOCATION			FEATURE CHARACTERISTICS												EVALUATION	PHYSICAL SETTING			
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	MOD	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
			No geologic or man-made features were found at the site																	

* DATUM:_____

2A TYPI	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	Man-made 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: concrete and/or casing

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: 19 August 2021

Sheet 1 of 1

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

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ATTACHMENT B
STRATIGRAPHIC COLUMN

Geologic Unit	Geologic Member	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
				724	0
Edwards Group	Leached & Collapsed (Kplc)	Edwards Aquifer	80	644	80
	Regional Dense (Kprd)	Edwards Aquifer	20	624	100
	Grainstone (kkg)	Edwards Aquifer	60	564	160
	Kirschberg Evaporite (Kkke)	Edwards Aquifer	60	504	220
	Dolomitic (Kkd)	Edwards Aquifer	130	374	350
	Basal Nodular (Kkbn)	Edwards Aquifer	50	324	400
Glen Rose (Kgr)	Upper (Kgru)	Confining Unit	324	0	724

Note: Unit elevation and thickness given with respect to a ground surface elevation of 724 feet near the northwestern property boundary of the subject site.

Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	KRS
HJN NO:	21212.001 GA

Attachment B

Stratigraphic Column
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

21212--UFCU_South_MoPac\Graphics\21212-001GA_05A_Strat.mxd

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ATTACHMENT C
DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of the UFCU South MoPac property was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site comprises approximately 1 acre of entirely of developed land located at 5503 West Highway 290 in Austin, Travis County, Texas. Surrounding lands are typically used for commercial businesses. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

The entire subject site is located within the EARZ as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves (TCEQ, 2005).

The subject site is underlain by the Leached and Collapsed member of the Person Formation (Kplc), which has an estimated maximum thickness of 70 feet (UT-BEG, 1995; Blome et al., 2005).

No naturally occurring geologic or man-made features were identified at the subject site. Photographs of the subject site are presented in Attachment G.

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ATTACHMENT D
SITE GEOLOGIC MAP

Legend

Subject Site

Leached and Collapsed member of Person Formation (Kplc)

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	JCY
HJN NO:	21212.001 GA
Source:	Nearmap, 2021; UT-BEG, 1995

Attachment D

Site Geologic Map
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

N

0 37.5 75
Feet

21212–UFCU_South_MoPac\Graphics\21212-001GA_06A_SGM.mxd

Horizon
Environmental Services, Inc.

ATTACHMENT E
SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services, Inc. (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 1 acre of developed land located at 5503 West Highway 290, adjoining the South MoPac northbound service road in Austin, Travis County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly used for commercial business purposes by the University Federal Credit Union (UFCU). The UFCU building is on the central portion of the site. The western boundary is formed by the South Mopac service road. The northern, southern, and eastern borders are formed by parking lots and surrounding commercial businesses. Surrounding lands are generally used for commercial business purposes.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently sloping terrain within the Williamson Creek watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a

minimum of approximately 720 feet above mean sea level (amsl) near the southeastern border of the site boundary to a maximum of approximately 724 feet amsl along the northwestern site boundary (USGS, 1988). Drainage on the site occurs primarily by overland sheet flow from northwest to southeast.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge Zone (TCEQ, 2021) (Attachment F, Figure 2).

2.5 SURFACE SOILS

One soil unit is mapped within the subject site (NRCS, 2019) (Appendix F, Figure 4). The soil unit is described in further detail below.

Crawford clay, 0 to 1% slopes (CrA) is a nearly level soil that occupies valleys and ridges. This soil has a surface layer of dark brown clay about 12 inches thick. The next layer, to a depth of about 32 inches, is reddish-brown clay. The underlying material is hard limestone. One limitation associated with this soil is difficulty with construction due to the hard underlying material.

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no documented water wells on the subject site and 4 wells within 0.5 miles of the subject site (TCEQ, 2021; TWDB, 2021). According to TWDB records, 3 of these wells (well nos. 16314, 14732, and 44155) have been plugged and abandoned, and only 1 well is active (well no. 440221). The plugged well depths range from 250 feet to 520 feet within the Edwards and Trinity aquifers. Well no. 440221 has a depth of 30 feet and is currently used as a monitor well for Travis County. Horizon observed no wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by the Leached and Collapsed member of the Person Formation (Kplc), which has an estimated maximum thickness of 70 feet (UT-BEG, 1995; Blome et al., 2005). The Leached and Collapsed member consists of hard, dense, recrystallized limestone (Maclay and Small 1976; Stein and Ozuna, 1995). This member typically comprises mudstone, wackestone, packstone, and grainstone with chert and collapse breccias. This member often contains chert beds and nodules as well as stromatolites. Fossils are typically found above the regional dense member contact. The underlying member to Kplc is the Cyclic and Marine member (Clark et al., 2016).

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D. The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped faults are located approximately 0.1 miles to the east and northwest, trending N15E (Blome et al., 2005).

Field Assessment

Please see Attachment C for a narrative description of geology observed on the subject site. The Site Geologic Map is provided as Attachment D. Horizon observed no geologic or man-made features on the subject site that meet the TCEQ definition of a potential recharge feature.

3.0 CONCLUSIONS AND RECOMMENDATIONS

No geologic or man-made features were identified at the subject site that would require protection or mitigation pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213).

The site generally appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site disturbing activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

4.0 REFERENCES

Blome, C.D., J.R. Faith, D.E. Pedraza, G.B. Ozuna, J.C. Cole, A.K. Clark, T.A. Small, and R.R. Morris. Geologic map of the Edwards Aquifer Recharge Zone, South-central Texas: US Geological Survey, Scientific Investigations Map SIM-2873, scale 1:200,000. Published 2005.

Clark, A.K., J.A. Golab, and R.R. Morris. Geologic framework and hydrostratigraphy of the Edwards and Trinity aquifers within northern Bexar and Comal Counties, Texas: US Geological Survey Scientific Investigations Map 3366, 1 sheet, scale 1:24,000, pamphlet. Published 2016.

(COA) City of Austin. Geographic Information Systems/Maps. *2012 2-foot Contours,* <http://austintexas.gov/department/gis-and-maps/gis-data>. Updated 1 May 2015.

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Maclay, R.W., and T.A. Small. Progress report on geology of the Edwards Aquifer, San Antonio area, Texas, and preliminary interpretation of borehole geophysical and laboratory data on carbonate rocks: U.S. Geological Survey Open-File Report 76–627, 65 p. Published 1976.

(Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <https://go.nearmap.com>. Imagery date 7 May 2021.

(NRCS) Natural Resources Conservation Service (formerly the Soil Conservation Service) US Department of Agriculture, Engineering Division. *Soil Series and Hydrologic Soil Groups of Urban Hydrology for Small Watersheds*, Technical Release No. 55. January 1975.

_____. Web Soil Survey, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Soil map data layer updated 12 September 2019. Accessed 28 July 2021.

(OSM) OpenStreetMap contributors. Open Street Map, <http://www.openstreetmap.org>. Available under the Open Database License (www.opendatacommons.org/licenses/odbl). Accessed 28 July 2021.

Stein, W.G., and G.B. Ozuna. Geologic framework and hydrogeologic characteristics of the Edwards Aquifer recharge zone, Bexar County, Texas: U.S. Geological Survey Water-Resources Investigations Report 95–4030, 8 p. Published 1995.

(TCEQ) Texas Commission on Environmental Quality. *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*. Revised October 2004.

_____. RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. Revised July 2005.

_____. Edwards Aquifer Protection Program. Edwards Aquifer Viewer, <http://www.tceq.

state.tx.us/field/eapp/viewer.html>. Accessed 26 July 2021.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <https://www3.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>. Accessed 26 July 2021.

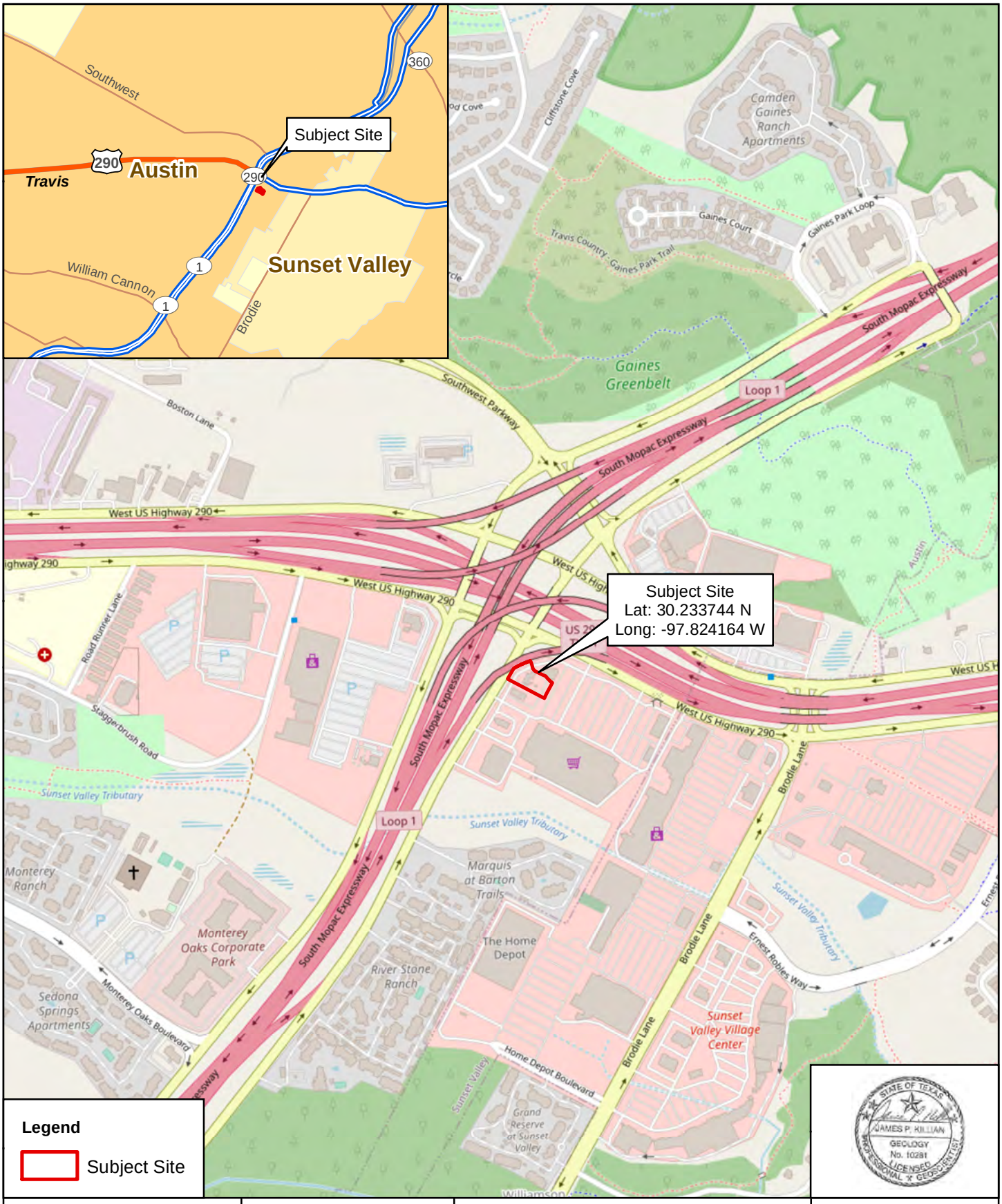
(TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <https://txpub.usgs.gov/txgeology/>. Updated 1 February 2014; Accessed 26 July 2021.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Oak Hill, Texas, quadrangle. 1988.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

ATTACHMENT F

ADDITIONAL SITE MAPS



STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	JCY
HJN NO:	21212.001 GA
Source:	OSM, 2021

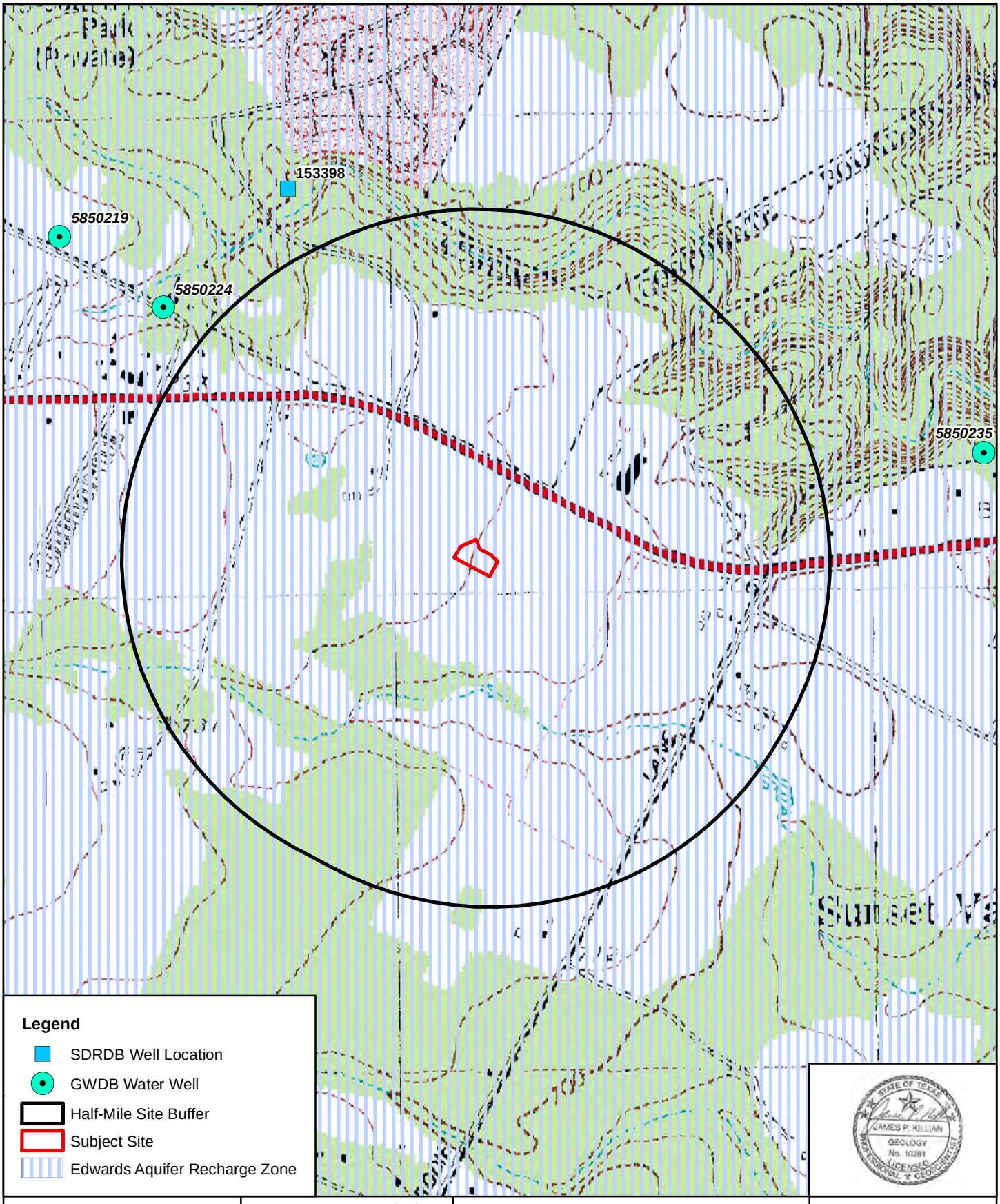
Attachment F, Figure 1

Vicinity Map
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

N

0 500 1,000
Feet

21212–UFCU_South_MoPac\Graphics\21212-001GA_01A_Vicinity.mxd



Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	JCY
HJN NO:	21212.001 GA
Source:	TCEQ, 2021; TWDB, 2021; USGS, 1988

Attachment F, Figure 2

Topography and Hydrogeology Map
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

21212–UFCU_South_MoPac\Graphics\21212-001GA_02A_Topo_Hydro.mxd

Legend

2-foot Contour Interval

Subject Site

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	JCY
HJN NO:	21212.001 GA
Source:	COA, 2015; Nearmap, 2021

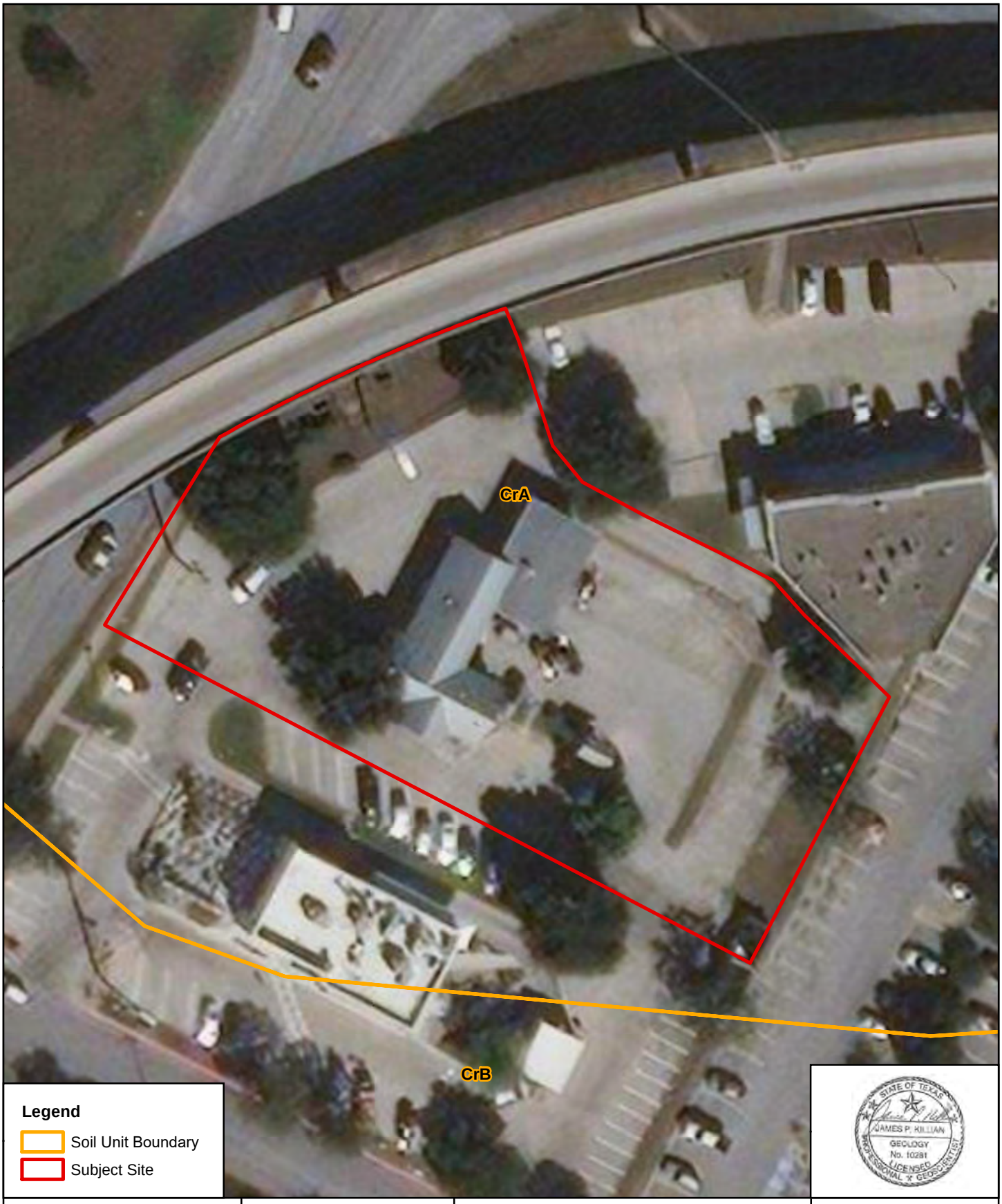
Attachment F, Figure 3

Site Topography Map
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

N

0 50 100
Feet

21212–UFCU_South_MoPac\Graphics\21212-001GA_03A_Topo.mxd



STATE OF TEXAS
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Horizon Environmental Services, Inc.

Date:	07/28/2021
Drawn:	JCY
HJN NO:	21212.001 GA
Source:	Nearmap, 2021; NRCS, 2019

Attachment F, Figure 4

Site Soil Map
UFCU South MoPac
5033 West Highway 290
Austin, Travis County, Texas

N

0 25 50
Feet

21212–UFCU_South_MoPac\Graphics\21212-001GA_04A_Soil.mxd

Horizon
Environmental Services, Inc.

ATTACHMENT G

SITE PHOTOGRAPHS

Horizon
Environmental Services, Inc.

PHOTO 1
General view of the subject site

PHOTO 2
General view of the subject site

III. WATER POLLUTION ABATEMENT PLAN APPLICATION FORM (TCEQ-0584)

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: Scott J. Foster, P.E.

Date: 6/11/25

Signature of Customer/Agent:

Regulated Entity Name: University Federal Credit Union South Mopac Redevelopment

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):1.43

3. Estimated projected population:N/A

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	7,928	÷ 43,560 =	0.18
Parking	31,109	÷ 43,560 =	0.71
Other paved surfaces	3,560	÷ 43,560 =	0.08
Total Impervious Cover	42,597	÷ 43,560 =	0.98

Total Impervious Cover 0.98 **÷ Total Acreage** 1.43 **X 100 =** 68**% 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	295 Gallons/day (Per COA UCM 2.9.4)
_____% Industrial	_____ Gallons/day
_____% Commingled	_____ Gallons/day
TOTAL gallons/day 295	

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 City of Austin Williamson (WMS) (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" = 20'.

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 Map No. 48453C0580H, dated September 26, 2008

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 0 (#) 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.

ATTACHMENT A
FACTORS AFFECTING SURFACE WATER QUALITY

Potential Sources of Contamination during the construction of this project:

- Oil and Grease: from runoff pollutants associated with paving operations
- Asphalt: emulsion from the streets just after construction is complete
- Construction Phase Pollutants: hydraulic fluid, machine oil, and sediment.

Potential Sources of Contamination after completion of this project:

- Oil, Grease, Coolant from Vehicles
- Fertilizers, Pesticides from Landscaping
- Accidental Spills

ATTACHMENT B
VOLUME AND CHARACTER OF STORMWATER

The UFCU project is a 1.43-acre site located within the Williamson Creek Watershed within the Barton Springs Zone. Detention and water quality is provided for the subject site by the adjacent, existing Walmart development (City of Austin SP-93-0039B, SP-99-2036B, and TCEQ WPAP dated April 9, 1993. See Section I, Attachment C for TCEQ approval letter. Per the Walmart permit's drainage area map and calculations found within Section V, Attachment F, this site's detention and water quality requirements are satisfied up to 90% impervious cover.

In existing and proposed conditions, the site drains to the south and is collected within existing storm drain pipes that convey the storm water to the existing pond facilities. All storm infrastructure and easements are existing and will remain unaffected by this project. The redevelopment will decrease the amount of impervious cover on-site from 1.12 acres (78%) to 0.98 acres (68%). See below for the Atlas 14 runoff calculations. As seen, the peak flows will be reduced from this lot for the 2, 10, 25, and 100-year storm events. The existing water quality pond is maintained and renewed annually under its Barton Springs Zone Water Quality Operating Permit #OP-01-0522B (BSZ permit information can be found in Section V, Attachment G).

UFCU South Mopac Redevelopment					100-Year Storm Event			25-Year Storm Event			10-Year Storm Event			2-Year Storm Event		
Runoff Calculations - Rational Method			Date:	3/24/2025												
System I.D.	Time of Concentration	Drainage Area	% Impervious Cover	Acres Impervious Cover	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow
	(Minutes)	(Acres)			(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)
EXISTING	10.0	1.43	78%	1.11	12.25	0.86	15.1	9.40	0.78	10.5	7.66	0.73	8.0	5.05	0.66	4.7
PROPOSED	10.0	1.43	68%	0.98	12.25	0.82	14.3	9.40	0.73	9.9	7.66	0.69	7.5	5.05	0.62	4.5
Intensity Duration-Frequency parameters from Table 2-2A (Atlas 14 Zone 1)																

IV. TEMPORARY STORMWATER SECTION (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Scott J. Foster, P.E.

Date: 4/1/25

Signature of Customer/Agent:

Regulated Entity Name: University Federal Credit Union South Mopac Redevelopment

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: Williamson Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A
SPILL RESPONSE ACTIONS

The following practices will be followed for spill prevention and cleanup. Also, the RQ (reportable quantity) depends on the substance released and where released. The table at https://www.tceq.texas.gov/response/spills/spill_rq.html will be used to determine whether you must report and under what rule.

- Manufactures' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

- Materials and equipment necessary for spill cleanout will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

- All spills will be cleaned up immediately after discovery.

- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contract with a hazardous substance.

- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of size.

- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

- The Contractor site superintendent, responsible for the day-to-day site operations, will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of the responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

ATTACHMENT B
POTENTIAL SOURCES OF CONTAMINATION

Potential Sources of Contamination during the construction of this project:

- Oil and Grease: from runoff pollutants associated with paving operations
- Asphalt: emulsion from the streets just after construction is complete
- Construction Phase Pollutants: hydraulic fluid, machine oil, and sediment.

