WATER POLLUTION ABATEMENT PLAN MODIFICATION

FOR

AMBER OAKS – CREDIT UNION

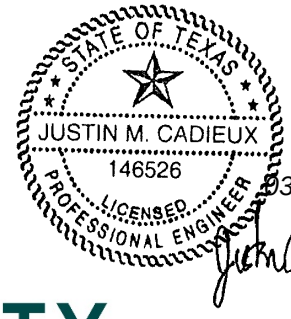
8715 W PARMER LANE

IN

AUSTIN, TEXAS

PREPARED FOR

LEVEL 5, LLC
2326 WASHINTON BLVD, 4TH FLOOR
OGDEN, UTAH 84401



QUIDDITY

912 S Capital of Texas Hwy, Ste 300
Austin, Texas 78746
Tel: 512.441.9493
Fax: 512.445.2286

March 2025

QUIDDITY

6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

March 18, 2025

Water Section Manager
Texas Commission on Environmental Quality
Region 11 Office
12100 Park 35 Circle, Bldg A, Rm 179
Austin, Texas 78753

Re: Water Pollution Abatement Plan Modification
Amber Oaks – Credit Union
Austin, Texas

To Whom It May Concern:

On behalf of our client, Level 5, LLC, we are pleased to submit this Water Pollution Abatement Plan Modification for your consideration. Please find enclosed the following items for your review:

1. Edwards Aquifer Application Cover Page (TCEQ-20705)
2. General Information Form (TCEQ-0587)
3. Geologic Assessment Form (TCEQ-0585)
4. Modification of a Previously Approved Plan (TCEQ-0590)
5. Water Pollution Abatement Plan Application (TCEQ-0584)
6. Temporary Stormwater Section (TCEQ-0602)
7. Permanent Stormwater Section (TCEQ-0600)
8. Agent Authorization Form (TCEQ-0599)
9. Application Fee Form (TCEQ-0574)
10. Application Fee Check
11. Core Data Form (TCEQ-10400)
12. Amber Oaks – Credit Union (Attachment in TCEQ-0584)

If you have any questions about any of the items included in this submittal, please call (512) 685-5152.

Sincerely,



Justin Cadieux, P.E.

Water Pollution Abatement Plan Modification

FOR

AMBER OAKS – CREDIT UNION

TABLE OF CONTENTS

DESCRIPTION

Edwards Aquifer Application Cover Page (TCEQ-20705)

General Information Form (TCEQ-0587)

Geologic Assessment Form (TCEQ-0585)

Modification of a Previously Approved Plan (TCEQ-0590)

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Temporary Stormwater Section (TCEQ-0602) - Storm Water Pollution Prevention Plan

Permanent Stormwater Section (TCEQ-0600)

Agent Authorization Form (TCEQ-0599)

Application Fee Form (TCEQ-0574)

Core Data Form (TCEQ-10400)

Amber Oaks – Credit Union (Attachment in TCEQ-0584)

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: Amber Oaks - Credit Union						**2. Regulated Entity No.:**			
3. Customer Name: United Heritage Credit Union						**4. Customer No.: N/A**			
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):**		1.367	
9. Application Fee:	$4000		**10. Permanent BMP(s):**			Sedimentation Filtration Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Lake Creek			

Application Distribution

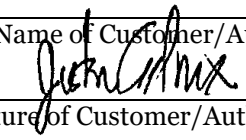
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	_X_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. Justin Cadieux, P.E.
Print Name of Customer/Authorized Agent  03/07/2025
Signature of Customer/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Justin M. Cadieux PE

Date: 03/07/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Amber Oaks - Credit Union
2. County: Williamson
3. Stream Basin: Lake Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Michael Ver Schuur
   Entity: United Heritage Credit Union
   Mailing Address: 12515 Research Blvd, Bldg 5
   City, State: Austin, TX Zip: 78759
   Telephone: (512) 435-4545 FAX: _____
   Email Address: mverschu@uhcu.org

8. Agent/Representative (If any):

   Contact Person: Justin M. Cadieux, P.E.
   Entity: Quiddity Engineering, LLC
   Mailing Address: 912 S. Capital of Texas Hwy, Suite 300
   City, State: Austin, TX Zip: 78746
   Telephone: (512) 685-5152 FAX: _____
   Email Address: jcadieux@quiddity.com

9. Project Location:

   ☐ The project site is located inside the city limits of _____.
   ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Austin.
   ☐ 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.

    8715 W Parmer Lane Austin, Texas 78729. Southwest corner of the intersection of W Parmer Lane and Camden Amber Oaks II. (WCAD Parcel ID#:R489047)

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: 10/24/2024

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: Planned pad site (cleared) with existing access road & utility stubs

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:

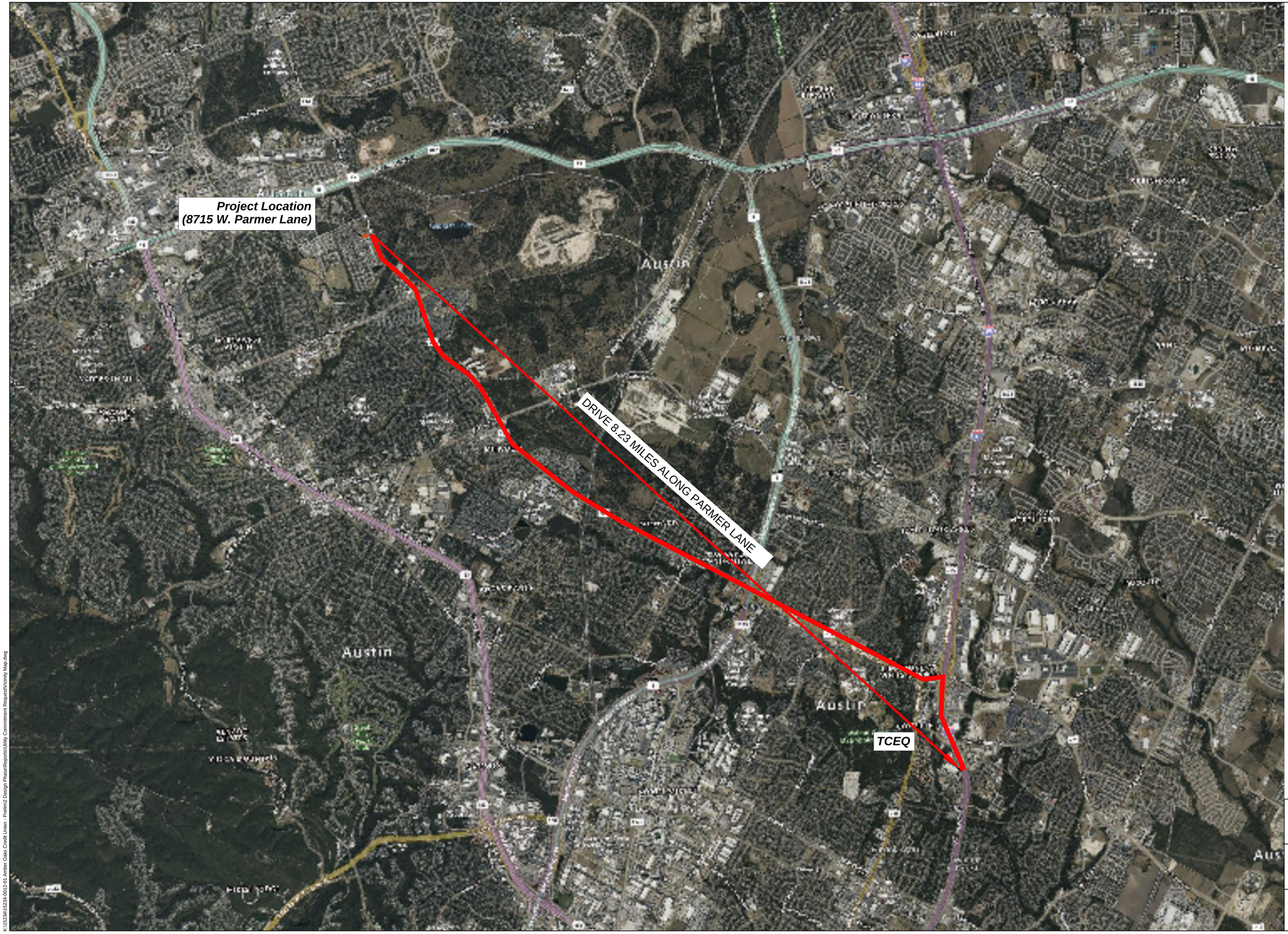
☐ TCEQ cashier
☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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.

GENERAL INFORMATION FORM – ATTACHMENT A

Road Map



AMBER OAKS CREDIT UNION

ROAD MAP

QUIDDITY

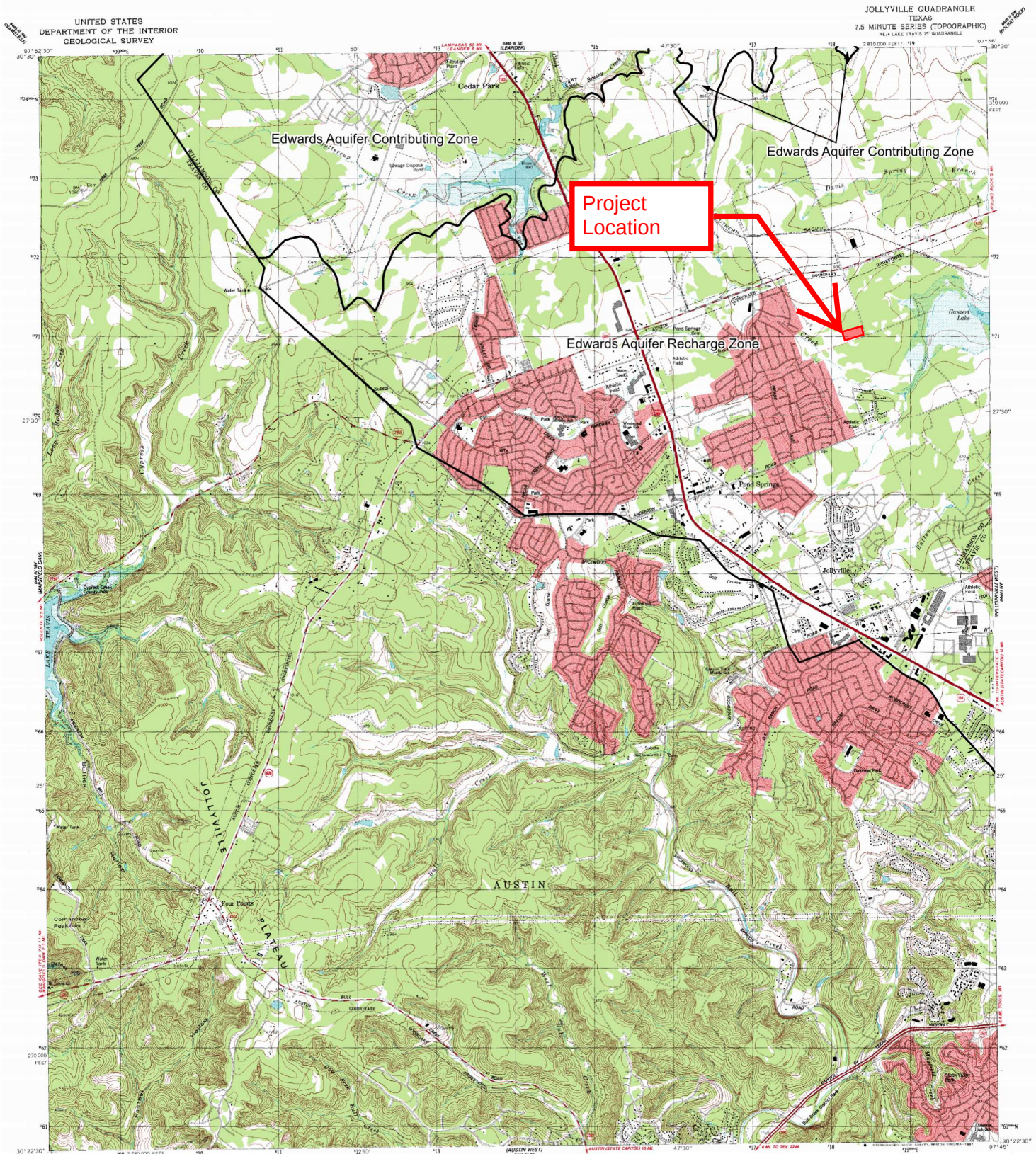
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Alvin Devane Boulevard, Suite 150 · Austin, Texas 78741 · 512.441.9493

SCALE:	N.T.S.
DATE:	03/03/2025
JOB NO:	15234-0013-001

K:\15234\15234-0012-01 Amber Oaks Credit Union - Prelim\2 Design Phase\Reports\Utility Commitment Request\Vicinity Map.dwg

GENERAL INFORMATION FORM – ATTACHMENT B

USGS/ Edwards Aquifer Recharge Zone Map



Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

TCEQ

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective March 1990

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

USGS science for a changing world

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

The National Map OnDemand Topo

7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

-97.8762° 608000mE 09 10 11 12 13 14 15 16 17 18 19 -97.7512°
30.4996° 3374000mN 74 73 72 71 70 69 68 67 66 65 64 63 62 61 30.3747°

Project Location

CEDAR PARK
BRUSHY CREEK
Anderson Mill
Jollyville
AUSTIN
STEINER RANCH
Muir Lake
Lake Travis
Austin Community College Cypress Creek Campus
Concordia University Texas
Saint Thomas More Catholic Church Columbarium
Bethany United Methodist Church Columbarium
Baker Family Cemetery
McRae Family Cemetery
Pond Springs Cemetery
Rhodes Cemetery
Jolly Cemetery
Oak Grove Cemetery West
Oak Grove Cemetery East
Pleasant Valley Cemetery
Thumphant Love Resurrection Garden Cemetery
House Springs Swimming Spring
Triangle Spring
Comanche Peak
Jollyville Plateau
Cypress Cr
Long Hollow Cr
Spanish Oak Cr
Brushy Cr
Lake Cr
Bull Cr
West Bull Cr
Bear Cr
Panther Hollow
Buttercup Cr
Davis Spring Br
Rattan Cr
Laurel Oaks Cr
Harrell Cr
Mayfield Cr
Cow Path
Defeat Hollow
Bulls Hollow
Lake Travis
183 183A 45 FM 620 360

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

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

MN GN 3°31′ 63 MILS 0°36′ 11 MILS
UTM GRID AND 2021 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

TEXAS

QUADRANGLE LOCATION

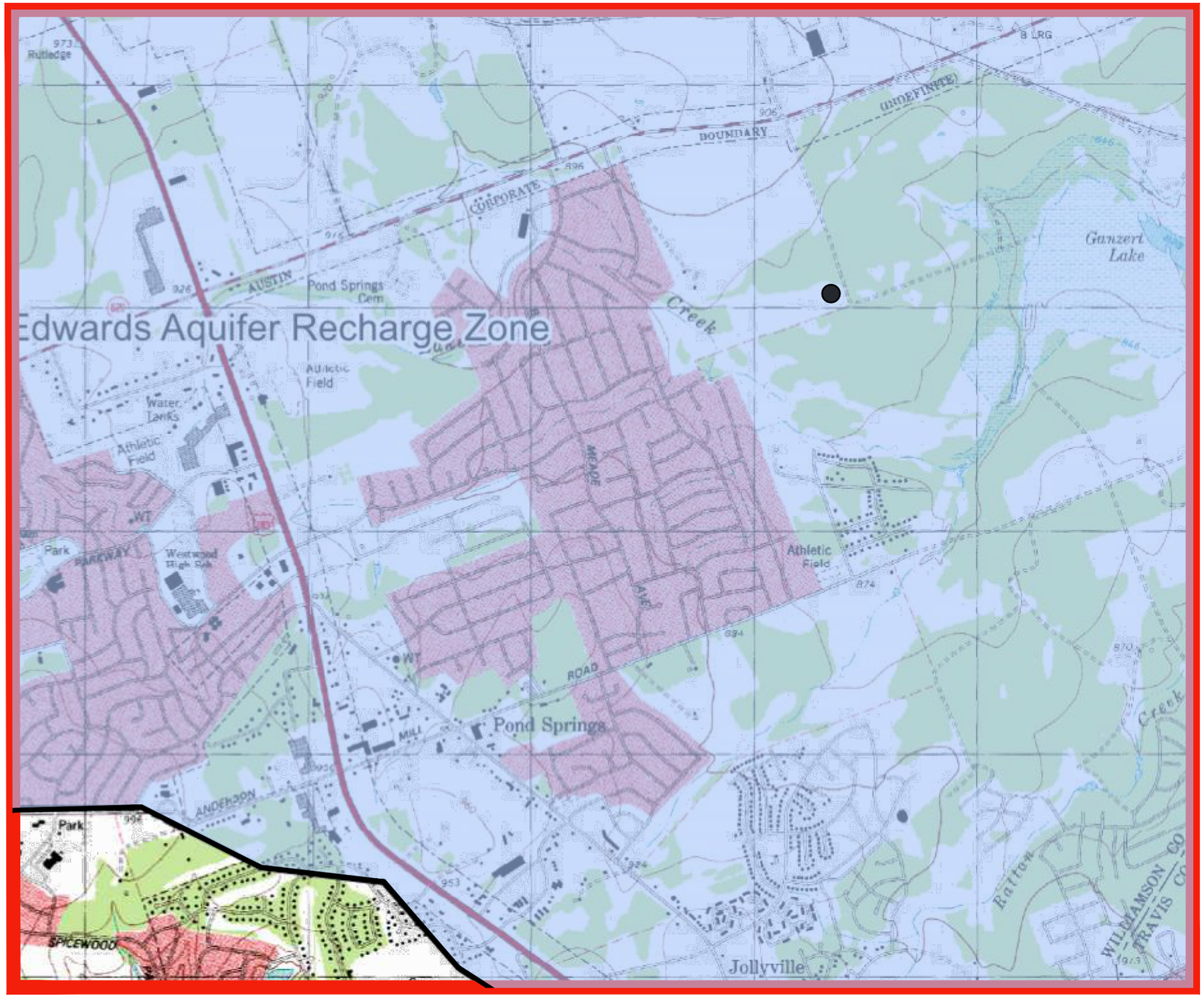
Mansfield Dam	Jollyville
Bee Cave	Austin West

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

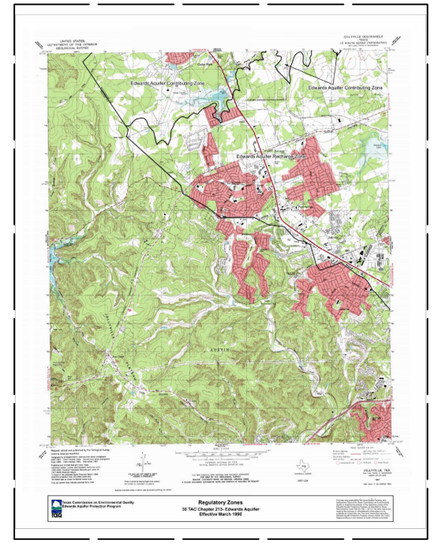
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

7.5-MINUTE TOPO, TX
2024



ZONE MAP

N.T.S



VICINITY MAP

N.T.S

LEGEND

- TRANSITION ZONE
- RECHARGE ZONE
- APPROX. LOCATION OF PROJECT SITE
- ZONE BOUNDARY

TRAILS, LLC
WILLIAMSON COUNTY, TEXAS

JOB

AMBER OAKS–CREDIT UNION

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Boulevard, Suite 150 ● Austin, TX 78741 ● 512.441.9493

ATTACHMENT B

DATE: MARCH 2025

K:\16705\16705-0003-00 Northside Georgetown Subdivision\2 Design Phase\Reports\TCEQ\Initial Submittal\SCS\Individual Files\02 General Information Form\Working\CAD FILE FOR ATTACHMENT B\Attachment B.dwg Mar 04,2025 - 4:02pm abodden

GENERAL INFORMATION FORM – ATTACHMENT C

Project Description

The existing subdivision consists of 33.66 acres of multi-family and commercial development. The drainage area that the existing partial sedimentation and filtration detention pond will receive is 31.11 acres, with no offsite flows contributing to the pond. The initially approved WPAP Sedimentation and Filtration Pond was designed for the full build-out of the Camden Amber Oaks Subdivision Site (SP-07-0067D), assuming an 85% impervious cover for the 1.37-acre commercial portion. However, the actual impervious cover for the 1.37-acre commercial site will hbe 62.6% As a result, the existing pond will receive less total suspended solids (TSS) than originally anticipated. This WPAP Modification updates the assumed 85% impervious cover for the 1.37-acre commercial tract to the planned 62.6%, as reflected in site plan (SP-2025-0032D).

Previous development on the 1.37-acre tract includes a rough graded pad site with storm stubs. No offsite flows enter the site, and all runoff will be captured and conveyed through two proposed curb inlets into the existing storm stubs. These storm stubs lead to the existing partial sedimentation filtration pond located north of the site (SP-07-0067D). The constructed and approved subdivision pond was designed to accommodate the full build-out of this tract concerning both water quality and detention. The existing drainage area to the pond is 31.11 acres, which includes:

- 25.74 acres of multifamily development
- 3.78 acres designated for water quality and detention
- 4.18 acres of commercial development

The pond is designed for a fully developed site condition with a total impervious cover of 70.38%. Once construction of the 1.37-acre commercial tract is completed, the subdivision will have a 63.5% impervious cover. Therefore, the proposed site will not increase the TSS load beyond pond capacity and what was originally calculated. An SCS modification is not required, as no wastewater manholes will be constructed on the site, and an existing wastewater stub will be used for connection.

The most recently approved WPAP Modification (EAPP ID No. 11000536), which contributed to the existing detention pond, was approved on August 8, 2017, for Stantec. That plan authorized the construction of a driveway with drainage, grading improvements, and water/wastewater infrastructure on the 4.18-acre commercial portion of the subdivision. This impervious cover drains into the existing subdivision pond.

The proposed WPAP modification in this application is limited to the development of Lot 6 in the Robinson Ranch Subdivision (Doc. No. 2007056116). The proposed 1.37-acre site will be developed as a commercial credit union with two ITM drive-thrus, parking, and associated infrastructure. This site will continue to utilize the existing detention pond to meet water quality requirements. The pond's design and construction were completed with the approved Camden Amber Oaks Site Plan (Case No. SP-07-0067D) and accounted for the full build-out of the drainage area, including the proposed site. The proposed site’s impervious cover will be 62.6%, which is below the allowable 85% stated on Sheet 1 of SP-07-0067D. According to the originally approved WPAP, the provided water quality volume of the pond is 171,860.33 cubic feet, which exceeds the required 116,078 cubic feet calculated in this WPAP

modification. See below summary tables describing the water quality volume and TSS removal capacity following this WPAP Modification.

Original WPAP Water Quality Summary								
Permanent BMP	Drainage Area	Area (ac)	Impervious cover (ac)	Planned total Subdivision % I.C.	Existing WQ Volume Pond Capacity (cu.ft)	Existing Required TSS Removal (lbs)	Existing Required WQ Pond Capacity (cu.ft)	Required TSS Removal (lbs)
Partial Sedimentation Filtration Pond	A-1	31.11	23.59*	70.38%	171,860.33	20,559	115,872	20,559

*This impervious cover assumes full build-out of the subdivision with a maximum impervious cover of 85% for commercial Lots 4, 5, and 6.

Current WPAP Water Quality Summary									
Permanent BMP	Drainage Area	Area (ac)	Impervious cover (ac)	After construction of 1.37-ac site % I.C.	Required WQ Pond Capacity (cu.ft) after construction of 1.37-ac site	Impervious cover (ac) after full build out	Required TSS Removal (lbs) after construction of1.37-ac site	Required WQ Pond Capacity (cu.ft) after full build out	Required TSS Removal (lbs) after full buildout
Partial Sedimentation Filtration Pond	A-1	31.11	19.76*	63.50%	90,910	21.16	17,199	98,882	18,418

* This impervious cover reflects the proposed on-ground impervious cover after construction of the 1.37-acre commercial tract, and construction of Lot 4 assuming 85% impervious cover

The subdivision pond has sufficient volume and TSS removal capacity to support this WPAP modification and the development of the 1.37-acre commercial tract given that the pond has adequate TSS removal capacity, water quality volume to accommodate to update to impervious cover for the 1.37 acre commercial tract.