Potential Sources of Contamination after completion of this project:

- Oil, Grease, Coolant from Vehicles
- Fertilizers, Pesticides from Landscaping
- Accidental Spills

ATTACHMENTS C & D
SEQUENCE OF MAJOR ACTIVITIES AND TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site.
   The following Temporary BMPs will be used during this construction: (0.7 Acres)
   a. Silt Fence/Triangular Filter Dike
   b. Tree Protection
   c. Inlet Protection
   d. Concrete Washout
2. The environmental project manager or site supervisor must contact the watershed protection department, environmental inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the storm water pollution prevention plan (SWPPP)) posted on the site.
5. Begin site clearing/construction (or demolition) activities. (0.7 Acres)
6. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
7. Complete construction and start revegetation of the site and installation of landscaping. (0.7 Acres)
8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the watershed protection and development review department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
9. Upon completion of landscape installation of a project site, the landscape architect shall submit a letter of concurrence to the watershed protection and development review department indicating that the required landscaping is complete and in substantial conformity with the approved plans. after receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
10. After a final inspection has been conducted by the city inspector and with approval from the city inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

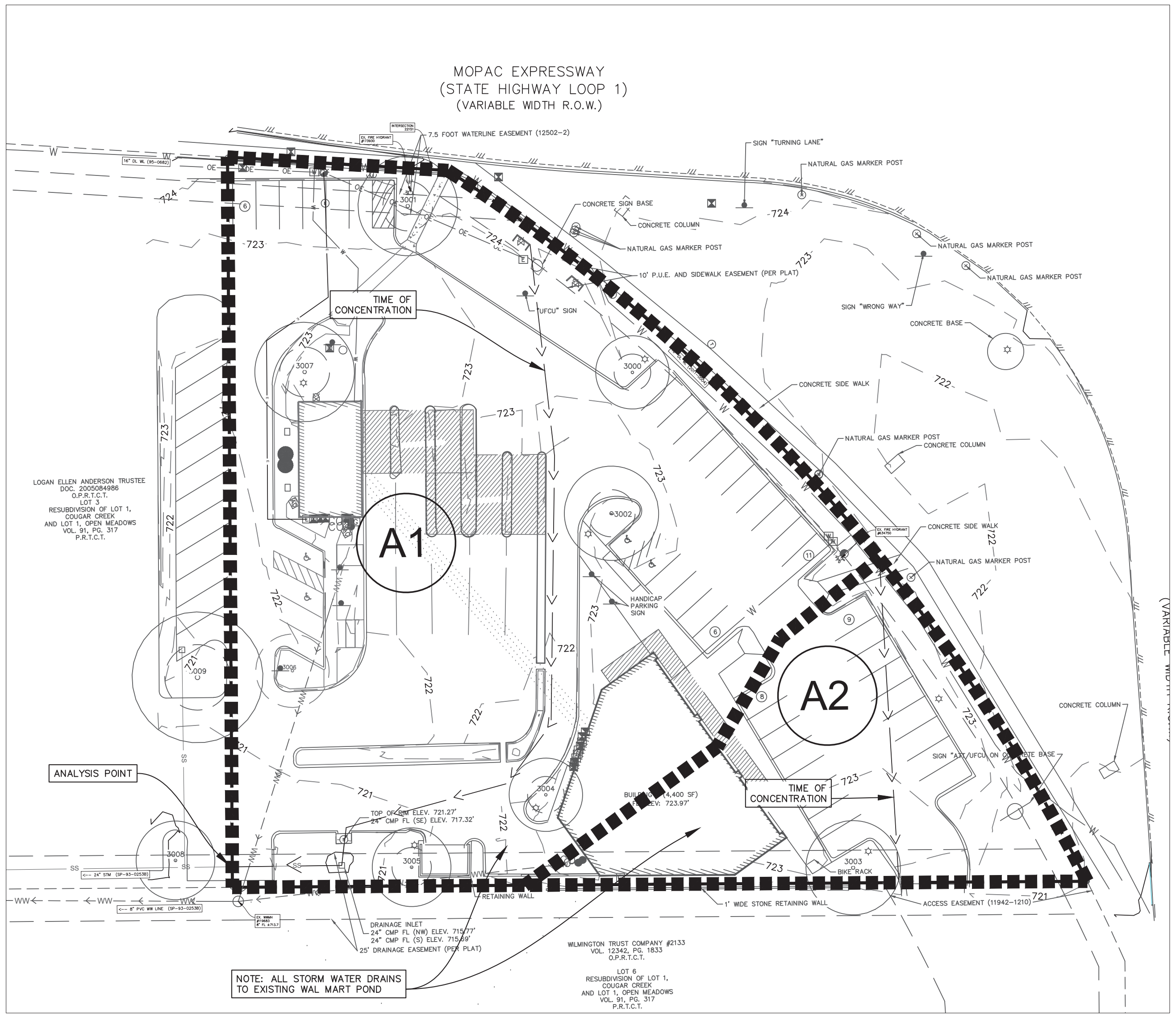
ATTACHMENT E
NOT APPLICABLE TO THIS PROJECT

ATTACHMENT F
STRUCTURAL PRACTICES

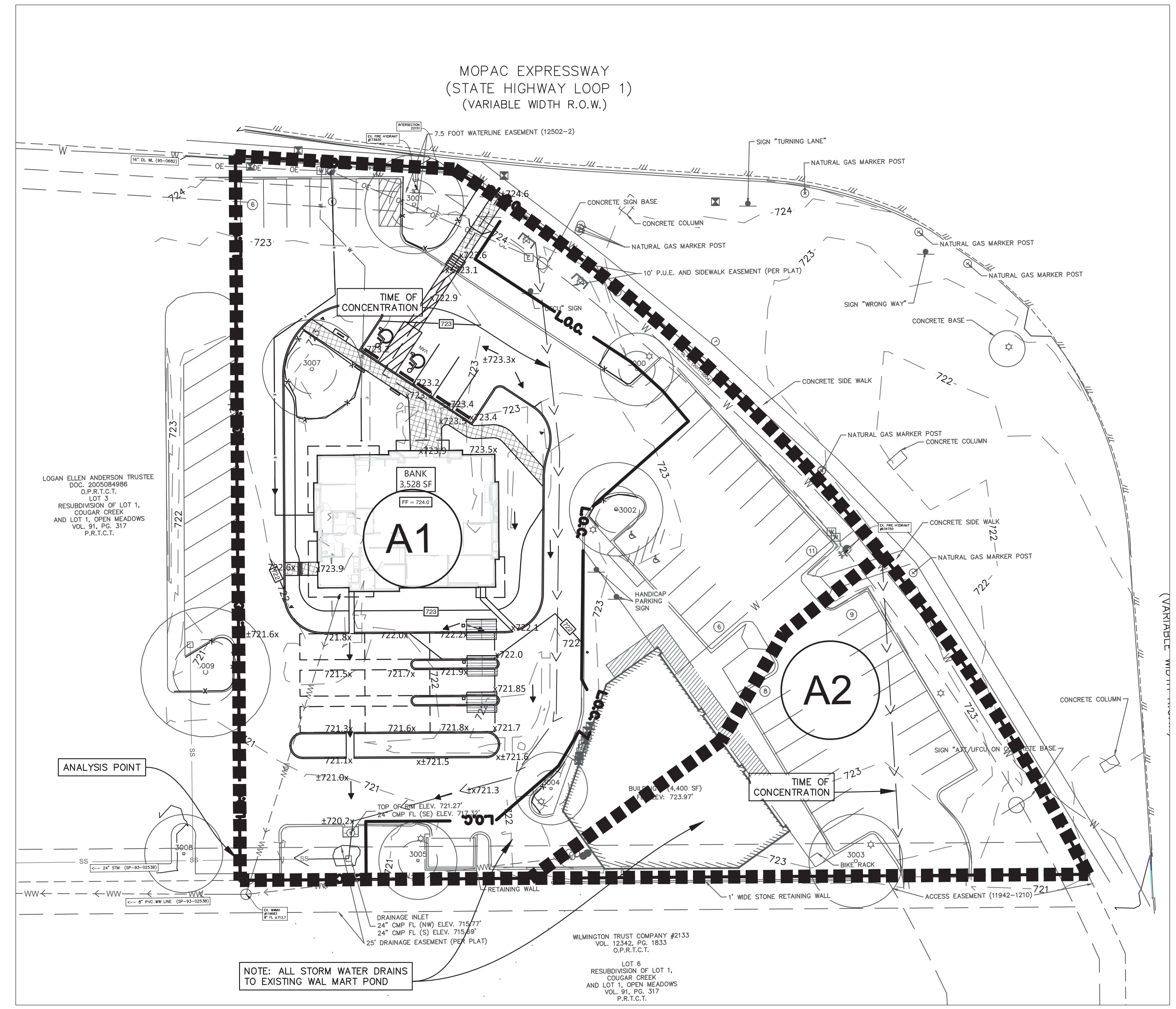
In existing and proposed conditions, the site drains to the south and is collected within existing storm drain pipes that convey the storm water to the existing pond facilities. All storm infrastructure and easements are existing and will remain unaffected by this project. Detention and water quality is provided for the site by the adjacent Walmart development (SP-93-0039B) and revised by SP-99-2036B. The existing water quality pond is maintained and renewed annually under its Barton Springs Zone Water Quality Operating Permit #OP-01-0522B (BSZ permit information can be found in Section V, Attachment G).

ATTACHMENT G
UFCU REDEVELOPMENT DRAINAGE PLAN

EXISTING



PROPOSED



SCALE IN FEET
30 15 0 30

UFCU South Mopac Redevelopment Runoff Calculations - Rational Method			Date:	3/24/2025	100-Year Storm Event			25-Year Storm Event			10-Year Storm Event			2-Year Storm Event		
System I.D.	Time of Concentration (Minutes)	Drainage Area (Acres)	% Impervious Cover	Acres Impervious Cover	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)
EXISTING	10.0	1.43	78%	1.11	12.25	0.86	15.1	9.40	0.78	10.5	7.66	0.73	8.0	5.05	0.66	4.7
PROPOSED	10.0	1.43	68%	0.98	12.25	0.82	14.3	9.40	0.73	9.9	7.66	0.69	7.5	5.05	0.62	4.5
Intensity Duration-Frequency parameters from Table 2-2A (Atlas 14 Zone 1)																
System I.D.	Time of Concentration (Minutes)	Drainage Area (Acres)	% Impervious Cover	Acres Impervious Cover	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)	Intensity "I" (in/hr)	Runoff Coefficient C	Design Flow (cfs)
EXISTING	10.0	1.43	90%	1.29	10.40	0.92	13.7	8.19	0.83	9.8	10.88	0.79	12.2	4.62	0.71	4.7
Intensity Duration-Frequency parameters from Table F-3 (Pre-Atlas 14)																

WATER QUALITY AND DETENTION IS PROVIDED FOR THIS PROJECT BY SP-93-0039B AND REVISED BY SP-99-2036B (SEE SHEETS 12-14).
BARTON SPRINGS ZONE WATER QUALITY CONTROL OPERATING PERMIT # OP-01-0522B.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
3/28/2025

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

EXISTING AND PROPOSED DRAINAGE AREA MAPS

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET
10
OF 20

SP-2024-0460C

FILE: Z:\Shared\Projects\UFCU\South Mopac\Cad\Sheets\10 DAM.dwg LAYOUT: 01 PLOT DATE: 3/24/2025 2:31pm PLOTTED BY: mered
XREFS: x2436 xgis xaerial_2020 TNRIS xgis topo xsurvey_360 UFCU SouthMopac - SiteLayout - JMA 2022.07.19 xsite IMAGES: SJF Sign.tif

ATTACHMENT H
NOT APPLICABLE TO THIS PROJECT

ATTACHMENT I
INSPECTION AND MAINTENANCE FOR TEMPORARY BMPs

SILT FENCE / FILTER DIKE

- Inspections: Inspections shall be made weekly or after each rainfall event and repair or replacement shall be made promptly as needed.

- Sediment Removal: Accumulated silt shall be removed when it reaches a depth of 150mm (6 inches). The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

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

STORM DRAIN INLET PROTECTION

- Inspections shall be made weekly and after each rainfall. Repair or replacement shall be made promptly by the contractor.

- Sediment shall be removed when buildup reaches a depth of 3 inches. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

- Devices shall be checked periodically to ensure proper placement to prevent gaps between device and curb.

- Inspections shall be made for filter fabric and patch. Replacements shall be made if torn or missing.

Inlet protection devices and structures shall be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

ATTACHMENT J
SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Per City of Austin Environmental Criteria Manual, the vegetative stabilization of areas disturbed by construction shall be as follows.

Note: Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (*Pascopyrum smithii*) at 5.6 pounds per acre, Oats (*Avena sativa*) at 4.0 pounds per acre, Cereal Rye Grain (*Secale cereale*) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (*Lolium multiflorum*) or perennial ryegrass (*Lolium perenne*). Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Item 604S or 609S.
    A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.
    B. Hydromulch shall comply with Table 1, below.
    C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
    D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0—3 months	Moderate slopes; from flat to 3:1	1,500 to 2,000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (½) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S or 609S.

   A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator.

   B. Hydromulch shall comply with Table 2, below.

   C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.

   D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.

   E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)	
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturers recommendations)

V. PERMANENT STORMWATER SECTION (TCEQ-0600)

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: Scott J. Foster, P.E.

Date: 4/1/25

Signature of Customer/Agent

Regulated Entity Name: University Federal Credit Union South Mopac Redevelopment

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 Criteria Manuals

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

☐ N/A

11. ☒ **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: *Barton Springs Operating Permit information attached

    ☐ 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

ATTACHMENT A
NOT APPLICABLE TO THIS PROJECT

ATTACHMENT B
BMPS FOR UPGRADIENT STORMWATER

Due to existing roadways and development, no upgradient storm water is expected to drain from this site.

ATTACHMENT C
BMPS FOR ON-SITE STORMWATER

Water quality and detention facilities, designed in accordance with TCEQ and City of Austin requirements, are existing for this development. These facilities provide for the required structural and water quality controls for 1.29 acres of impervious cover (90%). Please note the existing impervious cover is 1.12 acres (78%) and the proposed impervious cover with the redevelopment is 0.98 acres (68%). Please see Section V, Attachment F for the Walmart drainage area map and pond calculations.

The existing water quality pond is maintained and renewed annually under its Barton Springs Zone Water Quality Operating Permit #OP-01-0522B (BSZ permit information can be found in Section V, Attachment G).

ATTACHMENTS D-E
NOT APPLICABLE TO THIS PROJECT

ATTACHMENT F
TSS CALCULATIONS AND UFCU REDEVELOPMENT CONSTRUCTION PLANS WITH EXISTING WALMART POND PLANS AND CALCULATIONS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: UFCU South Mopac Redev (Overall)
Date Prepared: 3/24/2025

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

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

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

where:

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

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

County =	Travis	
Total project area included in plan * =	11.03	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	9.93	acres
Total post-development impervious cover fraction * =	0.90	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	8643	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	11.03	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.93	acres
Post-development impervious fraction within drainage basin/outfall area =	0.90	
$L_{M\ THIS\ BASIN}$ =	8643	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	11.03	acres
A_I =	9.93	acres
A_P =	1.10	acres
L_R =	11014	lbs

4/1/25

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

Desired $L_{M\ THIS\ BASIN}$ = **8643** lbs.

F = **0.78**

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

Rainfall Depth =	**1.00**	inches
Post Development Runoff Coefficient =	**0.74**	
On-site Water Quality Volume =	**29432**	cubic feet

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

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**5886**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**35319**	cubic feet

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

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

Required Water Quality Volume for retention basin = **35319** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	**0.4**	in/hr	**Enter determined permeability rate or assumed value of 0.1**
Irrigation area =	**35319**	square feet	
	0.81	acres	

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

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

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

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**NA**	cubic feet	
Minimum filter basin area =	**NA**	square feet	
Maximum sedimentation basin area =	**NA**	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**NA**	square feet	**For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: UFCU South Mopac Redev (Site)
Date Prepared: 3/24/2025

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

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

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

where:

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

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

County =	Travis	
Total project area included in plan * =	1.43	acres
Predevelopment impervious area within the limits of the plan * =	1.12	acres
Total post-development impervious area within the limits of the plan* =	0.98	acres
Total post-development impervious cover fraction * =	0.69	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	-122	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.43	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.98	acres
Post-development impervious fraction within drainage basin/outfall area =	0.69	
$L_{M\ THIS\ BASIN}$ =	853	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	1.43	acres
A_I =	0.98	acres
A_P =	0.45	acres
L_R =	1093	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	853	lbs.
F =	0.78	

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

Rainfall Depth =	1.00	inches
Post Development Runoff Coefficient =	0.49	
On-site Water Quality Volume =	2550	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	510	
Total Capture Volume (required water quality volume(s) x 1.20) =	3060	cubic feet

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

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

Required Water Quality Volume for retention basin =	3060	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	0.4	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	3060	square feet	
	0.07	acres	

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

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

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

9A. Full Sedimentation and Filtration System

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

9B. Partial Sedimentation and Filtration System

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

REVISIONS/CORRECTIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

CONSOLIDATED SITE PLAN FOR UNIVERSITY FEDERAL CREDIT UNION SOUTH MOPAC REDEVELOPMENT

DATE OF SUBMITTAL: 12/30/2024

OWNER NAME AND ADDRESS
ANDERSON JOINT VENTURE LLC
4633 FAIRFAX AVE
DALLAS, TX 75209

DEVELOPER NAME AND ADDRESS
UNIVERSITY FEDERAL CREDIT UNION
CONTACT: CLIFF LOYD
8303 N MOPAC, SUITE A105
AUSTIN, TX 78759

ZONING: GR-NP (GENERAL RETAIL-EAST OAK NEIGHBORHOOD PLAN)

WATERSHED:
WILLIAMSON CREEK (BARTON SPRINGS ZONE)

SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE

LEGAL DESCRIPTION:
LOT 4, OF THE RESUBDIVISION OF LOT 1, COUGAR CREEK AND LOT 1 OPEN MEADOWS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 91, PAGES 317-318 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

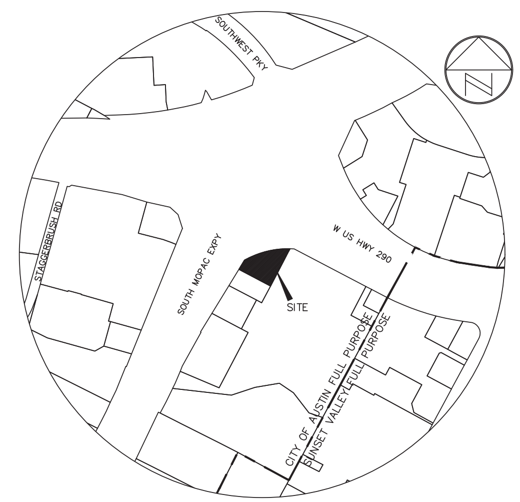
SITE AREA:
1.43 ACRES

LIMITS OF CONSTRUCTION:
0.77 ACRES

RELATED CASES:
C14-2008-0129 (ZONING)
SP-93-0253B
SP-93-0039B, SP-06-0018C (WALMART)

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0580H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
3. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN.
4. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON SITE.
5. RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICANT IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
6. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY RESIDENTIAL COMPLEXES, BUSINESSES AND OFFICE BUILDINGS."
8. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN – SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.
9. THE WATER QUALITY / DETENTION FACILITY FOR THIS SITE WAS CONSTRUCTED WITH THE WALMART CONSTRUCTION PLANS (SP-93-0039B AND REVISED BY SP-99-2036B). BARTON SPRINGS ZONE WATER QUALITY CONTROL OPERATING PERMIT # OP-01-0522B.
10. THIS PROJECT INTENDS TO COMPLY WITH 25-8-26 OF THE LAND DEVELOPMENT CODE (LDC) TO ALLOW FOR REDEVELOPMENT IN THE BARTON SPRINGS ZONE.
11. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
12. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
13. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES, AS APPLICABLE, AND MUST BE PAID UPON COMPLETION OF THE BUILDING PERMIT PLAN REVIEW FOR EACH BUILDING.



LOCATION MAP
NOT TO SCALE
CITY GRID: E19
MAPSCO: 613S

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	FINAL PLAT
03	GENERAL NOTES
04	AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES
05	EXISTING CONDITIONS AND DEMOLITION PLAN
06	EROSION AND SEDIMENTATION CONTROL PLAN
07	SITE PLAN
08	GRADING AND UTILITY PLAN
09	FIRE PROTECTION
10	EXISTING AND PROPOSED DRAINAGE AREA MAPS
11	SP-93-0039B POND DRAINAGE AREA MAP (FOR REFERENCE ONLY)
12	SP-93-0039B POND CALCULATIONS (FOR REFERENCE ONLY)
13	SP-99-2036B POND MODIFICATION (FOR REFERENCE ONLY)
14	CONSTRUCTION DETAILS SHEET 1
15	CONSTRUCTION DETAILS SHEET 2
16	CONSTRUCTION DETAILS SHEET 3
17	CITY OF AUSTIN LANDSCAPE NOTES
18	LANDSCAPE NOTES AND SCHEDULE
19	LANDSCAPE PLAN
20	LANDSCAPE DETAILS

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT ____________ DATE ______

AUSTIN WATER ____________ DATE ______

CITY OF AUSTIN FIRE DEPARTMENT ____________ DATE ______

CITY OF AUSTIN INDUSTRIAL WASTE ____________ DATE ______

5033 W US 290 HWY SVRD EB
BUILDING B
AUSTIN, TEXAS 78749
DECEMBER 2024

ENGINEER'S CERTIFICATION:

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/24/2025

LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78630

PROJECT DESCRIPTION

THIS REDEVELOPMENT CONSISTS OF THE CONSTRUCTION OF 3,528 SF BANK WITH DRIVE UP ATMs ON A WITH ASSOCIATED DRIVES, PARKING, UTILITIES, AND LANDSCAPING.

Austin Fire Department	
Fire Design Standards	*2021 International Fire Code with City of Austin Local Amendments*
Fire Flow Demand @ 20 psi	*1,500 gpm*
Intended Use	*Financial Services with Drive-In Services*
Construction Classification	*VB*
Building Fire Area	*3,528 GSF*
Automatic Fire Sprinkler System	*No*
Reduced Fire Flow Demand @ 20 psi	*N/A*
AFD Fire Hydrant Flow Test	*11/4/2024*
AFD Fire Hydrant Flow Test Location	*5000 US Hwy 290*
City of Austin Pipeline Ordinance	*No*
High-Rise	*No*
Wildland Urban Interface	*2015 International Wildland-Urban Interface Code (IWUIC) with City of Austin Local Amendments. Site and structure(s) shall be designed and constructed to the WUI Proximity Class C Ignition-Resistant requirements of the code.*
Alternative Method of Compliance	*No*

SITE PLAN APPROVAL SHEET 01 OF 20
FILE NUMBER SP-2024-0460C APPLICATION DATE 12/30/24
APPROVED BY COMMISSION ON ____________ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) ____________ CASE MANAGER HEATHER CHAFFIN
PROJECT EXPIRATION DATE (ORD.#970905-A) ________ DWPZ ______ DDZ X

____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ____________ ZONING GR-NP
Rev. 1 ____________ Correction 1 ____________
Rev. 2 ____________ Correction 2 ____________
Rev. 3 ____________ Correction 3 ____________

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

PREPARED BY:

CIVIL ENGINEER:

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
CONTACT: SCOTT J. FOSTER, P.E.

ARCHITECT:
JACKSON & MCELHANEY ARCHITECTS
3108 N. LAMAR BLVD., SUITE 100
AUSTIN, TX 78705
PHONE (512) 472-5132
CONTACT: MIKE MCELHANEY

LANDSCAPE ARCHITECT:
STUDIO 16:19
1717 N IH 35, SUITE 308
ROUND ROCK, TX 78664
PHONE (512) 534-8680
CONTACT: BRAD SIMS

SURVEYOR:
DOUCET AND ASSOCIATES
7401 B. HIGHWAY 71 W, SUITE 160
AUSTIN, TX 78735
PHONE (512) 583-2600
CONTACT: JOHN BARNARD, R.P.L.S

RESUBDIVISION OF LOT 1, COUGAR CREEK AND LOT 1, OPEN MEADOWS

4638 $60.00 5/14/93

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

KNOW ALL MEN BY THE PRESENTS:

THAT KIRK A. ANDERSON, TRUSTEE, OWNER OF THAT 23.5955 ACRE TRACT OUT OF THE THOMAS ANDERSON SURVEY NO. 17 TRAVIS COUNTY, TEXAS; BEING LOT 1 OF COUGAR CREEK SUBDIVISION AS SHOWN ON A MAP OR PLAT THERE OF RECORDED IN BOOK 91, PAGES 43–44, OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS; AND ROYCE FAULKNER, OWNER OF THAT 5.7394 ACRE TRACT OF LAND ALSO OUT OF THE THOMAS ANDERSON SURVEY NO. 17, TRAVIS COUNTY, TEXAS BEING LOT 1 OF OPEN MEADOWS SUBDIVISION AS SHOWN ON A MAP OR PLAT THEREOF RECORDED IN BOOK 91, PAGES 45–46, OF THE SAID MAP RECORDS, DO HEREBY SUBDIVIDE 29.3349 ACRES; BEING ALL OF THE ABOVE SAID LOT 1 OF OPEN MEADOWS SUBDIVISION, TO BE KNOWN AS "RESUBDIVISION OF LOT 1 COUGAR CREEK AND LOT 1 OPEN MEADOWS" PERSUANT TO SECTION 212.014 OF THE LOCAL GOVERNMENT CODE. SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS, THIS THE 2-25 DAY OF April, 1993, A.D.

KIRK A. ANDERSON
8100 LOMO ALTO
SUITE 234
DALLAS, TEXAS 75225

ROYCE FAULKNER
P.O. BOX 585
AUSTIN, TEXAS 78767

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KIRK A. ANDERSON, TRS., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ________, 1993, A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, STATE OF TEXAS

VIRGINIA E. ALLISON NOTARY PUBLIC State of Texas

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROYCE FAULKNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ________, 1993, A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, STATE OF TEXAS

THAT I, GREGORY A. WAY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:

GREGORY A. WAY — 3-3-93 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 – STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746

STATE OF TEXAS REGISTERED GREGORY A. WAY 4567 PROFESSIONAL LAND SURVEYOR

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #. 480624-0095C DATED SEPTEMBER 27, 1985, FOR TRAVIS COUNTY

JAMES F. SCAIEF — 4-4-93 DATE
REGISTERED PROFESSIONAL ENGINEER NO. 54777
MURFEE ENGINEERING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746

I, DONALD J. SANSOM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DONALD J. SANSOM — 4-5-93 DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 60300
MURFEE ENGINEERING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON FACE OF PLAT: U.S. 290 WEST -- SUBDIVISION SIDE AND LOOP 1 SOUTH (MOPAC) -- SUBDIVISION SIDE THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
2. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NONRESIDENTIAL LOTS.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
5. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW.
6. THE WATER QUALITY BUFFER ZONE REQUIREMENTS FOR THIS PROPERTY IS TIED TO A WAIVER GRANTED FOR THIS PROPERTY IN ORDINANCE 860821-L AND 861023-O.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
8. NO BUILDING, FENCE, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. FOR RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION SEE VOLUME 11808, PAGE 0010, OF THE DEED RECORDS OF TRAVIS COUNTY.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
12. JOINT ACCESS SHALL BE PROVIDED TO U.S. 290 WEST AND LOOP 1 SOUTH FROM LOTS 1–6.
13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED NOVEMBER 3, 1992. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
15. FOR THE CONSTRUCTION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 11936 PAGE 68, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. MAY 13, 1993
16. THIS SUBDIVISION IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL.
17. ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE A MINIMUM OF 1.0 FOOT ABOVE THE 100 YEAR FLOOD LEVEL. A SEPARATE PERMIT IS REQUIRED TO PLACE FILL WITHIN THE 100 YEAR FLOODPLAIN.
18. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.

APPROVED FOR ACCEPTANCE

J.R. SMITH, DIRECTOR — 5-5-1993 DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE COMMISSION OF THE CITY OF AUSTIN ON THE 4th DAY OF MAY, 1993, A.D.

SCOTT ROBERTS, [redacted]-CHAIRPERSON
BROOKS KASSON, SECRETARY

~~IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. BE IT RESOLVED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS: THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.~~

~~THE STATE OF TEXAS)(~~
~~COUNTY OF TRAVIS)(~~

~~I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF ________, 1993, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK ________, PAGE(S) ________.~~

~~WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF ________ 1993, A.D.~~

~~DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY, TEXAS~~

~~DEPUTY~~

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF MAY, 1993, A.D. AT 3:00 O'CLOCK P.M., AND DULY RECORDED ON THE 14th DAY OF MAY, 1993, A.D. AT 3:00 P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGE(S) 317, 318.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 14th DAY OF MAY, 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
B. J. Rutherford
DEPUTY B. J. RUTHERFORD

FILED FOR RECORD AT 3:00 O'CLOCK P.M., THIS THE 14th DAY OF MAY 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
B. J. Rutherford
Deputy

Vol. 91 Page 317
PLAT RECORD, TRAVIS COUNTY, TEXAS

FILMCODE 00009314070

RESUBDIVISION OF LOT 1, COUGAR CREEK AND LOT 1, OPEN MEADOWS

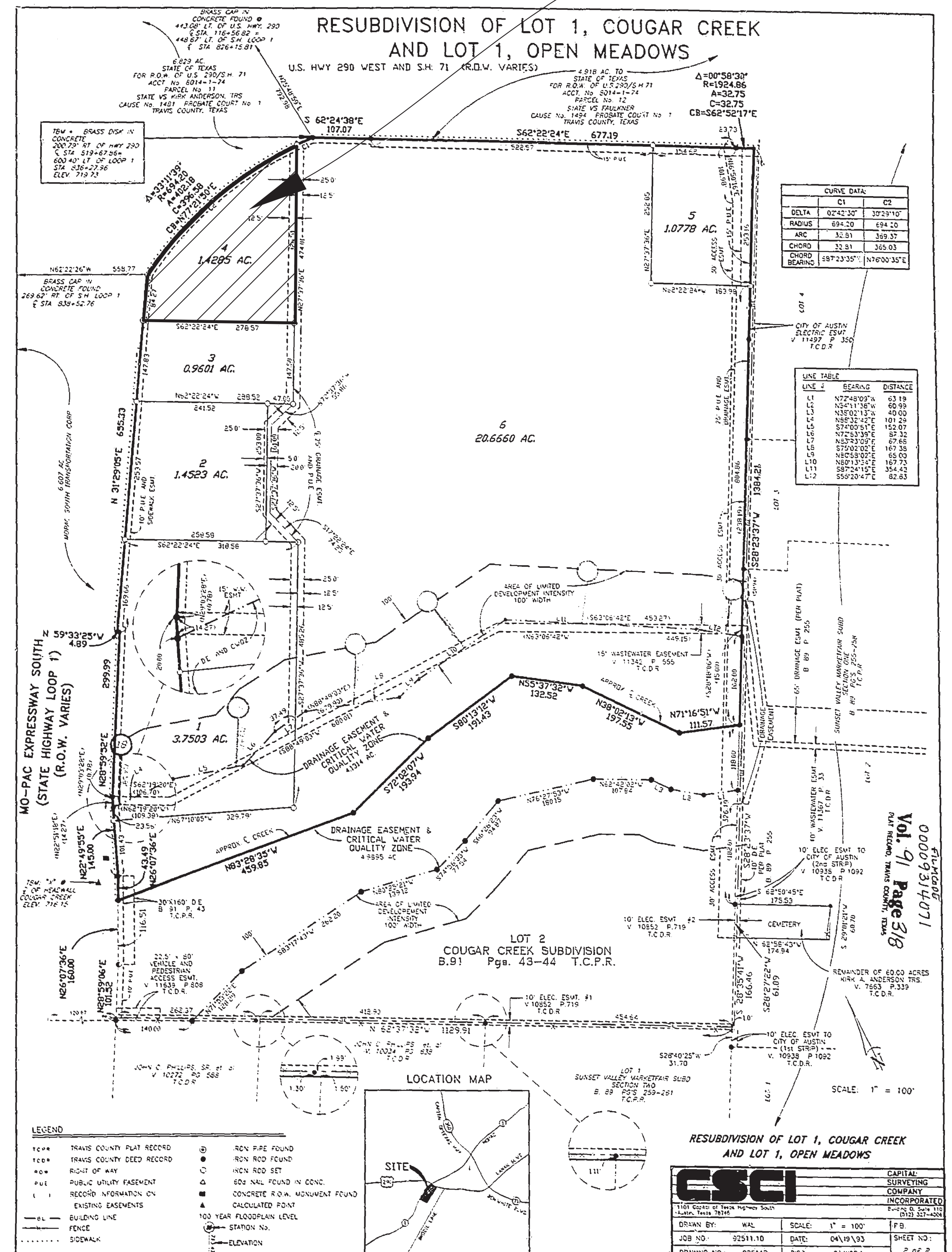
CSCI — CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South, Austin, Texas 78746 — Building D, Suite 110 (512) 327-4006

DRAWN BY:	WAL	SCALE:		F.B.
JOB NO.:	92511.11	DATE:	01/20/93	SHEET NO.:
DRAWING NO.:	92511B	DISC:	C:\WORK	1 OF 2

C8-92-0178.0A

TRAVIS COUNTY PLAT VOLUME 91 PAGE 318

SITE



CURVE DATA	C1	C2
DELTA	02°42'30"	30°29'10"
RADIUS	694.20	694.20
ARC	32.81	369.37
CHORD	32.81	365.03
CHORD BEARING	S87°23'35"W	N76°00'35"E

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N72°48'03"W	63.19
L2	N54°11'36"W	60.99
L3	N35°02'13"W	40.00
L4	N88°32'42"E	101.29
L5	S74°00'51"E	152.07
L6	N72°53'39"E	87.32
L7	N53°23'09"E	67.66
L8	S75°02'02"E	167.38
L9	N80°58'02"E	65.00
L10	N60°13'34"E	167.73
L11	S87°24'15"E	354.43
L12	S56°20'47"E	82.63

RESUBDIVISION OF LOT 1, COUGAR CREEK AND LOT 1, OPEN MEADOWS

CSCI — CAPITAL SURVEYING COMPANY INCORPORATED

DRAWN BY:	WAL	SCALE:	1" = 100'	F.B.
JOB NO.:	92511.10	DATE:	04/19/93	SHEET NO.:
DRAWING NO.:	92511B	DISC:	C:\WORK	2 OF 2

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FILMCODE 00009314071

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

FINAL PLAT

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

CITY OF AUSTIN GENERAL CONSTRUCTION NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AS APPLIES, WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1–800–344–8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W

3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN –SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE–CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL–SITE–AND–SUBDIVISION–INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.

4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)

5. ALL SITE WORK MUST COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
   - 6.1. RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS); OR
   - 6.2. INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE–MILE ETJ)

DEVELOPER INFORMATION:

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD) — (512) 657–8774
OWNER — PHONE #

8303 N MOPAC, SUITE A105 AUSTIN, TX 78759
OWNER ADDRESS

360 PROFESSIONAL SERVICES, INC. (SCOTT J. FOSTER, P.E.) — (512) 354–4682
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS — PHONE #

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD) — (512) 657–8774
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE — PHONE #

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD) — (512) 657–8774
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE — PHONE #

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS, AS AMENDED BY SPECIAL PROVISION. CURRENT AT THE TIME OF BIDDING.

2. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

3. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS. SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.

4. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL. INCLUDING METHODS OF HANDLING AND DISPOSAL.

5. IF REQUIRED, CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

6. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.

7. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.

8. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE–ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY)

10. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.

11. THESE PLANS, PREPARED BY 360 PROFESSIONAL SERVICES, INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF 360 PROFESSIONAL SERVICES, INC.'S LICENSED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR IS TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE, REGULAR SESSION.

12. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN. ADDITIONALLY, THE CONTRACTOR IS TO SCHEDULE THE WORK AND TRAFFIC CONTROLS TO ACHIEVE THE FOLLOWING TRAFFIC GUIDELINES:

    ATTN: MINIMUM OF ONE ACCESS POINT TO THE SITE TO REMAIN OPEN AT ALL TIMES.
    MINIMUM OF ONE LANE WITHIN THE ADJACENT ACCESS EASEMENTS TO REMAIN OPEN AT ALL TIMES.
    CONTRACTOR IS RESPONSIBLE FOR COORDINATING LANE CLOSURES WITH OWNER.

13. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION.

14. NO BLASTING IS ALLOWED ON THIS PROJECT.

15. BURNING IS NOT ALLOWED ON THIS PROJECT.

16. CONTRACTOR TO INSTALL 1/2–INCH–DIAMETER BY 12–INCH–LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES ABOVE THE FINISHED GRADE.
    - A. BLUE RIBBON – WATER LINE
    - B. GREEN RIBBON – WASTEWATER LINE
    - C. YELLOW RIBBON – GAS LINE
    - D. ORANGE RIBBON – TELECOM DUCT BANK
    - E. RED RIBBON – ELECTRICAL DUCT BANK

24. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING ASPHALT FROM END BACK UNTIL FULL DEPTH BASE AND HMAC ARE ENCOUNTERED AND HMAC APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW CURB.

25. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.

26. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE–FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.

27. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3000 PSI @ 28–DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS.

28. TREE SURVEY, CONTOURS, AND BENCHMARK INFORMATION SUPPLIED BY OTHERS. ACTUAL LOCATION OF TREES AND ELEVATION OF NATURAL GROUND ON THE PROJECT SITE MAY VARY FROM WHAT IS DEPICTED ON THE PLAN SHEETS. 360 PROFESSIONAL SERVICES, INC., IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION REGARDING SURVEYS OR BENCHMARK LOCATIONS.

    BENCHMARKS ARE AS FOLLOWS: SEE EXISTING CONDITIONS AND DEMOLITION PLAN

29. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE.

30. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE GEOTECHNICAL REPORT AND SHALL FOLLOW THE RECOMMENDATIONS SPECIFIED THEREIN INCLUDING, BUT NOT LIMITED TO, PAVING RECOMMENDATIONS, SUBGRADE PREPARATIONS, PILE INSTALLATION PROCEDURES, GROUND WATER MANAGEMENT AND STEEP SLOPE BEST MANAGEMENT PRACTICES

31. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

32. PUMPING OF STORM WATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORM WATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.

33. UNLESS OTHERWISE NOTED, STORM SEWERS TO BE: 6"–15" SDR 35 PVC, 18" AND GREATER, RCP ASTM–C76 CLASS III. ALL PUBLIC STORM SEWER TO BE RCP ASTM–C76 CLASS III.

34. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY CONTACT A CITY OF AUSTIN INSPECTOR FOR FURTHER INVESTIGATION.

35. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH APPROVED PLANS.

ECM APPENDIX P–1 – EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE–CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE–CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD ON–SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE–CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT, 512–974–2278 OR BY EMAIL AT ENVIRONMENTAL.INSPECTIONS@AUSTINTEXAS.GOV, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC – IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER – INSPECTOR (CESSWI OR CESSWI – IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC – IT) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI–WEEKLY INTERVALS AND AFTER ONE–HALF (½) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE–THIRD (⅓) OF THE INSTALLED HEIGHT OF THE CONTROL WHICHEVER IS LESS.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
   - A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
     - TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.
     - AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
     - SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL–BLENDED MATERIAL.

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

TEMPORARY VEGETATIVE STABILIZATION:

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

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

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

PERMANENT VEGETATIVE STABILIZATION:

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

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

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

10. DEVELOPER INFORMATION

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD)
DEVELOPER
(512) 657–8774
PHONE #

8303 N MOPAC, SUITE A105 AUSTIN, TX 78759
ADDRESS

360 PROFESSIONAL SERVICES, INC. (MEREDITH L. KIZEWSKI, P.E.)
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS
(512) 354–4682
PHONE #

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD)
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE
(512) 657–8774
PHONE #

UNIVERSITY FEDERAL CREDIT UNION (CLIFF LOYD)
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE
(512) 657–8774
PHONE #

ECM APPENDIX P–4: – STANDARD SEQUENCE OF CONSTRUCTION

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION, INITIATE TREE MITIGATION MEASURES AND CONDUCT "PRE – CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE).
2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512–974–2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON–SITE PRECONSTRUCTION MEETING.
3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. (NOT APPLICABLE – THE PONDS ARE EXISTING)
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID–CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
12. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

ECM APPENDIX P–6 – REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

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

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

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

TREE AND NATURAL AREA PROTECTION NOTES (ECM 3.6.1 & 3.6.2)

ECM 3.6.1 TREE PROTECTION REQUIREMENTS

A.DURATION OF TREE PROTECTION

1.INSTALLATION: TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION, AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PROJECT.

2.REMOVAL: TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. ANY PREMATURE REMOVAL OR FAILURE OF TREE PROTECTION CAN LEAD TO CRITICAL ROOT ZONE IMPACTS AS DESCRIBED IN ECM 3.5.2 AND MAY REQUIRE REMEDIAL TREE CARE. IT IS THE PERMIT HOLDER'S RESPONSIBILITY TO AVOID DAMAGE TO PRESERVED TREES WHERE TREE PROTECTION HAS BEEN REMOVED OR NOT INSTALLED.

B.FENCING SPECIFICATIONS

1.MATERIAL REQUIREMENTS: FENCING IS THE PRIMARY METHOD OF TREE PROTECTION. FENCING IS INTENDED TO PREVENT ACCESS TO THE CRITICAL ROOT ZONE. TREE FENCING SHALL BE CHAIN–LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET. FENCING SHALL BE INSTALLED ON STEEL T–POSTS WITH A MAXIMUM SPACING OF 10 FEET BETWEEN THE POSTS. MORE ROBUST OR EXISTING PERMANENT FENCING MAY BE APPROVED AS AN ALTERNATIVE TO CHAIN–LINK FENCING. PLASTIC FENCING MATERIAL SHALL NOT BE USED AS TREE PROTECTION.

2.LOCATION OF FENCING: FENCING SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE OF ALL PRESERVED TREES OR ANY NATURAL AREAS DESIGNATED FOR PRESERVATION. FENCING MUST BE CONTINUOUS AND CREATE A CLOSED, INACCESSIBLE AREA OF ROOT ZONE PROTECTION.

3.MAINTENANCE OF FENCED AREAS: FENCING SHALL NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THERE SHALL BE MINIMAL SLACK OR SAGGING IN THE FENCE. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER.

4.EXCEPTIONS TO FENCING REQUIREMENTS: ANY SECTION OF THE CRITICAL ROOT ZONE NOT PROTECTED BY FENCING OR COVERED BY EXISTING HARDSCAPE REQUIRES MULCH (SEE ECM 3.6.1.C). EXCEPTIONS TO THE CRZ FENCING REQUIREMENT SHALL BE JUSTIFIED BY SITE–SPECIFIC CONSIDERATIONS. SOME EXCEPTIONS ARE FOR AREAS:

- I.THAT HAVE BEEN APPROVED FOR IMPACTS, SUCH AS THE FOOTPRINT OF A BUILDING;
- II.COVERED BY EXISTING HARDSCAPE, SUCH AS A PATIO OR DRIVEWAY (NOTE: IF HARDSCAPE IS REMOVED THE EXPOSED SOIL BENEATH BECOMES SUBJECT TO TREE PROTECTION REQUIREMENTS);
- III.REQUIRED FOR ACCESS TO THE WORK AREA; AND
- IV.APPROVED FOR USE AS A STAGING AREA.

WITHIN THE HALF CRZ, FENCING REQUIREMENTS WILL ONLY BE MODIFIED FOR EXISTING HARDSCAPE OR TO ALLOW AN ACCESS PATH ADJACENT TO APPROVED STRUCTURES (SEE ECM 3.6.1.C.3). CRZ FENCING MODIFICATIONS SHALL BE SHOWN ON THE DEVELOPMENT PLANS OR APPROVED BY THE INSPECTOR.

C.MULCH SPECIFICATIONS

1.MATERIAL REQUIREMENTS: MULCH IS REQUIRED IN ANY SECTION OF THE CRITICAL ROOT ZONE THAT IS NOT PROTECTED BY FENCING OR UNDER EXISTING HARDSCAPE AND HAS NOT BEEN APPROVED FOR IMPACTS (SUCH AS BUILDING FOOTPRINT OR DRIVEWAY). MULCH USED FOR TREE PROTECTION SHALL BE ANY NATURAL WOOD TYPE. ROUGH SINGLE GRIND MULCH, WHICH RESISTS COMPACTION BETTER THAN DOUBLE GRIND AND IS USUALLY LESS EXPENSIVE IS PREFERRED BUT ANY NATURAL WOOD TYPE IS ACCEPTABLE. DYED MULCH OR MULCH MADE FROM NON–BIOLOGICAL MATERIAL SUCH AS RUBBER OR STONE SHALL NOT BE USED AS TREE PROTECTION.

2.DEPTH OF MULCH: MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF 8 INCHES. MULCH MAY NEED TO BE PERIODICALLY REPLENISHED DEPENDING ON THE DURATION OF THE PROJECT. SINCE EXCESSIVE MULCH IS HARMFUL TO TREES, MULCH SHALL NOT BE INSTALLED TO A DEPTH GREATER THAN 12 INCHES. MULCH USED FOR TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT. MULCH SHALL NEVER BE PILED AGAINST TREE TRUNKS.

3.MULCH WITHIN THE HALF CRZ: WHEN MULCH IS USED AS ALTERNATIVE PROTECTION WITHIN THE HALF CRITICAL ROOT ZONE IT SHALL BE TOPPED BY DECKING TO PROVIDE ADDITIONAL PROTECTION AGAINST COMPACTION.

4.EXCEPTIONS TO MULCH REQUIREMENTS: MULCH IS NOT REQUIRED WITHIN FENCED SECTIONS OF THE CRITICAL ROOT ZONE WHERE EXISTING TURF OR GROUND COVER IS PRESENT AND UNDISTURBED. SECTIONS OF BARE OR DISTURBED DIRT WITHIN THE FENCED CRZ SHALL BE COVERED BY A THREE–INCH LAYER OF MULCH.

D.TRUNK AND BRANCH WRAPPING

1.TRUNK WRAP: WRAPPING IS NOT REQUIRED OR RECOMMENDED FOR MOST PRESERVED TREES. WHEN NECESSARY, TRUNK WRAP SHALL BE INSTALLED TO PROTECT THE FIRST 8 FEET OF TREE HEIGHT WHENEVER PROTECTIVE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OR WHEN FENCING CANNOT BE PLACED AROUND THE TREE. THIS WILL USUALLY ONLY BE THE CASE WHEN EXISTING HARDSCAPE PROVIDES HALF CRITICAL ROOT ZONE PROTECTION OR A STRUCTURE HAS BEEN APPROVED FOR CONSTRUCTION WITHIN THE HALF CRZ USING AN EXISTING HISTORICAL FOOTPRINT. THESE CIRCUMSTANCES CAN RESULT IN FENCING CLOSER TO THE TRUNK THAN WOULD OTHERWISE BE ALLOWED. BECAUSE TREES VARY IN FORM, 8 FEET IS A GENERAL GUIDELINE RATHER THAN AN ABSOLUTE STANDARD. MORE OR LESS HEIGHT OF PROTECTION MAY BE APPROPRIATE.

2.BRANCH WRAP: BRANCH WRAP MAY BE REQUIRED WHEN A MAJOR LIMB IS OVER AN ACCESS ROUTE OR CLOSE TO A PROPOSED STRUCTURE. PROXIMITY OF SCAFFOLDING OR OTHER NECESSARY CONSTRUCTION EQUIPMENT NEEDS TO BE CONSIDERED.

3.MATERIAL REQUIREMENTS: DIMENSIONAL LUMBER, SUCH AS 2X4S, SHALL BE ORIENTED PARALLEL TO AND CONTINUOUSLY AROUND THE TRUNK OR BRANCH AND SECURED IN PLACE BY TIGHTENING WIRES RUN AROUND THE OUTSIDE OF THE LUMBER. WRAPPING SHALL NEVER BE SECURED DIRECTLY TO THE TREE BY SCREWS OR OTHER MEANS. WRAPPING SHALL BE LOOSENED AND RETIGHTENED EVERY SIX MONTHS TO PREVENT THE TREE FROM BEING DAMAGED AS IT GROWS OUTWARDS.

E.PROTECTION FOR NATURAL AREAS

NATURAL AREAS INDICATED FOR PRESERVATION ON PLANS SHALL BE PROTECTED BY FENCING THAT MEETS THE STANDARDS FOR TREE FENCING IN THIS SECTION. ALTERNATIVE PROTECTION ALLOWED FOR TREES IS NOT ACCEPTABLE FOR NATURAL AREA PRESERVATION. FENCING SHALL BE INSTALLED AT THE LIMIT OF CONSTRUCTION LINE SHOWN ON PLANS.

ECM 3.6.2 STANDARD PLAN NOTES

BEFORE CONSTRUCTION

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

DURING CONSTRUCTION

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

AFTER CONSTRUCTION

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

PUBLIC WORKS STANDARD STREET AND BRIDGE NOTES:

1. STREET REPAIR NOTES (UCM 5.9)
   - A.TRENCH REPAIR:

     USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS; 1100S–2 (FLEXIBLE BASE WITH AN ASPHALT SURFACE), 1100S–3 (CONCRETE OR ASPHALT OVERLAID CONCRETE), AND 1100S–5 (FULL DEPTH ASPHALT STREETS. CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.
   - B.SUBSURFACE RESTORATION:

     SURFACE PAVEMENT RESTORATION IS REQUIRED WHEN CUTS 1) OCCUR WITHIN THE DAPCZ, 2) OCCUR WITHIN PROTECTED STREET SEGMENTS, OR 3) ARE OVER 300 LINEAR FEET IN LENGTH. USE DETAIL 1100S–7 FOR DETERMINING AREAS REQUIRING SURFACE REMOVAL AND REPLACEMENT. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER THICKNESS SHALL BE A MINIMUM 2 INCHES HMAC TYPE D FOR LOCAL OR RESIDENTIAL STREETS AND A MINIMUM 3 INCHES HMAC TYPE C FOR COLLECTOR OR ARTERIAL STREETS (SEE ITEM 340S, SECTION 340S.4).
   - C.CONCRETE AND COMPOSITE PAVEMENTS:

     IN CONCRETE STREETS, ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. IN COMPOSITE PAVEMENTS CONSTRUCTED OF CONCRETE WITH A HMAC OVERLAY, USE 1100S–3 FOR TRENCH REPAIR (USING CLASS 360 CONCRETE) AND 1100S–7 FOR AREA OF SURFACE RESTORATION.
2. SIDEWALK REPAIR NOTES (UCM 5.10)
   - A.DAMAGED CONCRETE SIDEWALK SHALL BE REMOVED AND REPLACED IN FULL SECTIONS (JOINT TO JOINT).
   - B.IN AREAS WITH SIDEWALK PAVERS, CONTRACTOR TO CAREFULLY REMOVE, SOTRE AND REPLACE PAVERS TO MATCH EXISTING CONDITIONS OR BETTER.
3. HAND HOLES AND PULL BOXES, ETC
   - A.AVOID PLACING VALVES, HAND HOLES, ETC. WITHIN SIDEWALKS. IF UNAVOIDABLE, PLACE THEM OUT OF THE PRIMARY ADA ROUTE. ADD APPLICABLE AE APPROVED DETAILS AND SPECIFY APPROPRIATE LOAD RATINGS AND ADA REQUIREMENTS INCLUDING SLIP RESISTANT LID AND THE ABILITY TO BE PLACED FLUSH WITH THE SURROUNDING WALKING SURFACE CROSS SLOPE.

LANDSCAPE/IRRIGATION NOTES:

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
   - 1.1. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
   - 1.2. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
   - 1.3. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
   - 1.4. SERVICEABLE IN–HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
   - 1.5. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
   - 1.6. ABOVE–GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
   - 1.7. AN AUTOMATIC RAIN SHUT–OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE–HALF INCH (½") RAINFALL; AND
   - 1.8. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS–BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED;
   - 2.1. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
   - 3.1. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

FIRE DEPARTMENT NOTES:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL–WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATIVE METHOD OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS–20 LOADING (16KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS ON THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25–8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25–8 OF THE CITY OF AUSTIN LDC.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGATATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCE WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCE WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

ECM APPENDIX P–3: – ADDITIONAL EROSION CONTROL NOTES FOR BARTON SPRINGS ZONE

1. DESIGNATION OF AN ENVIRONMENTAL PROJECT MANAGER WHO IS ON SITE >90% OF THE TIME, WHO IS REQUIRED TO BE AT THE PRECONSTRUCTION AND MID–CONSTRUCTION MEETINGS, AND IS RESPONSIBLE FOR COMPLIANCE ON SITE OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS. THE ENVIRONMENTAL PROJECT MANAGER IS RESPONSIBLE FOR ENSURING COMPLIANCE OF THE CONTROLS DURING THE CONSTRUCTION PERIOD. SHOULD THE PROJECT MANAGER NEED TO BE ABSENT FROM THE SITE FOR AN EXTENDED PERIOD (IN EXCESS OF ONE WEEK), THE ENVIRONMENTAL INSPECTOR WITH THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT SHOULD BE INFORMED OF THE NAME OF A DESIGNATED REPLACEMENT.