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

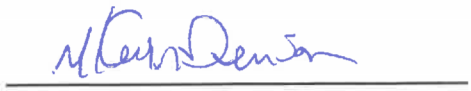
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: M. Kevin Denson Telephone: 512-442-1122

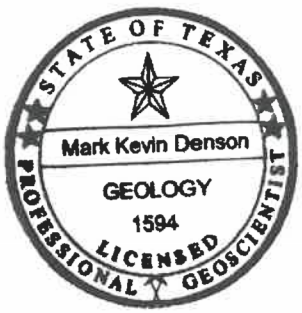
Date: May 1, 2025 Fax: 512-442-1181

Representing: Terracon Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Proposed Amber Oaks Credit Union, 8715 West Parmer Lane, Austin, Travis County, Texas



Project Information

1. Date(s) Geologic Assessment was performed: April 25, 2025
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)
Eckrant and Speck soils (EeB)	D	0-1

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = _'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = 75'

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.

NO FEATURES OBSERVED

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: Proposed Amber Oaks Credit Union, 8715 W Parmer Lane, Austin, Travis County, 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)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	

* DATUM NAD27

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

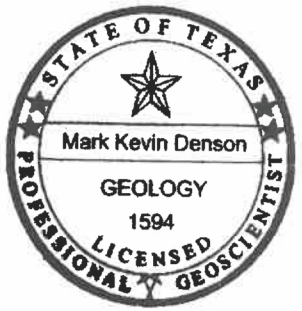
8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave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

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission'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 213

Date 4/30/2025



TNRCC-0585-Table (Rev. 5-1-02)

Sheet 1 of 1

Attachment B

Stratigraphic Column
Proposed Amber Oaks Credit Union
8715 West Parmer Lane
Austin, Travis County, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Edwards Aquifer	Edwards Limestone	150	Mudstone to packstone, crystalline limestone, wackestone

Source: Senger, Collins and Kreitler, 1990

4/30/2025

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED
PROFESSIONAL GEOSCIENTIST

ATTACHMENT C
SITE-SPECIFIC GEOLOGY

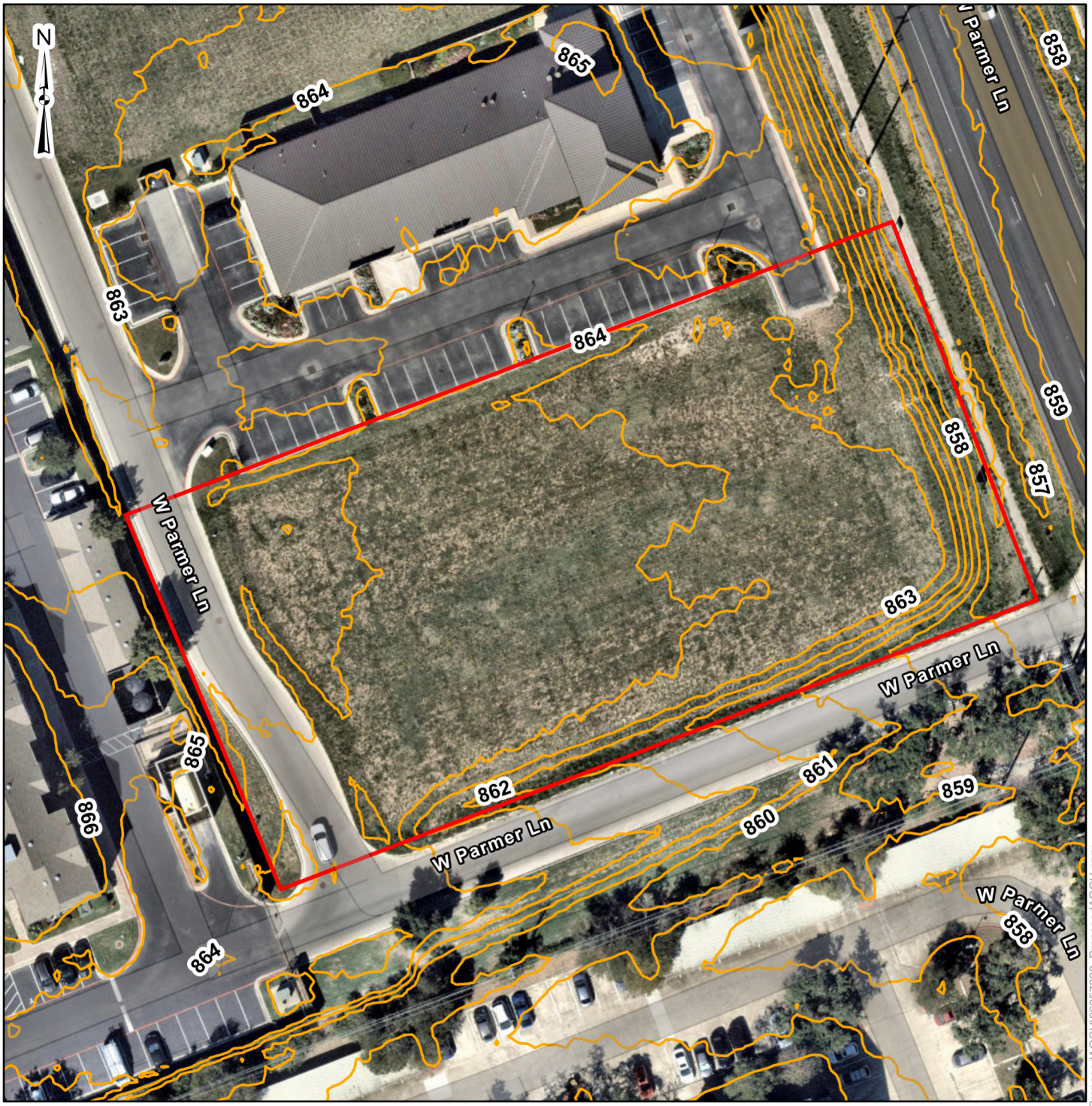
The Geologic Assessment (GA) of the Proposed Amber Oaks Credit Union site was performed by Kevin Denson, P.G., of Terracon on April 25, 2025. The approximate 1.366-acre site is located at 8715 West Parmer Lane in Austin, Travis County, Texas. The site is currently vacant, undeveloped land.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of residential and commercial properties. The site is characterized as gently sloping to the northeast, and site elevation ranges from about 865 to 857 feet above mean sea level (msl).

The surficial geologic unit present at the site have been identified as the Edwards Formation, and exposure of the geologic unit at the site is obscured by soil and vegetation. Exhibit 2 (attached) is a geologic map of the site. Table 1 (attached) is a stratigraphic column prepared for the site. The Edwards consists of massive to thin bedded limestones and dolostones. The formation is characterized by honeycomb textures, collapse breccias and cavern systems, which account for most of the significant porosity within the strata that compose most of the aquifer.

The recharge zone boundary of the Edwards Aquifer is located approximately two miles northwest of the site. No faulting was observed on the site and the nearest mapped fault is located approximately four miles east of the site. The fault, which trends toward the northeast, is associated with the Balcones Fault zone which represents the dominant structural trend in the vicinity of the site. The completed Geologic Assessment form is attached.

Geologic features were not observed at the site. Based on the lack of significant sensitive recharge features observed on the site, the potential for fluid movement to the Edwards aquifer beneath the project is considered low.



Approximate Project Boundary

Jollyville Contours - 1-Foot

0 37.5 75 150 Feet

DATA SOURCES:
Nearmap, Williamson County TX, Maxar, Microsoft, Esri Community Maps Contributors, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Project No.:	96257228
Date:	Apr 2025
Drawn By:	RC
Reviewed By:	KD

terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

Site Specific Topography

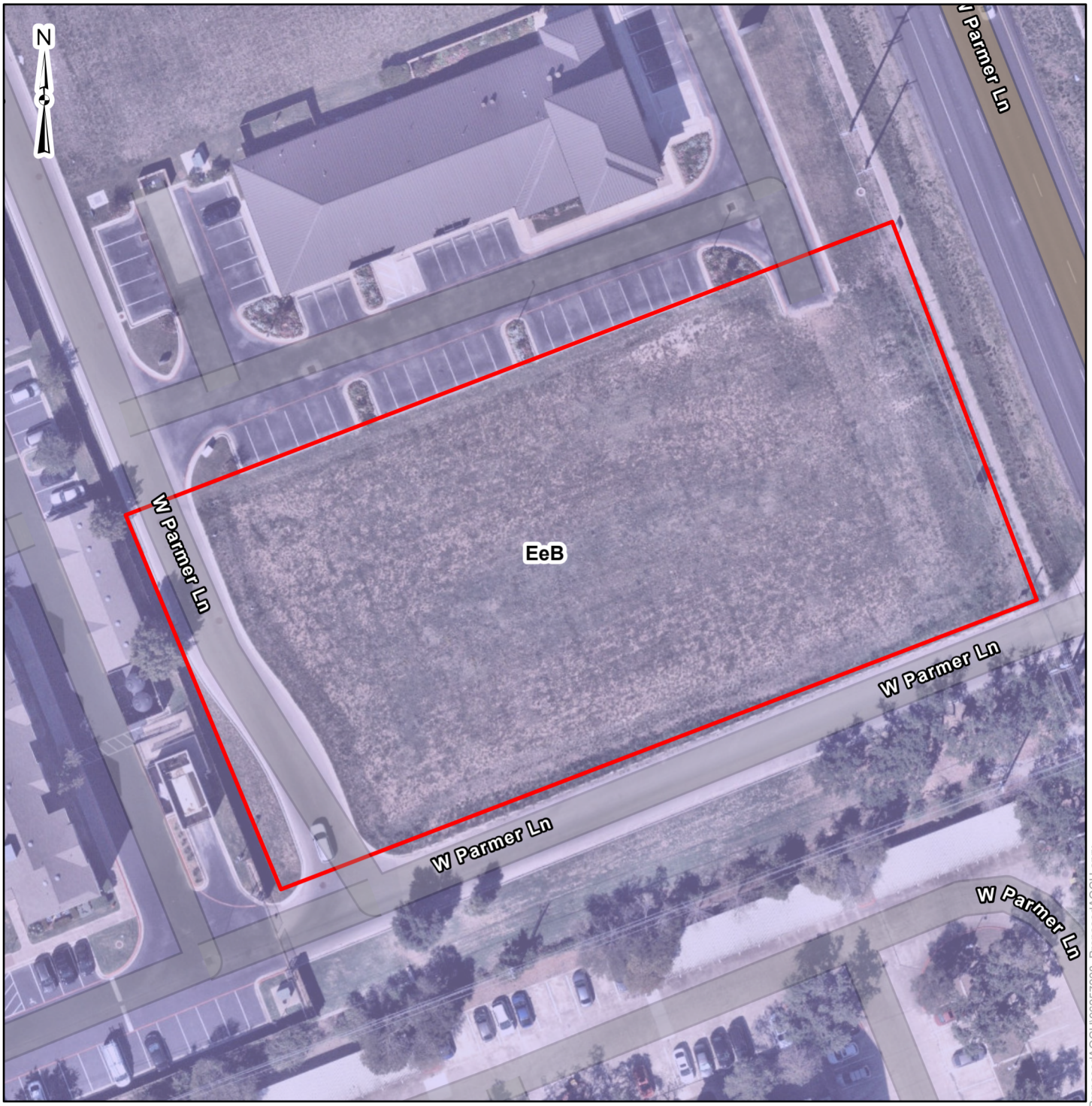
Proposed Amber Oaks Credit Union

8715 West Parmer Lane
Austin TX 78729

Exhibit

1.0

G:\0096\Projects\2025\96257228_ProposedAOCU\Maps\96257228_ProposedAOCU96257228_ProposedAOCU.aprx



Approximate Project Boundary

USDA Soil Map Unit - Williamson County, Texas (TX491)

Eckrant stony clay, 0-3% slopes, stony

0 37.5 75 150 Feet

DATA SOURCES:
Nearmap, Williamson County TX, Maxar, Microsoft, Esri Community Maps Contributors, Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Project No.:	96257228
Date:	Apr 2025
Drawn By:	RC
Reviewed By:	KD

terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

USDA Site Soil Map

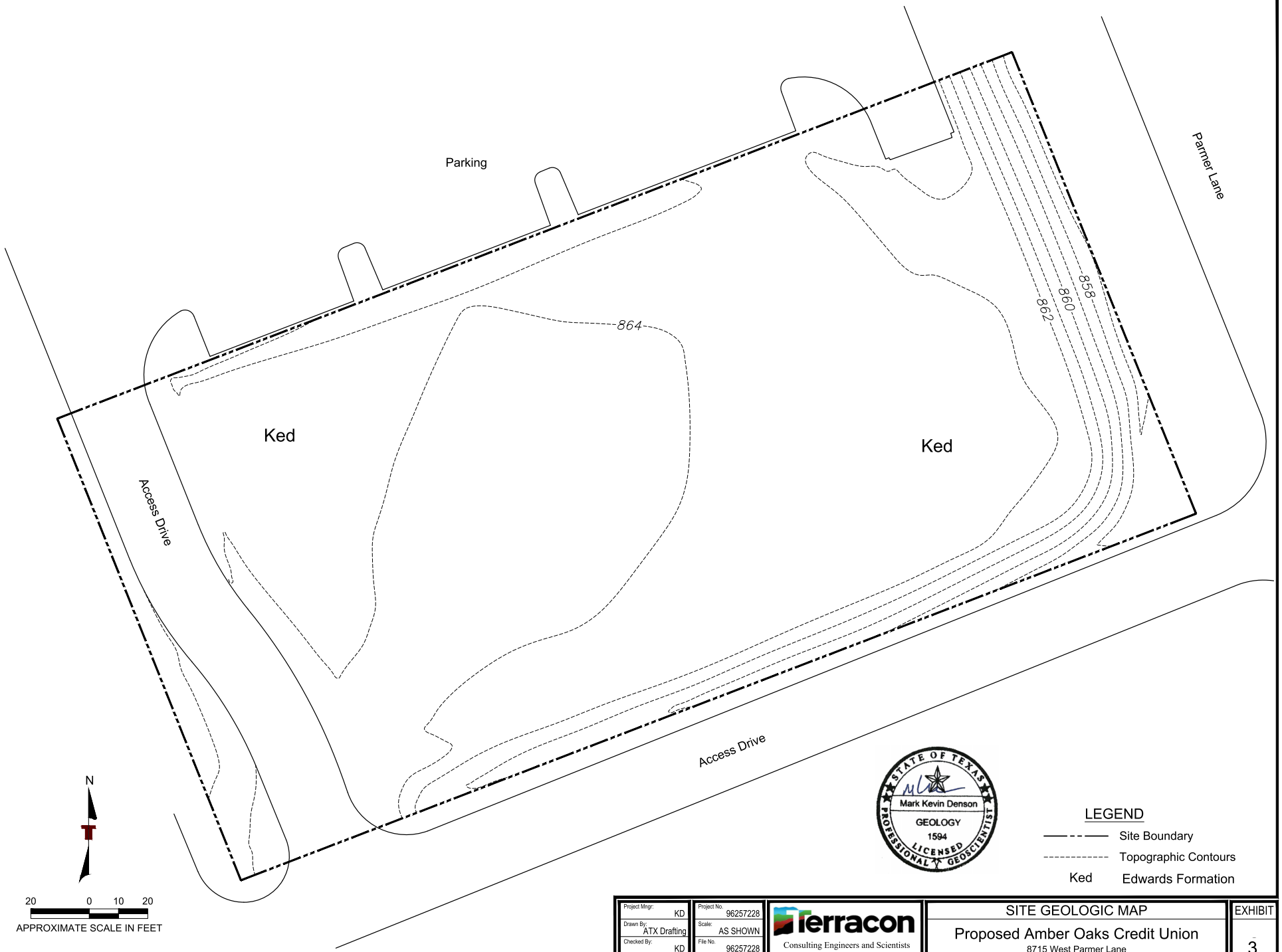
Proposed Amber Oaks Credit Union

8715 West Parmer Lane
Austin TX 78729

Exhibit

2.0

G:\0096\Projects\2025\96257228_ProposedAOCU\Maps\96257228_ProposedAOCU.aprx



Project Mngr: KD	Project No. 96257228	Terracon
Drawn By: ATX Drafting	Scale: AS SHOWN	Consulting Engineers and Scientists
Checked By: KD	File No. 96257228	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
Approved By: KD	Date: Apr 24, 2025	PH. (512) 442-1122 FAX (512) 442-1181

SITE GEOLOGIC MAP

Proposed Amber Oaks Credit Union
8715 West Parmer Lane
Austin, Travis County, Texas

EXHIBIT 3



Approximate Project Boundary

TCEQ Edwards Aquifer Zone Data

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

0 0.25 0.5 1 Miles

DATA SOURCES:
Earthstar Geographics, TCEQ, TPWD, COA Open Data Portal

Project No.:	96257228
Date:	Apr 2025
Drawn By:	RC
Reviewed By:	KD

terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

Edwards Aquifer Zones

Proposed Amber Oaks Credit Union

8715 West Parmer Lane
Austin TX 78729

Exhibit

4.0

G:\0096\Projects\2025\96257228_ProposedAOCU\Maps\96257228_ProposedAOCU\96257228_ProposedAOCU.aprx

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

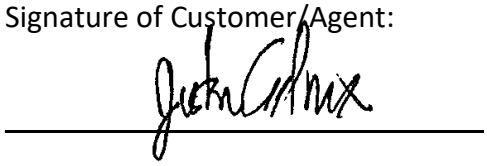
Signature

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

Print Name of Customer/Agent: Justin Cadieux, P.E.

Date: 03/07/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Amber Oaks - Credit Union
   Original Regulated Entity Name: Camden Amber Oaks Multifamily Development
   Regulated Entity Number(s) (RN): 105225726
   Edwards Aquifer Protection Program ID Number(s): 11000536 (WPAP)
   ☐ The applicant has not changed and the Customer Number (CN) is: N/A
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	33.66	33.66
Type of Development	Multifamily	Multifamily
Number of Residential Lots	0	0
Impervious Cover (acres)	23.62	19.76
Impervious Cover (%	70.03%	63.5%
Permanent BMPs	Sedimentation/Filtration Pond	Sedimentation/Filtration Pond
Other	_____	_____

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

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

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

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

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

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

8. ☒ 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.

MODIFICATION OF A PREVIOUSLY APPROVED PLAN – ATTACHMENT A

Original Approval Letter

Kathleen Hartnett White, *Chairman*
Larry R. Soward, *Commissioner*
H. S. Buddy Garcia, *Commissioner*
Glenn Shankle, *Executive Director*

ORIGINAL WPAP

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 16, 2007

Mr. Todd Triggs
Camden Properties
3 Greenway Plaza, Suite 1300
Houston, Texas 77046

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Camden Amber Oaks; Southwest intersection of W. Parmer Lane and Amberglen Blvd.; Austin (ETJ), Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 07051703

Dear Mr. Triggs:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Bury + Partners, Inc. on behalf of Camden Properties on May 17, 2007. Final review of the WPAP submittal was completed on July 11, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed mixed-use project will have an area of approximately 33.66 acres. It will include 25 multi-family residences, two clubhouse buildings, associated parking and drive-aisles, associated utilities, and a water quality and detention pond. The proposed site impervious cover is 17.14 acres, which is 50.92% of the pond drainage basin; however, the ponds were designed to treat and detain the fully developed site conditions that total 70.38% impervious cover. This application is only for a 25.74 acre multi-family development and a 3.78 acre lot where the water quality and detention ponds will be located. A modification will be submitted at a later date for commercial development on 4.18 acres of this site. Project wastewater will be disposed of by conveyance to the existing BRA/LCRA Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

A partial sedimentation/filtration pond will be constructed to treat stormwater runoff from the site. The system will have a water quality volume of 122,221 cubic feet (119,630 cubic feet is required) and has been designed to capture runoff from an area of 31.11 acres. The pond has been sized to treat 23.59 acres of impervious cover. The filtration basin will have an area of 12,304 square feet. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the surficial geologic unit is Edwards Limestone. The Austin Regional Office site investigation of June 29, 2007, revealed that the site is generally as described by the geologic assessment.

SPECIAL CONDITIONS

I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.

II. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 3 below.

III. This approval is for the multi-family development, associated drives and utilities, and water quality pond. Prior to commencing construction activities on the future section of commercial development, a WPAP must be submitted to the Austin Regional Office for the review and approval of the Executive Director.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed

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

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

10. No wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

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

If you have any questions or require additional information, please contact Ms. Lena Hoffman of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/lsh

Enclosures: Deed Recordation Affidavit, TCEQ-0625
Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

cc: Mr. Chris Randazzo, P.E.
The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County & Cities Health District
Mr. Joe M. England, P.E., County Engineer, Williamson County
Mr. Tom Ennis, Division Manager, Environmental Resources Management, City of Austin
TCEQ Central Records

COPY

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

MOST CURRENT WPAP MODIFICATION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 7, 2017

Ms. Katherine T. Hubbard
Austin Jack, LLC
901 South Mopac Expy, Bldg. 4, Ste. 250
Austin, Texas 78746

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Amber Oaks Lots 4, 5, & 6; Located at the southwest corner of the intersection of Parmer Lane and Amberglen Blvd.; Austin (ETJ), Texas

TYPE OF PLAN: Request for Modification of a Water Pollution Abatement Plan (WPAP and Organized Sewage Collection System (SCS); 30 Texas Administrative Code (TAC) Chapter 213 and Chapter 217 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11000536 (WPAP) and 11000674 (SCS); Regulated Entity No. RN105225726

Dear Ms. Hubbard:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and SCS Modification for the above-referenced project submitted to the Austin Regional Office by Stantec on behalf of Austin Jack, LLC on May 15, 2017. Final review of the WPAP was completed after additional material was received on July 31, 2017. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and 217. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Camden Amber Oaks WPAP (EAPP ID No. 11-07051703) and SCS (EAPP ID No. 11-07051703A) were approved by letters dated July 16, 2007. The projects included the construction of 25 multi-family residences, two clubhouse buildings, drives, parking, a water quality facility, wastewater services, utilities, and associated appurtenances. The project area

printed on recycled paper using vegetable-based ink

COPY

included approximately 33.66 acres with 17.14 acres of impervious cover. 4.18 acres of the Camden Amber Oaks site (Amber Oaks Lots 4, 5, & 6) were to be developed at a later date and will have an allotted impervious cover amount of 85% per lot.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 4.13 acres. It will include the construction of a driveway, stormwater conveyance, wastewater service, and general grading of Camden Amber Oaks Lots 4, 5, & 6 for future commercial development. Additionally, approximately 630 linear feet of 8-in diameter SDR-26 PVC ASTM 2241 will be used as wastewater line in the SCS. The impervious cover will be 0.40 acres (9.7 percent). Project wastewater will be disposed of by conveyance to the existing Walnut Creek Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a partial sedimentation/filtration pond (EAPP ID No. 11-07051703), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), was constructed to treat stormwater runoff. The pond was sized to treat the 33.66 acre Camden Amber Oaks site with 23.59 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, no sensitive geologic or manmade features were identified. The site overlies the Edwards Limestone (Ked) within the Recharge Zone. The Austin Regional Office site assessment conducted on June 28, 2017 revealed the site to be generally as described in the GA.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated July 16, 2007 (EAPP ID No. 11-07051703).

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.

12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. No wells exist on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

18. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

19. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Should any test result fail to meet passing test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
    Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site

plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
22. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
23. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Shawn Stewart, Water Section Manager
Austin Regional Office
Texas Commission on Environmental Quality

CSS/rts

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

MODIFICATION OF A PREVIOUSLY APPROVED PLAN – ATTACHMENT B

Narrative of Proposed Modification

The existing subdivision consists of 33.66 acres of multi-family and commercial development. The drainage area that the existing partial sedimentation and filtration detention pond will receive is 31.11 acres, with no offsite flows contributing to the pond. The initially approved WPAP Sedimentation and Filtration Pond was designed for the full build-out of the Camden Amber Oaks Subdivision Site (SP-07-0067D), assuming an 85% impervious cover for the 1.37-acre commercial portion. However, the actual impervious cover for the 1.37-acre commercial site will hbe 62.6% As a result, the existing pond will receive less total suspended solids (TSS) than originally anticipated. This WPAP Modification updates the assumed 85% impervious cover for the 1.37-acre commercial tract to the planned 62.6%, as reflected in site plan (SP-2025-0032D).

Previous development on the 1.37-acre tract includes a rough graded pad site with storm stubs. No offsite flows enter the site, and all runoff will be captured and conveyed through two proposed curb inlets into the existing storm stubs. These storm stubs lead to the existing partial sedimentation filtration pond located north of the site (SP-07-0067D). The constructed and approved subdivision pond was designed to accommodate the full build-out of this tract concerning both water quality and detention. The existing drainage area to the pond is 31.11 acres, which includes:

- 25.74 acres of multifamily development
- 3.78 acres designated for water quality and detention
- 4.18 acres of commercial development

The pond is designed for a fully developed site condition with a total impervious cover of 70.38%. Once construction of the 1.37-acre commercial tract is completed, the subdivision will have a 63.5% impervious cover. Therefore, the proposed site will not increase the TSS load beyond pond capacity and what was originally calculated. An SCS modification is not required, as no wastewater manholes will be constructed on the site, and an existing wastewater stub will be used for connection.

The most recently approved WPAP Modification (EAPP ID No. 11000536), which contributed to the existing detention pond, was approved on August 8, 2017, for Stantec. That plan authorized the construction of a driveway with drainage, grading improvements, and water/wastewater infrastructure on the 4.18-acre commercial portion of the subdivision. This impervious cover drains into the existing subdivision pond.

The proposed WPAP modification in this application is limited to the development of Lot 6 in the Robinson Ranch Subdivision (Doc. No. 2007056116). The proposed 1.37-acre site will be developed as a commercial credit union with two ITM drive-thrus, parking, and associated infrastructure. This site will continue to utilize the existing detention pond to meet water quality requirements. The pond's design and construction were completed with the approved Camden Amber Oaks Site Plan (Case No. SP-07-0067D) and accounted for the full build-out of the drainage area, including the proposed site. The proposed site's impervious cover will be 62.6%, which is below the allowable 85% stated on Sheet 1 of SP-07-0067D. According to the originally approved WPAP, the provided water quality volume of the pond is 171,860.33 cubic feet, which exceeds the required 116,078 cubic feet calculated in this WPAP

modification. See below summary tables describing the water quality volume and TSS removal capacity following this WPAP Modification.

Original WPAP Water Quality Summary								
Permanent BMP	Drainage Area	Area (ac)	Impervious cover (ac)	Planned total Subdivision % I.C.	Existing WQ Volume Pond Capacity (cu.ft)	Existing Required TSS Removal (lbs)	Existing Required WQ Pond Capacity (cu.ft)	Required TSS Removal (lbs)
Partial Sedimentation Filtration Pond	A-1	31.11	23.59*	70.38%	171,860.33	20,559	115,872	20,559

*This impervious cover assumes full build-out of the subdivision with a maximum impervious cover of 85% for commercial Lots 4, 5, and 6.

Current WPAP Water Quality Summary									
Permanent BMP	Drainage Area	Area (ac)	Impervious cover (ac)	After construction of 1.37-ac site % I.C.	Required WQ Pond Capacity (cu.ft) after construction of 1.37-ac site	Impervious cover (ac) after full build out	Required TSS Removal (lbs) after construction of1.37-ac site	Required WQ Pond Capacity (cu.ft) after full build out	Required TSS Removal (lbs) after full buildout
Partial Sedimentation Filtration Pond	A-1	31.11	19.76*	63.50%	90,910	21.16	17,199	98,882	18,418

* This impervious cover reflects the proposed on-ground impervious cover after construction of the 1.37-acre commercial tract

The subdivision pond has sufficient volume and TSS removal capacity to support this WPAP modification and the development of the 1.37-acre commercial tract given that the pond has adequate TSS removal capacity, water quality volume to accommodate to update to impervious cover for the 1.37-acre commercial tract.

MODIFICATION OF A PREVIOUSLY APPROVED PLAN – ATTACHMENT C

Current Site Plan of the Approved Project

OVERALL SITE PLAN

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

NO.	DATE	REVISION	APPROVAL

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
5/2/07

AMBERGLEN BLVD (80' R.O.W.)

PARMER LANE (80' R.O.W.)

OFFICE

VACANT

MULTI-FAMILY

TRACT 1 14.310 ACRES

TRACT 2 11.442 ACRES

TRACT 3 3.782 ACRES

TRACT 4 1.642 ACRES

TRACT 5 1.118 ACRES

TRACT 6 1.366 ACRES

WPAP Mod Site

PROPOSED DRIVEWAY CENTERLINE TxDOT STATION 3338+08.50

LOT 3, BLOCK "A" STATE FARM SUBDIVISION SECTION ONE CAB. K, SL. 93

LOT 1 ROBINSON RANCH SUBDIVISION CAB. J, SL. 386

LOT 1, BLOCK "A" JEFFERSON CENTER SUBDIVISION CABINET T, SLDS. 107-109

BLDG 1 4,821 S.F. FFE=874.00 TYPE VB

BLDG 2 8,576 S.F. FFE=872.50 TYPE IV

BLDG 3 8,576 S.F. FFE=870.00 TYPE IV

BLDG 4 10,898 S.F. FFE=873.00 TYPE II

BLDG 5 8,576 S.F. FFE=872.50 TYPE IV

CLUB/LEASING BLDG 6 6,144 S.F. FFE=871.00

POOL 3,221 S.F. FFE=871.00

BLDG 7 8,576 S.F. FFE=870.00 TYPE IV

BLDG 8 10,898 S.F. FFE=872.00 TYPE II

TYPE I BLDG 9 10,542 S.F. FFE=871.50

BLDG 10 8,576 S.F. FFE=870.50 TYPE IV

BLDG 11 11,380 S.F. FFE=859.75 TYPE III

BLDG 12 11,380 S.F. FFE=868.00 TYPE III

BLDG 13 10,898 S.F. FFE=871.50 TYPE II

TYPE I BLDG 14 10,542 S.F. FFE=870.75 TYPE I

BLDG 15 8,576 S.F. FFE=868.50 TYPE IV

BLDG 16 4,821 S.F. FFE=857.50 TYPE VB

BLDG 17 4,821 S.F. FFE=866.00 TYPE VB

BLDG 18 8,576 S.F. FFE=864.00 TYPE IV

BLDG 19 8,576 S.F. FFE=866.50 TYPE IV

CLUB/LEASING BLDG 20 5,942 S.F. FFE=865.00

3,221 S.F. FFE=865.00 POOL

BLDG 21 8,576 S.F. FFE=864.00 TYPE IV

BLDG 22 11,808 S.F. FFE=864.50

BLDG 23 9,873 S.F. FFE=869.00 TYPE VB

BLDG 24 9,873 S.F. FFE=866.50 TYPE VB

BLDG 25 11,808 S.F. FFE=865.00 TYPE VA

BLDG 26 10,898 S.F. FFE=867.00 TYPE II

BLDG 27 11,380 S.F. FFE=866.00 TYPE III

DETENTION POND

DETENTION AREA W.S. ELEV. 868.75

SAND RD. FULSHEAR AREA EL=865.0

FFE=862.00

FFE=864.00

FFE=865.00

FFE=866.00

FFE=867.00

FFE=868.00

FFE=868.50

FFE=869.00

FFE=870.00

FFE=870.50

FFE=871.00

FFE=871.50

FFE=872.00

FFE=872.50

FFE=873.00

N62°21'38"E 857.80'

S87°49'43"W 446.04'

S87°49'43"W 221.41'

S87°49'43"W 224.63'

S89°00'15"W 708.23'

S89°00'15"W 723.32'

S89°00'15"W 723.41'

S89°00'15"W 590.35'

S89°00'15"W 546.34'

S89°00'15"W 545.00'

S89°00'15"W 520.76'

S89°00'15"W 520.51'

S89°00'15"W 443.79'

S89°00'15"W 438.95'

S89°00'15"W 438.60'

S89°00'15"W 380.56'

S89°00'15"W 358.35'

S89°00'15"W 358.20'

S89°00'15"W 546.68'

0 30 60 120

LEGEND

EXISTING	PROPOSED	
(600)		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
	WM	WATER METER
		WATER METER VAULT
WMH		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCB		TRAFFIC CONTROL BOX
TSP		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
OE	XX"OE	OVERHEAD ELECTRIC
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	D	DUMPSTER
	X	TRASH COMPACTOR
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	25R @ 9.0' 25HC @ 8.0'	PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES)
		HANDICAP SPACE
		TREE TO BE REMOVED
		TREE TO BE SAVED

TRANSMISSION FACILITY NOTE:
1. 24-HOUR ACCESS TO TRANSMISSION FACILITIES SHALL BE MAINTAINED. IF THERE IS A TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, AUSTIN ENERGY SHALL HAVE ITS LOCK IN THE GATE.

SITE PLAN RELEASE NOTES:
1. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
2. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
3. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
4. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
5. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
6. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

TxDOT DRIVEWAY NOTES:
1. LANE/SHOULDER CLOSURES ARE ONLY ALLOWED ON PARMER LANE FROM 8 P.M. TO 6 A.M. SUNDAY EVENING THROUGH FRIDAY MORNING.
2. LANE/SHOULDER CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICY.
3. CONTRACTOR TO CONTACT TxDOT AT 512-331-5361 AT LEAST 48-HOURS PRIOR TO WORKING IN THE RIGHT OF WAY.
4. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE, THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
5. GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS.
6. CONTRACTOR TO PROVIDE A 3:1 SAFETY WEDGE FOR EDGE OF PAVEMENT DROP-OFFS 2 INCHES OR MORE LEFT OPEN OVERNIGHT.
7. A TxDOT STATION NUMBER IS REQUIRED FOR THE PROPOSED ACCESS DRIVEWAY ON STATE MAINTAINED ROADWAYS.

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 10 of 56

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: of Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: May 02, 2007
FILE: G:\1266\05\126605MSP01
DRAWN BY: CAH/BV/KJK
DESIGNED BY: JRN/JD/DW/AA/BL
REVIEWED BY: CEF/ABK
PROJECT NO.: 1266-05

SHEET 10 OF 56

SP-07-0067D

G:\1266\05\126605MSP01.dwg modified by pdelabra on May 02, 2007 - 2:10pm

AMBERGLEN BLVD
(80' R.O.W.)

N62°21'30"E 657.90'

STATE FARM
DIVISION SECTION
CAB. K, SL. 83

TRACT 1
14.310 ACRES

TRACT 2
11.442 ACRES

TRACT 3
3.782 ACRES

TRACT 4
1.643 ACRES

TRACT 5
1.118 ACRES

TRACT 6
1.366 ACRES

WEST PARMER LANE
(80' R.O.W.)

VACANT

VACANT

MULTI-FAMILY

MULTI-FAMILY

LOT 1, BLOCK "A" JEFFERSON
CENTER SUBDIVISION
CABINET T/ SLDS 107-109

DA-1
30.39 AC

DA-2
0.95 AC.

DA-3
0.05 AC.

DA-4
2.23 AC.

300' S.
T.S.S.E.

1224-I
@ T.S.S.E.

BLOCK "A"

WPAP
Mod Site

S62°49'43"W 248.02

S89°09'53"W 241.39

S89°01'15"W 705.23

S62°49'43"W 884.87

S62°49'43"W 891.03

60 0 30 60 120

LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		DIRECTION OF FLOW
678	678	CONTOUR
	1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - PREDEVELOPED CONDITIONS

The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining Across Site (DA-1 & DA-2)	=	30.39 (ac.)	Area Draining Off-Site (DA-3 & DA-4)	=	3.23 (ac.)
2-year Q	=	24.68 (cfs)	2-year Q	=	1.86 (cfs)
10-year Q	=	61.87 (cfs)	10-year Q	=	4.64 (cfs)
25-year Q	=	84.59 (cfs)	25-year Q	=	6.34 (cfs)
100-year Q	=	122.67 (ac.)	100-year Q	=	9.20 (cfs)

FOR CITY USE ONLY:

SITE PLAN RELEASE

Sheet 06 of 56

FILE NUMBER: SP-07-0067D EXPIRATION DATE: _____
CASE MANAGER: DONNA CEHKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 on Chapter 25-6 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: _____ of Zoning: N/A
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
5/2/07

EXISTNG DRAINAGE AREA MAP

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: May 02, 2007
FILE: G:\1266\05\126605DAM01
DRAWN BY: CAH/BV/KJK
DESIGNED BY: JRN/JD/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

SHEET 06 OF 56

G:\1266\05\126605DAM01.dwg modified by pdelabra on May 02, 2007 – 2:09pm

SP-07-0067D

OFFICE

OFFICE

AMBERGLEN BOULEVARD (80' R.O.W.)

AMBERGLEN BLVD (80' R.O.W.)

WEST PARMER LANE (80' R.O.W.)

WEST PARMER LANE (80' R.O.W.)

T 3, BLOCK "A"
STATE FARM
DIVISION SECTION
CAB. K, SL. 93

TRACT 1
14.140 ACRES

TRACT 2
11.442 ACRES

TRACT 3
4.268 ACRES

TRACT 4
1.642 ACRES

TRACT 5
1.118 ACRES

TRACT 6
1.366 ACRES
INTERIM VEGETATIVE FILTER STRIP

VACANT

MULTI-FAMILY

MULTI-FAMILY

LOT 1, BLOCK "A" JEFFERSON CENTER SUBDIVISION
CABINET T, SLDS. 107-109

WPAP
Mod Site

DA-1 0.55 AC.
DA-2 0.95 AC.
DA-3 1.12 AC.
DA-4 0.66 AC.
DA-5 0.18 AC.
DA-6 0.13 AC.
DA-7 0.13 AC.
DA-8 0.30 AC.
DA-9 0.26 AC.
DA-10 0.14 AC.
DA-11 0.20 AC.
DA-12 0.69 AC.
DA-13 0.18 AC.
DA-14 0.33 AC.
DA-15 0.92 AC.
DA-16 0.77 AC.
DA-17 1.17 AC.
DA-18 0.22 AC.
DA-19 6.25 AC.
DA-20 1.30 AC.
DA-21 0.91 AC.
DA-22 1.54 AC.
DA-23 1.41 AC.
DA-24 1.27 AC.
DA-25 0.13 AC.
DA-26 0.43 AC.
DA-27 0.47 AC.
DA-28 0.29 AC.
DA-29 0.29 AC.
DA-30 2.56 AC.
DA-31 0.13 AC.
DA-32 0.93 AC.
DA-33 0.82 AC.
DA-34 1.64 AC.
DA-35 0.75 AC.
DA-36 0.05 AC.
DA-37 0.14 AC.
DA-38 0.16 AC.
DA-39 0.13 AC.
DA-40 0.15 AC.
DA-41 0.30 AC.
DA-42 2.80 AC.
DA-43 1.71 AC.
DA-44 4.19 AC.
DA-45 0.02 AC.

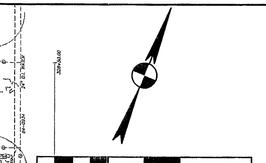
BLDG 1 4,801 S.F. FFE=874.00 TYPE VI
BLDG 2 8,576 S.F. FFE=872.50
BLDG 3 8,576 S.F. FFE=870.50 TYPE IV
BLDG 4 8,576 S.F. FFE=872.50 TYPE V
BLDG 5 8,576 S.F. FFE=872.50 TYPE V
BLDG 6 10,895 S.F. FFE=891.00 TYPE V
BLDG 7 8,576 S.F. FFE=890.00 TYPE V
BLDG 8 10,895 S.F. FFE=877.00 TYPE V
BLDG 9 10,540 S.F. FFE=868.00 TYPE V
BLDG 10 8,576 S.F. TYPE V
BLDG 11 11,380 S.F. FFE=868.00 TYPE V
BLDG 12 8,576 S.F. FFE=868.00 TYPE V
BLDG 13 10,895 S.F. FFE=870.50 TYPE V
BLDG 14 10,895 S.F. FFE=870.75 TYPE V
BLDG 15 8,576 S.F. FFE=868.50 TYPE V
BLDG 16 4,801 S.F. FFE=867.50 TYPE VI
BLDG 17 4,801 S.F. FFE=867.50 TYPE VI
BLDG 18 4,801 S.F. FFE=864.00 TYPE VI
BLDG 19 8,576 S.F. FFE=885.50 TYPE V
BLDG 20 8,576 S.F. FFE=885.00 TYPE V
BLDG 21 8,576 S.F. FFE=882.00 TYPE V
BLDG 22 8,576 S.F. FFE=864.00 TYPE V
BLDG 23 8,576 S.F. FFE=863.50 TYPE V
BLDG 24 9,873 S.F. FFE=865.50 TYPE V
BLDG 25 11,606 S.F. FFE=865.00 TYPE V
BLDG 26 10,895 S.F. FFE=864.00 TYPE V
BLDG 27 11,380 S.F. FFE=863.50 TYPE V

DETENTION POND

DETENTION AREA W.S. ELEV.=869.75

FFE=872.50
FFE=870.50
FFE=868.00
FFE=868.50
FFE=867.00
FFE=865.00
FFE=865.50
FFE=866.00
FFE=864.50
FFE=864.00
FFE=863.50
FFE=882.00

BUILDING OVERHANG



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		DIRECTION OF FLOW
678	678	CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel =	31.11 (ac.)	Offsite Drainage =	2.55 (ac.)
(includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)		(includes DA-35, DA-36, DA-43, & DA-45)	
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	50.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
25-year Q =	144.25 (cfs)		
100-year Pond Discharge =	122.37 (cfs)		
100-year Q =	195.76 (cfs)		

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 07 of 56

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department

DATE OF RELEASE: of Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

APPROVAL | REVISION | NO. | DATE

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
6/2/2007

PROPOSED DRAINAGE AREA MAP

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: May 02, 2007
FILE: G:\1266\05\1266050AM02
DRAWN BY: CAH/BV/KJK
DESIGNED BY: JRN/JD/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

SHEET 07 OF 56

G:\1266\05\1266050AM02.dwg modified by pdelabra on May 02, 2007 - 2:10pm

SP-07-0067D

MODIFICATION OF A PREVIOUSLY APPROVED PLAN – ATTACHMENT D

Executed Deed Verifying New Owner

ELECTRONICALLY RECORDED 2024082326
Williamson County, Texas Total Pages: 8

After recording, please return to:
Hunter Taylor
Griffith Davison, P.C.
515 Congress Ave. Suite 1620
Austin, TX 78701

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

KATY LAND HOLDINGS, LLC, a Delaware limited liability company (herein referred to as "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to the Grantor paid by the Grantee named herein, the receipt and sufficiency of which are hereby acknowledged and confessed, and subject to the Permitted Exceptions (defined herein) and the other matters set forth herein, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY to **UNITED HERITAGE CREDIT UNION**, a state-chartered credit union, whose address is 12515 Research Blvd., Building 5, Austin, Texas 78759 Attention: Michael Ver Schuur (herein referred to as "**Grantee**") all of the following described real property lying and being situated in Williamson County, Texas, to wit:

> See Exhibit "A" attached hereto and incorporated herein by this reference for all purposes;

together with, all and singular, all improvements thereon and all of Grantor's rights, title and interest to all rights and appurtenances pertaining thereto, including any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, unto Grantee, its legal representatives, successors, and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

This conveyance is made and accepted subject to the encumbrances and other matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference for all purposes (the "**Permitted Exceptions**").

Unofficial Document

EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED, THE REPRESENTATIONS AND WARRANTIES IN AND OF THE OTHER CLOSING DOCUMENTS DELIVERED ON THE DATE HEREOF AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THE CONTRACT OF PURCHASE AND SALE BETWEEN GRANTOR AND GRANTEE, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED.

[The remainder of this page has been left intentionally blank.]

Unofficial Document

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of October 15, 2024.

GRANTOR:

KATY LAND HOLDINGS, LLC,
a Delaware limited liability company

By: _____
Luke Kassler, Manager

THE STATE OF GEORGIA §
§
COUNTY OF FULTON §

BEFORE ME, the undersigned authority, on this day personally appeared Luke Kassler known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of October, 2024.

PAULA E WILLIAMS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 14, 2026

Printed Name: Paula E Williams

Notary Public in and for the State of Georgia

My Commission Expires: June 14, 2026

Paula E Williams

Notary Public for and in the State of Georgia

Unofficial Document

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

PROPERTY

Tract 1:
Lot 6, Block A, REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet DD, Slide(s) 212-214 of the Plat Records of Williamson County, Texas.

Tract 2: (Easement Estate)
Easement Estate created for ingress, egress and regress as set out in that certain Easement Agreement dated July 13, 2007, recorded in Document No. 2007060584, Official Public Records of Williamson County, Texas.

Tract 3: (Easement Estate)
Easement Estate created for a drainage easement and detention pond as set out in that certain Declaration of Easements and Restrictive Covenants Regarding the Construction and Maintenance of a Detention Pond and Drainage Easements dated July 13, 2007, recorded in Document No. 2007060581, Official Public Records of Williamson County, Texas.

Tract 4: (Easement Estate)
Easement Estate created for ingress, egress and regress as set out in that certain Access and Utilities Easement Agreement dated April 23, 2014, recorded in Document No. 2014029477, Official Public Records of Williamson County, Texas.

Unofficial Document

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. The following restrictive covenants of record itemized below:

   Cabinet DD, Slide 212, Plat Records of Williamson County, Texas; Volume 2004, Page 618, Volume 2004, Page 624 and Volume 2149, Page 463, Official Records of Williamson County, Texas; Document No. 2007050092, Document No. 2007060581, Document No. 2007060582 and Document No. 2007072156, Official Public Records of Williamson County, Texas.

2. Ten foot (10') building set back line as set out on the plat recorded in Cabinet DD, Slide 212, Plat Records of Williamson County, Texas, and shown on survey prepared by Parker J. Graham, RPLS# 5556, dated September 20, 2024 (the "Survey").

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Austin
   Purpose: forty foot (40') wide water and wastewater easement
   Recording Date: September 6, 1984
   Recording No: Volume 1069, Page 541, Official Records of Williamson County, Texas and shown on the Survey.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Austin
   Purpose: fifty foot (50') wide electrical and telephone easement
   Recording Date: December 6, 1984
   Recording No: Volume 1108, Page 783, Official Records of Williamson County, Texas, and shown on the Survey.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: North Austin Municipal Utility District No. 1
   Purpose: waterline and wastewater line easement
   Recording No: Document No. 2018044682, Official Public Records of Williamson County, Texas, and shown on the Survey.

Unofficial Document

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: North Austin Municipal Utility District No. 1
   Purpose: waterline and wastewater line easement
   Recording No: Document No. 2018044685, Official Public Records of Williamson County, Texas, and shown on the Survey.

7. Terms, conditions and stipulations of that certain Water Pollution Abatement Plan approved May 15, 1992, as evidenced by Affidavit recorded in Volume 2151, Page 526 of the Official Records of Williamson County, Texas, and noted on the Survey.

8. Terms, conditions, stipulations and easements of that certain Declaration of Easements and Restrictive Covenants Regarding the Construction and Maintenance of a Detention Pond and Drainage Easement dated July 13, 2007, recorded under Document No. 2007060581 of the Official Public Records of Williamson County, Texas, and noted on the Survey.

9. Covenants, conditions, and reservation of all oil, gas and other minerals in that certain document:

   Entitled: Declaration of Covenants, Conditions and Restrictions
   Dated: July 13, 2007
   Recording Date: July 18, 2007
   Recording No: Document No. 2007060582, Official Public Records of Williamson County, Texas, and noted on the Survey.

10. Terms, conditions, easements and other matters contained in that certain document:

    Entitled: Easement Agreement
    Dated: July 13, 2007
    Recording Date: July 18, 2007
    Recording No: Document No. 2007060584, Official Public Records of Williamson County, Texas, and noted (shown as to easements) on the Survey.

11. Terms, conditions, easements and other matters contained in that certain document:

    Entitled: Access and Utilities Easement Agreement
    Dated: April 23, 2014
    Executed by: Austin Jack, LLC
    Recording Date: April 25, 2014
    Recording No: Document No. 2014029477, Official Public Records of Williamson County, Texas, and noted (shown as to easements) on the Survey.

12. 45 foot building line as set forth in Volume 2004, Page 624, Official Records of Williamson County, Texas, and shown on the Survey. (Tract 2).

Unofficial Document

13. 90' AWLC set back line and 45' transition buffer as set forth in Volume 2004, Page 624, Official Records of Williamson County, Texas, and shown on the Survey. (Tract 2).

14. 15' waterline easement recorded in Volume 2341, Page 437, Official Records of Williamson County, Texas, and shown on the Survey. (Tract 2).

15. 7.5' electric utility easement as set forth in 2000081636, Official Records of Williamson County, Texas, and shown on the Survey. (Tract 2).

16. Telephone Equipment Station easement as set forth on plat recorded in Cabinet DD, Slide 212, Plat Records of Williamson County, Texas, and shown on the Survey. (Tract 2).

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024082326

Pages: 8 Fee: $49.00
10/16/2024 03:15 PM
OSALINAS

Nancy E. Rister, County Clerk
Williamson County,Texas

Unofficial Document

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.

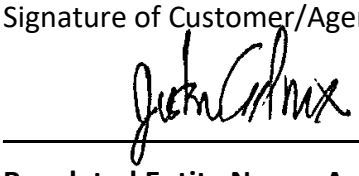
Signature

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: Justin Cadieux, P.E.