2. THE MAXIMUM LENGTH OF TIME BETWEEN CLEARING AND FINAL REVEGETATION OF A PROJECT SHALL NOT EXCEED 18 MONTHS, UNLESS EXTENDED BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT (THIS DOES NOT AFFECT THE EXPIRATION OF THE SITE PLAN OR BUILDING PERMIT. THIS REQUIREMENT APPLIES TO SITES THAT HAVE SUSPENDED WORK AND ARE EXPERIENCING EROSION CONTROL PROBLEMS DUE TO DISTURBED SOIL CONDITIONS.) DISTURBED AREAS MUST BE MAINTAINED TO PREVENT EROSION AND SEDIMENT LOADING OF ANY WATERWAYS OR DRAINAGE FACILITIES.

3. IT IS A VIOLATION OF THE CODE AND THIS DEVELOPMENT PERMIT TO ALLOW SEDIMENT FROM A CONSTRUCTION SITE TO ENTER A CLASSIFIED WATERWAY DUE TO A FAILURE TO MAINTAIN THE REQUIRED EROSION AND SEDIMENTATION CONTROLS OR TO FOLLOW THE APPROVED CONSTRUCTION SEQUENCE.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354–4682
FAX (512) 900–7962

SCOTT J. FOSTER
84652
3/6/2025

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

GENERAL NOTES

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET
03
OF 20

SP–2024–0460C

FILE: Z:\Shared\Projects\UFCU\South Mopac\Cad\Sheets\03 GENERAL NOTES.dwg LAYOUT: 3 PLOT DATE: 3/4/2025 3:58pm PLOTTED BY: mered
XREFS: x2436 IMAGES: SJF Sign.tif

GENERAL NOTES

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

REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTIONS.

USE OF ELECTRONIC FILES GENERAL DISCLAIMER: USE OF THE ATTACHED FILES IN ANY MANNER INDICATES YOUR ACCEPTANCE OF TERMS AND CONDITIONS AS SET FORTH BELOW. IF YOU DO NOT AGREE TO ALL OF THE TERMS AND CONDITIONS, PLEASE CONTACT AUSTIN WATER PIPELINE ENGINEERING, PROJECT COORDINATOR PRIOR TO USE OF THE REFERENCED INFORMATION. PLEASE BE ADVISED THAT THE ATTACHED FILES ARE IN A FORMAT THAT CAN BE ALTERED BY THE USER. DUE TO THIS FACT, ANY REUSE OF THE DATA WILL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE CITY OF AUSTIN AND USER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF AUSTIN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM USING THE DIGITAL FILE. IN ADDITION, IT IS THE RESPONSIBILITY OF THE USER TO COMPARE ALL DATA WITH THE PDF VERSION OF THIS DRAWING. IN THE EVENT THERE IS A CONFLICT BETWEEN THE PDF VERSION DRAWING AND THE ELECTRONIC FILE, THE PDF VERSION DRAWING SHALL PREVAIL.

AUTOMATED METERING INFRASTRUCTURE: EFFECTIVE MARCH 2022, NEW WATER METERS INSTALLED SHALL BE IN CONFORMANCE WITH A W'S AUTOMATED METERING INFRASTRUCTURE TECHNOLOGY, AND WITH THE APPLICABLE STANDARD PRODUCT LIST. APPLICANTS FILING A SITE PLAN OR SUBDIVISION PLAN WILL BE REQUIRED TO COORDINATE WITH THE AUSTIN WATER PLAN REVIEWER FOR DETAILS ON APPROVAL AND INSTALLATION.

PRIOR TO THE HANDLING AND DISPOSAL OF ASBESTOS PIPE, THE CONTRACTOR'S WORK PLANS WILL BE REVIEWED AND COORDINATED THROUGH AUSTIN WATER'S ASBESTOS PROGRAM MANAGER WHO CAN BE REACHED AT 512-972-0915. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE A TRAINED, CERTIFIED AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL REGULATIONS.

MODIFICATIONS TO AUSTIN WATER SIGNED AND STAMPED SHEETS ARE NOT PERMITTED. ALL DESIGN MODIFICATIONS WILL NEED TO BE SUBMITTED VIA THE ABC PORTAL FOR A PLAN CORRECTION OR REVISION. ALL UNETHICAL ENGINEERING PRACTICES, INCLUDING MODIFYING CIT'J STAMPED PLAN SHEETS, SHALL BE REPORTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (PELS).
REFERENCE: TEXAS ENGINEERING PRACTICE ACT AND RULES, SUBCHAPTER C: PROFESSIONAL CONDUCT AND ETHICS

ADDITIONAL REVIEW ACKNOWLEDGMENT

ONSITE WATER REUSE & AW RECLAIMED INFORMATION

DOES THIS DEVELOPMENT HAVE A TOTAL GROSS FLOOR BUILDING AREA OF 250,000 SQUARE FEET OR MORE?

- [ ] YES
- [x] NO

DISTANCE TO THE NEAREST AW RECLAIMED MAIN?

- [ ] 250' OR LESS
- [ ] 251' TO 500'
- [x] GREATER THAN 500'

AUTOMATED METERING INFORMATION

IS THIS PROJECT WITHIN THE CURRENT SERVICE AREA OF AW'S DATA COLLECTION UNITS (DCUs)

- [x] YES
- [ ] NO

DOES THIS PROJECT REQUIRE A DEDICATED EASEMENT FOR DCU INFRASTRUCTURE?

- [ ] YES
- [x] NO

AULCC REQUIREMENT

DOES THIS PROJECT NEED AULCC REVIEW?

- [ ] YES — IF YES, AULCC REVIEW #
- [x] NO

AW INFRASTRUCTURE INFORMATION (PUBLIC)			
PROPOSED PRODUCT TYPE TO BE INSTALLED:	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN - FIRE	NA	NA	NA
WATER MAIN - DOMESTIC	NA	NA	NA
WASTEWATER MAIN	NA	NA	NA
RECLAIMED WATER MAIN	NA	NA	NA
WATER SERVICE	NA	NA	NA - EXIST
WASTEWATER SERVICE	NA	NA	NA - EXIST
RECLAIMED WATER SERVICE	NA	NA	NA

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

Hydrant Flow Test Report					
TEST DATE	11/14/2024	FIRE BOX	2704	COMPANY	PREVENTION
TIME	922 HRS	MAP GRID ID	E19	AFD STAFF	ETHEREDGE, JONATHAN

RESIDUAL HYDRANT

RESIDUAL HYDRANT #	634750	MAIN SIZE (in.)	16
BLK #	DIRECTION	STREET NAME	TYPE
5000	W	US 290 HWY	SVRD EB
STATIC PRESSURE (PSI)	61	RESIDUAL PRESSURE (PSI)	57

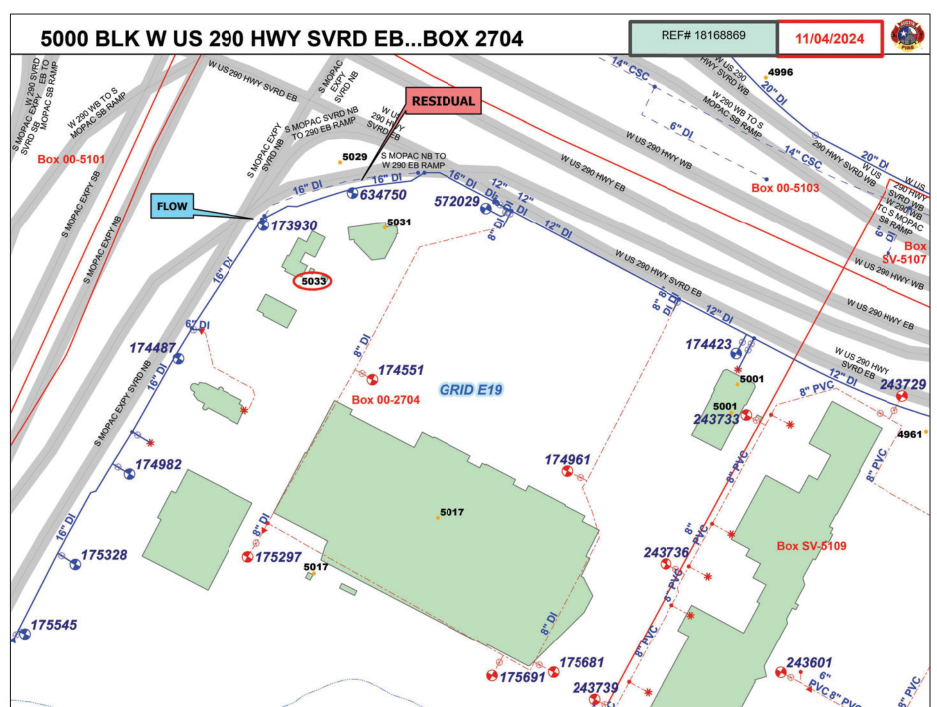
FLOW HYDRANT

FLOW HYDRANT #	173930	MAIN SIZE (in.)	16
BLK #	DIRECTION	STREET NAME	TYPE
5000	W	US 290 HWY	SVRD EB
STATIC PRESSURE (PSI)	63	RESIDUAL PRESSURE (PSI)	56

Comments		
	dc = discharge coefficient straight 2½" butt = 0.9 w/ 45° elbow = 0.75	0.9
	FLOW RATE (GPM) =	1255

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

HFTR #18198710



PROJECT INFORMATION	
Grid Number:	E19
MAPSCO Number:	613S
AW Intersection Number:	22151
Total Building Size in Square Feet:	3,528 GSF
Building Type per IFC:	VB
Building Height:	22 ft
Available Fire Flow Calcs at 20 PSI:	4,410 gpm
Required Building Fire Flow per IFC Table B105.1(2):	1,500 gpm
Min. Fire Flow (See Note #2 Below):	1,500 gpm
Domestic Water Demand in GPM:	44 gpm
Water Supply Fixture Units (WSFU) Flush Tanks or Flushometers (Circle Applicable Item):	35
Austin Water Pressure Zone:	South
Static Water Pressure in PSI:	62 psi
Static Pressure at the Highest Lot Served:	61 psi
Static Pressure at the Lowest Lot Served:	65 psi
Maximum Irrigation Demand:	15 gpm
Fire Line Velocity:	N/A
Domestic Line Velocity: Ex. 2" Domestic Line	4.5 fps
Living Unit Equivalents (LUEs)	1.2
UFCU PLUMBING INFORMATION	
Water Supply Fixture Units (WSFU):	35
Drainage Fixture Units (DFU):	14

Meter Notice:

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

Meter(s) Requirement for Project: 0

Address: 5033B W US HWY 290

PROPOSED USE: DOMESTIC (EXISTING METER)

Type: POSITIVE DISPLACEMENT

Size: 1" GPM: 50

Service Units: 2.5

PROPOSED USE: IRRIGATION (EXISTING METER)

TYPE: POSITIVE DISPLACEMENT

SIZE: 5/8" GPM: 20

Service Units: 1.0

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

1. WITH THE EXCEPTION OF PROVIDING THE REQUIRED INFORMATION, DO NOT REVISE THESE TABLES IN ANYWAY.
2. MIN FIRE FLOW: DESIGN ENGINEER MUST INDICATE VALUES WHICH COMPLY WITH IFC TABLES B105.1(2) OR B105.2 (REQUIRED OR REDUCED FIRE FLOWS). MIN FIRE FLOW VALUE SHALL BE NO LESS THAN 1000 GPM FOR NFPA 13 SYSTEMS OR 1500 GPM FOR NFPA 13R SYSTEMS (FOOTNOTES A AND B FOR TABLE B105.2).
3. IF DEMAND, OTHER THAN MINIMUM FIRE FLOW, IS UTILIZED IN FIRE LINE VELOCITY DETERMINATION, ENGINEERING JUSTIFICATION SHALL BE SHOWN ON THIS SHEET WITH APPLICABLE DATA AND CALCULATIONS.

INSPECTION NOTES

PLEASE CONTACT DEVELOPMENT SERVICES DEPARTMENT, SITE AND SUBDIVISION INSPECTION AT SITESUBINTAKE@AUSTINTEXAS.GOV FOR ARRANGEMENTS FOR PAYMENT OF INSPECTION FEES AND JOB ASSIGNMENT FOR INSPECTION OF THE PUBLIC UTILITIES TO THIS SITE. INSPECTION FEES MUST BE PAID BEFORE ANY PRE-CONSTRUCTION MEETING CAN BE HELD.

STANDARD CONSTRUCTION NOTES - OCTOBER 1, 2021

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

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

STATE OF TEXAS — SCOTT J. FOSTER — 84652 — LICENSED PROFESSIONAL ENGINEER — 3/6/2025

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET 04 OF 20

SP-2024-0460C

FILE: Z:\Shared\Projects\UFCU\South Mopac\Cad\Sheets\03 GENERAL NOTES.dwg LAYOUT: 4 PLOT DATE: 3/
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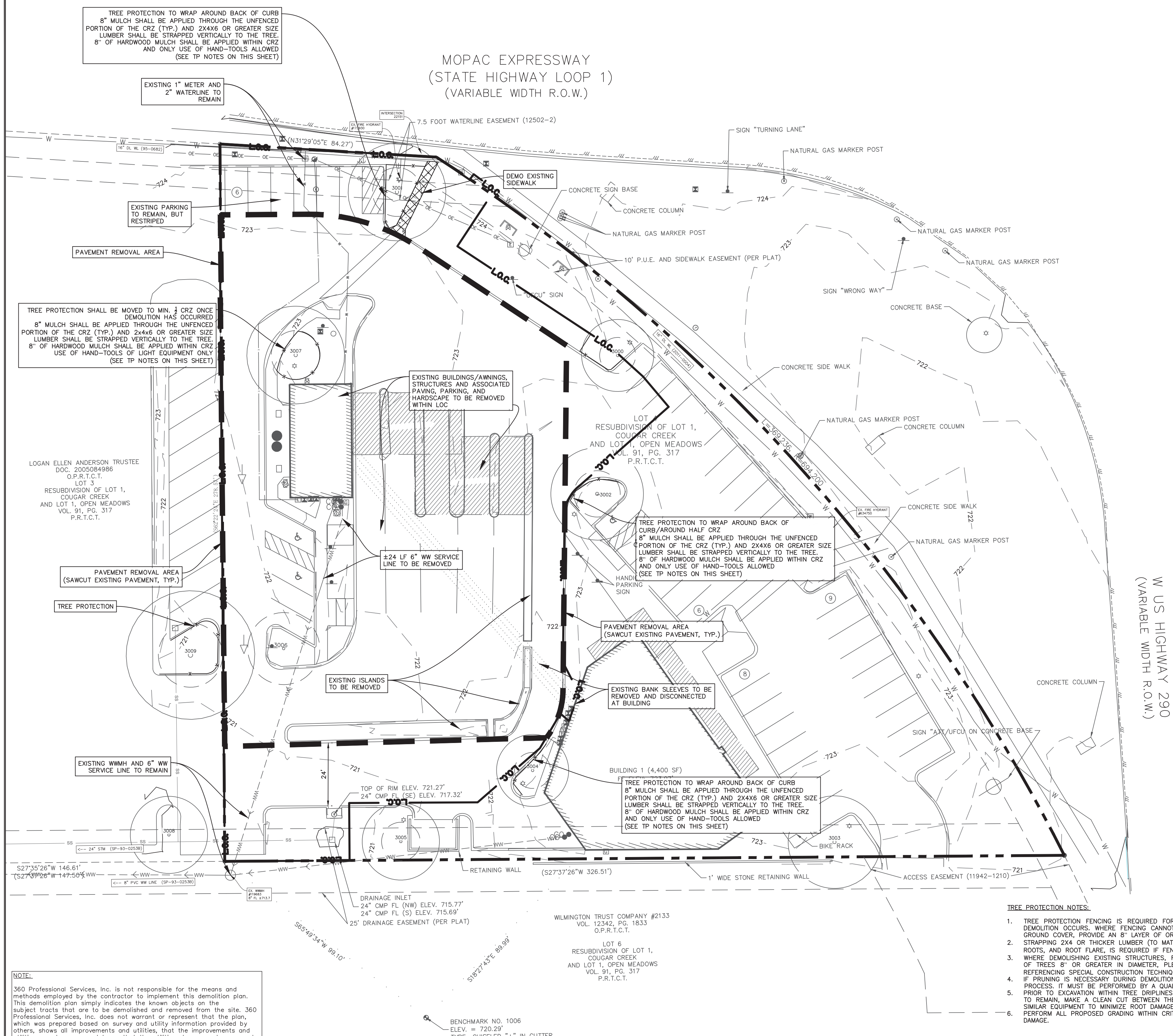

LEGEND

- SUBJECT PROPERTY
- LIMITS OF CONSTRUCTION (0.7 ACRES)
- EX. WW MAIN
- EX. WATER MAIN
- TREE TO REMAIN (1/2 CRZ)
- TREE TO BE REMOVED
- TREE PROTECTION

SCALE IN FEET: 20 10 0 20

SEE SHEET 06 FOR TREE INDEX

SLOPE INFORMATION:
THERE ARE NO NATURAL SLOPES GREATER THAN 15%.

SURVEY LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- ADJOINER PROPERTY LINE
- OE — OVERHEAD ELECTRIC
- EXISTING CHAIN LINK FENCE
- LIGHT POLE
- TELEPHONE MANHOLE
- MARKER POST [AS NOTED]
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- POWER POLE
- ELECTRIC PULL BOX
- SIGN [AS NOTED]
- CO — CLEAN OUT
- WASTEWATER MANHOLE
- DOC. NO. — DOCUMENT NUMBER
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT-OF-WAY
- (......) — RECORD INFORMATION
- P.R.T.C.T. — PLAT RECORDS, TRAVIS COUNTY, TEXAS
- CHISELED "X" IN CONCRETE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- GAS VALVE
- T — TELEPHONE PEDESTAL
- W — WATER METER
- E — ELECTRIC METER
- AC — AIR CONDITIONING UNIT

NOTES:

1. SURVEY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION PROVIDED BY DOUCET & ASSOCIATES DATED AUGUST 2021. NO WARRANTY IS EXPRESSED OR IMPLIED TO ITS ACCURACY.
2. CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
3. A PRE CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
5. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES AND IN ACCORDANCE WITH LOCAL CODES
6. ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/PLUGGED AT MAIN PER UCM SECTION 2.8.
7. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
8. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
13. PERIMETER EROSION CONTROL DEVICES AND TREE PROTECTION FOR TREES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.
14. CONTRACTOR TO ADJUST RIMS OF ALL EXISTING VALVES, SPRINKLER HEADS, MANHOLES, ETC. TO MATCH PROPOSED/FINAL GRADES.
15. ON-SITE OVERHEAD UTILITY AND POLES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
16. ANY EXISTING WATER METERS AND VAULTS FOR THE SITE TO THE REMOVED AND TURNED INTO AWU FOR CREDIT TO THE DEVELOPER.
17. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DESTRUCTION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING.
2. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE ½ CRZ.
3. WHERE DEMOLISHING EXISTING STRUCTURES, REMOVING UTILITIES, AND/OR REMOVING FLATWORK WITHIN THE CRZS OF TREES 8" OR GREATER IN DIAMETER, PLEASE ADD CALL-OUTS SPECIFYING THE USE OF ONLY HAND-TOOLS, REFERENCING SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D).
4. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
5. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
6. PERFORM ALL PROPOSED GRADING WITHIN CRITICAL ROOT ZONE BY HAND OR SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

NOTE:

360 Professional Services, Inc. is not responsible for the means and methods employed by the contractor to implement this demolition plan. This demolition plan simply indicates the known objects on the subject tracts that are to be demolished and removed from the site. 360 Professional Services, Inc. does not warrant or represent that the plan, which was prepared based on survey and utility information provided by others, shows all improvements and utilities, that the improvements and utilities are shown accurately, or that the utilities shown can be removed. The contractor is responsible for performing his own site reconnaissance to scope his work and to confirm with the owners of improvements and utilities the ability and process for the removal of their facilities. This plan is intended to give a general guide to the contractor, nothing more. The goal of the demolition is to leave the site in a state suitable for the construction of the proposed development. Removal or preservation of improvements, utilities, etc. to accomplish this goal are the responsibility of the contractor.
Contractor shall comply with all local, state, and federal regulations regarding the demolition of objects on the site and the disposal of the demolished materials off-site. It is the contractor's sole responsibility to review the site, determine the applicable regulations, receive the required permits and authorizations, and comply.

PROPERTY LINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	369.24'	694.20'	30°28'30"	S76°02'06"W	364.90'
(C1)	(369.67')	(694.20')	(30°29'10")	(S76°02'06"W)	(364.90')

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

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TEXAS REGISTRATION F4932
P.O. BOX 3638
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/28/2025

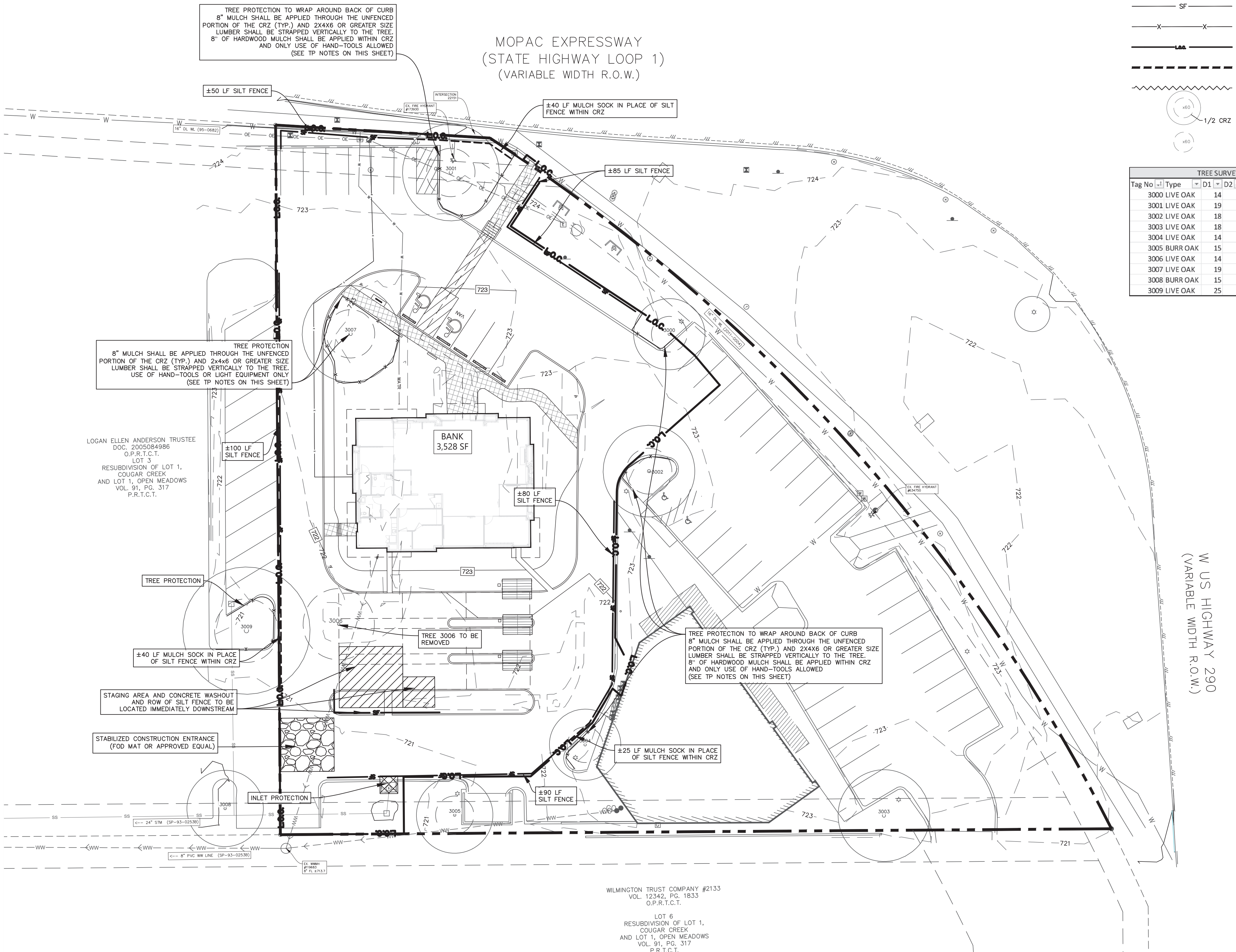
UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

EXISTING CONDITIONS AND DEMOLITION

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.:

SHEET 05 OF 20

SP-2024-0460C



LEGEND

- GRATE INLET PROTECTION
- SILT FENCE
- TREE PROTECTION
- LIMITS OF CONSTRUCTION
- MULCH SOCK/TRIANGULAR FILTER DIKE
- ROCK BERM
- TREE TO REMAIN (1/2 CRZ)
- TREE TO BE REMOVED

SCALE IN FEET: 20 10 0 20

TREE SURVEY (DATED AUGUST 2021)						
Tag No	Type	D1	D2	Total	Prot./Herit.	Notes
3000	LIVE OAK	14		14		Adj. LOC
3001	LIVE OAK	19		19	Protected	In LOC
3002	LIVE OAK	18		18		Adj. LOC
3003	LIVE OAK	18		18		Adj. LOC
3004	LIVE OAK	14		14		Adj. LOC
3005	BURR OAK	15		15		Adj. LOC
3006	LIVE OAK	14		14		In LOC / Remove
3007	LIVE OAK	19		19	Protected	In LOC
3008	BURR OAK	15		15		Adj. LOC
3009	LIVE OAK	25		25	Heritage	Adj. LOC

NOTES:

1. SURVEY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION PROVIDED BY DOUCET & ASSOCIATES DATED AUGUST 2021. NO WARRANTY IS EXPRESSED OR IMPLIED TO ITS ACCURACY.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS – CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
3. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
4. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE ARCHITECTURAL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCE – PROVIDE TURNBACKS EVERY 200'S LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. THERE ARE NO KNOWN CEF'S ON-SITE.
8. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
9. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE INSPECTOR AT TIME OF CONSTRUCTION.
10. CONTRACTOR TO REPLACE SILT FENCE – PROVIDE TURNBACKS EVERY 200' WITH TRIANGULAR FILTER DIKE AS NEEDED TO CONSTRUCT DRIVEWAYS AND PARKING SPACES.
11. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
12. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
13. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
14. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION / WATER QUALITY POND(S).
16. PER LDC 25-8-323(C), FOR AREAS ON THE SITE THAT ARE TO REMAIN PERVIOUS AFTER DEVELOPMENT, ANY SOILS THAT ARE COMPACTED DURING SITE GRADING AND CONSTRUCTION OPERATIONS MUST BE DECOMPACTED IN COMPLIANCE WITH THE ECM AND IN COMPLIANCE WITH SSM 661S.
17. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO HAVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL. TOPSOIL SHALL MEET THE DEFINITION IN STANDARD SPECIFICATION 601S.3. IN AREAS WHERE NO TOPSOIL EXISTS, OR WHERE TOPSOIL IS NEEDED FOR VEGETATIVE ESTABLISHMENT, THE SUBGRADE SHALL BE LOOSENED BY DISCING OR SCARIFYING TO A DEPTH OF AT LEAST TWO (2) INCHES PRIOR TO PLACEMENT OF SIX (6) INCHES OF TOPSOIL. [ECM 1.4.7, APPENDIX P-1]
18. PERMANENT VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE PER ECM APPENDIX P-1, UNLESS OTHERWISE INDICATED ON THE PLAN.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DESTRUCTION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING.
2. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE ½ CRZ.
3. WHERE DEMOLISHING EXISTING STRUCTURES, REMOVING UTILITIES, AND/OR REMOVING FLATWORK WITHIN THE CRZS OF TREES 8" OR GREATER IN DIAMETER, PLEASE ADD CALL-OUTS SPECIFYING THE USE OF ONLY HAND-TOOLS, REFERENCING SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D).
4. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
5. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
6. PERFORM ALL PROPOSED GRADING WITHIN CRITICAL ROOT ZONE BY HAND OR SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

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360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3539
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

SCOTT FOSTER 84652 LICENSED PROFESSIONAL ENGINEER 3/28/2025

No.	Date	Revisions	App.