Date: 03/07/2025

Signature of Customer/Agent:



Regulated Entity Name: Amber Oaks - Credit Union

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):1.37

3. Estimated projected population:0

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	2997	÷ 43,560 =	0.068
Parking	35445	÷ 43,560 =	0.81
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	38442	÷ 43,560 =	0.88

Total Impervious Cover 0.88 **÷ Total Acreage** 1.37 **X 100 =** 62.2**% 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	22481 Gallons/day
_____% Industrial	_____ Gallons/day
_____% Commingled	_____ Gallons/day

TOTAL gallons/day 22481

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. August 2017 (11000647)

☐ 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 Brushy Creek (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" = 60'.

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): _____

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

WPAP – ATTCHEMENT A

Factors Affecting Surface Water Quality

Factors that may affect surface water quality are as follows:

Site Development Criteria

- The Site will be used to create a commercial development.
- The future proposed development will modify the impervious cover of the site (1.37 ac) from 85% to 62.6% which will decrease the levels of TSS routed to the master planned sedimentation and filtration pond.
- When necessary, rock rip-rap or concrete outfall aprons will be designed to reduce runoff velocities resulting in settlement of suspended solids and minimizing scouring conditions.

Construction Stage

- Clearing will disturb areas and create the potential for pollutants to runoff from rainfall.
- Measures such as stabilizes construction entrance/exit, slit fencing, inlet protection, rock berms, and other measures which will reduce TSS in runoff leaving the site.

Vehicular Traffic

- Mud or fine particles may be left behind from vehicular traffic.
- Fluid may be left behind from vehicular traffic.

Landscape and Property Maintenance

- Pesticides or herbicides used for landscape maintenance may not be applied at a proper rate and may leak into groundwater or runoff into surface drains.
- Fine particles may be washed from driveway surfaces into roadways and drains.
- A maintenance plan will be implemented for all permanent BMP's in accordance with WPAP - Attachment G - Inspection, Maintenance, Repair, and Retrofit Plan.

WPAP – ATTCHEMENT B

Volume and Character of stormwater

The stormwater runoff calculations included in this section were based on the Soil Conservation Service (SCS) Method, available in HEC-HMS software. The USGS Web Soil Survey was used to determine the hydrologic soil groups of the site. One the hydrologic soil group was identified, the Runoff Curve Number (RCN) was determined in accordance with the City of Austin Drainage Criterial Manual. An RCN was calculated for each drainage area based on the soil group classification and proportion of each classification within each drainage area. The RCN was based off the table Runoff Curve Numbers in the city of Austin DCM.

The existing condition of this WPAP mod is the fully built out Camden Amber Oaks Subdivision Construction Plans which includes the 23.62 acres of impervious cover that were approved with the original WPAP application. The subdivision has been mostly built out for the exception of the proposed development (Lot 6) and Lot 4 of the subdivision. The impervious cover after the after the development of the 1.37 acre commercial tract (Lot 6) will be 19.57-acres which excludes Lot 4 of the subdivision as it is currently undeveloped. The 19.57 acres of IC will remain being treated.

A table detailing the existing and proposed drainage calculations for the Camden Amber Oaks Subdivision can be found in the Camden Amber Oaks Subdivision site plans on Subdivision Proposed Drainage Area Map (Sheet 33). The TCEQ Calculations, Pre Drainage Area Map, and TCEQ Post Development Drainage Area Map area also included within the site plan sheets.

The existing and proposed water quality drainage area maps for the proposed site are included in this section and show the drainage areas and flow patterns within the project which remain the same. The onsite flows were modeled using HEC-HMS for the pre vs. post development conditions.

The relevant TCEQ drainage area map sheets and TSS calculations are shown on sheets 36, 37, and 38.

WATER POLLUTION ABATEMENT PLAN APPLICATION – ATTACHMENT D

Amber Oaks - Credit Union Site Plan

DATE OF INITIAL SUBMITTAL: 12/18/2024

DEVELOPER:
LEVEL 5
2326 WASHINGTON BLVD, 4TH FLOOR
OGDEN, UTAH 84401
404-761-0008
ATTN: JASON PATTY

ENGINEER:
QUIDDITY ENGINEERING, LLC.
912 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TEXAS 78746
512-685-5152
ATTN: JUSTIN M. CADIEUX PE

LEGAL DESCRIPTION:
LOT 6, BLOCK A
REPLAT OF LOT 2, ROBINSON
RANCH SUBDIVISION
DOC. NO. 2007056116
O.P.R.W.C.T.

RELATED CASES:

ZONING: N/A (2-MILE ETJ)

SUBURBAN WATERSHED: LAKE CREEK

FEMA FIRM: 48491C0610F, DATED 12/20/2019

OWNER:
UNITED HERITAGE CREDIT UNION
12515 RESEARCH BOULEVARD
#BLDG 5 AUSTIN, TX, 78759

ARCHITECT:
THE BECK GROUP
3500 LENOX RD NE, SUITE 250
ATLANTA, GA 30326
(404)245-8524
ATTN: JOANNA ROBINSON

LEGAL DOCUMENTS:

Prop Water Lines and Meter Easement
Var. Width 0.006 AC.
Doc#_____

SITE DEVELOPMENT PLANS

FOR

AMBER OAKS CREDIT UNION

8700 BLOCK W PARMER LANE

AUSTIN, TEXAS 78729

FOR

LEVEL 5 LLC

SHEET INDEX

Sheet Num.	Sheet Title
1	Cover Sheet & Index
2	General Notes
3	TCEQ Notes
4	MUD NO.1 Information Sheet
5	Final Plat
6	Existing Conditions
7	Pre-Construction Erosion Control And Demolition Plan
8	Mid-Construction Erosion Control
9	Site Plan
10	Dimension Control Plan
11	Private Wastewater Plan
12	Private Water Plan
13	Public Water Service Plan & Profile
14	Pre-Development Drainage Area Map
15	Post-Development Drainage Area Map
16	Inlet Drainage Area Map
17	Drainage Calculations
18	Site Grading Plan
19	Storm Drain Plan
20	Fire Protection Plan
21	Pavement Plan
22	Erosion Control Notes
23	Erosion Control Details
24	Site Details (1 of 2)
25	Site Details (2 of 2)
26	Water & Wastewater Details (1 of 2)
27	Water & Wastewater Details (2 of 2)
28	Storm Drain Details
29	Adjacent Existing DAM
30	Proposed Draingae Area Map
31	Existing Storm Layout
32	For Reference - Subdivision EDMAP
33	For Reference - Subdivision PDMAP
34	Existing Subdivision - Pond Plan
35	Existing Subdivision - Pond Section
36	TCEQ Existing Drainage Area Map
37	TCEQ Proposed Drainage Area Map
38	TCEQ TSS Calculations

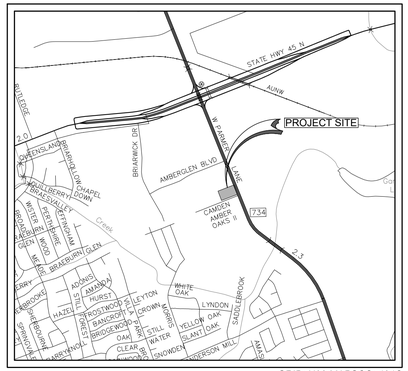
DATE OF INIT. SUBMITTAL: 12/18/2024

DWG ISSUANCE: COMP - DEC 2024

AMBER OAKS CREDIT UNION SITE DEVELOPMENT PLANS

GENERAL PLAN NOTES:

1. 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.
2. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE LAKE CREEK (SUBURBAN) WATERSHED, AND IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.
3. THIS PROPERTY LIES WITHIN THE AE ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP AND PANEL NO. 48491C0610F FOR TRAVIS COUNTY, TEXAS DATED 12/20/2019.
4. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE. THERE ARE NO CRITICAL ENVIRONMENTAL FEATURE BUFFERS ON SITE.
5. THIS PROPERTY LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE PER THE TCEQ OFFICIAL MAPS.
6. APPROVAL OF THESE PLANS BY 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. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
7. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE TOP OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE STRUCTURALLY ENGINEERED.
8. ALL GRADING ACTIVITIES WITHIN THE ½ CRITICAL ROOT ZONE OF ALL PRESERVED TREES TO BE PERFORMED BY HAND TOOLS ONLY.
9. THERE ARE NO NATURAL SLOPES EXCEEDING 15% ON THIS SITE.
10. WATER QUALITY FACILITIES PROPOSED WITH THIS SITE PLAN ARE TO BE PRIVATELY MAINTAINED.
11. REFERENCE SUBDIVISION PLANS SP-07-0067D FOR PAD SITE CONDITIONS AND DRAINAGE ASSUMPTIONS FOR THIS PROJECT.
12. REFERENCE ROADWAY PLANS SP-2015-0585D FOR CONSTRUCTED DRIVE, UTILITIES, AND STORM CONNECTION ASSUMPTIONS FOR THIS PROJECT.
13. REFERENCE LEGAL DOCUMENTS 2007060581 AND 2007060582 REQUIRING THIS TRACT TO DISCHARGE INTO EXISTING POND AND ALLOWING FOR CONNECTION TO EXISTING STORM STUBS.


PROJECT SITE
STATE HWY 45 N
AUSTIN
W PARMER LN
AMBERGLEN BLVD
BRIARWICK DR
RUTLEDGE
CAMDEN AMBER OAKS III
734
2.3
WHITE OAK
LYNDON
YELLOW OAK
SLANT OAK
SADDLEBROOK
CLEAR CHOICE
UNOWEN
ROBINSON MILL
ADAMS
HAZEL
BRIDGEWOOD
BANCROFT
CROWN
STILL WATER
BRIARWAY
BRIARCLIFF
BRIARGLEN
BRIARHILL
BRIARHILL CHAPEL
BRIARGLEN
BRIARGLEN
BRIARGLEN

GENERAL NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN – SITE & SUBDIVISION 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/DOWNSTREAM-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 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 ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
7. DEVELOPER INFORMATION
   A. OWNER:
      LEVEL 5
      PHONE NO: 404-761-0008
   B. OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
      CONSULTING ENGINEER, QUIDDITY ENGINEERING, LLC.
      PHONE NO: (512) 441-9493
   C. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL:
      CONTRACTOR
   D. PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL:
      CONTRACTOR
8. ALL CONSTRUCTION SHALL COMPLY WITH THE "CITY OF AUSTIN STANDARD SPECIFICATIONS," AS AMENDED BY SPECIAL PROVISION, CURRENT AT THE TIME OF BIDDING.
9. 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.
10. 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 HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
12. 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.
13. 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.
14. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY.)
15. THESE PLANS, PREPARED BY QUIDDITY ENGINEERING., 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 JONES AND CARTER INC.'S REGISTERED 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 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.
16. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 72 HOURS PRIOR TO CONSTRUCTION.
17. BURNING IS NOT ALLOWED ON THIS PROJECT.
18. 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 BELOW 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
19. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT BY REMOVING EXISTING ASPHALT, 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.
20. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
21. 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.
22. CONCRETE FOR SITE WORK TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED.
23. CONTRACTOR SHALL REFER TO THE TECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.
24. ALL PRIVATE DRIVEWAYS WILL NOT EXCEED A GRADE OF 14% FOR THE FIRST 25' FROM EDGE OF RIGHT-OF-WAY AND WILL NOT REQUIRE CUT OR FILL OVER 8'.
25. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRINCIPLE BUILDING.
26. SITE LIGHTING SHALL COMPLY WITH SECTION 2.5 SUBCHAPTER E OF THE LAND DEVELOPMENT CODE: LITHONIA LIGHTING MODEL KSFZ OR EQUAL.
27. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. OR DESIGN PROCEDURES ARE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND ALL VARIANCES TO THE MANUAL ARE NOTED.
28. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF AUSTIN, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. NOTIFY DPWT, CONSTRUCTION INSPECTION DIVISION, 974-0170 X 7161, AND WATER AND WASTEWATER DEPARTMENT, 477-5761, AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
29. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION, CALL CONSTRUCTION INSPECTION DIVISION, 974-0170 X 7161.
30. BARRICADES, BUILT TO CITY OF AUSTIN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY. (STREETS, ETC. MAY BE LISTED IN ADDITION TO OR INSTEAD OF NOTE.)
31. IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
32. ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
33. THE LOCATION OF ANY WATER AND / OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE WATER AND WASTEWATER DEPARTMENT.
34. USE ONE CALL UTILITY SYSTEM: DIAL 472-2822, 48 HOURS BEFORE YOU DIG.
35. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A MEETING.
36. WHEN THE CONSTRUCTION OF BUILDINGS AND THE USE OF SCAFFOLDING OCCURS WITHIN THE VICINITY OF TREES TO BE PRESERVED, THE CONTRACTOR IS LIMITED TO A MAXIMUM PRUNING OF 25% OF THE TREE CROWN/CANOPY.

SITE NOTES

1. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
3. CONTRACTOR TO ADJUST CASTINGS, MANHOLE LIDS, AND OTHER APPLICABLE APPURTENANCES ON EXISTING UTILITIES WITHIN THE PROPOSED DRIVEWAY AND SIDEWALK RECONSTRUCTION LIMITS.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY NORTH AUSTIN MUD NO. 1.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.

ADA NOTES

1. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE IS 36 IN. IF THE ACCESSIBLE ROUTE IS LESS THAN 60 IN. WIDE AND LONGER THAN 200 FT., PASSING SPACES AT LEAST 60 IN. BY 60 IN. MUST BE LOCATED EVERY 200 FT.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) UNLESS DESIGNED AS A RAMP.
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50 (2.0%) IN ALL DIRECTIONS.
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (2.0%).
5. 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.

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.

EXECUTION

1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH CITY OF AUSTIN ECM. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
3. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
4. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.

DEMOLITION NOTES

1. EXPLOSIVES: THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
2. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES.
3. PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
4. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
5. UTILITY SERVICES: THE CONTRACTOR WILL DISCONNECT AND SEAL THE UTILITIES SERVING STRUCTURE(S) TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.
6. REMOVE FROM THE SITE DEBRIS, RUBBISH AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
7. BURNING ON-SITE WILL ONLY BE ALLOWED IF APPROVED BY THE EPA AND LOCAL AUTHORITIES HAVING JURISDICTION. OTHERWISE, MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE MANNER MEETING LOCAL, STATE, AND FEDERAL GUIDELINES.
8. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL, ENVIRONMENTALLY SAFE MANNER; RECYCLING OR SALVAGE OF MATERIALS IS STRONGLY RECOMMENDED AND ENCOURAGED - SEE MATERIAL SALVAGE NOTES.
9. POLLUTION CONTROLS: USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
10. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
11. ITEMS OF SALVAGEABLE VALUE AND NOT USABLE FOR SITE INFRASTRUCTURE MAY BE REMOVED FROM THE STRUCTURE AND/OR SITE AND WILL BECOME THE PROPERTY OF THE CONTRACTOR. SALVAGEABLE ITEMS MUST BE REMOVED FROM THE STRUCTURE AND/OR SITE AS THE WORK PROGRESSES. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. OWNER SHALL RECEIVE CREDIT FOR ITEMS OF SALVAGEABLE VALUE AND USABLE FOR SITE INFRASTRUCTURE.

ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
6. A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY, 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE PROJECT BEING SHUT DOWN. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY (ph 505-7151) IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION.
7. ANY RELOCATION OF ENERGY TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER.
8. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.
9. FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 20 FEET AROUND THE TRANSMISSION WIRE AND STRUCTURES.
10. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
11. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
12. PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
13. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBNG, LANDSCAPING AND WALL PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

FIRE DEPARTMENT NOTES (JOLLYVILLE FD ESD NO. 1)

1. THE JOLLYVILLE FIRE DEPARTMENT CAN RELY ON THE ADEQUACY OF THESE DESIGN PLANS AND/OR SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES.
2. FIRE APPARATUS ACCESS ROADS: SHALL BE PROVIDED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH CHAPTERS 5 AND 14, IFC. (FOR THIS PURPOSE, THE FIRE DEPARTMENT INTERPRETS 'PRIOR TO CONSTRUCTION' TO MEAN PRIOR TO ABOVE GROUND CONSTRUCTION OR THE ACCUMULATION OF COMBUSTIBLES ON SITE.) THE ROADS SHALL BE PROVIDED SO THAT NO PORTION OF THE EXTERIOR OF BUILDINGS OR FACILITIES, ACCESSIBLE AT GROUND LEVEL, EXCEEDS A DISTANCE OF 150 FEET FROM APPARATUS ACCESS ROADS. THE ROADS SHALL HAVE AN ALL-WEATHER, SMOOTH DRIVING SURFACE OF NOT LESS THAN 25 FEET OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS (80,000 LBS) AND HAVING A MINIMUM OF 13 FEET 6 INCHES OF VERTICAL CLEARANCE. THIS FIRE DEPARTMENT WILL ACCEPT TEMPORARY ROADS OF COMPACTED AND OILED ROAD BASE MATERIAL THAT ARE PROPERLY DRAINED AND PROVIDE AN ADEQUATE ALL-WEATHER DRIVING SURFACE MEETING THE ABOVE CRITERIA
3. THE COMMON STABILIZED CONSTRUCTION SITE ENTRANCE CONSISTING OF LARGE DIAMETER ROCKS IS NOT TO BE A PART OF AN APPROVED FIRE APPARATUS ACCESS ROAD. FIRE TRUCKS ARE NOT DESIGNED FOR OFF-ROAD OPERATION OR TO DRIVE OVER CURBS OR ON ANY OTHER SURFACE THAT IS NOT REASONABLY SMOOTH
4. UNDERGROUND WATER MAINS AND HYDRANTS: SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 5 AND 14, IFC AND SHALL BE IN SERVICE PRIOR TO AND DURING CONSTRUCTION WORK. HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH APPENDIX C, TABLE C105.1, IFC, WHICH REQUIRES THAT THE MAXIMUM SPACING WILL BE SUCH THAT THE AVERAGE DISTANCE BETWEEN HYDRANTS WILL BE 500 FEET AND THE MAXIMUM DISTANCE TO A HYDRANT FROM ANY POINT ON A STREET OR ROAD FRONTAGE ADJACENT TO A BUILDING SHALL NOT EXCEED 250 FEET. THIS SPACING IS SUITABLE FOR RESIDENTIAL OR OTHER LOW-DENSITY AREAS. HYDRANTS SHALL BE PLACED NO CLOSER THAN 18 INCHES AND NO MORE THAN SIX (6) FEET FROM THE BACK EDGE OF CURBS OF FIRE APPARATUS ACCESS ROADS OR STREETS. HYDRANTS MUST BE CLEARLY VISIBLE FROM APPARATUS APPROACH ROUTES AND INSTALLED WITH THE LARGE DISCHARGE C/L 18 INCHES ABOVE GROUND LEVEL AND FACING THE ROAD OR STREET
5. THIS FIRE DEPARTMENT WILL ACCEPT THE DESIGN CRITERIA OF THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR HYDRANT LOCATIONS WHICH STATES, IN PART: "HYDRANTS SHALL BE INSTALLED AT THE INTERSECTION OF TWO (2) STREETS AND BETWEEN INTERSECTIONS WHERE NECESSARY AT DISTANCES NOT IN EXCESS OF 300 FEET BETWEEN HYDRANTS IN COMMERCIAL OR OTHER HIGH DENSITY AREAS AND NOT MORE THAN 600 FEET IN RESIDENTIAL [OR LOW DENSITY] AREAS. HYDRANTS SHALL BE INSTALLED ON BOTH SIDES OF ALL DIVIDED ROADS.
6. THIS DEPARTMENT WILL INSPECT AND MUST APPROVE THE ADEQUACY OF INSTALLED HYDRANTS AND FIRE APPARATUS ACCESS ROADS PRIOR TO ISSUING A CONSTRUCTION PERMIT TO START ABOVE GROUND CONSTRUCTION.
7. IN AREAS OF THE DISTRICT THAT ARE NOT IN THE CITY LIMITS OF AUSTIN, A CERTIFICATE OF OCCUPANCY, ISSUED BY THE FIRE DEPARTMENT, IS REQUIRED FOR ALL NEW, REMODELED OR ALTERED BUILDINGS, OR PARTS THEREOF, BEFORE THE SPACE CAN BE LEGALLY OPEN TO OR OCCUPIED BY THE PUBLIC. AFTER A FINAL INSPECTION, A CERTIFICATE OF OCCUPANCY WILL BE ISSUED IF THE BUILDING, OR APPLICABLE PART THEREOF, AND THE BUILDING SITE MEET THE REQUIREMENTS OF THE FIRE CODE. IF THE IFC CLASSIFICATION OF OCCUPANCY OF AN EXISTING BUILDING, OR PART THEREOF, CHANGES, A NEW CERTIFICATE OF OCCUPANCY IS REQUIRED.

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-32760
9122 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN
DESIGNED BY: AB
DATE: COMP - DEC 2024
CHECKED BY: JMC
JOB NO.: 15234-0013-01
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

GENERAL NOTES

SHEET NO. 2 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 CVR.dwg abodden: March 12, 2025

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

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

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

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

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

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

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

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

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

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

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

Equation C.3

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

Where:

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

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

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

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

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

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

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

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

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

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

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

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

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any 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

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

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering Services
9122 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
2/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

TCEQ NOTES

SHEET NO. 3 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 CVR.dwg abodden March 12, 2025

GENERAL NOTES

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

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

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

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

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

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

FIRE FLOW TEST DATA

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

Hydrant Flow Test Report

TEST DATE	12/14/2024	FIRE BOX	JV-3401	COMPANY	PREVENTION
TIME	800 HRS	MAP GRID ID	H39	AFD STAFF	PADILLA, AJ

RESIDUAL HYDRANT

RESIDUAL HYDRANT #	52164	MAIN SIZE (in.)	24

BLK #	DIRECTION	STREET NAME	TYPE
8800	W	PARMER	LN

STATIC PRESSURE (PSI)	60	RESIDUAL PRESSURE (PSI)	59

FLOW HYDRANT

FLOW HYDRANT #	51903	MAIN SIZE (in.)	12

BLK #	DIRECTION	STREET NAME	TYPE
8900		AMBERGLEN	BLVD

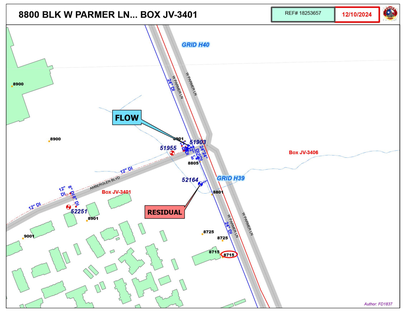
STATIC PRESSURE (PSI)	60	RESIDUAL PRESSURE (PSI)	58

Comments	dc = discharge coefficient straight 21" bwt = 0.9 wr 45° elbow = 0.75	0.9
	FLOW RATE (GPM) =	1279

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.

HITR #18264609

FIRE FLOW MAP



Additional Review Acknowledgement

Onsite Water Reuse & AW Reclaimed Information

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

☐YES
☒NO

Distance to nearest existing AW reclaimed main?

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

Automated Metering Information

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

☐YES
☒NO

Does this project require a dedicated easement for DCU infrastructure?

☐YES
☒NO

AULCC Requirement

Does this project require an AULCC review?

☐YES
☒NO

IF YES, PLEASE PROVIDE UCC# N/A

NORTH AUSTIN MUD NO.1 INFRASTRUCTURE INFORMATION

PROPOSED PRODUCT TYPE (TO BE INSTALLED)	LENGTH OF PIPE (L.F.)	SIZE OF PIPE (INCH)	NO. OF SERVICES
WATER MAIN	N/A	N/A	N/A
WASTEWATER MAIN	N/A	N/A	N/A
RECLAIMED WATER MAIN	N/A	N/A	N/A
WATER SERVICE	10	4	1
IRRIGATION SERVICE	29	2	1
WASTEWATER SERVICE	---	6	1
RECLAIMED WATER SERVICE	N/A	N/A	N/A

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

PROJECT INFORMATION[1]

FIRE, DOMESTIC AND IRRIGATION DEMAND DATA

GRID NUMBER:	H39
MAPSCO NUMBER:	434C
AW INTERSECTION NUMBER:	0
BUILDING SIZE IN SQUARE FEET:	3083
BUILDING TYPE PER IFC:	Type IIB
BUILDING HEIGHT:	20' - 10"
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	6447
REQUIRED BUILDING FIRE FLOW PER IFC TABLE B105.1(2):	1500
REDUCED FIRE FLOW PER 75% FIRE SPRINKLER REDUCTION PER IFC TABLE B105.2:	1500
MINIMUM FIRE FLOW (SEE NOTE #2 BELOW):	1500
DOMESTIC WATER DEMAND IN GPM:	41.0
WATER SUPPLY FIXTURE UNITS (WSFU) FLUSH TANKS OR FLUSHOMETERS (CIRCLE APPLICABLE ITEM):	90
AUSTIN WATER PRESSURE ZONE:	N/A
STATIC WATER PRESSURE IN PSI:	60
STATIC PRESSURE AT THE HIGHEST LOT SERVED IN PSI:	56.86 PSI
STATIC PRESSURE AT THE LOWEST LOT SERVED IN PSI:	56.86 PSI
MAXIMUM IRRIGATION DEMAND:	2.5
FIRE LINE VELOCITY: X" SIZE OF FIRE LINE	N/A
DOMESTIC LINE VELOCITY: 4" SIZE OF DOMESTIC LINE	1.047
LIVING UNIT EQUIVALENTS (LUEs)	4

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

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

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

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

Meter Notice:

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

Meter(s) Requirement for Project:
Address: 8700 Block W Parmer Lane
Proposed Use: Domestic Demand
Type: Positive Displacement
Size: 1.5"
Safe Maximum Operating Capacity: 100 GPM
Service Units: 5

Meter(s) Requirement for Project:
Address: 8700 Block W Parmer Lane
Proposed Use: Irrigation
Type: POSITIVE DISPLACEMENT
Size: 1"
Safe Maximum Operating Capacity: 50 GPM
Service Units: 2.5

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

INSPECTION NOTES

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

STANDARD CONSTRUCTION NOTES October 1, 2021

1. **THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.**
2. **CONTRACTOR MUST OBTAIN A ROW PERMIT FROM AUSTIN TRANSPORTATION DEPT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY. ACTIVITY WITHIN RIGHT-OF-WAY SHALL COMPLY WITH APPROVED TCP.**
3. **AT LEAST 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION ACTIVITY IN PUBLIC ROW OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE CITY OF AUSTIN INSPECTION GROUP (AUSTIN TRANSPORTATION, DEVELOPMENT SERVICES, OR PUBLIC WORKS). SEE CURRENT NOTIFICATION REQUIREMENTS AT WWW.AUSTINTEXAS.GOV.**
4. **THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.**
5. **NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.**
6. **MINIMUM TRENCH SAFETY MEASURES SHALL BE PROVIDED, AS REQUIRED BY OSHA, CITY SPECIFICATION 509S, AND CITY/COUNTY CONSTRUCTION INSPECTORS.**
7. **ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 180AS.04.**
8. **PRESSURE TAPS SHALL BE ALLOWED ON A CASE BY CASE BASIS, AS DETERMINED BY THE DIRECTOR'S DESIGNEE. NORMALLY PRESSURE TAPS 4 INCHES AND LARGER SHALL BE ALLOWED IN THE FOLLOWING CASES: A) A TEST SHUT OUT INDICATES AN ADEQUATE SHUT OUT TO PERFORM THE WORK IS NOT FEASIBLE B) MORE THAN 30 CUSTOMERS OR A SINGLE CRITICAL CUSTOMER (AS DEFINED BY AUSTIN WATER) WOULD BE IMPACTED BY THE SHUT OUT OR C) THE EXISTING WATER LINE WARRANTS IT.**
9. **WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.**
10. **ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.**
11. **WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS POLYETHYLENE (PE), THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD, AT BRASS FITTINGS, OR THE FULL LENGTH SHALL BE REPLACED PER CURRENT STANDARD DETAIL(S). WHEN POLYBUTYLENE (PB) TUBING IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE FULL LENGTH OF SERVICE LINE SHALL BE REPLACED. (NOTE: FULL LENGTH IS FROM THE CORPORATION STOP TO THE METER.) REPAIR COUPLINGS ARE NOT ALLOWED FOR ANY WATER OR WASTEWATER SERVICE LINE REPAIR, RECONNECT, OR REPLACEMENT.**
12. **WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY AUSTIN WATER DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.**
13. **THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER AT 972-0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.**
14. **THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.**
15. **ALL WATER, WASTEWATER, AND RECLAIMED MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED ON THE PLANS, PER UTILITY CRITERIA MANUAL AND TCEQ CHAPTERS 210, 217, AND 290.**
16. **PROJECT-SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED FOR AW APPROVAL FOR PRE-CAST CIRCULAR VERTICAL MANHOLE SECTIONS LARGER THAN 48" DIAMETER. THE SHOP DRAWINGS SHALL INCLUDE THE FLOWLINE ELEVATION OF ALL CONNECTING PIPES; ELEVATIONS OF TRANSITIONS FROM LARGE DIAMETER SECTIONS TO 48" DIAMETER SECTIONS; TOP OF MANHOLE AND SURROUNDING GROUND ELEVATIONS; AND DETAILS OF SPECIAL CONSTRUCTION CONSIDERATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.**
17. **WHEN CONCRETE MANHOLES LARGER THAN 48 INCH DIAMETER ARE USED, DRAWINGS THAT ARE SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR BASE SLABS, FLAT TOP LIDS (IF USED), AND FLAT TYPE CONCRETE PIECES USED TO TRANSITION FROM LARGER TO SMALLER DIAMETER MANHOLE SECTIONS.**
18. **ALL FIRE HYDRANTS AND VALVES THAT ARE TO BE ABANDONED SHALL BE REMOVED, SALVAGED AND RETURNED TO AUSTIN WATER. NOTICE SHOULD BE GIVEN 48 HOURS PRIOR, TO PIPELINE OPERATIONS DISTRIBUTION SYSTEM -VALVES AND HYDRANT SERVICES SUPERVISOR AT 512-972-1280.**
19. **ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT SHALL BE REMOVED FROM THE METER BOX PRIOR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE CITY OF AUSTIN INSPECTOR.**
20. **THE ENGINEER SHALL CALL OUT THE SIZE, TYPE AND USE (DOMESTIC OR IRRIGATION) OF ALL EXISTING WATER METERS TO BE RELOCATED OR REPURPOSED. WATER METER NUMBERS WILL NOT BE REQUIRED TO BE PLACED ON THE PLAN SHEET. A SEPARATE AUSTIN WATER TAPS OFFICE FORM WILL BE USED TO PROVIDE RELEVANT DATA FOR THE EXISTING INFORMATION ON EXISTING METERS TO RECEIVE APPROPRIATE CREDITS. THIS FORM SHALL BE DIRECTLY SUBMITTED TO AUSTIN WATER TAPS OFFICE FOR REVIEW AND PROCESSING.**
21. **NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.**
22. **METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITHIN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.**

AW EXPIRATION STAMP

THREE YEARS FROM THE DATE OF SIGN-OFF

CITY OF AUSTIN
AUSTIN WATER
October 2021
VERSION 2.0
STANDARD NO.
1 OF 1

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

QUIDDITY
3724 E Broadway Blvd, Tucson, AZ 85716
TX Lic. Board of Professional Engineers and Land Surveyors Reg. # F-23295
TX Lic. Board of Architectural Examiners Reg. # BR-2444

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

KATY LAND HOLDINGS, LLC
AMBER OAKS CREDIT UNION
8700 Block W Parmer Lane

MUD NO.1 INFORMATION SHEET

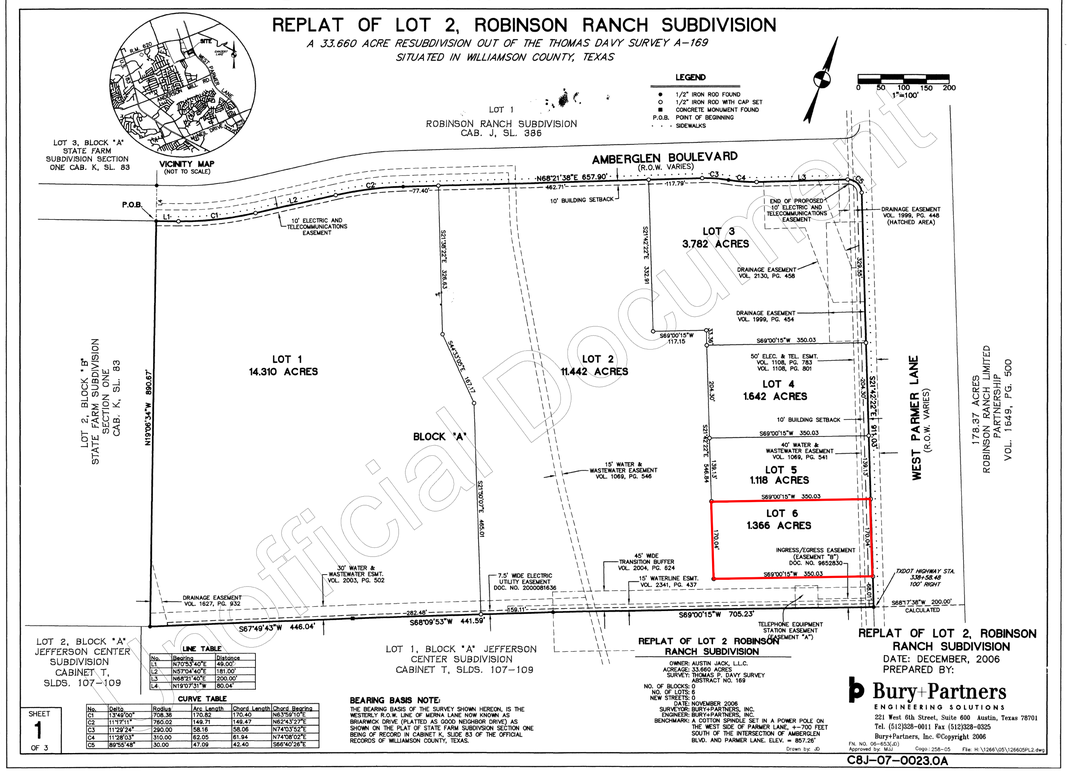
SHEET NO.
4 OF 38

SP-2025-009744

CABINET DD Slide 212 Doc# 200705611 6

REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION

A 33.660 ACRE RESUBDIVISION OUT OF THE THOMAS DAVY SURVEY A-169
SITUATED IN WILLIAMSON COUNTY, TEXAS



LINE TABLE

No.	Bearing	Distance
L1	N70°53'40"E	49.00'
L2	N57°04'40"E	181.00'
L3	N68°21'40"E	200.00'
L4	N19°07'31"W	80.04'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	5°49'00"	708.38	72.00	71.97	N67°59'10"E
C2	11°51'17"	790.00	163.51	163.27	N63°43'23"E
C3	11°29'24"	290.00	58.15	58.06	N74°03'32"E
C4	11°29'24"	310.00	62.05	61.94	N74°03'32"E
C5	89°50'48"	30.00	47.09	42.40	S66°40'39"E

BEARING BASIS NOTE:
THE BEARING BASIS OF THE SURVEY SHOWN HEREON IS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AMBERGLEN BOULEVARD (PLATTED AS GOOD NEIGHBOR DRIVE) AS SHOWN ON THE PLAT OF STATE FARM SUBDIVISION SECTION ONE BEING OF RECORD IN CABINET K, SLIDE 83 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

SHEET 1 OF 3

PHOTOGRAPHIC MYLAR

PLAT 3 PGS 2007056116

PLAT MAP RECORDING SHEET

DEDICATOR: Austin Jack, LLC
State Farm Realty Investment Company
f/k/a Amberjack LTD., Its Managing Member
John R. Higgins Vice President
G Roger Gielow Secretary

SUBDIVISION NAME: Robinson Ranch Subdivision, Replat of Lot 2

PLAT RECORDED IN: Cabinet DD Slides 212, 213 and 214

PROPERTY IS DESCRIBED AS: 33.660 acres out of the Thomas P. Davy Survey Abstract No. 169 also known as Cabinet J Slides 386-387 Plat records of Williamson County

Reference: 1999002216 and 2007055919

HAND TO: City of Austin (David Wahlgren) 974-6455

INSTRUMENT DATE: June 13, 2007

FILE DATE: July 3, 2007

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2007056116
Nancy E. Rister
07/03/2007 03:23 PM
TILLER $198.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

CABINET DD Slide 213

REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION

STATE OF TEXAS X
COUNTY OF WILLIAMSON X KNOW ALL MEN BY THESE PRESENTS

AUSTIN JACK, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ACTING BY AND THROUGH JOHN R. HIGGINS, VICE-PRESIDENT AND G. ROGER GIELOW, SECRETARY OF STATE FARM REALTY INVESTMENT COMPANY f/k/a AMBERJACK, LTD., MANAGING MEMBER OF AUSTIN JACK, L.L.C., OWNER OF THAT CERTAIN 33.660 ACRE TRACT OF LAND IN THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 33.660 ACRES HAVING BEEN CONVEYED TO AUSTIN JACK, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN DOCUMENT NO. 9902216 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 33.660 ACRES ALSO BEING LOT 2, ROBINSON RANCH SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 386-387 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 2 HAVING BEEN VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2007055919 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF SECTION 212.015, OF THE LOCAL GOVERNMENT CODE OF THE STATE OF TEXAS, AND IN CONSIDERATION OF SAID APPROVAL, WITH THE ATTACHED PLAT TO BE KNOWN AS "REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE, IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

AUSTIN JACK, LLC

BY: STATE FARM REALTY INVESTMENT COMPANY
f/k/a AMBERJACK LTD., ITS MANAGING MEMBER

BY: _____ BY: _____
John R. Higgins, Vice-President — G. Roger Gielow, Secretary
ONE STATE FARM PLAZA, C-7 — ONE STATE FARM PLAZA, E-3
BLOOMINGTON ILLINOIS, 61710 — BLOOMINGTON ILLINOIS, 61710

STATE OF ILLINOIS X
COUNTY OF MCLEAN X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John R. Higgins KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AN IN THE CAPACITY THEREIN STATED.

BY: Sue Shepherd
THIS 13th DAY OF June, 2007 A.D.
OFFICIAL SEAL — Sue Shepherd — NOTARY PUBLIC - STATE OF ILLINOIS — MY COMMISSION EXPIRES 6/6/2009
SUE SHEPHERD
NOTARY PUBLIC — COMMISSION EXPIRES
IN AND FOR McLean COUNTY, Illinois
My Commission Expires 6/6/2009

STATE OF ILLINOIS X
COUNTY OF MCLEAN X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. Roger Gielow KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AN IN THE CAPACITY THEREIN STATED.

BY: Sue Shepherd
THIS 13th DAY OF June, 2007 A.D.
OFFICIAL SEAL — Sue Shepherd — NOTARY PUBLIC - STATE OF ILLINOIS — MY COMMISSION EXPIRES 6/6/2009
SUE SHEPHERD
NOTARY PUBLIC — COMMISSION EXPIRES
IN AND FOR McLean COUNTY, Illinois
My Commission Expires 6/6/2009

ENGINEER'S CERTIFICATION:
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'S FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY HAS APPROVED IN WRITING THE WATER POLLUTION ABATEMENT PLAN.
I, CHRIS RANDAZZO, P.E., 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 RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
6/12/2007
CHRIS RANDAZZO, P.E. — DATE
TEXAS REGISTRATION NO. 87029
BURY & PARTNERS, INC.
221 WEST 6TH STREET, STE. 600
AUSTIN, TEXAS 78701
STATE OF TEXAS — Christopher Randazzo — 87029 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:
I, MARK J. JEZISEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, THE FIELD NOTES SHOWN HEREON CLOSE BY MATHEMATICAL CALCULATIONS.
6/12/2007
MARK J. JEZISEK — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5267
BURY & PARTNERS, INC.
221 WEST 6TH STREET, STE. 600
AUSTIN, TEXAS 78701
STATE OF TEXAS — MARK JOHN JEZISEK — 5267 — REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:
1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. NO IMPERVIOUS CONSTRUCTION SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTH AUSTIN M.U.D. No. 1 WATER AND WASTEWATER SYSTEMS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT VACATION OF THIS SUBDIVISION PLAT DOES NOT CONSTITUTE THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER VEGETATION TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED FOR THE INSTALLATION AND PERPETUAL MAINTENANCE OF REQUIRED ELECTRIC AND UNDERGROUND SERVICE FACILITIES. THE INSTALLATION OF ALL ELECTRIC AND UNDERGROUND SERVICE FACILITIES SHALL BE COORDINATED WITH AUSTIN ENERGY. EASEMENTS AND ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-8-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: AMBERGLEN BOULEVARD AND WEST PARMER LANE. SIDEWALKS ALONG WEST PARMER LANE WILL NOT BE REQUIRED UNTIL THE ADJACENT PROPERTY IS CLEARED, GRADED OR CONSTRUCTED. 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.
10. THIS SUBDIVISION IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN ON THIS THE 12 DAY OF June, 2007.
11. THIS SUBDIVISION IS LOCATED IN THE LAKE CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED BY THE CITY OF AUSTIN.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
13. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED SANITARIAN.
14. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A "CERTIFICATION OF COMPLIANCE" APPLICATION FORM TO THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
15. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR WILLIAMSON COUNTY.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
18. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
19. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE NORTH AUSTIN MUD NO. 1.
20. THIS SUBDIVISION CONTAINS NO SLOPES IN EXCESS OF 15%.
21. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
22. CITY OF AUSTIN PARKLAND FEES ARE EXEMPT PER THE NORTH AUSTIN MUD NO. 1 AS STATED ON ORDINANCE NUMBER 2507053-506
23. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS RESUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
24. JOINT ACCESS WILL BE PROVIDED TO WEST PARMER LANE FROM LOTS 2, 4, 5, AND 6.

BASED ON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARD'S AQUIFER RULES FOR WATER POLLUTION ABATEMENT, THE SUBDIVISION ORDINANCE, FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CEDAR PARK DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO — 6/26/07 — DATE
DIRECTOR OF ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY, TEXAS

CITY CERTIFICATION:
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 26th DAY OF June, 2007 A.D.
VICTORIA HSU, DIRECTOR
WATERSHED PROTECTION AND
DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 6/19 DAY OF 2007 A.D.
BETTY BAKER, CHAIRPERSON — CLARKE HAMMOND, CHAIRPERSON

COUNTY CLERK CERTIFICATION
STATE OF TEXAS X
COUNTY OF WILLIAMSON X KNOW ALL MEN BY THESE PRESENTS
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF July A.D., 2007 AT 8:15 O'CLOCK A.M. AND DULY RECORDED ON THE 3rd DAY OF July A.D., 2007 AT 3:23 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET DD SLIDE(S) 212, 213 and 214.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS THE DATE LAST ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON County, Texas
BY: Karen Miller, Deputy
DEPUTY

REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION
DATE: DECEMBER, 2006
PREPARED BY:
Bury+Partners
ENGINEERING SOLUTIONS
221 West 6th Street, Suite 600 Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2006
Ph. NO. 06-630.01
Drawn by: JD — Approved By: MJJ — Copy: 256-05 — File: H:\2266\05\126605PL2.dwg
C8J-07-0023.0A

SHEET 2 OF 3

PHOTOGRAPHIC MYLAR

CABINET DD Slide 214

REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION

FIELD NOTE DESCRIPTION

OF 33.660 ACRES OF LAND OUT OF THE THOMAS P. DAVY SURVEY ABSTRACT NO. 169, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2, ROBINSON RANCH SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 386-387 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 33.660 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF STATE FARM WAY (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF LOT 2, BLOCK "B" STATE FARM SUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET K, SLIDE 83 OF SAID PLAT RECORDS, BEING THE NORTHWESTERLY CORNER OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF STATE FARM WAY, BEING THE NORTHERLY LINE OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) N70°53'40"E, A DISTANCE OF 49.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 708.38 FEET, A CENTRAL ANGLE OF 13°46'00", AN ARC LENGTH OF 170.25 FEET AND A CHORD WHICH BEARS N63°56'10"E, A DISTANCE OF 170.40 TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;
3) N57°04'40"E, A DISTANCE OF 181.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 760.02 FEET, A CENTRAL ANGLE OF 11°57'11", AN ARC LENGTH OF 149.71 FEET AND A CHORD WHICH BEARS N62°43'23"E, A DISTANCE OF 149.47 TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;
5) N68°21'38"E, A DISTANCE OF 657.90 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 58.16 FEET AND A CHORD WHICH BEARS N74°03'52"E, A DISTANCE OF 58.06 TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
7) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 62.05 FEET AND A CHORD WHICH BEARS N74°03'52"E, A DISTANCE OF 61.94 TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;
8) N68°21'40"E, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°50'48", AN ARC LENGTH OF 47.09 FEET AND A CHORD WHICH BEARS S66°40'39"E, A DISTANCE OF 42.40 TO A 1/2 INCH IRON ROD WITH CAP SET IN THE WESTERLY LINE OF WEST PARMER LANE (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S21°42'23"E, ALONG THE WESTERLY LINE OF WEST PARMER LANE, BEING THE EASTERLY LINE OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 811.03 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK "A" JEFFERSON CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET T, SLIDES 107-109 OF SAID PLAT RECORDS, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF WEST PARMER LANE, ALONG THE NORTHERLY LINE OF SAID LOT 1, BEING THE SOUTHERLY LINE OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S89°00'15"W, A DISTANCE OF 705.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
2) S68°09'53"W, A DISTANCE OF 441.59 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;
3) S67°49'43"W, A DISTANCE OF 446.04 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK "B" STATE FARM SUBDIVISION SECTION ONE, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N19°06'34"W, LEAVING THE NORTHERLY LINE OF SAID LOT 1, ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK "B" STATE FARM SUBDIVISION SECTION ONE, BEING THE WESTERLY LINE OF SAID LOT 2, ROBINSON RANCH SUBDIVISION, FOR THE WESTERLY LINE HEREOF, A DISTANCE OF 890.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 33.660 ACRES (1,466,230 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

REPLAT OF LOT 2, ROBINSON RANCH SUBDIVISION
DATE: DECEMBER, 2006
PREPARED BY:
Bury+Partners
ENGINEERING SOLUTIONS
221 West 6th Street, Suite 600 Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2006
Ph. NO. 06-630.01
Drawn by: JD — Approved By: MJJ — Copy: 256-05 — File: H:\2266\05\126605PL2.dwg
C8J-07-0023.0A

SHEET 3 OF 3

PHOTOGRAPHIC MYLAR

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9225 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN — DESIGNED BY: AB
DATE: COMP - DEC 2024 — CHECKED BY: JMC
JOB NO.: 15234-0013-01 — DRAWN BY: JDE

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
FINAL PLAT

SHEET NO. 5 OF 38

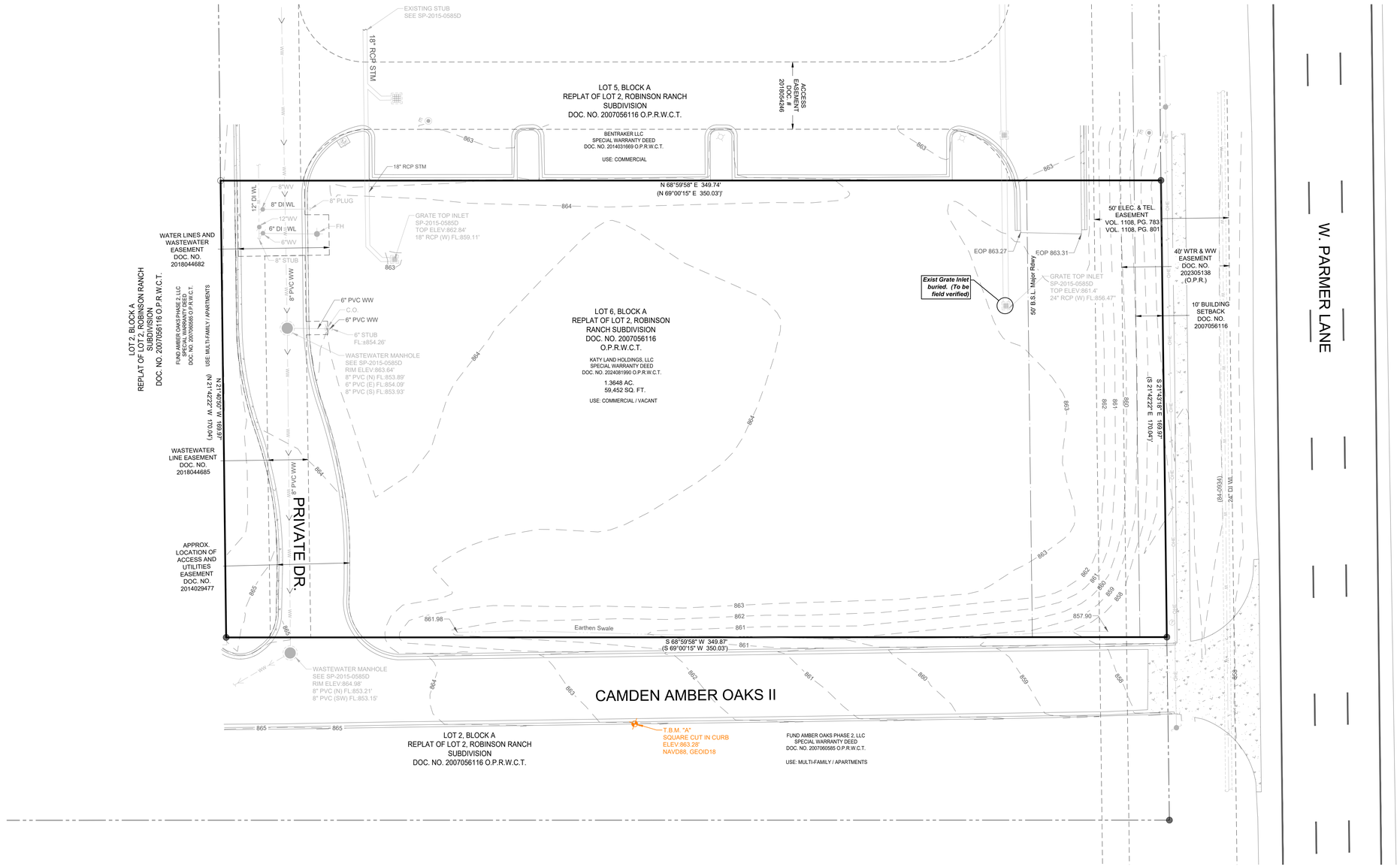
SP-2025-009744

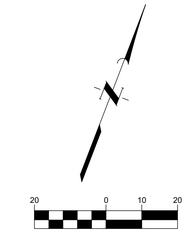
Unofficial Document

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 CVR.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

NOTE:

THERE ARE NO TREES LOCATED WITH THE PROPERTY BOUNDARY.