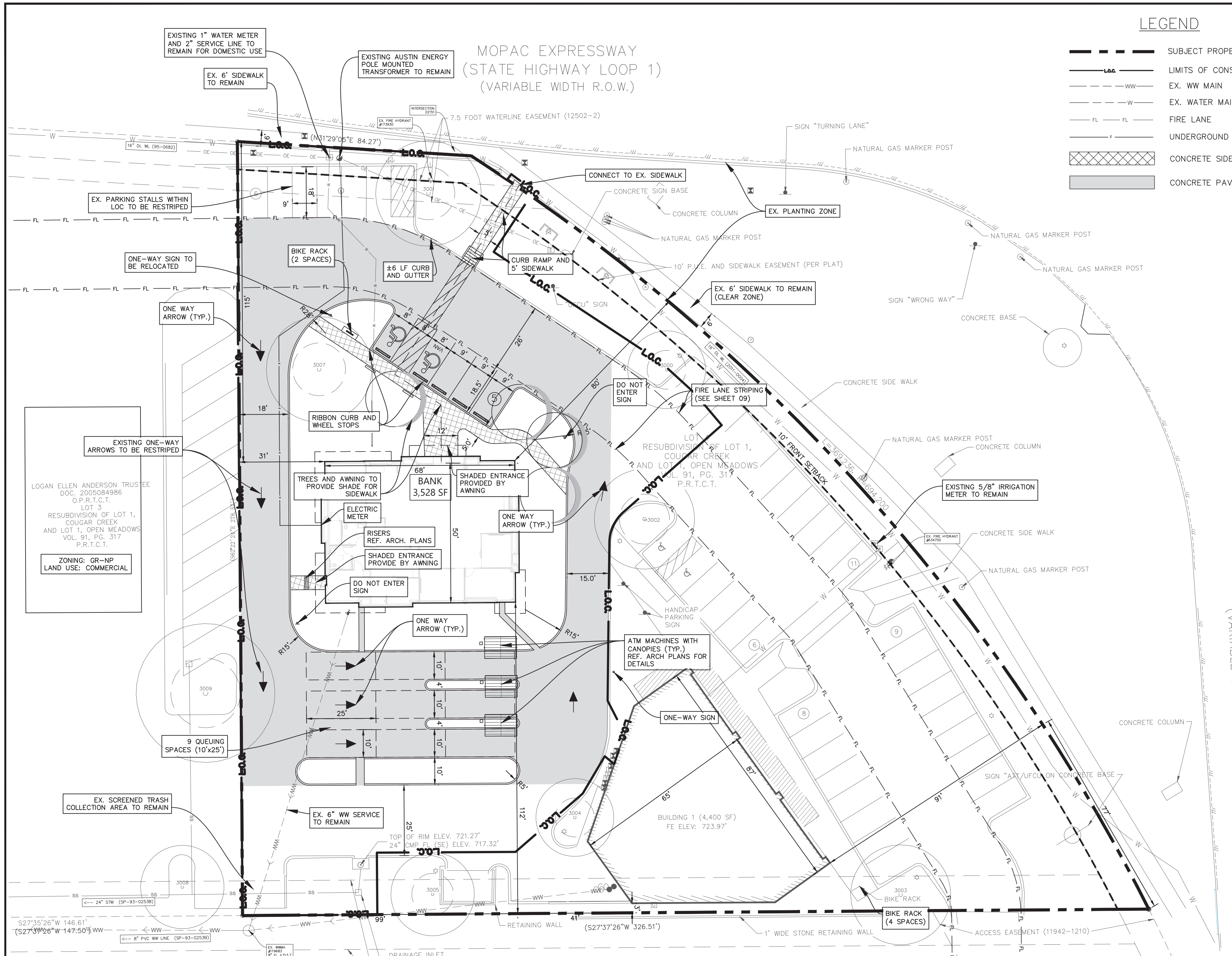
UNIVERSITY FEDERAL CREDIT UNION SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

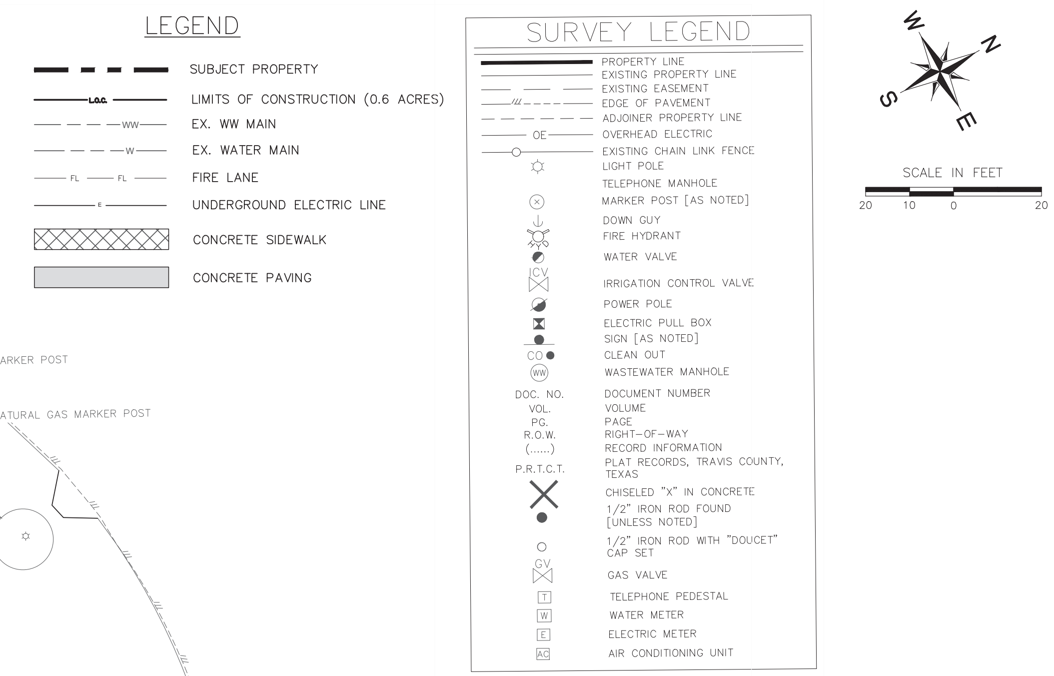
EROSION AND SEDIMENTATION CONTROL PLAN

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET 06 OF 20

SP-2024-0460C





CITY OF AUSTIN SITE DATA SUMMARY TABLE	Existing (if applicable)	Proposed (new addition)	Total	Allowed
GROSS SITE AREA (SF)	62,236			
GROSS SITE AREA (AC)	1.43	AC		
ZONING	GR-NP			
PROPOSED USE - BUILDING 1	General Retail	General Retail		
PROPOSED USE - BUILDING 2	Financial w/ Drive-In Services	Financial w/ Drive-In Services		
GROSS FLOOR AREA (SF) - BLDG 1	4,400			
GROSS FLOOR AREA (SF) - BLDG 2	1,056	3,528		
BUILDING COVERAGE (SF)	5,456	3,528	7,928	
BUILDING COVERAGE (%)	9%	6%	13%	75%
IMPERVIOUS COVER (SF)	48,715	(6,118)	42,597	48,715
IMPERVIOUS COVER (%)	78%	-	68%	78%*
FLOOR-TO-AREA RATIO	.09 : 1	.05 : 1	.13 : 1	1 : 1
BUILDING HEIGHT (STORIES)	1	1	1	
BUILDING HEIGHT (FEET)	22	22	22	60
FOUNDATION TYPE	SLAB	SLAB		
FINISHED FLOOR ELEVATION (FT) - BLDG 1	724			
FINISHED FLOOR ELEVATION (FT) - BLDG 1	724	724		

*15% Max. IC allowed per LDC (Recharge Zone in BSZ) but up to existing IC (78%) is allowed per the BSZ Redevelopment Exception

GENERAL NOTES:

1. THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN.
2. THERE ARE NO NATURAL SLOPES GREATER THAN 15%
3. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO START OF CONSTRUCTION.
7. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE PER 4.6.2 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. REFERENCE FIGURE 4-16 ON THIS SHEET.
8. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS ALONG THE CURB. SIGNS STATING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 901S-6.
9. CONTRACTOR SHALL NOT PAVE OVER ANY AW SURFACE FEATURES (MANHOLE COVERS, VALVES, ETC.) WHICH WOULD HINDER LONG-TERM OPERATIONS & MAINTENANCE OF SAID FACILITIES.

IMPERVIOUS COVER AND PARKING SUMMARY TABLE			
GROSS SITE AREA	62,236	SF	
	1.43	AC	
LIMITS OF CONSTRUCTION	0.78	AC	
EXISTING IMPERVIOUS COVER	48,715	SF	
	1.12	AC	78%
IMPERVIOUS COVER TO BE REMOVED	32,129	SF	
PROPOSED IMPERVIOUS COVER	26,011	SF	
TOTAL IMPERVIOUS COVER	**42,597**	**SF**	
	0.98	**AC**	**68%**
EXISTING PARKING PROVIDED	44	SPOTS	
PROPOSED PARKING PROVIDED	45	SPOTS	
ADA PARKING PROVIDED	4	SPOTS	
BIKE PARKING PROVIDED	6	SPOTS	
TABLE B: ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY			
1) Provide additional pedestrian connections from on-site buildings to adjacent streets			
2) Limit Curb Cuts			

CITY OF AUSTIN SITE PLAN RELEASE NOTES:

a. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
b. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
c. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
d. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
e. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
f. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
g. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR A BUILDING PERMIT FOR NON-CONSOLIDATED (A) OR PLANNING COMMISSION APPROVED SITE PLANS.
h. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
i. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
j. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

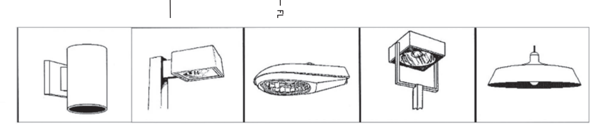


Figure 34:
Examples of fully-shielded light fixtures.

APPENDIX Q-2: IMPERVIOUS COVER					
Water Quality Transition Zone (WQTZ)					
1. WQTZ Outside of 100-Year Floodplain (Non-FP WQTZ)				**0.00**	**Acres**
Allowable Impervious Cover					
2. Impervious Cover allowed at	0%	X	0.00	0.00	Acres
3. Impervious Cover allowed at	15%	X	0.00	0.00	Acres
			4. Total Allowable Impervious Cover (=Exist. IC)	**1.12**	**Acres**
Proposed Impervious Cover					
5. Impervious Cover in Non-FP WQTZ					
5a. Existing to Remain				0.00	Acres
5b. Proposed New				0.00	Acres
			5c. Subtotal	**0.00**	**Acres**
6. Impervious Cover in Uplands Zone					
6a. Existing to Remain				0.98	Acres
6b. Proposed New				0.00	Acres
			6c. Subtotal	**0.98**	**Acres**
			7. Total Proposed Impervious Cover	**0.98**	**Acres**
Allowable Impervious Cover Breakdown by Slope Category					
8. Total Acreage 15-25%=	0.0	Acres x 10%=	0.0		
Proposed Impervious Cover on Slopes					
		Impervious Cover			
		Bldg./Other		Drives	
Slope Categories	Acres	Acres	% of Category	Ac.	
9. 0-15%	1.43	0.26	18%	0.71	
10. 15-25%	0.00	0.00	0%	0.0	
11. 25-35%	0.00	0.00	0%	0.0	
12. Over 35%	0.00	0.00	0%	0.0	
13. Gross Site Area	**1.43**	**0.26**		**0.71**	

*Note this project will comply 25-8-26 Redevelopment Exception in The Barton Springs Zone

EXISTING IMPERVIOUS COVER SUMMARY		
The total impervious cover on site constructed on or before January 1, 1992	**0.00**	**Acres**
The total impervious cover on site constructed with a permit after January 1, 1992	**1.12**	**Acres**
The total impervious cover on site	**1.12**	**Acres**

APPENDIX Q-1: IMPERVIOUS COVER FOR BARTON SPRINGS ZONE				
1. Gross Site Area			**1.43**	**Acres**
Site Deductions				
2. Critical Water Quality Zone (CWQZ)			0.00	Acres
3. Water Quality Transition Zone (WQTZ)			0.00	Acres
4. Wastewater Irrigation Areas			0.00	Acres
5. Deduction Subtotal			**0.00**	**Acres**
6. Upland Area (Gross Site Area - Deduction Subtotal)			**1.43**	**Acres**
Net Site Area Calculations				
7. Area of Uplands Slopes 0-15%	1.43	x100%	1.43	Acres
8. Area of Uplands Slopes 15-25%	0.00	x40%	0.00	Acres
9. Area of Uplands Slopes 25-35%	0.00	x20%	0.00	Acres
10. Area of Uplands Slopes >35%	0.00	x0%	0.00	Acres
11. Net Site Area			**1.43**	**Acres**

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STATE OF TEXAS
SCOTT J. FOSTER
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3/28/2025

UNIVERSITY FEDERAL CREDIT UNION SOUTH MOPAC REDEVELOPMENT
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SITE PLAN

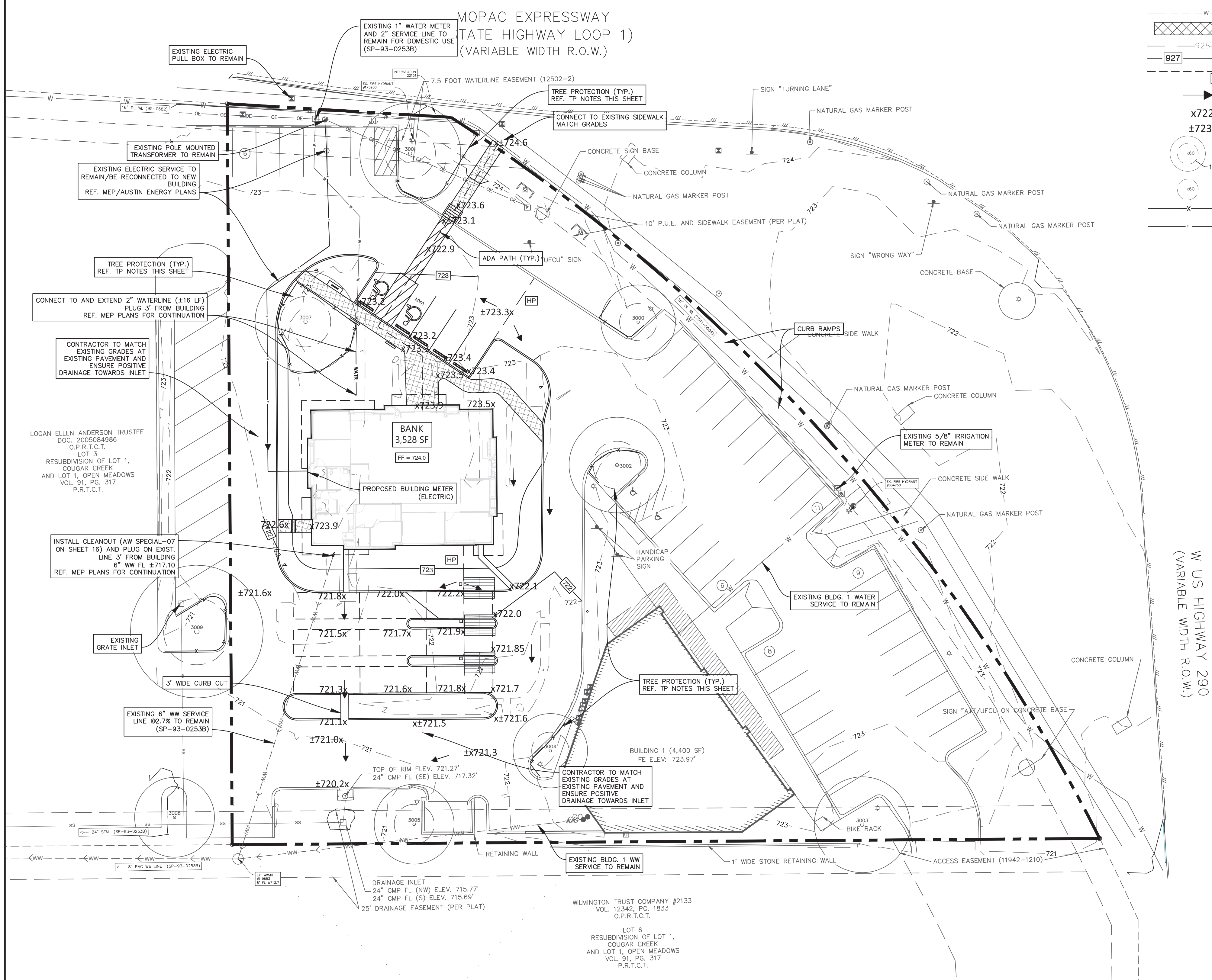
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET
07
OF 20

SP-2024-0460C

FILE: Z:\Shared\Projects\UFCU\South Mopac\Cad\Sheets\07 SITE PLAN.dwg LAYOUT: 01 PLOT DATE: 3/24/2025 4:13pm PLOTTED BY: mered
XREFS: x2436 xgis xaerial_2020 TNRIS xgis topo xsurvey_360 UFCU SouthMopac - SiteLayout - JMA 2022.07.19 xsite IMAGES: 25-2Fig34.png SJF Sign.tif

UFCU PLUMBING INFORMATION	
Water Supply Fixture Units (WSFU):	35 WSFU's
Drainage Fixture Units (DFU):	14 DFUs



LEGEND

- SUBJECT PROPERTY
- LIMITS OF CONSTRUCTION
- EX. WW MAIN
- EX. WATER MAIN
- CONCRETE SIDEWALK
- EX. CONTOUR
- PROP. CONTOUR
- HIGH POINT
- FLOW ARROW
- x722.7 PROP. SPOT ELEVATION
- ±723.4x EX. SPOT ELEVATION
- TREE TO REMAIN (1/2 CRZ)
- TREE TO BE REMOVED
- TREE PROTECTION
- UNDERGROUND ELECTRIC LINE

SCALE IN FEET

20 10 0 20

SURVEY LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- ADJOINER PROPERTY LINE
- OVERHEAD ELECTRIC
- EXISTING CHAIN LINK FENCE
- LIGHT POLE
- TELEPHONE MANHOLE
- MARKER POST [AS NOTED]
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- POWER POLE
- ELECTRIC PULL BOX
- SIGN [AS NOTED]
- CLEAN OUT
- WASTEWATER MANHOLE
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- (......) RECORD INFORMATION
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- CHISELED "X" IN CONCRETE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- GAS VALVE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC METER
- AIR CONDITIONING UNIT

UTILITY NOTES:

1. SURVEY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION PROVIDED BY DOUCET & ASSOCIATES DATED AUGUST 2021. NO WARRANTY IS EXPRESSED OR IMPLIED TO ITS ACCURACY.
2. CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
3. A PRE CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
4. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
5. REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES AND IN ACCORDANCE WITH LOCAL CODES
6. ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/PLUGGED AT MAIN PER UCM SECTION 2.8.
7. ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
8. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT HIS OWN EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
13. PERIMETER EROSION CONTROL DEVICES AND TREE PROTECTION FOR TREES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.
14. CONTRACTOR TO ADJUST RIMS OF ALL EXISTING VALVES, SPRINKLER HEADS, MANHOLES, ETC. TO MATCH PROPOSED/FINAL GRADES.
15. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR ANY ON-SITE OVERHEAD UTILITY AND POLES TO BE REMOVED.
16. ANY EXISTING WATER METERS AND VAULTS FOR THE SITE TO THE REMOVED AND TURNED INTO AWU FOR CREDIT TO THE DEVELOPER.
17. PROPOSED WATER AND WASTEWATER PIPING SHALL NOT BE ALLOWED WITHIN ½ CRZ OF EXISTING TREES.
18. WATER AND WASTEWATER TO BE PROVIDED BY THE CITY OF AUSTIN.
19. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUBOUTS.
20. ALL PRIVATE ON-SITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
21. ALL PUBLIC UTILITY WORK SHALL CONFORM TO CITY OF AUSTIN STANDARDS AND SPECIFICATIONS.
22. 4' MINIMUM COVER ON ALL WATER MAINS EXCEPT WHERE NOTED ON THE PLANS.
23. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES, GATE VALVES AND DEAD ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY RESTRAINED JOINT PIPE AS APPROVED IN SPL WW 27F OR MECHANICAL JOINT RESTRAINT DEVICES AS APPROVED IN SPL WW-27A.
24. ALL WATERLINES P.I.'S BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BASED UPON THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM ALLOWABLE JOINT DEFLECTION. P.I.'S LESS THAN OR EQUAL TO 80% OF THE MANUFACTURER'S MAXIMUM SHALL BE CONSTRUCTED AS A SINGLE JOINT DEFLECTION. P.I.'S IN EXCESS OF 80% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION ANGLE SHALL BE CONSTRUCTED AS A SERIES OF EVENLY DISTRIBUTED DEFLECTIONS OVER MULTIPLE JOINTS, SO THAT NO SINGE DEFLECTION IS GREATER THAN 80% OF THE MAXIMUM.
25. CONTRACTOR TO COORDINATE WITH MEP PLANS ON INTERNAL BUILDING PIPE SIZES AND TO PROVIDE REDUCERS AS REQUIRED AT BUILDING UTILITY STUBOUTS.
26. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 – DRINKING WATER STANDARDS, CHAPTER 217 – DESIGN CRITERIA FOR SEWERAGE SYSTEMS AMD CHAPTER 210 – DESIGN CRITERIA FOR RECLAIMED SYSTEMS OF TCEQ RULES.
27. ALL PROPOSED ELECTRICAL ROUTING AND IMPROVEMENTS ARE FOR REFERENCE ONLY. FINAL DESIGN TO BE PROVIDED BY AUSTIN ENERGY AND MEP.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DESTRUCTION ON SITE BEFORE DEMOLITION OCCURS. WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING.
2. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE ½ CRZ.
3. WHERE DEMOLISHING EXISTING STRUCTURES, REMOVING UTILITIES, AND/OR REMOVING FLATWORK WITHIN THE CRZS OF TREES 8" OR GREATER IN DIAMETER, PLEASE ADD CALL-OUTS SPECIFYING THE USE OF ONLY HAND-TOOLS, REFERENCING SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D).
4. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
5. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
6. PERFORM ALL PROPOSED GRADING WITHIN CRITICAL ROOT ZONE BY HAND OR SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

GRADING NOTES:

1. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
4. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
6. CONTRACTOR TO MATCH EXISTING GRADE, GUTTER, AND ASPHALT WHEN TYING IN TO EXISTING ROADWAYS.
7. SPOTS ARE FACE OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
9. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT ON FINAL GRADES AROUND THE SITE AND BUILDING.

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LICENSED PROFESSIONAL ENGINEER
3/28/2025

No. | Date | Revisions | App.