No.	Date	REVISIONS	App.

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN
DATE: COMP - DEC 2024
JOB NO.: 15234-0013-01
DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

EXISTING CONDITIONS

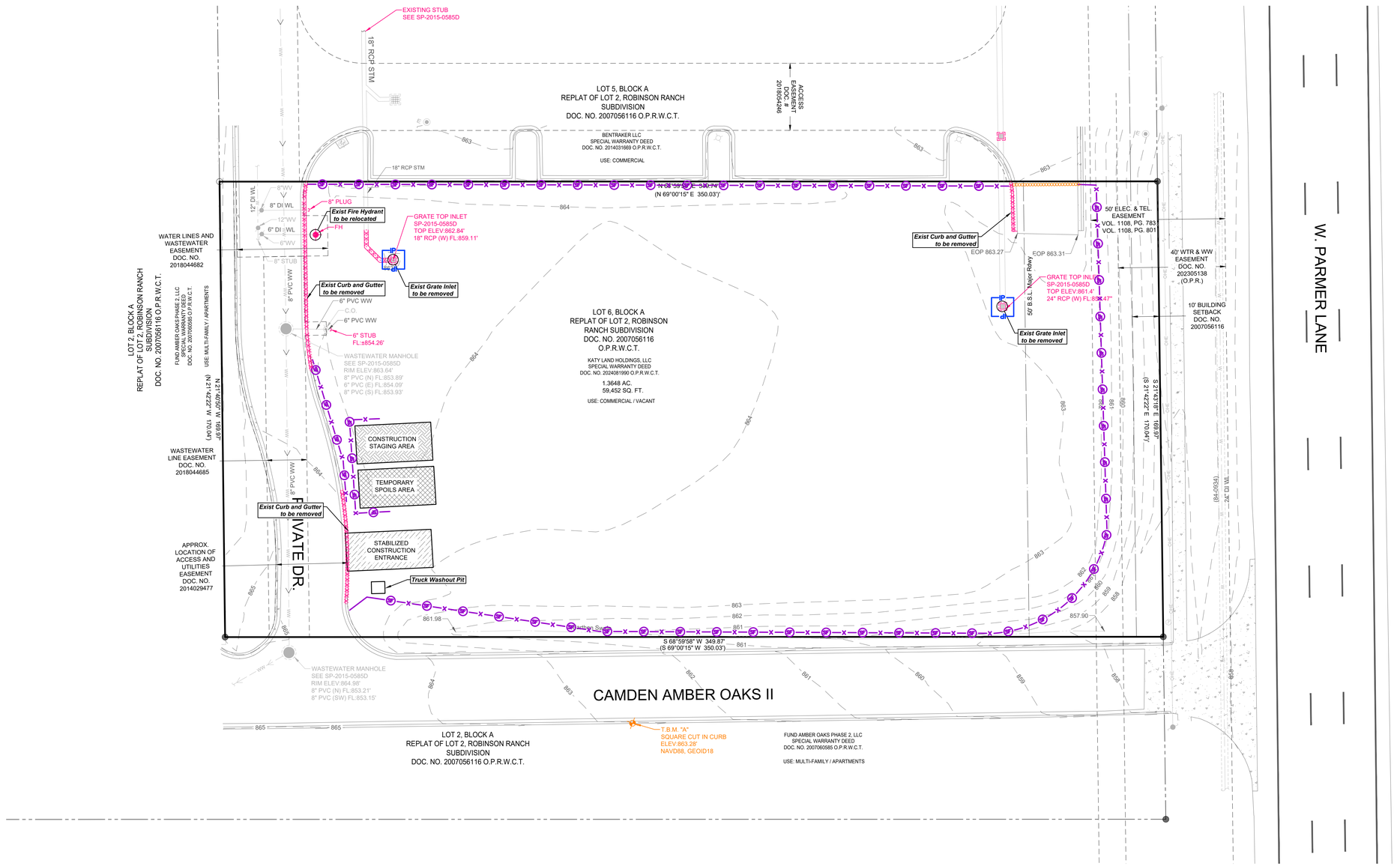
SHEET NO. 6 OF 38

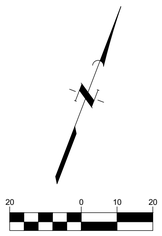
SP-2025-009744

© 2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 EXCOND.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

EROSION LEGEND

- MULCH LOG
- LIMITS OF CONSTRUCTION
- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- FLOW DIRECTION
- J-HOOKS

DEMOLITION LEGEND

- DEMOLITION AREA
- DEMOLITION LINE

Notes:

1. ***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.]***
2. ***Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]***
3. ***Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.***
4. ***The contractor will clean up any spoils that migrate onto the roads a minimum of once daily.***
5. ***All spoils are to be placed back in trench every night; or if spoils piles are to remain overnight, spoils must be placed on the uphill side of trench within the LOC.***
6. ***For utility construction outside the main LOC, perpendicular erosion controls must be installed every 30 feet as trench is backfilled.***
7. ***Once grading activities are complete, scarify the site and begin a program of revegetation and stabilization. Disturbed area shall be immediately revegetated according to the requirements found in the ECM Appendix P-1 note, Table 2: Hydromulching for Permanent Vegetative Stabilization.***
8. ***Trees to be preserved must meet the following criteria:***
   (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover
   (2) cut or fill is limited to 4 inches from the ½ critical root zone to the ½ critical root zone
   (3) no cut or fill is permitted with the ½ critical root zone

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32760
9725 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
12/20/2024

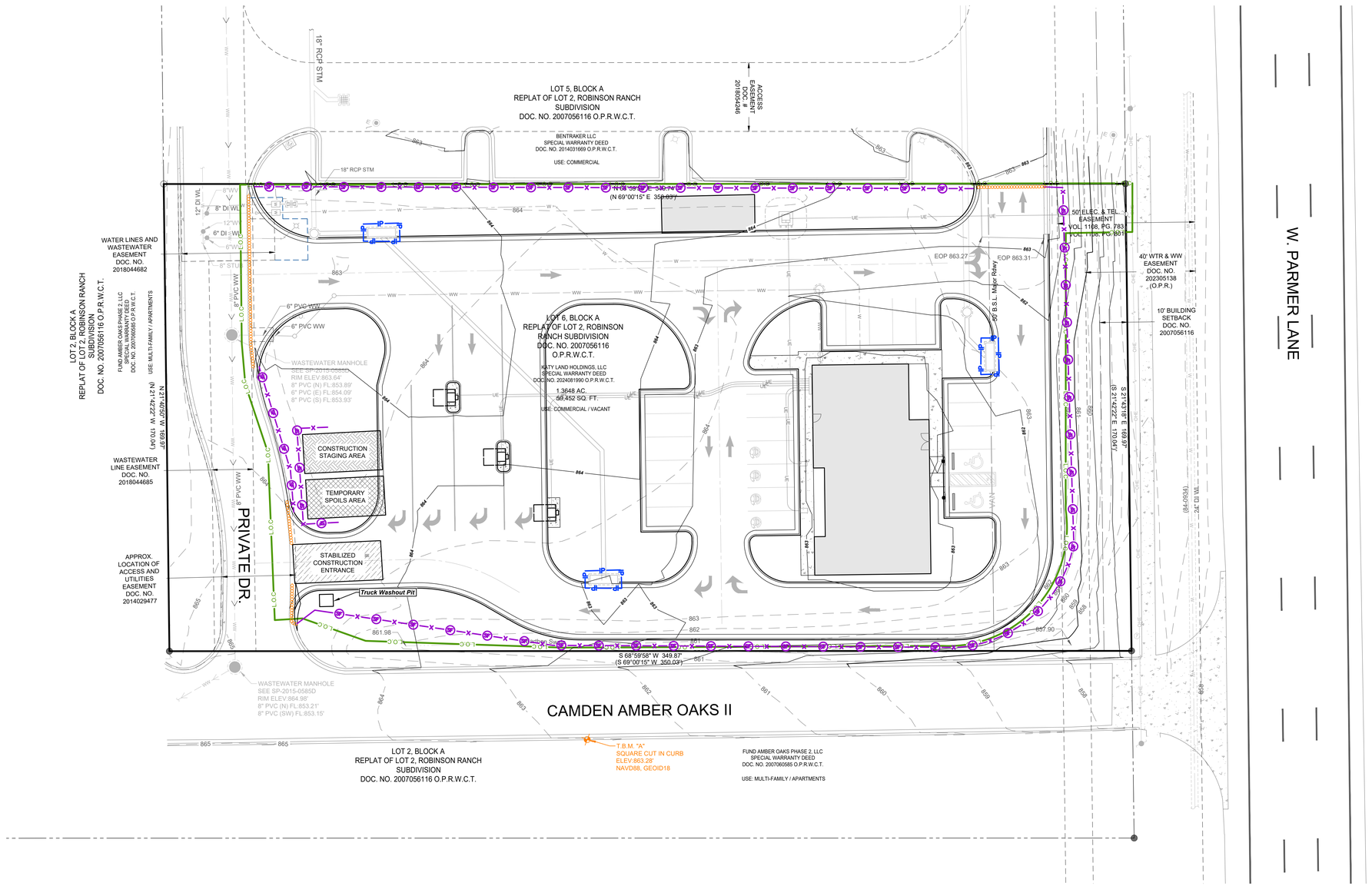
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PRE-CONSTRUCTION EROSION CONTROL AND DEMOLITION PLAN

SHEET NO. **7** OF **38**

SP-2025-009744

©2024 Quiddity Engineering LLC



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

EROSION LEGEND

- MULCH LOG
- LIMITS OF CONSTRUCTION
- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- FLOW DIRECTION
- J-HOOKS

Notes:

1. ***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.]***
2. ***Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]***
3. ***Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.***
4. ***The contractor will clean up any spoils that migrate onto the roads a minimum of once daily.***
5. ***All spoils are to be placed back in trench every night; or if spoils piles are to remain overnight, spoils must be placed on the uphill side of trench within the LOC.***
6. ***For utility construction outside the main LOC, perpendicular erosion controls must be installed every 30 feet as trench is backfilled.***
7. ***Once grading activities are complete, scarify the site and begin a program of revegetation and stabilization. Disturbed area shall be immediately revegetated according to the requirements found in the ECM Appendix P-1 note, Table 2: Hydromulching for Permanent Vegetative Stabilization.***
8. ***Trees to be preserved must meet the following criteria:***
   (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover
   (2) cut or fill is limited to 4 inches from the ½ critical root zone to the ½ critical root zone
   (3) no cut or fill is permitted with the ½ critical root zone

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

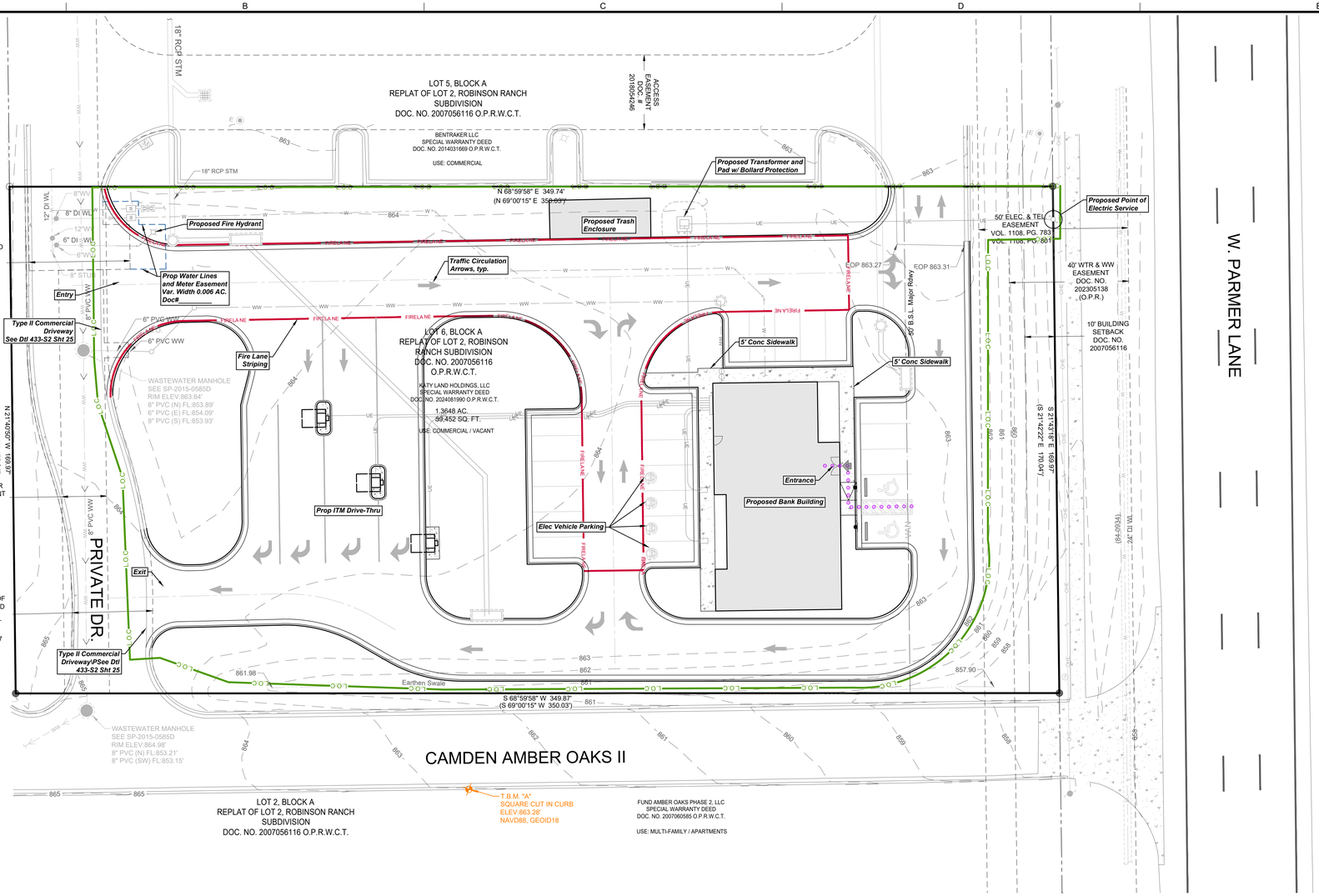
STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
MID-CONSTRUCTION EROSION CONTROL

SHEET NO.
8 OF ***38***

SP-2025-009744

©2024 Quiddity Engineering LLC



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- L.O.C — LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRELANE — FIRE LANE

All ADA ramps shall have a 5'x5' flat landing (max 2%). For ramps over 6" in height see detail E-2 on sheet __.

- BUILDING ENTRANCE

SITE PLAN NOTES

Accessibility Notes:

1. *All ADA routes are connected by vehicular access. Site topography does not allow for a continuous pedestrian ADA path.*
2. *Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]*
3. *Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]*
4. *Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]*
5. *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 1:16 and 1:20. [ANSI 405.2 - 405.6]*

Notes:

1. *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.*
2. *Approval of this site plan does not include building permit or fire code approval.*
3. *Additional electric easements may be required at a later date.*
4. *Water service will be provided by the North Austin MUD #1.*
5. *The owner is responsible for all costs for relocation of or damage to utilities.*
6. *Pavers may be used in the ADA route with the following specs:*
   - *Joints between pavers ¼" maximum*
   - *Vertical differences between pavers ½" maximum*
   - *Running slope (in the direction of travel) 1:20 (5%) maximum*
   - *Cross slope (perpendicular to the direction of travel) ¼" per foot (2%) maximum*
7. *Contractor to refer to geotech report for paving material and thickness.*

Release Notes

9. *Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.*
10. *Additional electric easements may be required at a later date.*
11. *Water and wastewater service will be provided by the North Austin MUD #1.*
12. *For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.*

BUILDING	
Building Cover	2997 SF, 5%
Gross SF	3,083 SF
Floor-to-Area-Ratio	0.052: 1.0
Impervious Cover	35445 SF 62.6%
Foundation Type	Conc. Slab Underground
Use	Commercial
Site Area	59,677 SF

BUILDING ZONING DATA			
Zoning:	ETJ	Allowable	Provided
Building Coverage		N/A	5%
		N/A	3083 SF
Impervious Cover		N/A	62.6%
		N/A	35,445 SF
Building Height		N/A	25'10"
Max F.A.R.		N/A	0.052: 1.0
Total Area			59,677 SF

SITE DEVELOPMENT						
	ALLOWED	EXISTING IC	%	PROPOSED IC	%	SITE AREA
Site						59,452 SF
Watershed (Suburban, ETJ)	38,644 SF	5,195 SF	8.7%	37,218 SF	62.6%	
Impervious Cover	85%		8.7%		62.6%	

85% allowable impervious cover per note 11 on Sheet 1 of the plans (SP-07-0067D)

PARKING				
	SF	SPACES/ SF	REQUIRED	PROVIDED
Commercial	2997	0.067		23
		Total		23
		Standard		17
		Garage		
		Compact		
		EV		4
		Handipcap		
		Van	1	1
		Stnadard	0	0
		Bicycle	0	0

No. | Date | REVISIONS | App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9120 N. Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
3/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
SITE PLAN

SHEET NO. **9** OF **38**

SP-2025-009744

© 2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 SITE.dwg abodden: March 12, 2025

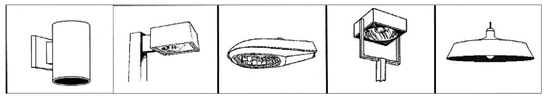
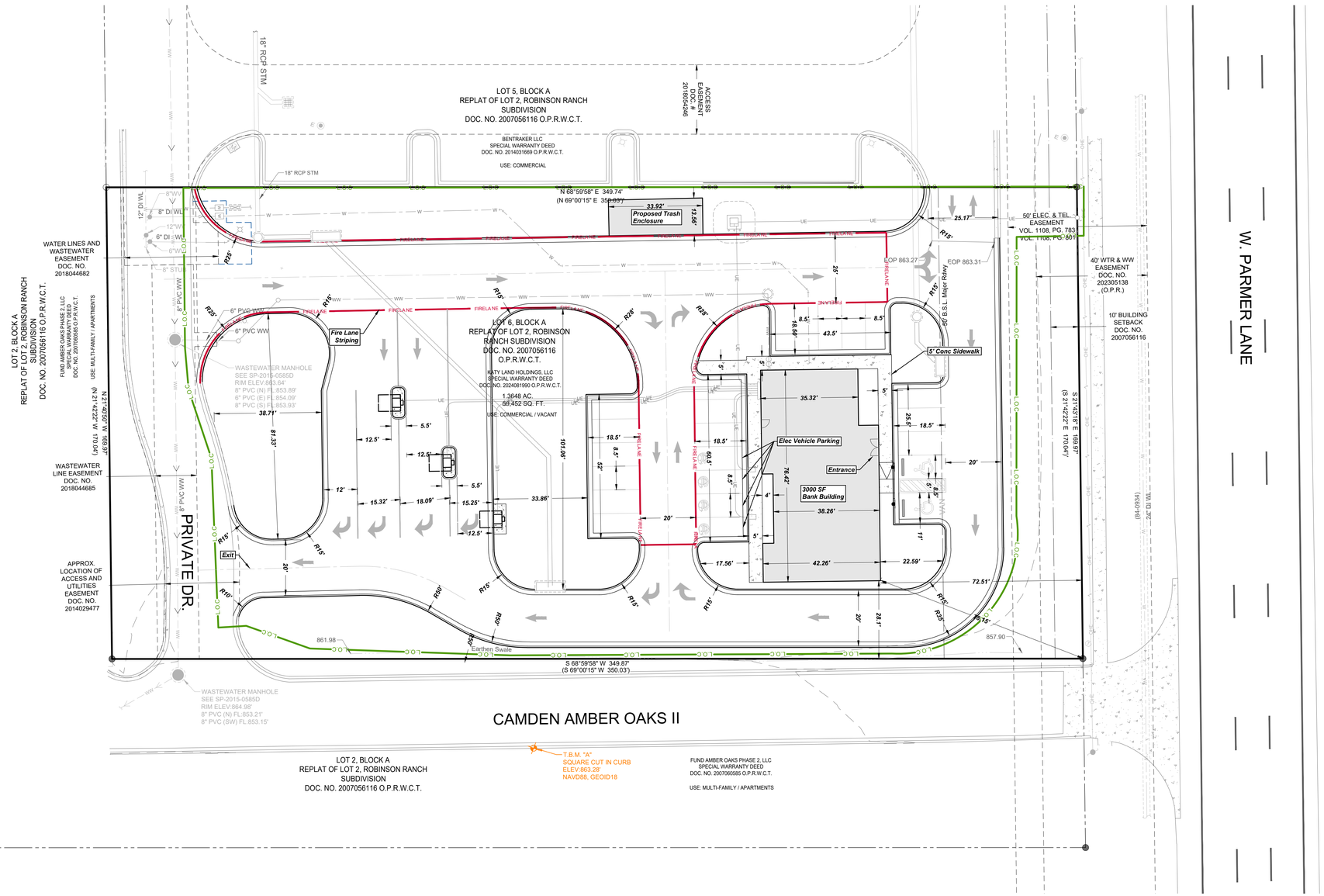


Figure 34:
Examples of fully-shielded light fixtures.



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- L.O.C. — LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRELANE — FIRE LANE

All ADA ramps shall have a 5'x5' flat landing (max 2%). For ramps over 6" in height see detail E-2 on sheet ___.

- BUILDING ENTRANCE
- BUILDING OVERHANG
- PLANT ZONE
- CLEAR ZONE

SITE PLAN NOTES

1. NO PRINCIPAL RETAIL USE AND ITS ACCESSORY USES WILL EXCEED 50,000 SQUARE FEET OF GROSS FLOOR AREA, AND NO PRINCIPAL FOOD SALES USES AND ITS ACCESSORY USES WILL EXCEED 100,000 SQUARE FEET.
2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
3. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).
4. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
6. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [25-2-1067].
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
8. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
9. ALL STRUCTURES ON THIS SITE MUST MEET AT LEAST THE CLASS C IGNITION RESISTANT CONSTRUCTION REQUIREMENTS OF THE 2015 INTERNAL WILDLAND URBAN-INTERFACE CODE.
10. THIS SITE IS COMPLIANT WITH THE FOLLOWING TWO ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY (TCM 2.3.2.B.2):
    - A. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
    - B. PROVIDE SECURE INDOOR BICYCLE STORAGE IN BUILDING OR PARKING STRUCTURE.
11. THE FIRE LANE ACCESS GATE SHALL OPEN TO THE FULL WIDTH OF THE FIRE LANE.
12. FIRE TURN-AROUND OVERHANG ZONE. THE OVERHANG ZONE SHALL ALWAYS REMAIN CLEAR AND SHALL NOT HAVE ANY OBSTRUCTIONS MORE THAN ONE INCH (1") IN HEIGHT.
13. SEE ARCHITECTURAL SHEET ## FOR STRUCTURED PARKING DIMENSIONS.

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32760
9120 N. Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

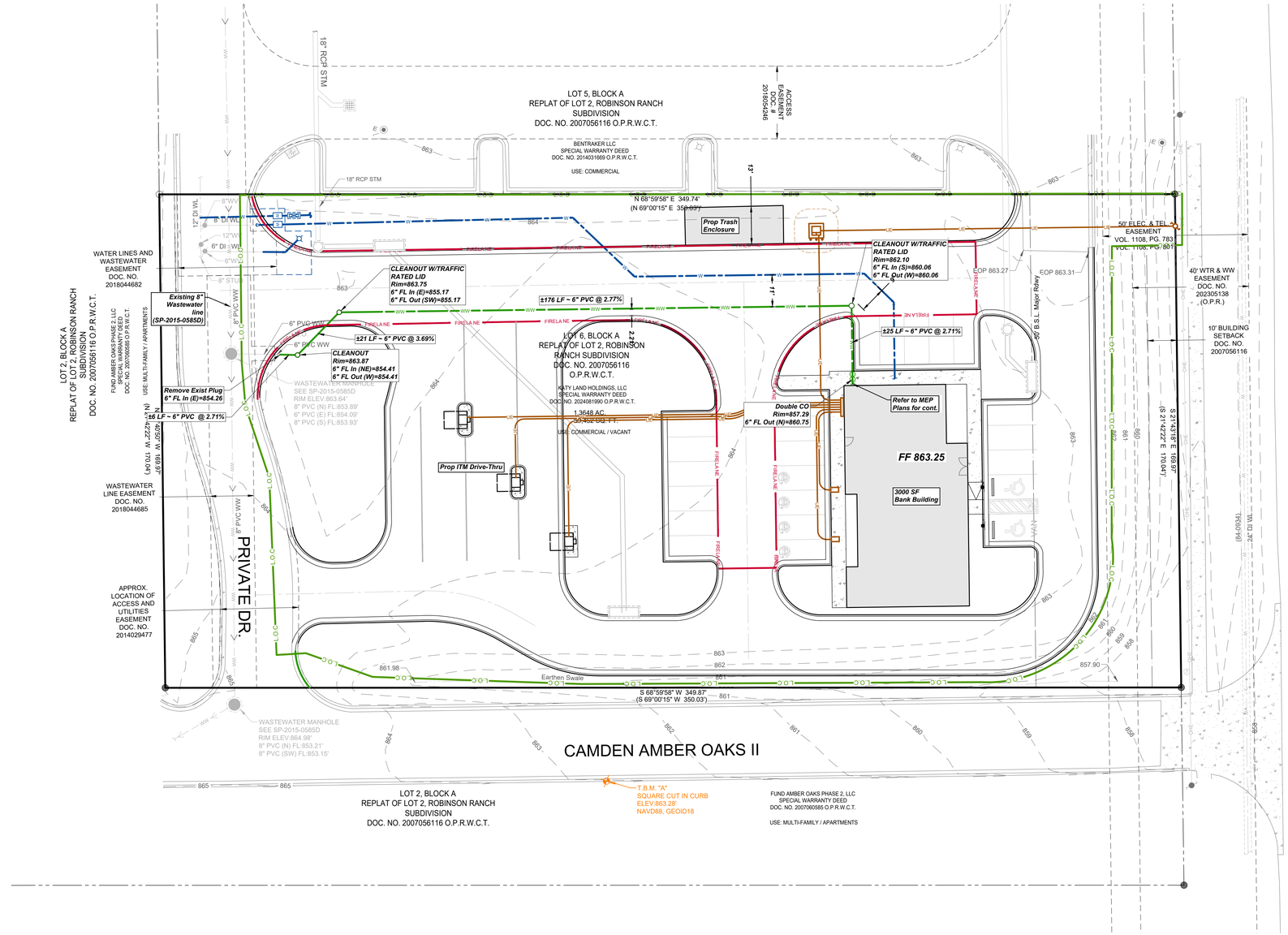
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

DIMENSION CONTROL PLAN

SHEET NO.
10 OF **38**

SP-2025-009744

©2024 Quiddity Engineering LLC



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR
- OVERHEAD ELECTRICAL SERVICE
- UNDERGROUND ELECTRICAL SERVICE
- ELECTRICAL SERVICE RISER POLE
- ELECTRICAL TRANSFORMER
- WATER & WASTEWATER CROSSING SEE TCEQ SECTION 217.53. (PIPE DESIGN) TABLE C.1.

UTILITY NOTES:

1. ***CONTRACTOR TO FIELD VERIFY FLOW LINE OF THE EXISTING WASTEWATER MAIN AND CONTACT ENGINEER IF IT IS NOT ACCURATE.***
2. ***FIRE DEPARTMENT CONNECTION SHALL BE PRIVATE ACCESS ROAD [2018 IFC SECTION 912.3]***
3. ***CONTRACTOR TO MAINTAIN MINIMUM 2' VERTICAL AND HORIZONTAL SEPARATION DISTANCE FROM EXISTING GAS LINES.***
4. ***UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.***
5. ***ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.***
6. ***CONTACT DISTRICT MANAGER, ANDREW HUNT AND THE DISTRICT ENGINEER, DAVID MALISH AT LEAST 48 HOURS PRIOR TO TAPPING ANY OF THE WATER OR WASTEWATER FACILITIES.***

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32760
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE:	AS SHOWN	DESIGNED BY:	AB
DATE:	COMP - DEC 2024	CHECKED BY:	JMC
JOB NO.:	15234-0013-01	DRAWN BY:	JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PRIVATE WASTEWATER PLAN

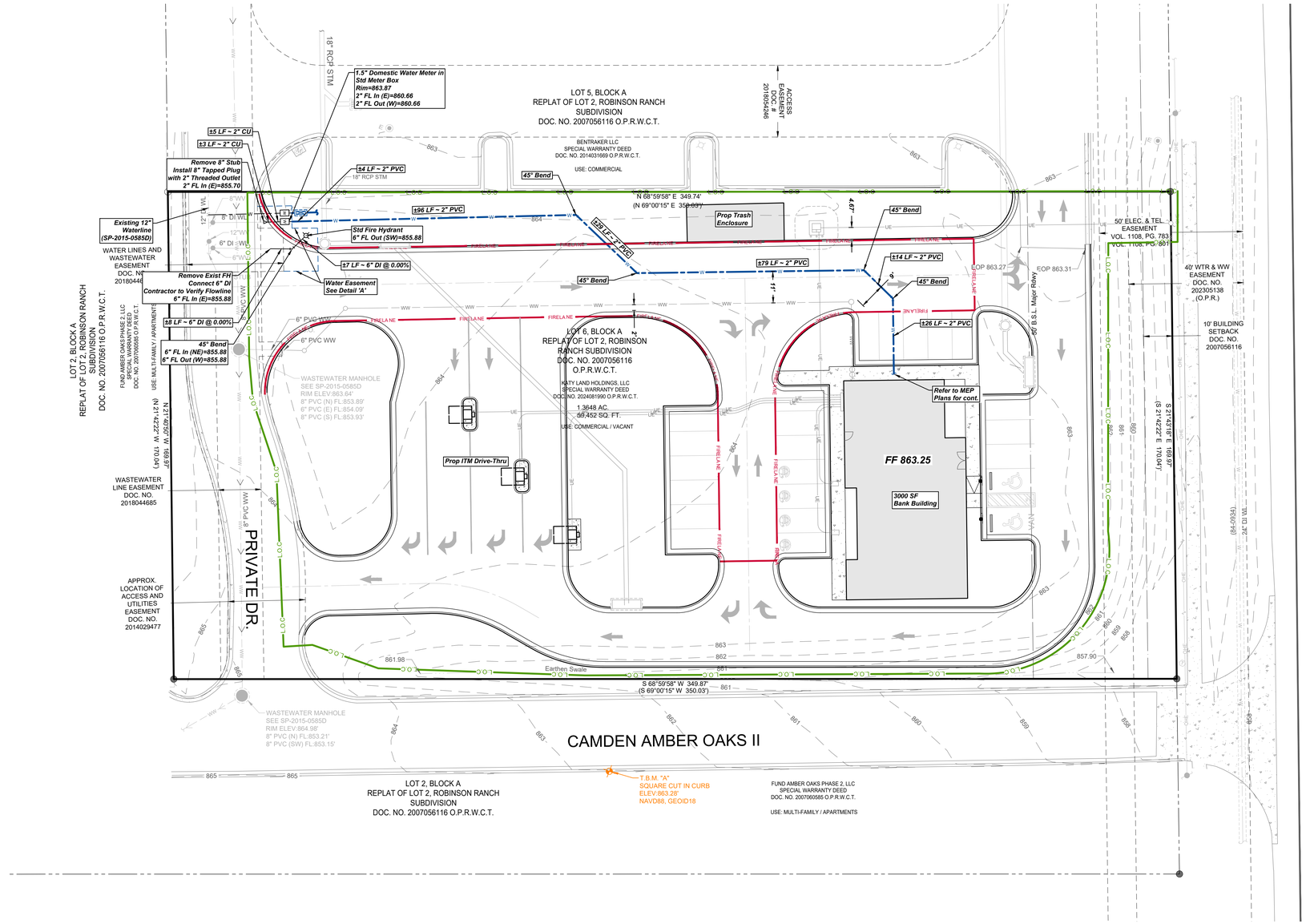
SHEET NO. ***11*** OF ***38***

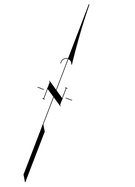
SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 WW.dwg abodden: March 13, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





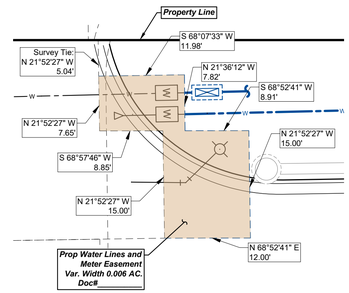
SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR
- OVERHEAD ELECTRICAL SERVICE
- UNDERGROUND ELECTRICAL SERVICE
- ELECTRICAL SERVICE RISER POLE
- ELECTRICAL TRANSFORMER
- WATER & WASTEWATER CROSSING SEE TCEQ SECTION 217.53. (PIPE DESIGN) TABLE C.1.



DETAIL 'A'

SCALE 1" = 10'

UTILITY NOTES:

1. *CONTRACTOR TO FIELD VERIFY FLOW LINE OF THE EXISTING WASTEWATER MAIN AND CONTACT ENGINEER IF IT IS NOT ACCURATE.*
2. *FIRE DEPARTMENT CONNECTION SHALL BE PRIVATE ACCESS ROAD [2018 IFC SECTION 912.3]*
3. *CONTRACTOR TO MAINTAIN MINIMUM 2' VERTICAL AND HORIZONTAL SEPARATION DISTANCE FROM EXISTING GAS LINES.*
4. *UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.*
5. *ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.*
6. *CONTACT DISTRICT MANAGER, ANDREW HUNT AND THE DISTRICT ENGINEER, DAVID MALISH AT LEAST 48 HOURS PRIOR TO TAPPING ANY OF THE WATER OR WASTEWATER FACILITIES.*

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE:	AS SHOWN	DESIGNED BY:	AB
DATE:	COMP - DEC 2024	CHECKED BY:	JMC
JOB NO.:	15234-0013-01	DRAWN BY:	JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

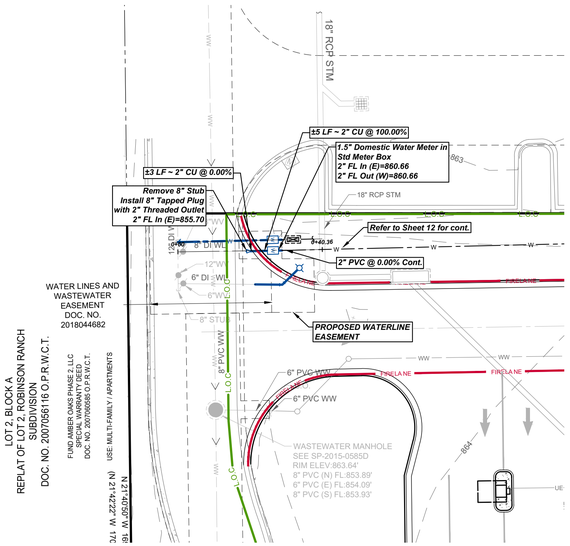
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PRIVATE WATER PLAN

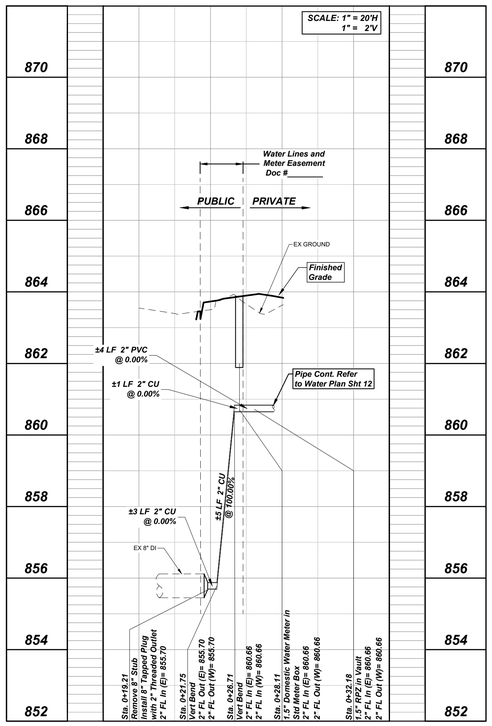
SHEET NO.
12 OF **38**

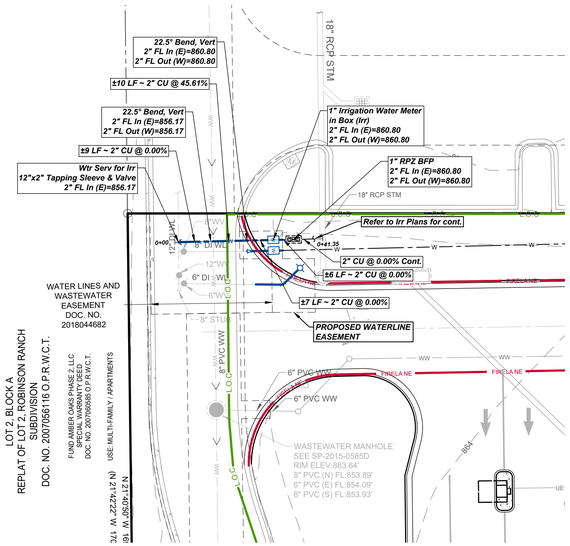
SP-2025-009744

©2024 Quiddity Engineering LLC

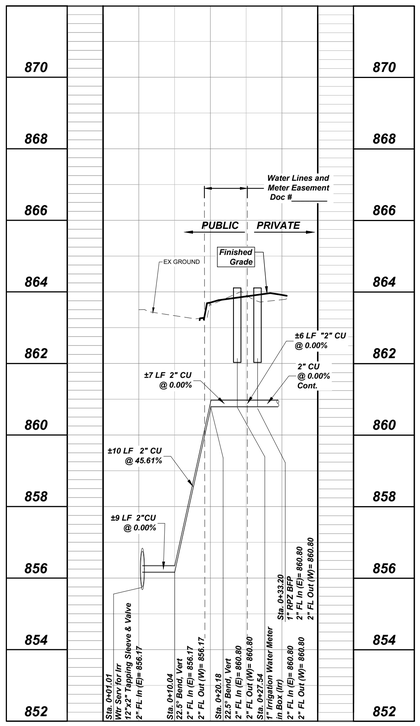


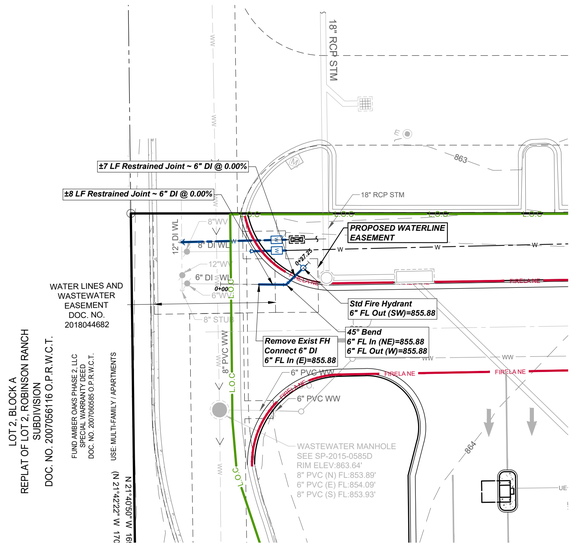
Domestic Public Water Connection



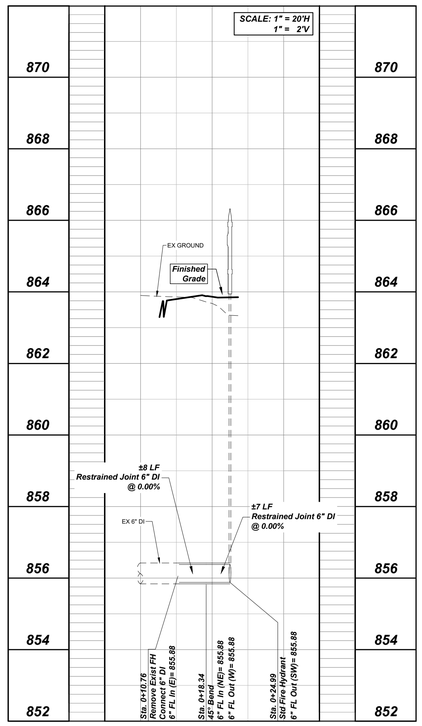


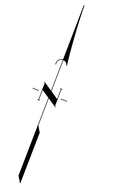
Domestic Public Irr Connection





Domestic Public Fire Line Extension





EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR
- OVERHEAD ELECTRICAL SERVICE
- UNDERGROUND ELECTRICAL SERVICE
- ELECTRICAL SERVICE RISER POLE
- ELECTRICAL TRANSFORMER
- WATER & WASTEWATER CROSSING SEE TCEQ SECTION 217.53. (PIPE DESIGN) TABLE C.1.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

UTILITY NOTES:

1. *CONTRACTOR TO FIELD VERIFY FLOW LINE OF THE EXISTING WASTEWATER MAIN AND CONTACT ENGINEER IF IT IS NOT ACCURATE.*
2. *FIRE DEPARTMENT CONNECTION SHALL BE PRIVATE ACCESS ROAD [2018 IFC SECTION 912.3]*
3. *CONTRACTOR TO MAINTAIN MINIMUM 2' VERTICAL AND HORIZONTAL SEPARATION DISTANCE FROM EXISTING GAS LINES.*
4. *UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.*
5. *ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.*
6. *CONTACT DISTRICT MANAGER, ANDREW HUNT AND THE DISTRICT ENGINEER, DAVID MALISH AT LEAST 48 HOURS PRIOR TO TAPPING ANY OF THE WATER OR WASTEWATER FACILITIES.*

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. # 23760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE:	AS SHOWN	DESIGNED BY:	AB
DATE:	COMP - DEC 2024	CHECKED BY:	JMC
JOB NO.:	15234-0013-01	DRAWN BY:	JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

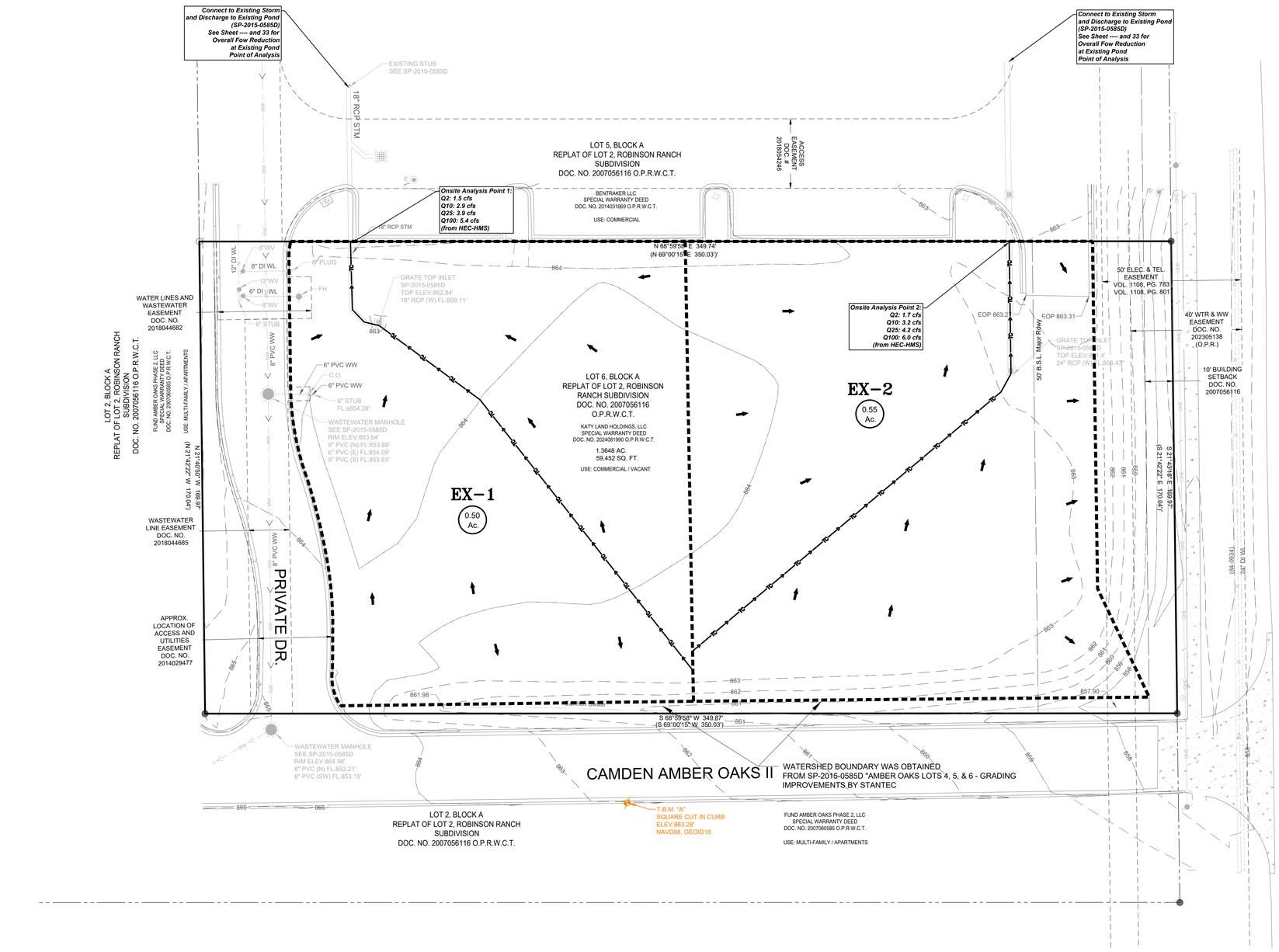
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
PUBLIC WATER SERVICE PLAN & PROFILE

SHEET NO. **13** OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 WTR-PUB.dwg abodden: March 13, 2025



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

DAMAP LEGEND

1.82 Ac. — DRAINAGE AREA IN ACRES

DRAINAGE AREA LINE

A–1 — DRAINAGE AREA NUMBER

FLOW DIRECTION

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32760
9123 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC. 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PRE-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. 14 OF 38

SP-2025-009744

FLOWS (Pre-Development)

												Pre-Development (from HEC-HMS)			
DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX-1	0.50	0%	0.21	0.25	0.29	0.36	8.37	5.36	8.03	9.87	12.98	1.5	2.9	3.9	5.4
EX-2	0.55	0%	0.21	0.25	0.29	0.36	8.32	5.37	8.04	9.89	13.01	1.7	3.2	4.2	6.0

$P_2 =$ 4.06 *in.*

$$t_{sh} = \frac{0.007\,(n_s L_{sh})^{0.8}}{P_2^{0.5} S_{sh}^{0.4}} \qquad t_{sc} = \frac{L_{sc}}{3600\,K\,S_{sc}^{0.5}} \qquad t_{ch} = \frac{L_{ch}}{\left(3600\,\frac{1.49}{n}\,R^{2/3} S_{ch}^{1/2}\right)}$$

DA	Area	Total Length	L_{sh} sheet flow length	S_{sh} sheet flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{ol} overland flow roughness coeff.	t_{sh} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 16.13 - unpaved sufr.	t_{sc} shallow conc. flow time (hr)	t_c time of conc. (hr)	t_c time of conc. (min)	t_L lag time (min)	t_L lag time with min (min)
EX-DA1	0.50	163.00	100.00	0.03	Short-grass prairie	4.06	0.15	**0.13**	63.00	0.03	16.13	**0.007**	**0.14**	**8.37**	**5.02**	**5.02**
EX-DA2	0.55	156.00	100.00	0.03	Short-grass prairie	4.06	0.15	**0.13**	56.00	0.03	16.13	**0.006**	**0.14**	**8.32**	**4.99**	**4.99**

LOTS 4, 5, AND 6 AMBER OAKS IMPERVIOUS COVER TABLE

LOT #	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PROPOSED BUILDING	GROSS FLOOR AREA	FAR	IMP% ALLOWED	LOT SIZE	IMPERVIOUS ACERAGE ALLOWED	IMPERVIOUS SF ALLOWED	ACCESS DRIVE	ACREAGE REMAINING	REMAINING (SF)
1,2,3	±785,349 SF & 61.05%	0 SF & 0%	0 SF & 0%	703,779 SF	0.547	68%	29.534 ACRES	20.113 ACRES	±876,122 SF	0 ACRES	20.113 ACRES	±876,122 SF
4	0 SF & 0%	±5,515 SF & 3.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.642 ACRES	1.400 ACRES	±60,797 SF	0.12 ACRES	1.28 ACRES	±55,757 SF
5	0 SF & 0%	±3,755 SF & 2.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.118 ACRES	0.950 ACRES	±41,395 SF	0.08 ACRES	0.87 ACRES	±37,897 SF
6	0 SF & 0%	±4,668 SF & 2.6%	0 SF & 0%	0 SF & 0%	0.00	85%	1.366 ACRES	1.161 ACRES	±50,578 SF	0.10 ACRES	1.061 ACRES	±46,217 SF
1,2,3,4,5,6	±785,349 SF & 52.20%	0 SF & 0%	0 SF & 0%	703,779 SF	0.48	VARIES	33.660 ACRES	23.62 ACRES	±1,028,892 SF	0.3 ACRES	23.32 ACRES	±1,015,819 SF

THIS TABLE INCLUDES CALCULATIONS FROM THE CITY OF AUSTIN CASE NO. SP-07-0067D. PLEASE REFER TO THE SITE PLAN DETAIL FOR IMPERVIOUS COVER CALCULAITONS
THIS TABLE WAS BASED ON VALUES WAS BASED ON VALUES THAT WERE SHOWN UP THROUGH CORRECTION 10C.