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SOUTH MOPAC REDEVELOPMENT
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AUSTIN, TEXAS 78749

GRADING AND UTILITY PLAN

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

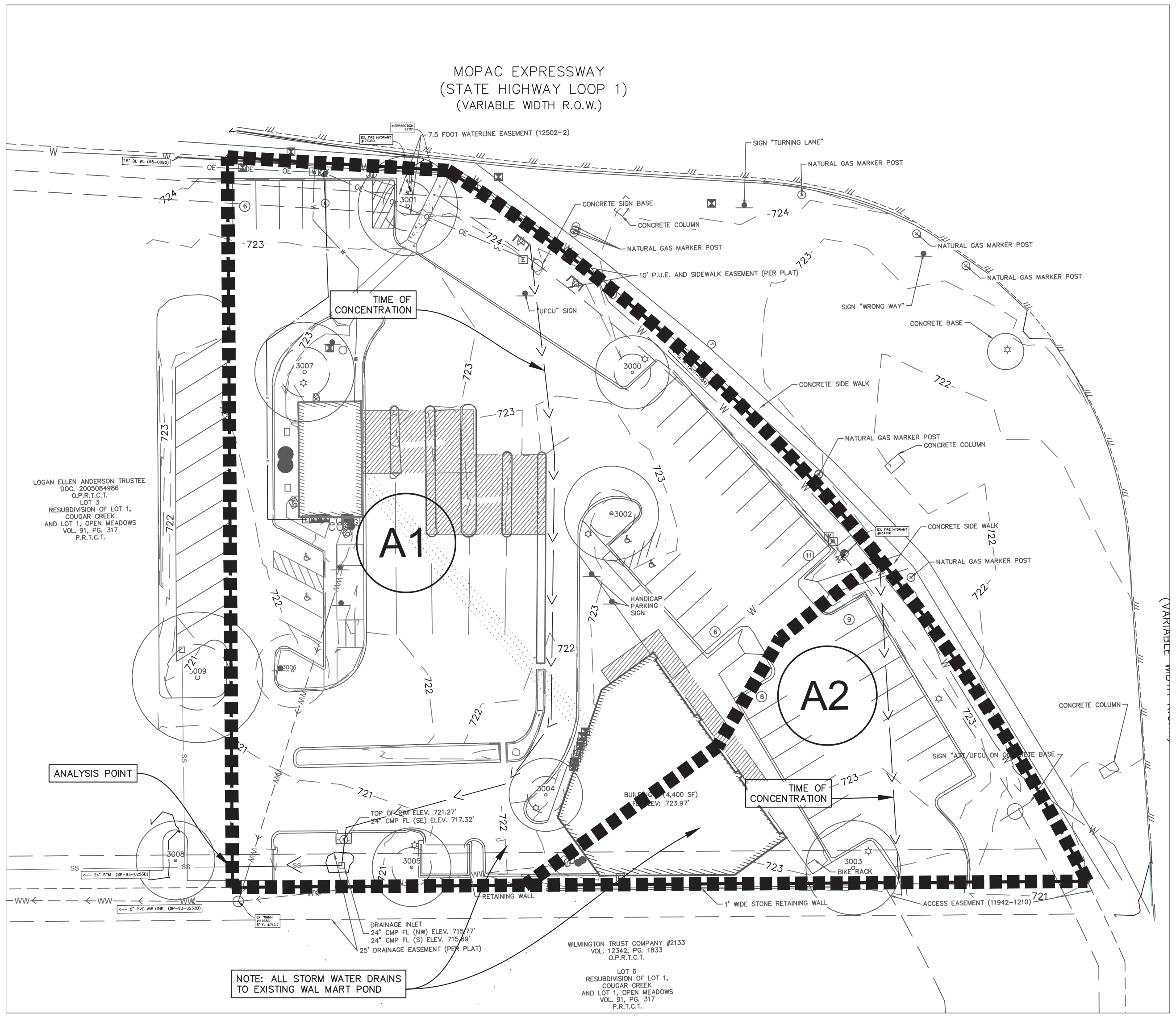
SHEET
08
OF 20

SP-2024-0460C

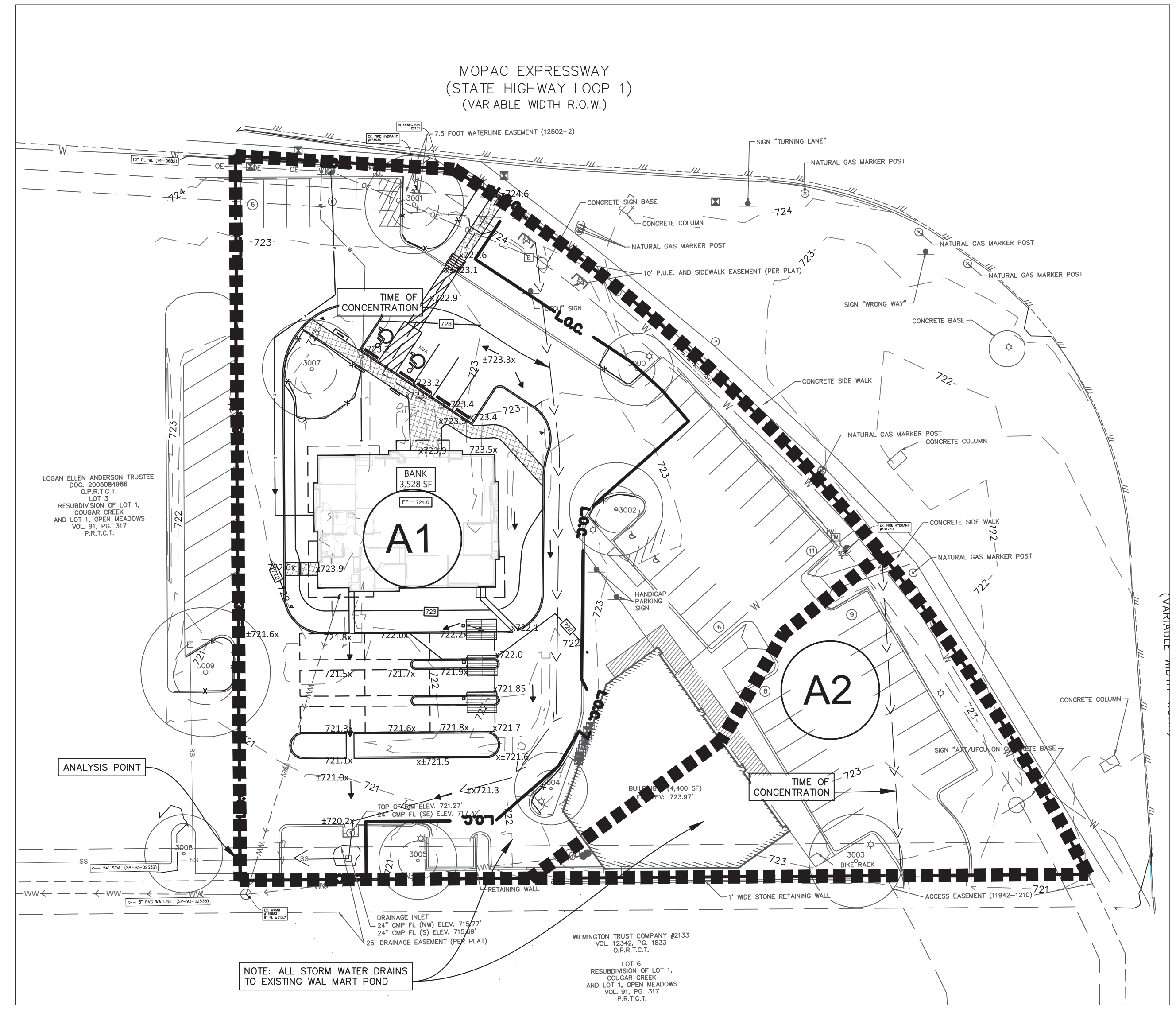
SCALE IN FEET

30 15 0 30

EXISTING



PROPOSED



UFCU South Mopac Redevelopment Runoff Calculations - Rational Method			Date:	3/24/2025	100-Year Storm Event			25-Year Storm Event			10-Year Storm Event			2-Year Storm Event		
System I.D.	Time of Concentration	Drainage Area	% Impervious Cover	Acres Impervious Cover	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow
	(Minutes)	(Acres)			(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)
EXISTING	10.0	1.43	78%	1.11	12.25	0.86	15.1	9.40	0.78	10.5	7.66	0.73	8.0	5.05	0.66	4.7
PROPOSED	10.0	1.43	68%	0.98	12.25	0.82	14.3	9.40	0.73	9.9	7.66	0.69	7.5	5.05	0.62	4.5
Intensity Duration-Frequency parameters from Table 2-2A (Atlas 14 Zone 1)																
System I.D.	Time of Concentration	Drainage Area	% Impervious Cover	Acres Impervious Cover	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow	Intensity "I"	Runoff Coefficient	Design Flow
	(Minutes)	(Acres)			(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)	(in/hr)	C	(cfs)
EXISTING	10.0	1.43	90%	1.29	10.40	0.92	13.7	8.19	0.83	9.8	10.88	0.79	12.2	4.62	0.71	4.7
Intensity Duration-Frequency parameters from Table F-3 (Pre-Atlas 14)																

WATER QUALITY AND DETENTION IS PROVIDED FOR THIS PROJECT BY SP-93-0039B AND REVISED BY SP-99-2036B (SEE SHEETS 12-14).
BARTON SPRINGS ZONE WATER QUALITY CONTROL OPERATING PERMIT # OP-01-0522B.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/28/2025

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

EXISTING AND PROPOSED DRAINAGE AREA MAPS

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET
10
OF 20

SP-2024-0460C

FILE: Z:\Shared\Projects\UFCU\South Mopac\Cad\Sheets\10 DAM.dwg LAYOUT: 01 PLOT DATE: 3/24/2025 2:31pm PLOTTED BY: mered
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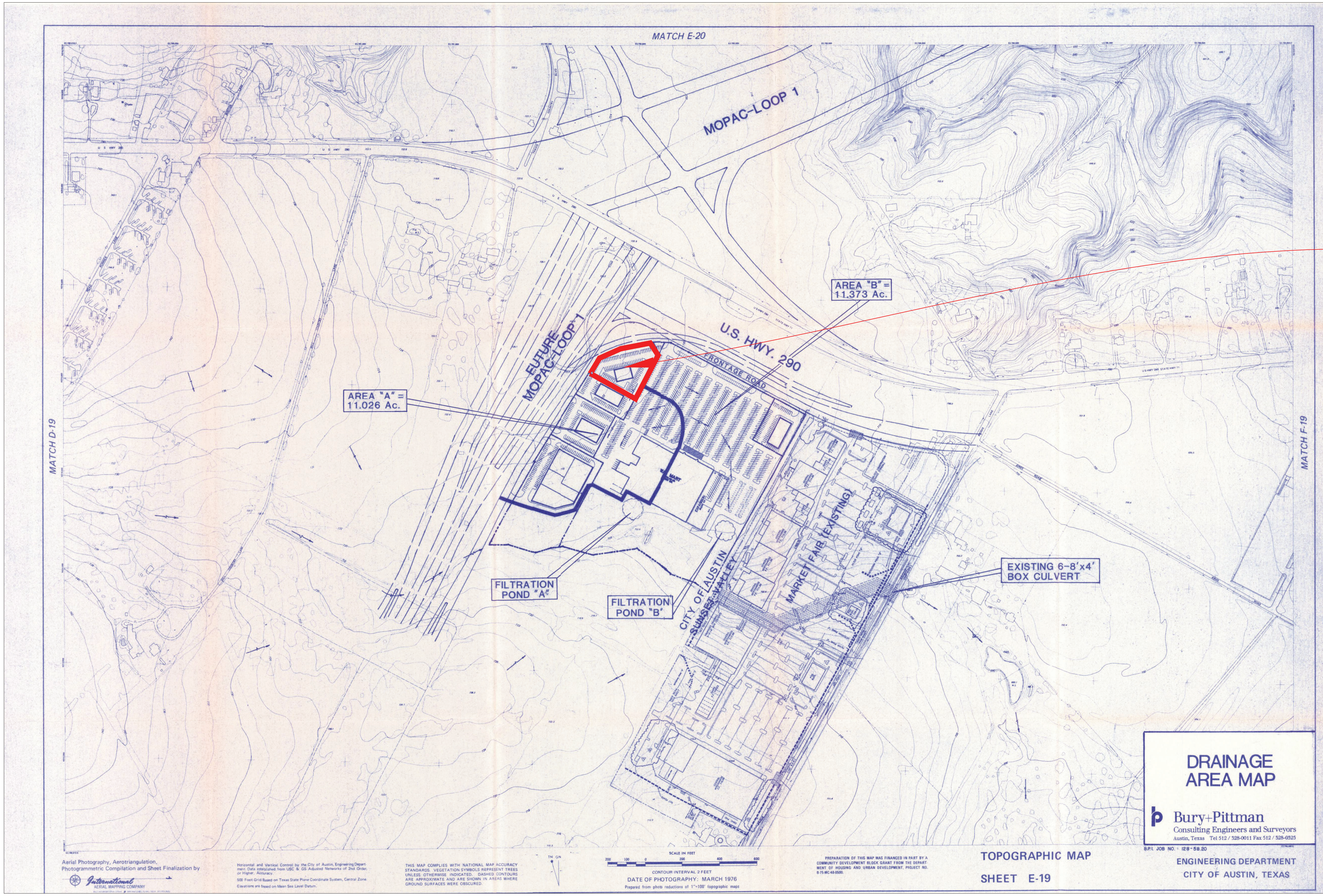

SITE

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3659
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

SP-93-0039B POND
DRAINAGE AREA MAP
(FOR REFERENCE ONLY)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

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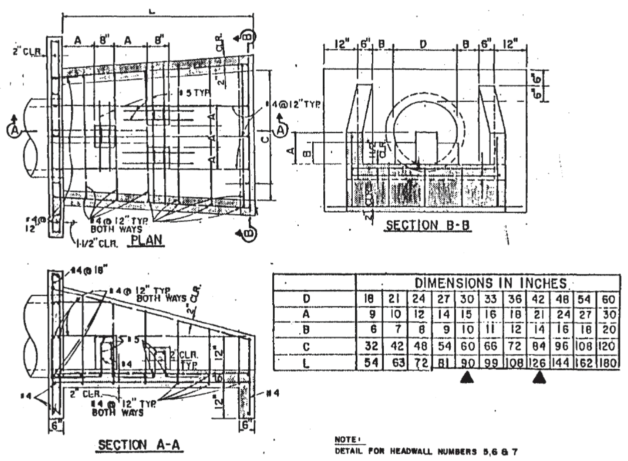


	DIMENSIONS IN INCHES										
D	18	21	24	27	30	33	36	42	48	54	60
A	9	10	12	14	15	16	18	21	24	27	30
B	6	7	8	9	10	11	12	14	16	18	20
C	32	42	48	54	60	66	72	84	96	108	120
L	54	63	72	81	90	99	108	126	144	162	180

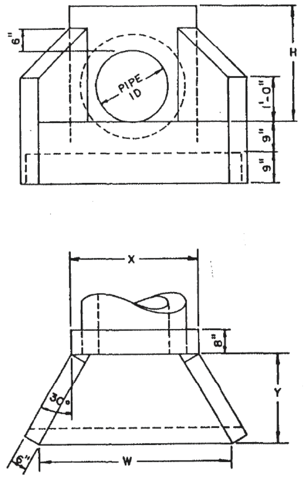
NOTE:
DETAIL FOR HEADWALL NUMBERS 5,6 & 7

CONCRETE HEADWALL W/ ENERGY DISSIPATORS

N.T.S.

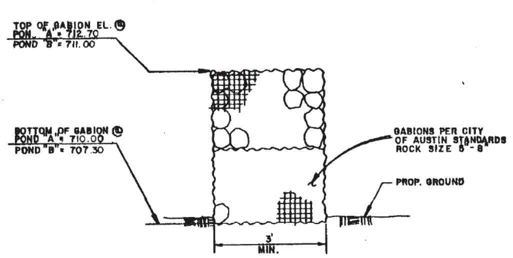
NOTE: REINFORCE CONCRETE W/ #4 REBARS @ 12" C/C THROUGHOUT

PIPE DIAMETER	TABLE OF DIMENSIONS				
	X	H	Y	W	WT.
12"	2'-11"	2'-6"	2'-0"	4'-7/8"	2663#
15"	2'-11"	2'-6"	2'-0"	4'-7/8"	2619#
▶ 18"	2'-11"	2'-6"	2'-0"	4'-7/8"	2566#
21"	3'-6"	3'-0"	3'-0"	5'-9 3/4"	4227#
▶ 24"	3'-6"	3'-0"	3'-0"	5'-9 3/4"	4156#
27"	4'-1"	3'-6"	4'-0"	7'-6 5/8"	6089#
▶ 30"	4'-1"	3'-6"	4'-0"	7'-6 5/8"	5993#
36"	4'-8"	4'-0"	5'-0"	9'-3 1/2"	8000#



NOTE:
DETAIL FOR HEADWALL NUMBERS 1,2,3,& 4

CONCRETE HEADWALL



GABION BASKETS

N.T.S.

FILTRATION REQUIREMENTS

Pond Number A

Drainage Area =	480292	SF	=	11.026	Acres
Impervious Cover =	432263	SF	=	9.923	Acres
Percent Impervious Cover =	90.0	%	=	90.0	%

Required Capture Depth = 0.5 in + 0.1*(imp. cover % - 20%)
Required Capture Depth = 1.20 Inches

Round capture depth up to next highest tenth of an inch
Required Capture Depth = 1.20 Inches = 0.100 Feet

I. Filtration Pond Calculations

Vf = Required filtration pond volume (Feet^3)
Af = Required surface area of filtration pond (Feet^2)
Ad = Drainage Area (Feet^2)
H = Capture depth of runoff (Feet)
Df = Depth of filtration pond (Feet)

Vf = Ad * H
Vf = 48029 Feet^3

Af = (Ad * H) / Df

As	Ds	H
19212	2.5	0.100
16010	3.0	0.100
13723	3.5	0.100
12007	4.0	0.100
10673	4.5	0.100
9606	5.0	0.100
8733	5.5	0.100

II. Sedimentation Pond Calculations

Vs = Required sedimentation pond volume (Feet^3)
As = Minimum surface area of sedimentation pond bed (Feet^2)

Vs = 20% of total water quality volume
Vs = 0.2 * Ad * H
Vs = 9606 Feet^3

As = Ad * H / 10
As = 4803 Feet^2

Pond Number B

Drainage Area =	495406	SF	=	11.373	Acres
Impervious Cover =	445867	SF	=	10.236	Acres
Percent Impervious Cover =	90.0	%	=	90.0	%

Required Capture Depth = 0.5 in + 0.1*(imp. cover % - 20%)
Required Capture Depth = 1.20 Inches

Round capture depth up to next highest tenth of an inch
Required Capture Depth = 1.20 Inches = 0.100 Feet

I. Filtration Pond Calculations

Vf = Required filtration pond volume (Feet^3)
Af = Required surface area of filtration pond (Feet^2)
Ad = Drainage Area (Feet^2)
H = Capture depth of runoff (Feet)
Ds = Depth of filtration pond (Feet)

Vf = Ad * H
Vf = 49541 Feet^3

Af = (Ad * H) / Ds

Af	Ds	H
19816	2.5	0.100
16514	3.0	0.100
14155	3.5	0.100
12385	4.0	0.100
11009	4.5	0.100
9908	5.0	0.100
9007	5.5	0.100

II. Sedimentation Pond Calculations

Vs = Required sedimentation pond volume (Feet^3)
As = Minimum surface area of sedimentation pond bed (Feet^2)

Vs = 20% of total water quality volume
Vs = 0.2 * Ad * H
Vs = 9908 Feet^3

As = Ad * H / 10
As = 4954 Feet^2

SPILLWAY CALCULATIONS

Calculate the spillway width for the splitter box using rectangular wier equation

Q=C*L*H^(3/2)

Q = 100 year developed flow into splitter box
C = Wier Coefficient
L = Width of Wier (feet)
H = Depth of Flow (feet)

Solve for H

H = (Q/(C*L))^2/3

Pond A

Given:	Given:
Q25= 75.70 cfs	Q100= 100.30 cfs
C= 3.00	C= 3.00
L= 18.00 ft	L= 18.00 ft
H= 1.25 ft	H= 1.51 ft

Pond B

Given:	Given:
Q25= 89.60 cfs	Q100= 119.00 cfs
C= 3.00	C= 3.00
L= 18.00 ft	L= 18.00 ft
H= 1.40 ft	H= 1.69 ft

FILTRATION PROVIDED

PROVIDED VOLUMES

Sedimentation Pond A

Elev.	Depth of Pond	Sq. ft.	Cu. ft.	Accumulated Cu. ft.
708.50	0	0	0	0
709.00	0.50	7,505.54	1,250.92	1,250.92
710.00	1.50	7,629.82	7,567.59	8,818.52
711.00	2.50	7,767.14	7,698.38	16,516.89

Water surface elevation required = 711.0
Sedimentaion Volume Provided = 15,966 cu. ft.

Filtration Pond A

Elev.	Depth of Pond	Sq. ft.	Cu. ft.	Accumulated Cu. ft.
708.50	0	0.00	0.00	0.00
709.00	0.50	5,780.75	963.46	963.46
710.00	1.50	6,302.79	6,039.89	7,003.35
711.00	2.50	7,337.45	7,056.20	14,059.55
711.10	2.60	15,404.59	1,141.00	15,200.54
712.00	3.50	17,053.67	14,599.93	29,800.47
712.20	3.70	17,154.67	3,420.83	33,221.30

Water surface elevation required = 712.20
Filtration Volume Provided = 33,221 cu. ft.
Total Pond "A" Volume = 16,516 + 33,221 = 49,737 cu. ft.

Sedimentation Pond B

Elev.	Depth of Pond	Sq. ft.	Cu. ft.	Accumulated Cu. ft.
707.40	0	0	0	0
707.70	0.30	3,310.00	331.00	331.00
708.00	0.60	3,669.00	1,046.39	1,377.39
709.00	1.60	4,071.00	3,868.26	5,245.65
710.00	2.60	4,496.00	4,281.74	9,527.39
711.00	3.60	5,002.00	4,746.75	14,274.14

Water surface elevation required = 711.00
Sedimentaion Volume Provided = 14,274 cu. ft.

Filtration Pond B

Elev.	Depth of Pond	Sq. ft.	Cu. ft.	Accumulated Cu. ft.
707.20	0	5,800.00	0.00	0.00
707.40	0.20	9,157.00	1,482.98	1,482.98
708.00	0.80	9,390.00	5,563.95	7,046.93
709.00	1.80	9,634.00	9,511.74	16,558.67
710.00	2.80	9,909.00	9,771.18	26,329.85
711.00	3.80	10,226.00	10,067.08	36,396.93
711.10	3.90	10,227.00	1,022.65	37,419.58
711.50	4.30	10,228.00	4,091.00	41,510.58
711.80	4.60	10,229.00	3,068.55	44,579.13

Water surface elevation required = 711.8
Filtration Volume Provided = 44,579 cu. ft.
Total Pond "B" Volume = 14,274 + 44,579 = 58,853 cu. ft.

DETENTION POND CALCULATIONS

Elevation (ft)	Planimeter (sq.in.)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	* Volume (cubic-ft)	Volume Sum (cubic-ft)
704.90	0.00	0	0	0	0
705.00	165.00	165	165	5	5
705.50	4,391.00	4,391	5,407	901	907
706.00	7,574.00	7,574	17,732	2,955	3,862
707.00	14,400.00	14,400	32,417	10,806	14,668
708.00	24,298.00	24,298	57,403	19,134	33,802
708.50	27,157.00	27,157	77,143	12,857	46,659
709.00	28,337.00	28,337	83,235	13,872	60,532
710.00	29,774.00	29,774	87,158	29,053	89,584
711.00	29,774.00	29,774	89,322	29,774	119,358
711.80	30,320.00	30,320	90,140	24,037	143,395
711.90	46,466.00	46,466	114,321	3,812	147,207
712.00	46,857.00	46,857	139,984	4,665	151,872
712.50	48,666.00	48,666	143,276	23,879	175,752
713.00	50,375.00	50,375	148,554	24,759	200,511

IA = (sq.rt(Area1) + ((Ei-E1)/(E2-E1))*(sq.rt(Area2)-sq.rt(Area1)))^2

where: E1, E2 = Closest two elevations with planimeter data
Ei = Elevation at which to interpolate area
Area1,Area2 = Areas computed for E1, E2, respectively
IA = Interpolated area for Ei

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

***** COMPOSITE OUTFLOW SUMMARY ****

Elevation (ft)	Q (cfs)	Contributing Structures
704.90	0.0	1
705.40	2.7	1
705.90	3.8	1
706.40	4.6	1
706.90	5.3	1
707.40	6.0	1
707.90	6.6	1
708.40	7.1	1
708.90	7.6	1 +2
709.40	8.3	1 +2
709.90	9.8	1 +2
710.40	12.1	1 +2
710.90	15.6	1 +2
711.40	20.3	1 +2
711.90	28.6	1 +2 +4
712.40	53.1	1 +2 +4
712.90	148.7	1 +2 +4 +6
713.00	180.8	1 +2 +4 +6

SYSTEM CONNECTIVITY

Structure	No.		Q Table		Q Table
ORIFICE-VC	1			->	1
WEIR-VN	2	+	1	->	3
INLET BOX	4	+	3	->	5
WEIR-VR	6	+	5	->	7

DETENTION POND SUMMARY TABLE

Frequency (yr.)	Existing (cfs)	Proposed (cfs)	W.S.E. (ft.)	Volume Provided
2	12	7.7	709.00	60,532
5	22	11.6	710.28	97,921
10	29	16.5	711.00	119,358
25	39	27.2	711.81	143,776
50	47	40.2	712.14	158,558
100	55	54.5	712.42	171,932

*For computer analysis of above results, see Appendix 7 of the Engineering Report.

Jarrod O. [signature] 5-27-93

DATE	NO.	REVISION	APPROVAL
3/25/93	1	REVISED FILTRATION CALCULATIONS AND ADDED DETENTION POND CALCULATIONS	

Bury+Pittman
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325

3-12-93

WAL★MART STORES INC.

LOOP 1 @ U.S. 290 W., AUSTIN, TX.
5017 U.S. 290 W., AUSTIN, TX.

SITE GRADING DETAILS

Scale: 1"=50'
Date: 1/26/93
Disk: 58
REV. 03/11/93
Drawn by: J.D.H./V.G.C.
File: 12858GD4.DWG
Approved by: P.J.V.
Project No.: 128-58.20

SHEET 16 OF 23

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.

TEXAS REGISTRATION F4932
P.O. BOX 3658
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

SP-99-0039B POND CALCULATIONS
(FOR REFERENCE ONLY)

Scale: AS SHOWN
Designed by:
Drawn by:
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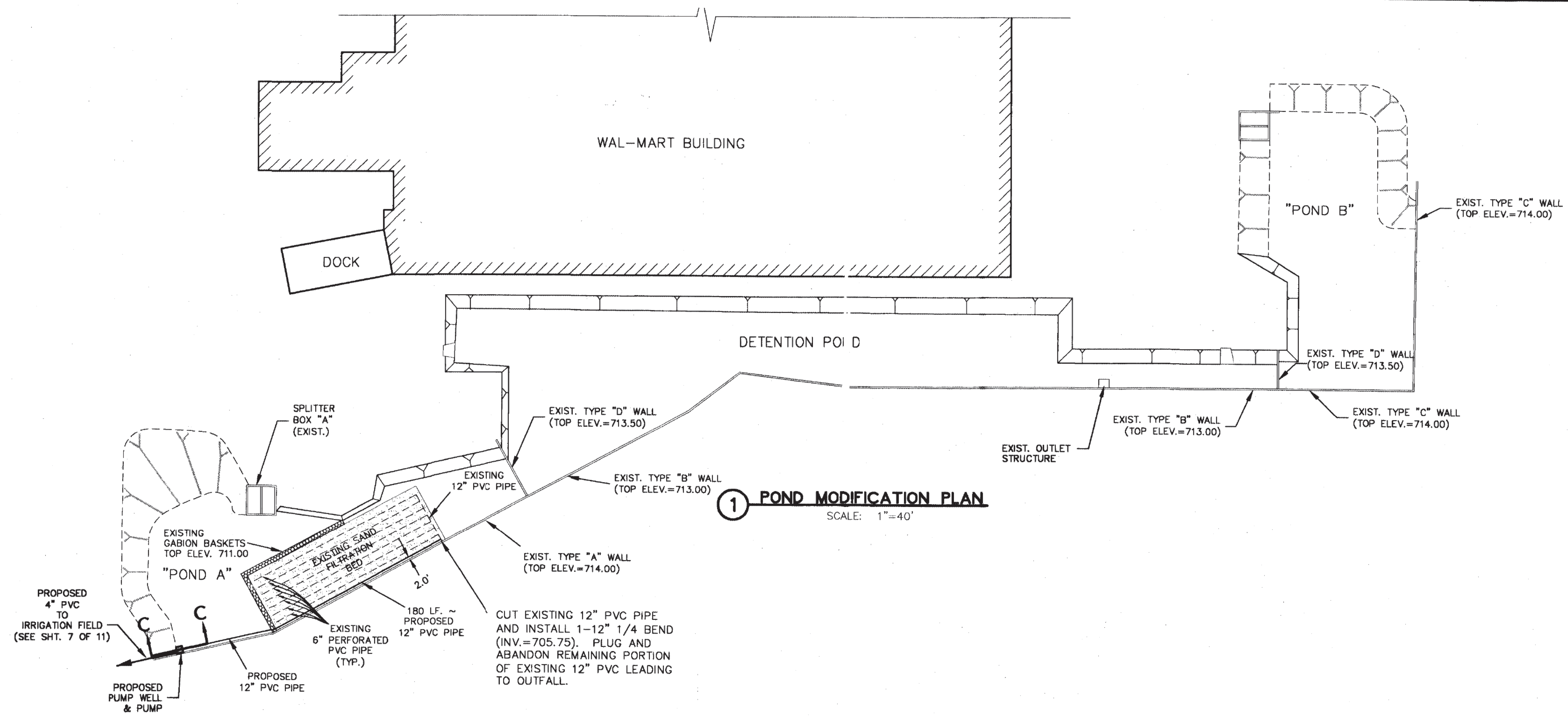
Date: MARCH 2025
Project No.:



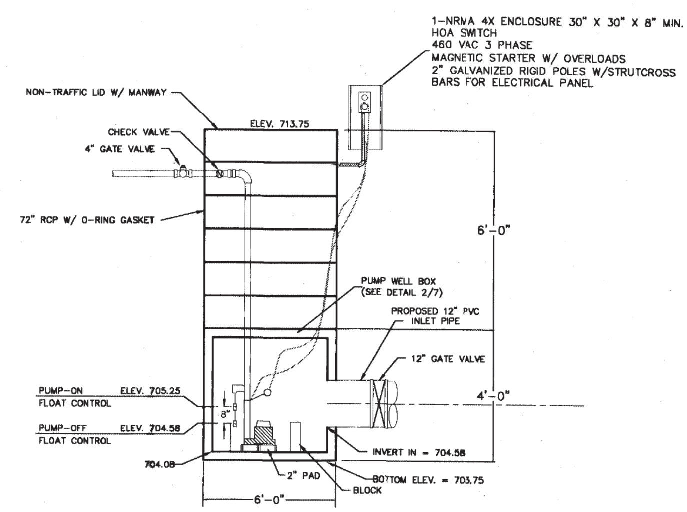
1 POND MODIFICATION PLAN

SCALE: 1"=40'

IRRIGATION REQUIREMENTS:

RETENTION VOLUME	49,737 CF	
LIQUID VOLUME	372,033 GAL	
RELEASE TIME MAX.	40 HRS	(72 HRS – 12 HRS) X 45/60
IRRIGATION RELEASE RATE	156 GPM	
IRRIGATION FIELD AREA	37,507 S.F.	

PUMP CYCLE TIME	SOIL PERMIABILITY RATE (0.2 – 0.63 IN/HR)	IRRIGATION RATE (=SOIL PERMIABILITY RATE)
40 HRS. (40 MIN. ON/ 20 MIN. OFF)	0.40 IN./HR.	156 GPM



2 PUMP WELL (SECTION C-C)

NOT TO SCALE

NOTES:

1. RECOMMEND 2, LEAD & LAG BACKUP AND ALTERNATION PUMPS
2. PUMP OR PUMPS NEED TO BE CAPABLE OF:
   1. 200 GPM
   2. 130 TDH
   3. 230/460 VOLT 3 PHASE
   4. STAINLESS LIFT CHAIN AND WIRE ROPE
3. PUMP SPECIFICATIONS:

   PUMP – TSURUMZ

   KTZ 411-60
   15 HP 3 PHASE
   4" DISCHARGE BORE

SITE PLAN RELEASE Sheet 7 of 12

FILE NUMBER: SP-99-2036B EXPIRATION DATE: 4-15-2009 – Per Settlement Agreement Dated 4-15-99
CASE MANAGER: J. Lackey APPLICATION DATE: 8-13-99
APPROVED ADMINISTRATIVELY ON: 10-7-99
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 5-11 of Chapter 25 of the Austin City Code.

[signature]
Director, Development Review and Inspection Department
DATE OF RELEASE: 10-7-99 Zoning: GR-RR
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

REVIEWED BY:

DEPARTMENT OF PLANNING AND DEVELOPMENT DATE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Doucet & Associates, Inc.
4201 Bee Caves Road, Suite B200 Austin, TX 78746
Phone: (512) 329-8743 Fax: 329-8754
www.doucet-assoc.com

POND MODIFICATION PLAN & DETAILS

ANDERSON/FAULKNER TRACTS
5033 WEST U.S. HWY 290
CITY OF AUSTIN
KIRK A. ANDERSON, LTS.

Scale: AS SHOWN
Designed by:
Drawn by:
Reviewed by:

SHEET 7 OF 12

Project No.: 232-003

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3659
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

UNIVERSITY FEDERAL CREDIT UNION
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5033 W US 290 HWY SVRD EB BLDG B
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SP-99-2036B POND MODIFICATION
(FOR REFERENCE ONLY)

Scale: AS SHOWN
Designed by:
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Checked by:
Date: MARCH 2025
Project No.:

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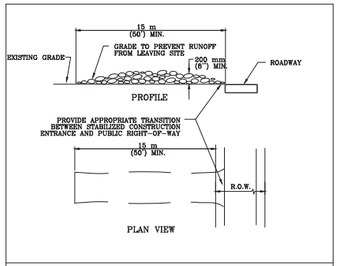
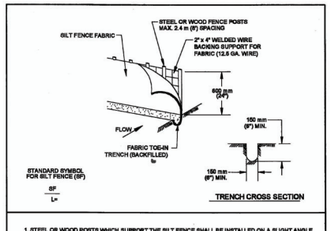
SP-2024-0460C



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

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



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

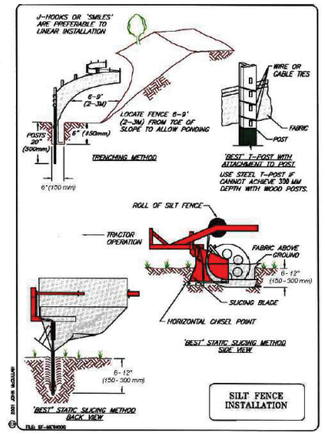
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

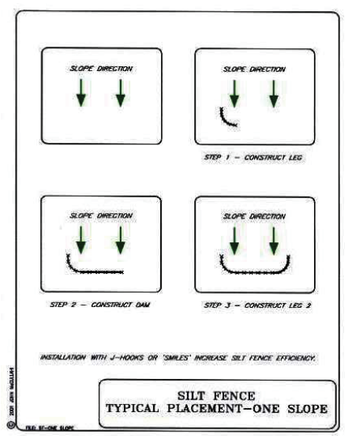
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

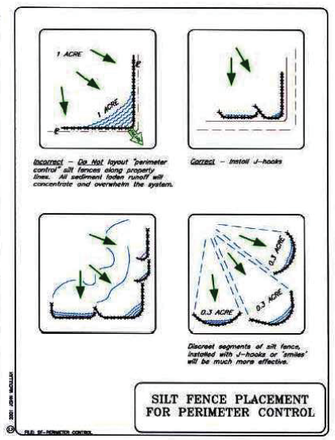
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

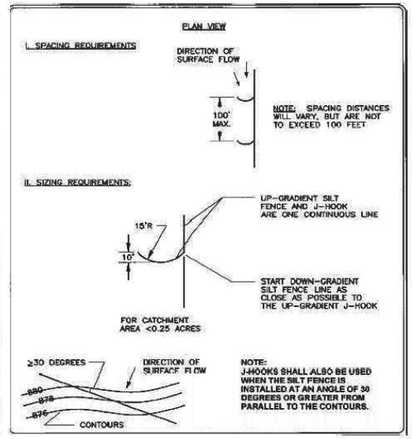
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

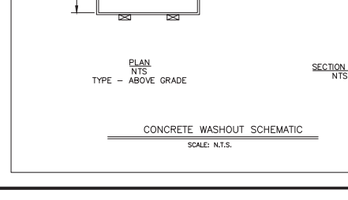
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1









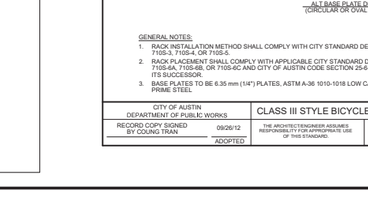


NOTE: FILTER FABRIC SHALL ENTIRELY COVER DIKE AND SKIRT.

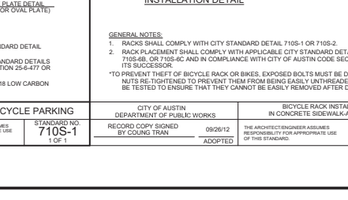
INSTALLATION DETAIL OPTIONS:
1. TOE-IN 150 mm (6") MINIMUM.
2. WEIGHTED WITH 75 mm–125 mm (3"–5") OPEN.
3. TRENCHED IN 100 mm (4").
4. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES.

GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75–125 mm (3–5") OPEN GRADED ROCK OR TOED–IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKES USING 10M (3/8 ") DIAMETER RE–BAR WITH TIE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE WW40–150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

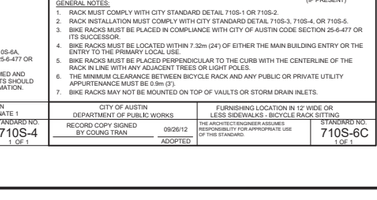
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TRIANGULAR SEDIMENT FILTER DIKE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TREE PROPTECTION FENCE TYPE A – CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

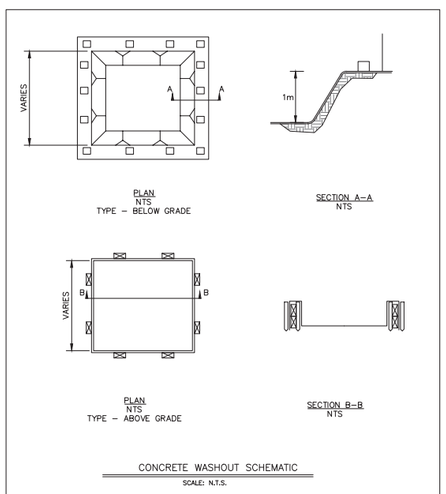


TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES (REV. JULY 15, 2015)

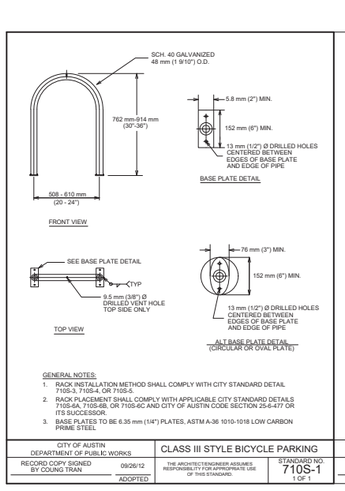
1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   – THE NAME OF THE APPROVED PROJECT;
   – THE ACTIVITY START DATE; AND
   – THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON–SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON–SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
   – THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
   – THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
   – THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
   A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
   B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
   C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753–1808
PHONE (512) 339–2929
FAX (512) 339–3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233–4480
PHONE (210) 490–3096
FAX (210) 545–4329

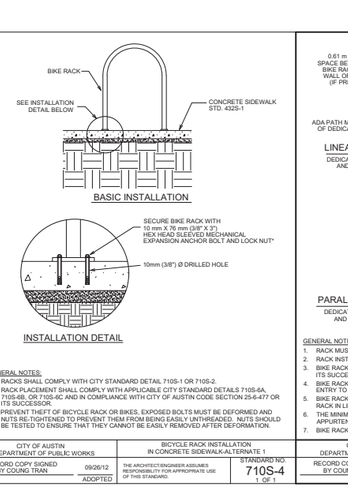


CONCRETE WASHOUT SCHEMATIC
SCALE: N.T.S.



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

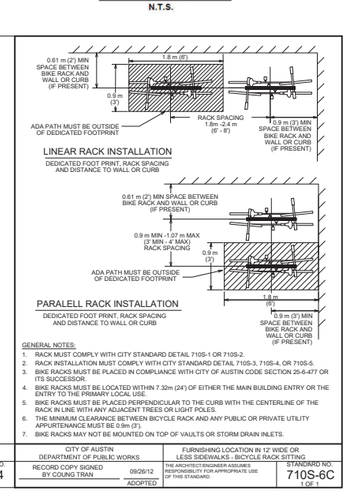
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN 09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1



GENERAL NOTES:
1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.

*TO PREVENT THEFT OF BICYCLE RACK OR BIKES, EXPOSED BOLTS MUST BE DEFORMED AND NUTS RE-TIGHTENED TO PREVENT THEM FROM BEING EASILY UNTHREADED. NUTS SHOULD BE TESTED TO ENSURE THAT THEY CANNOT BE EASILY REMOVED AFTER DEFORMATION.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	BICYCLE RACK INSTALLATION IN CONCRETE SIDEWALK-ALTERNATE 1	
RECORD COPY SIGNED BY COUNG TRAN 09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-4 1 OF 1



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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	
RECORD COPY SIGNED BY COUNG TRAN 09/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-6C 1 OF 1

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
AUSTIN, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
5/6/2025

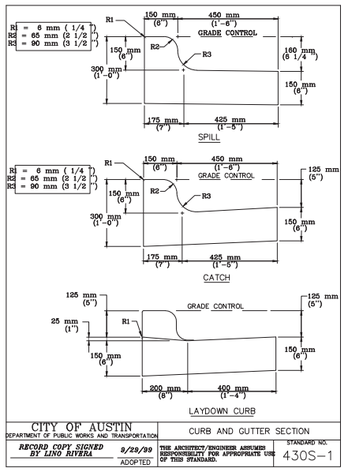
UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

CONSTRUCTION DETAILS
SHEET 1

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET 14 OF 20

SP–2024–0460C



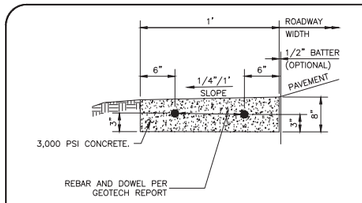
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

CURB AND GUTTER SECTION

RECORD COPY SIGNED BY LINO RIVERA — 9/29/99 ADOPTED

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

STANDARD NO. 430S-1



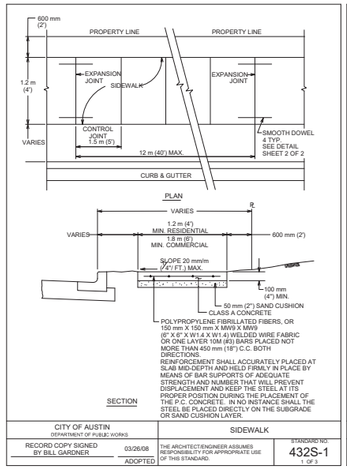
RIBBON CURB

SCALE: N.T.S.

* CONTRACTOR TO REFER TO GEOTECHNICAL REPORT, GEOTECHNICAL PAVEMENT RECOMMENDATIONS SHALL TAKE PRECEDENT OVER ABOVE PAVEMENT SECTION.

* THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE.

REFER TO CITY OF AUSTIN STANDARD DETAIL #430S-1 FOR CURB DIMENSIONS.



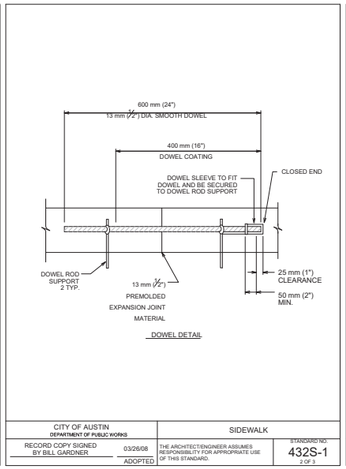
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

SIDEWALK

RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

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

STANDARD NO. 432S-1 1 OF 3



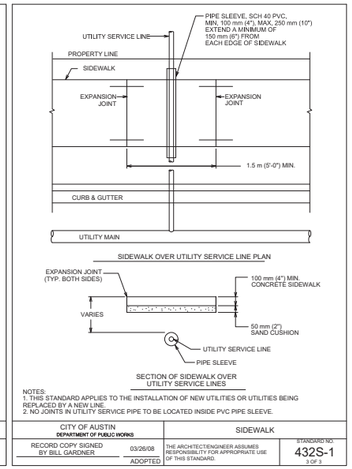
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

SIDEWALK

RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

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

STANDARD NO. 432S-1 2 OF 3



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

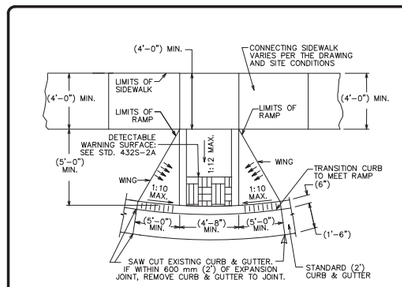
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

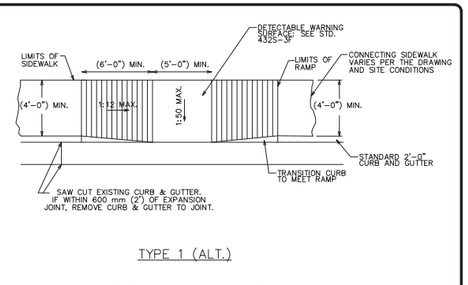
SIDEWALK

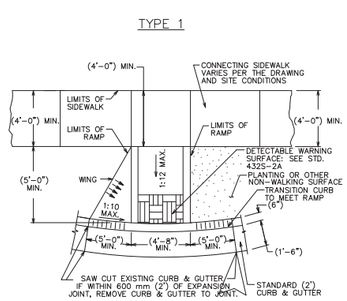
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

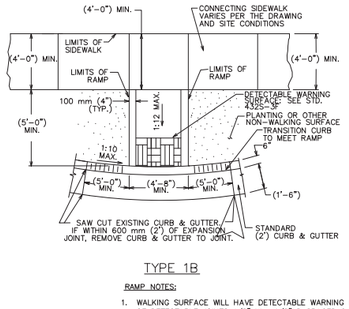
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-1 3 OF 3







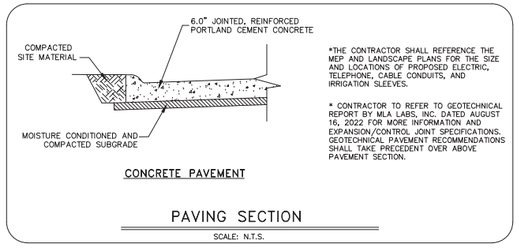


RAMP NOTES:

1. WALKING SURFACE WILL HAVE DETECTABLE WARNING THAT CONSISTS OF DETECTABLE JOINTS 1/2" W x 1/2" D SPACED 2.0 IN. CENTER-TO-CENTER AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADA SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. AREA OF RAMP TO INCLUDE CONTRASTING COLOR DOES NOT HAVE TO INCLUDE THE WINGS, UNLESS THE WINGS ARE PART OF THE WALKING SURFACE.
3. TYPICAL SIDEWALK WIDTHS AND CURB RADII SHOWN FOR ILLUSTRATION REFER TO TRANSPORTATION MANUAL FOR SIDEWALK WIDTHS AND RADII.
4. REFER TO PLANS FOR RAMP CONFIGURATIONS AND LOCATIONS.
5. REFER TO ARCHITECTURAL PLANS FOR CONTRASTING COLOR RECOMMENDATIONS.

SIDEWALK CURB RAMP WITH DETECTABLE JOINTS

SCALE: N.T.S.

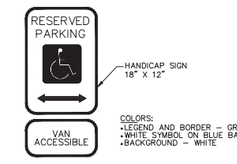


*THE CONTRACTOR SHALL REFERENCE THE MEP AND LANDSCAPE PLANS FOR THE SIZE AND LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUITS, AND IRRIGATION SLEEVES.

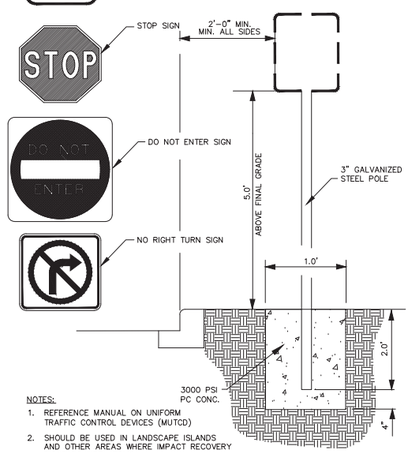
* CONTRACTOR TO REFER TO GEOTECHNICAL REPORT BY MLA LABS, INC. DATED AUGUST 16, 2022 FOR MORE INFORMATION AND EXPANSION/CONTROL JOINT SPECIFICATIONS. GEOTECHNICAL PAVEMENT RECOMMENDATIONS SHALL TAKE PRECEDENT OVER ABOVE PAVEMENT SECTION.

PAVING SECTION

SCALE: N.T.S.



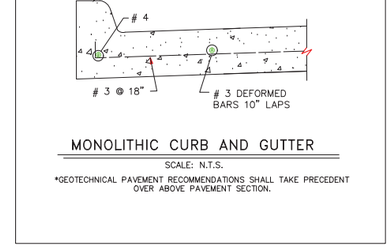
COLORS:
- LEGEND AND BORDER – GREEN
- WHITE SYMBOL ON BLUE BACKGROUND
- BACKGROUND – WHITE



NOTES:
1. REFERENCE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. SHOULD BE USED IN LANDSCAPE ISLANDS AND OTHER AREAS WHERE IMPACT RECOVERY SIGNS DO NOT APPLY.
3. PROVIDE "FINE" SIGN WHEN REQUIRED BY MUNICIPALITY.
3. CONTRACTOR TO COORDINATE WITH ARCHITECTURE PLANS FOR ON-SITE SIGN SPECIFICATION.

FIXED SIGN

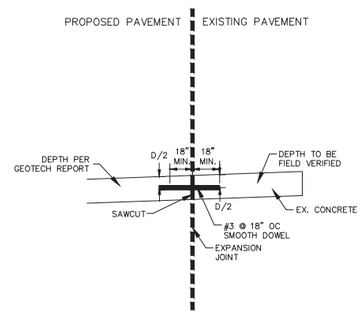
SCALE: N.T.S.



MONOLITHIC CURB AND GUTTER

SCALE: N.T.S.

*GEOTECHNICAL PAVEMENT RECOMMENDATIONS SHALL TAKE PRECEDENT OVER ABOVE PAVEMENT SECTION.



CONCRETE PAVING CONNECTION DETAILS

SCALE: N.T.S.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
DRIPPING SPRINGS, TEXAS 78620
PHONE (512) 354-4482
FAX (512) 900-7962

SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
3/6/2025

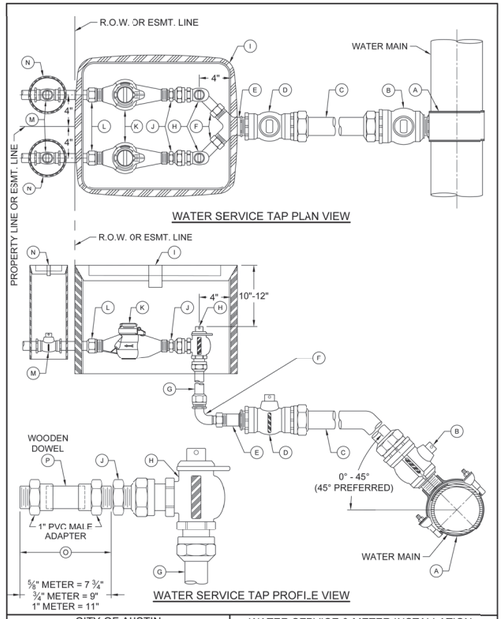
UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

CONSTRUCTION DETAILS
SHEET 2

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

SHEET 15 OF 20

SP-2024-0460C



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

MATERIALS LIST:

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

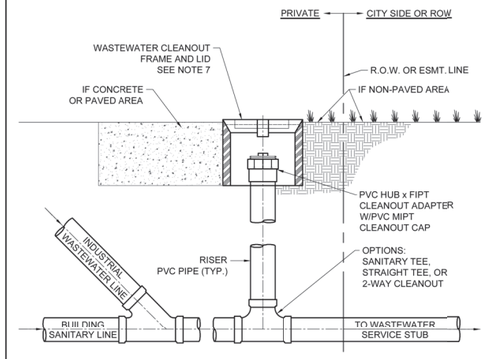
MATERIALS TO BE INSTALLED BY PLUMBER:

J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
K. WATER METER PURCHASED FROM AUSTIN WATER
L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT:
⅝" AND ¾" METERS: 8½" LONG x ¾" DIA.
1" METERS: 8 ½" LONG x 1" DIA.
M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:

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

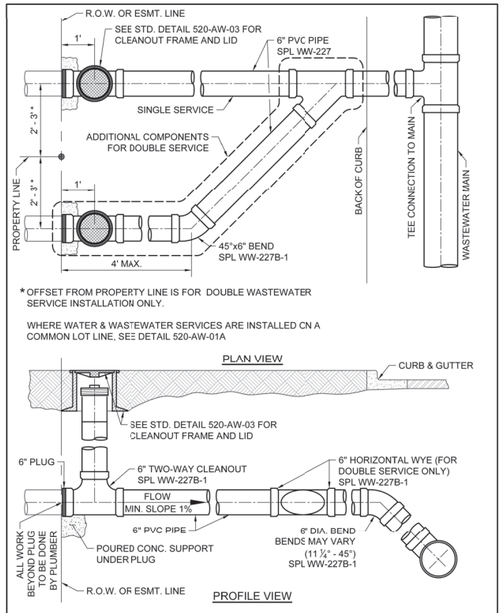
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED *JEFF A. KYLE* *08/16/2019* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 2 OF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



NOTES:

1. PIPE DIAMETER MUST BE A MINIMUM OF 4" SCHEDULE 40, UP TO 8" MAXIMUM. FOR LARGER DIAMETER PIPING, REFER TO 506-AW-04, LARGE DIAMETER CLEANOUT.
2. SAMPLE PORT OPTIONS INCLUDE SANITARY TEE, STRAIGHT TEE OR 2-WAY CLEANOUT.
3. LABEL AS INDUSTRIAL WASTE (IW) SAMPLE PORT ON PLAN SETS OR ANY OTHER LOCATION REQUIRED BY INDUSTRIAL WASTE. SEE APPROVED SITE UTILITY PLAN AND/OR PLUMBING PLAN.
4. IW SAMPLE PORT MUST BE DOWNSTREAM OF WHERE INDUSTRIAL WASTEWATER EFFLUENT LINES (GREASE TRAP, pH NEUTRALIZATION ETC.) AND SANITARY LINES COMBINE, OR WHERE SPECIFIED BY INDUSTRIAL WASTE.
5. IW SAMPLE PORT MUST HAVE CLEAR WASTEWATER FLOW SIGHTLINE FOR TOTAL PIPE DIAMETER.
6. ALL CONNECTIONS MUST BE GLUED OR THREADED.
7. TRAFFIC-RATED BOX.
8. USE OF THIS SPECIAL DETAIL SHALL ONLY BE AUTHORIZED BY AUSTIN WATER SPECIAL SERVICES DIVISION.

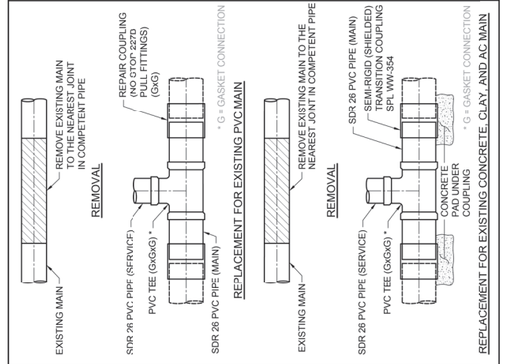
CITY OF AUSTIN AUSTIN WATER	INDUSTRIAL WASTE SAMPLE PORT	
SPECIAL DETAIL *02/08/2022*	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SPECIAL DETAIL. MODIFICATIONS TO THIS SPECIAL ARE PROHIBITED	AW-SPECIAL-07 1 OF 1



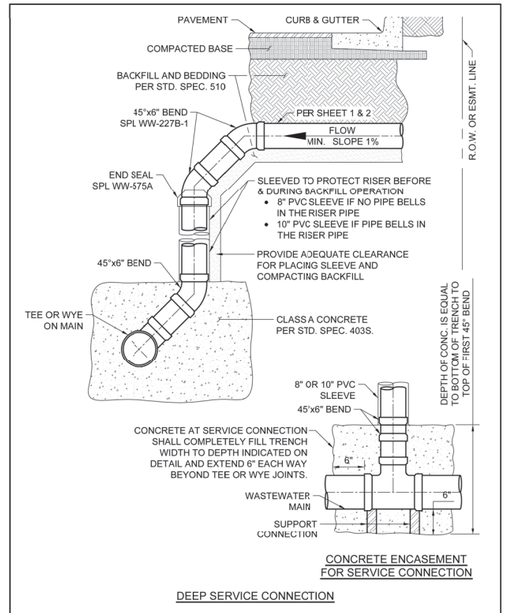
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* *11/07/2018* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 1 OF 4

NOTES:

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR COUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUT(S) AND RISER, FRAME, AND COVER. CLEANOUT(S) TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4.
2. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
3. PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED.



CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* *11/07/2018* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 2 OF 4



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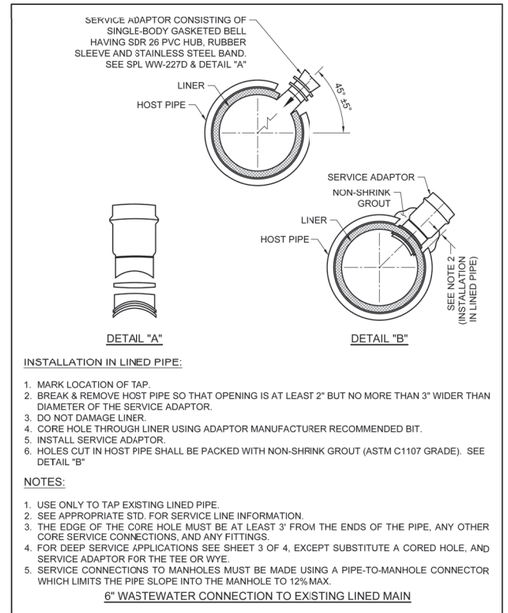

INSTALLATION IN LINED PIPE:

1. MARK LOCATION OF TAP.
2. BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
3. DO NOT DAMAGE LINER.
4. CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
5. INSTALL SERVICE ADAPTOR.
6. HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

NOTES:

1. USE ONLY TO TAP EXISTING LINED PIPE.
2. SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
3. THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3' FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
4. FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
5. SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* *11/07/2018* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 4 OF 4

No.	Date	Revisions	App.

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
FAX (512) 900-7962

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/6/2025

UNIVERSITY FEDERAL CREDIT UNION
SOUTH MOPAC REDEVELOPMENT
5033 W US 290 HWY SVRD EB BLDG B
AUSTIN, TEXAS 78749

CONSTRUCTION DETAILS
SHEET 3

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2025
Project No.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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SHEET
16
OF 20

SP-2024-0460C

ATTACHMENT G
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN FOR PERMANENT BMPs

The existing water quality pond is maintained and renewed annually under its Barton Springs Zone Water Quality Operating Permit #OP-01-0522B. BSZ operating information attached.

In addition, the following are TCEQ RG-348 minimum guidelines for the retention/irrigation BMP.

- ***Inspections***: The irrigation system, including pumps, should be inspected and tested (or observed while in operation) to assure proper operation at least 6 times annually. Two of these inspections should occur during or immediately following wet weather. Any leaks, broken spray heads, or other malfunctions with the irrigation system should be repaired immediately. In particular, sprinkler heads must be checked to determine if any are broken, clogged, or not spraying properly. All inspection and testing reports should be kept on site and accessible to inspectors.
- ***Sediment Removal:*** Remove sediment from splitter box, basin, and wet wells at least two times per year or when the depth reaches 3 inches.
- ***Irrigation Areas:*** To the greatest extent practicable, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris should be removed from the irrigation area.
- ***Mowing:*** The upper stage, side slopes, and embankment of a retention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- ***Debris and Litter Removal***: Debris and litter will accumulate near the basin pump and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the irrigation system.
- ***Erosion Control:*** The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.
- ***Nuisance Control:*** Standing water or soggy conditions in the retention basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

Responsible Party: Anderson Joint Venture, LLC
Mailing Address: 4633 Fairfax Ave., Dallas, Texas 75209
Telephone: (214)298-5155

Signature of Responsible Party J. Ph. Anderson Date 5/13/25

23-171712: BSZOP - Anderson Joint Venture

Long Description:

Asset: 1201739 Pond, Wal-Mart Store No. 2133 - Roomstore, 5017 W Us 290 Hwy, C01051, SEDIMENT/FILTRATION/IRRIGATION

Location:

Address:

Job Plan #: 3347 BSZOP Inspections

Failure Class:

Problem Code:

General Information	
Site:	WPD
Work Group:	PONDB
Supervisor:	FELIPAC
Owner/Lead:	BRUCEK
Crew:	
Classification:	Pond Inspection
Task Order:	
Parent:	23-171694
Alt Reference:	

Schedule Information	
Sched Start:	
Sched Finish:	
Target Start:	11/13/23
Target Finish:	11/13/23
Actual Start:	7/8/24
Actual Finish:	7/8/24
Report Date:	11/14/23
Reported By:	BRUCEK
On Behalf Of:	

Status Information	
Priority:	3
Work Type:	PM
Status:	4QACOMP
CAF Num:	
Job Plan:	3347
Hold Reason:	
Vendor:	
Reimbursable:	N

CSR Information	
Citizen Name:	
Citizen E - Mail:	
Citizen Phone:	
311 CSR Number:	

Permitting Information	
Regulation:	N
Regulation Num:	
ROWMAN Permit #:	
ROWMAN Exp. Date:	
Dig Exp Date:	
Dig TESS Num:	

Cost Information	
Asset Cost Weight:	1.00
Asset Allocated Cost:	$ 0.00
Loc. Cost Weight:	0.00
Loc. Allocated Cost:	$ 0.00
Total Cost:	$ 0.00
GL Account:	

23-171712: BSZOP - Anderson Joint Venture

Specifications

Attribute	Description	Domain Description	ALN Value	Numeric Value	Unit of Measure
INSPECTION_TYPE			COMPLIANCE		
SEDIMENT_BUILDUP			0		
EROSION			0		
STANDING_WATER			0		
INLET_BLOCKED			0		
OUTLET_BLOCKED			0		
RISER_TRASHRACK			0		
MOWING_NEEDED			0		
TRASH			0		
ACCESS			0		
IRRIGATION_SPRINKL	Irrigation Field/Sprinkler System		0		
STRUCTURAL	Structural Issues		0		
IRRIGATIONINSP	Irrigation Inspection		N		
PROBLEM			N		
FIRST_SENT_DT					
SECOND_SENT_DT					
FINAL_SENT_DT					
PUMP_CTRLPANEL	Pump/Control Panel		0		
RELEASE_DATE					
LETT_DT					

Log

Date	Type	Created By	Description	Long Description
8/4/24	WORK	BRUCEK	7/8/24	7/8/24 - In 12 hour delay on arrival. Engaged system and observed all heads spraying at good pressure. Cycle timer works.

Asset Detail

Asset:	1201739	**Description:**	Pond, Wal-Mart Store No. 2133 - Roomstore, 5017 W Us 290 Hwy, C01051, SEDIMENT/FILTRATION/IRRIGATION
Warranty Expiration Date:		**Status:**	
Feature Class:	PONDASSETS		

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
STADDRESS	Street Address	5017 W Us 290 Hwy		
PLACE_ID	Place ID	131622		
WATERSHED	Watershed Property is Within	WMS		
COMMRES	Commercial or Residential Pond Indicator	C		

23-171712: BSZOP - Anderson Joint Venture

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
AREA_ACRES	Area Acres		0.3956135600	
DATE_BUILT	Date Pond Built			
JURISDICTION_LABEL	Jurisdiction Label	AUSTIN FULL PURPOSE		
COUNCIL_DIST	Council District	8		
IRRIGINSPNEED	Irrigation Inspection Needed			
BSZ_LEVEL	BSZ Level - 1 or 2			
TCEQ_DAM	TCEQ Dam	F		
DRAINAGE_ID	Drainage ID			
SUBTYPE	Subtype		1.0000000000	
MAPSCO	MAPSCO	613W		
FIELDOPS_ZONE	Field Ops Zone		16.0000000000	
SUBSURFACE	Subsurface	F		
LINK_ID	Link ID		355328.0000000000	
WATERREG_AREA	Water Reg Area	BSZ		
RECHARGE_ZONE	Recharge Zone	SOUTH		
OP_PERMIT_NO	Operating Permit Number	OP-01-0522B		
CREATED_DATE	Created Date	2010-02-19T00:00:00.000Z		
CAPTURE_DEPTH	Capture Depth	DEV_AGREEMENT		
CREATED_BY	Created By	EWOOD		
FULL_STREET_NAME	Full Street Name	5017 W US 290 HWY EB		
PARTIAL	Partial	ASSUMED_PARTIAL		
PROJECT_NAME	Project Name	Walmart Loop 1 at 290, Anderson/Faulkner Tracts		
REVIEW_ACCEPTED_DATE	Review Accepted Date	1999-10-07T00:00:00.000Z		
DEPTH	Depth			
EROSION_CONTROL	Erosion Control	F		
FLOOD_CONTROL	Flood Control	F		
PILOT_CHANNEL	Pilot Channel	F		
PUMP	Pump	T		
RSMP	RSMP	N		
REGIONALWQ	Regional Water Quality	N		
VOLUME	Volume			
WQ_CONTROL	Water Quality Control	T		
POND_TYPE	Pond Type	SEDIMENT/FILTRATION/IRRIGATION		
MAINTENANCE	Maintenance	PRIVATE		
MAP_INDEX	Map Index	E19		
BUSINESS	Business	Wal-Mart Store No. 2133 - Roomstore		

23-171712: BSZOP - Anderson Joint Venture

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
ACCESSADDRESS	Access Address			
ACCOUNT_NO	Property ID	364118		
PARCELNO	Parcel Number	0408210115		
LEGACY_SITE_ID	Legacy Site ID	C01051		
CASE_NUM	Case Number	SP-99-2036B		
INSPECTION	INSPECTION	COA_OP		

23-172560: BSZOP - WalMart Store #2133

Long Description:

Asset: 1201740 Pond, Wal-Mart Store No. 2133, 5017 W Us 290 Hwy, C04362, SEDIMENTATION/SAND_FILTRATION

Location:

Address:

Job Plan #: 3347 BSZOP Inspections

Failure Class:

Problem Code:

General Information	
Site:	WPD
Work Group:	PONDB
Supervisor:	FELIPAC
Owner/Lead:	BRUCEK
Crew:	
Classification:	Pond Inspection
Task Order:	
Parent:	23-172557
Alt Reference:	

Schedule Information	
Sched Start:	
Sched Finish:	
Target Start:	11/26/23
Target Finish:	11/26/23
Actual Start:	12/1/23
Actual Finish:	12/1/23
Report Date:	11/27/23
Reported By:	BRUCEK
On Behalf Of:	

Status Information	
Priority:	1
Work Type:	CW
Status:	4QACOMP
CAF Num:	
Job Plan:	3347
Hold Reason:	
Vendor:	
Reimbursable:	N

CSR Information	
Citizen Name:	
Citizen E - Mail:	
Citizen Phone:	
311 CSR Number:	

Permitting Information	
Regulation:	N
Regulation Num:	
ROWMAN Permit #:	
ROWMAN Exp. Date:	
Dig Exp Date:	
Dig TESS Num:	

Cost Information	
Asset Cost Weight:	1.00
Asset Allocated Cost:	$ 0.00
Loc. Cost Weight:	0.00
Loc. Allocated Cost:	$ 0.00
Total Cost:	$ 0.00
GL Account:	

23-172560: BSZOP - WalMart Store #2133

Specifications

Attribute	Description	Domain Description	ALN Value	Numeric Value	Unit of Measure
INSPECTION_TYPE			COMPLIANCE		
SEDIMENT_BUILDUP			0		
EROSION			0		
STANDING_WATER			0		
INLET_BLOCKED			0		
OUTLET_BLOCKED			0		
RISER_TRASHRACK			0		
MOWING_NEEDED			0		
TRASH			0		
ACCESS			0		
IRRIGATION_SPRINKL	Irrigation Field/Sprinkler System		0		
STRUCTURAL	Structural Issues		0		
IRRIGATIONINSP	Irrigation Inspection		N		
PROBLEM			N		
FIRST_SENT_DT					
SECOND_SENT_DT					
FINAL_SENT_DT					
PUMP_CTRLPANEL	Pump/Control Panel		0		
RELEASE_DATE					
LETT_DT					

Log

Date	Type	Created By	Description	Long Description
12/11/23	WORK	BRUCEK	12/1/23	12/1/23 - Basin appears to be maintained overall. Splitter box is clear and sand is clean.

Asset Detail

Asset:	1201740	**Description:**	Pond, Wal-Mart Store No. 2133, 5017 W Us 290 Hwy, C04362, SEDIMENTATION/SAND_FILTRATION
Warranty Expiration Date:		**Status:**	
Feature Class:	PONDASSETS		

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
STADDRESS	Street Address	5017 W Us 290 Hwy		
PLACE_ID	Place ID	131622		
WATERSHED	Watershed Property is Within	WMS		
COMMRES	Commercial or Residential Pond Indicator	C		
AREA_ACRES	Area Acres		0.3589304300	

23-172560: BSZOP - WalMart Store #2133

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
DATE_BUILT	Date Pond Built			
JURISDICTION_LABEL	Jurisdiction Label	AUSTIN FULL PURPOSE		
COUNCIL_DIST	Council District	8		
IRRIGINSPNEED	Irrigation Inspection Needed			
BSZ_LEVEL	BSZ Level - 1 or 2			
TCEQ_DAM	TCEQ Dam	F		
DRAINAGE_ID	Drainage ID			
SUBTYPE	Subtype		1.0000000000	
MAPSCO	MAPSCO	613X		
FIELDOPS_ZONE	Field Ops Zone		16.0000000000	
SUBSURFACE	Subsurface	F		
LINK_ID	Link ID		355328.0000000000	
WATERREG_AREA	Water Reg Area	BSZ		
RECHARGE_ZONE	Recharge Zone	SOUTH		
OP_PERMIT_NO	Operating Permit Number	OP-02-0418A		
CREATED_DATE	Created Date	2010-02-19T00:00:00.000Z		
CAPTURE_DEPTH	Capture Depth	HALF_INCH_PLUS		
CREATED_BY	Created By	EWOOD		
FULL_STREET_NAME	Full Street Name	5017 W US 290 HWY EB		
PARTIAL	Partial	PARTIAL		
PROJECT_NAME	Project Name	Walmart Loop 1 at 290		
REVIEW_ACCEPTED_DATE	Review Accepted Date	1993-05-27T00:00:00.000Z		
DEPTH	Depth		69.0000000000	
EROSION_CONTROL	Erosion Control	F		
FLOOD_CONTROL	Flood Control	F		
PILOT_CHANNEL	Pilot Channel	T		
PUMP	Pump	F		
RSMP	RSMP	N		
REGIONALWQ	Regional Water Quality	N		
VOLUME	Volume		73022.0000000000	
WQ_CONTROL	Water Quality Control	T		
POND_TYPE	Pond Type	SEDIMENTATION/SAND_FILTRATION		
MAINTENANCE	Maintenance	PRIVATE		
MAP_INDEX	Map Index	E19		
ACCOUNT_NO	Property ID	364118		

23-172560: BSZOP - WalMart Store #2133

Attribute	Description	ALN Value	Numeric Value	Unit of Measure
PARCELNO	Parcel Number	0408210115		
LEGACY_SITE_ID	Legacy Site ID	C04362		
BUSINESS	Business	Wal-Mart Store No. 2133		
ACCESSADDRESS	Access Address	On E side of Wal-Mart Building.		
CASE_NUM	Case Number	SP-06-0018C(R1)		
INSPECTION	INSPECTION	COA_OP		

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1202559	Pond, Wal-Mart Store No. 2133, 5017 W Us 290 Hwy, C04361, FLOOD_DETENTION			
Drainage ID:					
Address:	5017 W US 290 HWY EB				
Pond Owner:				**Pond Owner ID:**	
Business Name:	Wal-Mart Store No. 2133				
Location Description:	Behind Wal-Mart.				
Pond Type:	FLOOD_DETENTION				
Location:		**Water Reg Area:**	BSZ	**Recharge Zone:**	SOUTH
Map Page:	613W	**Map Grid:**	E19	**Field Ops Zone:**	16
Case #:	SP-06-0018C(R1)	**Property ID:**	364118	**Parcel #:**	0408210115
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:		**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	SP-06-0018C(R1)	**# of Ponds at Site:**		**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	BRUCEK	**Inspection Date:**	12/01/2023
Work Order Number:	23-173393				
Pond Comments:	Labeled Detention Pond on Plans. Sheets 6(1) 13 14 16 21 and 22 of plans.				

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	0	Structural Integrity/Soil Erosion:	0
Standing Water:	0	Riser Pipe/Trash Rack:	0
Inlet Blocked:	0	Outlet Blocked:	0
Excessive Trash:	0	Excessive Vegetation Growth:	0
Pump/Control Panel:		Irrigation/Sprinkler:	
Structural:		Irrigation Inspection:	
Access Difficulties:	0	Work or Letter Warranted:	N

Inspection Comments:
Basin is being maintained and inlet is unobstructed. No letter warranted at this time.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

VII. OWNER AUTHORIZATION FORM (TCEQ-21019)
APPLICATION FEE FORM (TCEQ-0574)

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, J. Forbes Anderson of Anderson Joint Venture, LLC

am the owner of the property located at:

Lot 4 of the Resubdivision of Lot 1, Cougar Creek and Lot 1, Open Meadows

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize University Federal Credit Union
To conduct the redevelopment of a commercial building with associated drives, parking, utility, grading, and landscaping improvements.
At 5033 W US Highway 290 Service Road, Austin, TX 78749

Landowner Acknowledgement

I understand that Anderson Joint Venture, LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Signature J. Forbes Anderson
Landowner Signature

Date 5/13/25
Date

THE STATE § OF State Texas

County § of County Dallas

BEFORE ME, the undersigned authority, on this day personally appeared

landowner or signatory name

J. Forbes Anderson

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this Day day of Month 13th day of May, 2025

Laurel J. Elkins
Click or tap here to add ID

NOTARY PUBLIC

Laurel J. Elkins
Typed or Printed Name of Notary

LAUREL J. ELKINS
My Notary ID # 12387231
Expires July 5, 2025

MY COMMISSION EXPIRES: Date

7/5/2025

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

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

I John Orton,
Print Name

Vice President – Enterprise Risk Management,
Title - Owner/President/Other

of University Federal Credit Union,
Corporation/Partnership/Entity Name

have authorized Scott J. Foster, P.E.
Print Name of Agent/Engineer

of 360 Professional Services, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

4.1.2025
Date

THE STATE OF TEXAS §

County of ADA §

BEFORE ME, the undersigned authority, on this day personally appeared JOHN DRTON 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 1ST day of April, 2025

NOTARY PUBLIC

KELLIE A. STAFFORD-ROBERTS
Notary Public, State of Texas
Comm. Expires 12-26-2027
Notary ID 134690716

KELLIE A. STAFFORD-ROBERTS
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12-26-27

VII. APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: UFCU South Mopac Redevelopment
Regulated Entity Location: 5033 W US Highway 290, Austin, Texas 78749
Name of Customer: University Federal Credit Union
Contact Person: Cliff Loyd Phone: (512) 657-8774
Customer Reference Number (if issued):CN 603824426
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.43 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 4/1/25

TCEQ-0574 (Rev. 02-24-15)

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

VIII. CORE DATA FORM (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 603824426		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:*

University Federal Credit Union

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
	17411601325		

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

12. Number of Employees
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☒ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

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

15. Mailing Address: 8303 N Mopac, Suite A105

City	Austin	State	TX	ZIP	78759	ZIP + 4	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	cloyd@ufcu.org

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 657-7884		( ) -

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.)*

University Federal Credit Union South Mopac Redevelopment

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	5033 W US Highway 290							
	City	Austin	**State**	TX	**ZIP**	78749	**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

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

27. Latitude (N) In Decimal:	30.233500		**28. Longitude (W) In Decimal:**	-97.824390	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	14	0.6	97	49	27.8

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)
6021		522110	

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

Financial Institute with Drive-Thru ATMs

34. Mailing Address:	**5033 W US Highway 290**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78746**	**ZIP + 4**	
35. E-Mail Address:	**cloyd@ufcu.org**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 657-8774		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Scott J. Foster, P.E.	**41. Title:**	Principal

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 354-4582		( ) -	scott.foster@360psinc.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:	University Federal Credit Union	**Job Title:**	Vice President – Enterprise Risk Management
Name *(In Print):*	John Orton	**Phone:**	(512) 657- **8774**
Signature:	John Orton	**Date:**	4.1.2025