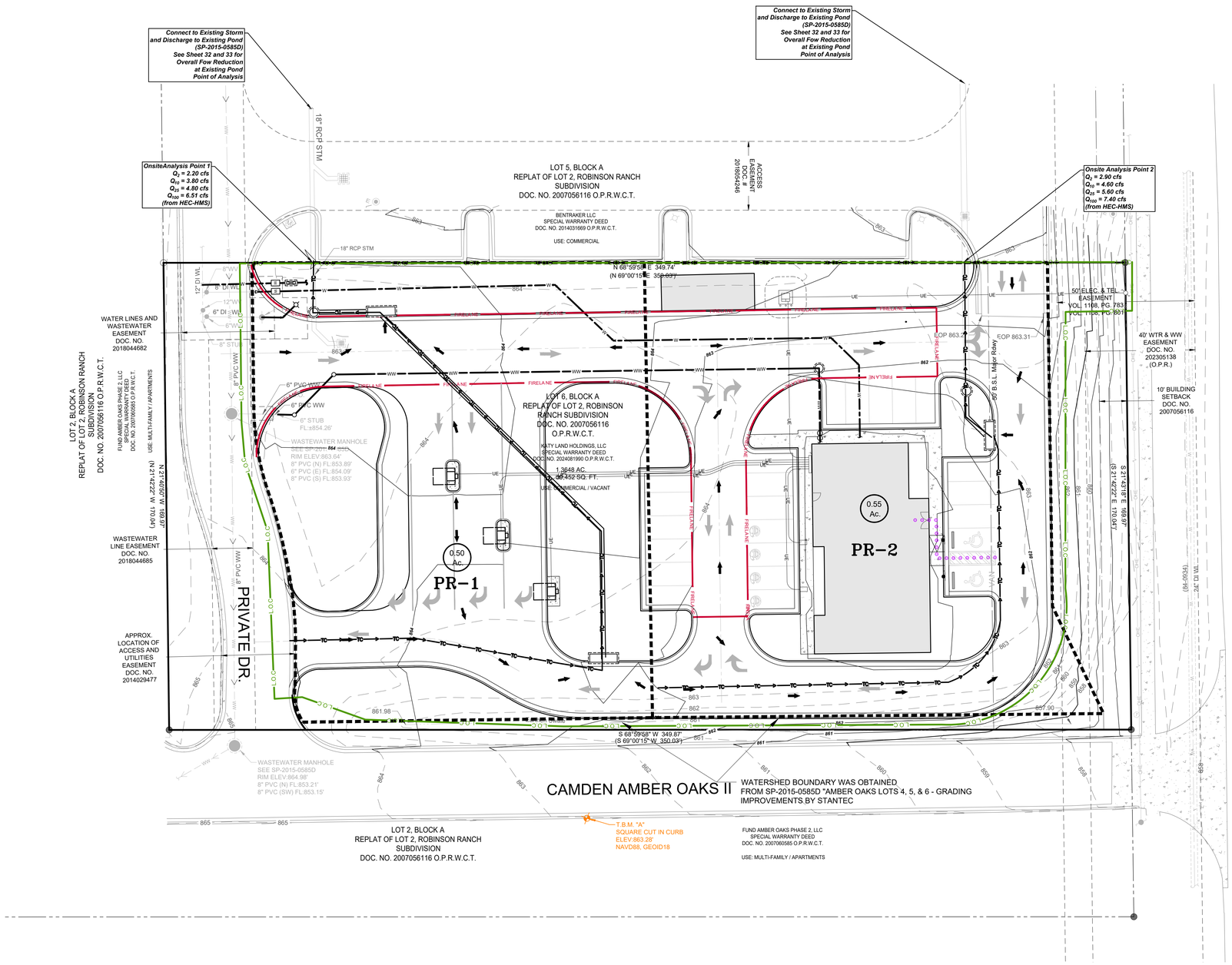
AREAS AND C-VALUES WERE OBTAINED FROM SP-2015-0585D SHEET 7
"AMBER OAKS LOTS 4, 5, & 6 - GRADING IMPROVEMENTS" BY STANTEC

INTENSITY VALUES WERE UPDATED PER NEW DRAINAGE CRITERIA MANUAL - ZONE 2

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 PRE-DAM.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



20 0 10 20

SCALE: 1" = 20'

DAMAP LEGEND

1.82 Ac. — DRAINAGE AREA IN ACRES

DRAINAGE AREA LINE

A–1 — DRAINAGE AREA NUMBER

FLOW DIRECTION

			Post-Development (from HEC-HMS)			
DA	Area (ac.)	I.C. (%)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR-1	0.50	45%	2.20	3.80	4.80	6.50
PR-2	0.55	84%	2.90	4.60	5.60	7.40
Total	1.05					

DA	Area	non-channelized length	L_{th} sheet flow length	S_{th} sheet flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{ol} overland flow roughness coeff.	t_{th} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 20.3282 - paved sufr.	surface description	t_{sc} shallow conc. flow time (hr)	L_{ch} channel length (ft)	S_{ch} channel flow slope (ft/ft)	n Manning's roughness coeff.	R hydraulic radius (ft)	t channel travel time (hr)	t_c time of conc. (hr)	t_c time of conc. (min)	t_L lag time (min)	t_L lag time with min (min)
PR-1	0.50	115.00	100.00	0.02	Concrete	4.06	0.02	**0.02**	15.00	0.11	20.33	Paved	**0.0006**	250.00	0.0047	0.012	0.90	0.0088	**0.03**	**2.02**	**1.21**	**3.00**
PR-2	0.55	203.00	100.00	0.01	Concrete	4.06	0.02	**0.03**	103.00	0.08	20.33	Paved	**0.0049**	130.00	0.0040	0.01	0.90	0.0049	**0.04**	**2.42**	**1.45**	**3.00**
Total	**1.05**																					

LOTS 4, 5, AND 6 AMBER OAKS IMPERVIOUS COVER TABLE

LOT #	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PROPOSED BUILDING	GROSS FLOOR AREA	FAR	IMP% ALLOWED	LOT SIZE	IMPERVIOUS ACERAGE ALLOWED	IMPERVIOUS SF ALLOWED	ACCESS DRIVE	ACREAGE REMAINING	REMAINING (SF)
1,2,3	±785,349 SF & 61.05%	0 SF & 0%	0 SF & 0%	703,779 SF	0.547	68%	29.534 ACRES	20.113 ACRES	±876,122 SF	0 ACRES	20.113 ACRES	±876,122 SF
4	0 SF & 0%	±5,515 SF & 3.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.642 ACRES	1.400 ACRES	±60,797 SF	0.12 ACRES	1.28 ACRES	±55,757 SF
5	0 SF & 0%	±3,755 SF & 2.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.118 ACRES	0.950 ACRES	±41,395 SF	0.08 ACRES	0.87 ACRES	±37,897 SF
6	0 SF & 0%	±4,668 SF & 2.6%	0 SF & 0%	0 SF & 0%	0.00	85%	1.366 ACRES	1.161 ACRES	±50,578 SF	0.10 ACRES	1.061 ACRES	±46,217 SF
1,2,3,4,5,6	±785,349 SF & 52.20%	0 SF & 0%	0 SF & 0%	703,779 SF	0.48	VARIES	33.660 ACRES	23.62 ACRES	±1,028,892 SF	0.3 ACRES	23.32 ACRES	±1,015,819 SF

THIS TABLE INCLUDES CALCULATIONS FROM THE CITY OF AUSTIN CASE NO. SP-07-0067D. PLEASE REFER TO THE SITE PLAN DETAIL FOR IMPERVIOUS COVER CALCULAITONS
THIS TABLE WAS BASED ON VALUES WAS BASED ON VALUES THAT WERE SHOWN UP THROUGH CORRECTION 10C.

THE PROPOSED DRAINAGE AREAS (PR 1 AND PR 2) ARE NOW CONVEYED TO THE EXISTING DETENTION POND TO THE NORTH. ACCORDING TO SHEET 7 OF THE CAMDEN AMBER OAKS PLANS ARE DATED SEPTEMBER 14, 2007 (SP-07-0067D), THE POND WAS DESIGNED TO ACCEPT THIS ADDITION WATERSHED

No. | Date | REVISIONS | App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC. 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS — JUSTIN M. CADIEUX — 146526 — LICENSED PROFESSIONAL ENGINEER — 12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
POST-DEVELOPMENT DRAINAGE AREA MAP

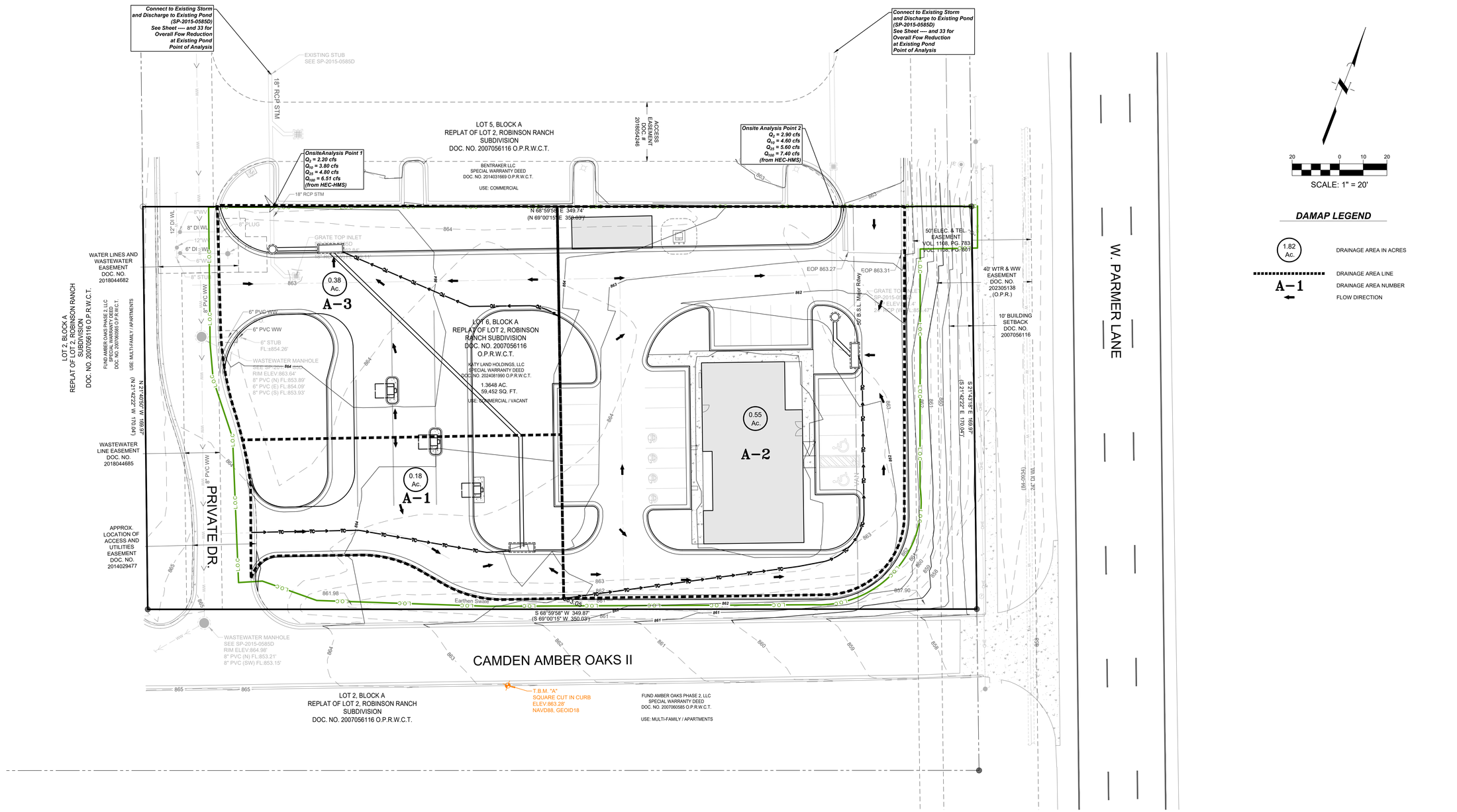
SHEET NO. 15 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



20 0 10 20

SCALE: 1" = 20'

DAMAP LEGEND

1.82 Ac. — DRAINAGE AREA IN ACRES

DRAINAGE AREA LINE

A-1 — DRAINAGE AREA NUMBER

FLOW DIRECTION

LOTS 4, 5, AND 6 AMBER OAKS IMPERVIOUS COVER TABLE												
LOT #	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PROPOSED BUILDING	GROSS FLOOR AREA	FAR	IMP% ALLOWED	LOT SIZE	IMPERVIOUS ACERAGE ALLOWED	IMPERVIOUS SF ALLOWED	ACCESS DRIVE	ACREAGE REMAINING	REMAINING (SF)
1,2,3	±785,349 SF & 61.05%	0 SF & 0%	0 SF & 0%	703,779 SF	0.547	68%	29.534 ACRES	20.113 ACRES	±876,122 SF	0 ACRES	20.113 ACRES	±876,122 SF
4	0 SF & 0%	±5,515 SF & 3.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.642 ACRES	1.400 ACRES	±60,797 SF	0.12 ACRES	1.28 ACRES	±55,757 SF
5	0 SF & 0%	±3,755 SF & 2.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.118 ACRES	0.950 ACRES	±41,395 SF	0.08 ACRES	0.87 ACRES	±37,897 SF
6	0 SF & 0%	±4,668 SF & 2.6%	0 SF & 0%	0 SF & 0%	0.00	85%	1.366 ACRES	1.161 ACRES	±50,578 SF	0.10 ACRES	1.061 ACRES	±46,217 SF
1,2,3,4,5,6	±785,349 SF & 52.20%	0 SF & 0%	0 SF & 0%	703,779 SF	0.48	VARIES	33.660 ACRES	23.62 ACRES	±1,028,892 SF	0.3 ACRES	23.32 ACRES	±1,015,819 SF

THIS TABLE INCLUDES CALCULATIONS FROM THE CITY OF AUSTIN CASE NO. SP-07-0067D. PLEASE REFER TO THE SITE PLAN DETAIL FOR IMPERVIOUS COVER CALCULAITONS
THIS TABLE WAS BASED ON VALUES WAS BASED ON VALUES THAT WERE SHOWN UP THROUGH CORRECTION 10C.

THE PROPOSED DRAINAGE AREAS (PR 1 AND PR 2) ARE NOW CONVEYED TO THE EXISTING DETENTION POND TO THE NORTH. ACCORDING TO SHEET 7 OF THE CAMDEN AMBER OAKS PLANS ARE DATED SEPTEMBER 14, 2007 (SP-07-0067D), THE POND WAS DESIGNED TO ACCEPT THIS ADDITION WATERSHED

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC. 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

INLET DRAINAGE AREA MAP

SHEET NO. **16** OF *38*

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 INLET DAM.dwg abodden: March 12, 2025

STORM SEWER 25 yr

25-yr Intensity = a/(t+b)^c	
a_{25} =	64.56
b_{25} =	7.382
c_{25} =	0.6814

Drainage Area	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	C (Weighted)	Intensity "I" (in/hr)	Q_{25} (cfs)	Mannings "n"	Trunk Line Design: Length (ft.)	Pipe Diam. or Box Rise (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Actual Velocity (out)	Hydraulic Gradient (ft/ft)	K (Constant)	Hydraulic Grade Elevation (ft)	Dwnstrm Flowline (ft)	Upstrm Flowline (ft)	Top of MH/Inlet Elevation (ft)	HGL Elevation (below FG)
Storm Network A																						
A-1	Curb Inlet 1	MH 1	0.18	0.18	5.00	0.66	11.62	**1.39**	0.012	171.0	18	0.047	13.96	**24.67**	0.79	0.0001	0.25	860.26	858.64	858.76	862.73	**2.47**
A-3	Curb Inlet	MH 1	0.38	0.38	5.00	0.67	11.62	**2.95**	0.012	25.0	18	0.050	14.40	**25.44**	1.67	0.0007	0.25	860.94	858.64	859.44	863.83	**2.89**
	MH 1	Pond	0.00	0.56	5.20	0.67	11.49	**4.29**	0.012	25.0	18	0.050	14.40	**25.44**	2.43	0.0014	0.25	860.14	854.52	858.64	863.68	**3.54**
Storm Network B																						
A-2	Curb Inlet 2	Pond	0.55	0.55	5.00	0.90	11.62	**5.77**	0.012	27.0	18	0.0100	6.44	**11.4**	3.27	0.0025	0.25	855.68	853.91	854.18	857.18	**1.50**

Reference follwing Plans for drainage areas Analysis Point 1

This site plan; flows from HEC-HMS	PR-1	Grate Inlet 1	Grate Inlet 2	0.50	0.50	5.00	0.71	11.62	**4.80**	0.012	70.5	18	0.005	4.73	**8.4**	2.72	0.0018	0.7	859.08	857.20	857.58	860.90	**1.82**
SP-2015-0585D - note: Drainagea Area DA4 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA-4.1	Grate Inlet 2	Grate Inlet 3	0.23	0.73	5.00	0.74	10.11	**5.45**	0.012	77.0	18	0.012	6.92	**12.2**	3.09	0.0023	1	858.70	856.31	857.20	862.00	**3.30**
SP-2015-0585D - note: Drainagea Area DA4 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA-4.2	Grate Inlet 3	PR-5	0.23	0.96	5.00	0.76	10.11	**7.34**	0.012	55.0	24	0.011	8.18	**25.7**	2.34	0.0009	1	858.31	855.71	856.31	862.00	**3.69**
SP-2021-0363D	PR-5	Curb Inlet DA7	PR-3	0.22	1.18	5.00	0.67	11.62	**9.22**	0.012	71.0	30	0.007	7.78	**38.2**	1.88	0.0004	1	858.21	855.18	855.71		
SP-2015-0585D	DA-7	Curb Inlet DA7	PR-3	0.38	1.56	5.00	0.58	10.11	**9.14**	0.012	123.0	30	0.006	6.73	**33.0**	1.86	0.0004	1.55	857.68	854.50	855.18	862.80	**5.12**
SP-2021-0363D	PR-3	PR-3	Outfall 1	0.13	1.69	5.00	0.56	11.62	**10.97**	0.012	25.0	30	0.006	7.01	**34.4**	2.24	0.0006	1.35	857.00	854.35	854.50	863.20	**6.20**
																			856.85				

Reference follwing Plans for drainage areas Analysis Point 2

This site plan; flows from HEC-HMS	PR-2	Grate Inlet 4	Grate Inlet 5	0.55	0.55	5.00	0.81	11.62	**5.16**	0.012	62.0	24	0.004	4.93	**15.5**	1.64	0.0004	0.5	858.47	856.22	856.47	861.40	**2.93**
SP-2015-0585D - note: Drainagea Area DA2 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA2.1	Grate Inlet 5	Grate Inlet 6	0.24	0.79	5.00	0.81	10.11	**6.41**	0.012	95.0	30	0.004	5.72	**28.1**	1.31	0.0002	0.5	858.62	855.64	856.12	861.30	**2.68**
SP-2015-0585D - note: Drainagea Area DA2 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA2.2	Grate Inlet 6	PR-4	0.24	1.02	5.00	0.81	10.11	**8.33**	0.012	57.0	30	0.004	5.72	**28.1**	1.70	0.0003	1.35	858.14	855.41	855.64	861.30	**3.16**
SP-2021-0363D	PR-4	PR-4	PR-5	0.17	1.19	5.00	0.74	11.62	**10.19**	0.012	43.0	30	0.004	5.72	**28.1**	2.08	0.0005	0.85	857.91	855.24	855.41	862.50	**4.59**
SP-2021-0363D	PR-5	PR-5	PR-2	0.27	2.42	5.00	0.70	11.62	**19.59**	0.012	170.0	30	0.004	5.72	**28.10**	3.99	0.0019	1.85	857.74	854.56	855.24	862.60	**4.86**
SP-2021-0363D	PR-2	PR-2	Outfall 2	0.27	2.69	5.00	0.66	11.62	**20.57**	0.012	99.0	30	0.004	5.72	**28.10**	4.19	0.0021	0.8	857.06	854.16	854.56	860.50	**3.44**
																			856.85				

STORM SEWER 100 yr

100-yr Intensity = a/(t+b)^c	
a_{100} =	76.9
b_{100} =	6.726
c_{100} =	0.6554

"*" Indicates an inlet lateral connection with unique formula for junction los

Drainage Area	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	C (Weighted)	Intensity "I" (in/hr)	Q_{100} (cfs)	Mannings "n"	Trunk Line Design: Length (ft.)	Pipe Diam. or Box Rise (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Actual Velocity (out)	K (Constant)	Junction/ MH Loss (feet)	Hydraulic Grade Elevation (ft)	Dwnstrm Flowline (ft)	Upstrm Flowline (ft)	Top of MH/Inlet Elevation (ft)	HGL Elevation (below FG)
Storm Network A																						
A-1	Curb Inlet 1	MH 1	0.18	0.18	5.00	0.74	15.32	**2.05**	0.012	171.0	18	0.0470	13.96	**24.7**	1.16	0.25	0.0052	860.26	858.64	858.76	862.73	**2.47**
A-3	Curb Inlet 3	MH 1	0.38	0.38	5.00	0.75	15.32	**4.36**	0.012	25.0	18	0.0500	14.40	**25.4**	2.47	0.25	0.0236	860.94	858.64	859.44	863.83	**2.89**
	MH 1	Pond	0.00	0.56	5.20	0.75	15.15	**6.34**	0.012	25.0	18	0.0500	14.40	**25.4**	3.59	0.25	0.0500	860.14	854.52	858.64	863.68	**3.54**
Storm Network B																						
A-2	Curb Inlet 2	Pond	0.55	0.55	5.00	0.90	15.32	**7.61**	0.012	27.0	18	0.0100	6.44	**11.4**	4.30	0.25	0.0719	855.68	853.91	854.18	857.18	**1.50**

Reference follwing Plans for drainage areas: Analysis Point 1

This site plan; flows from HEC-HMS	PR-1	Grate Inlet 1	Grate Inlet 2	0.50	0.50	5.00	0.71	15.32	**6.50**	0.012	70.5	18	0.005	4.73	**8.4**	3.68	0.7	0.1471	859.72	857.20	857.58	860.90	**1.18**
SP-2015-0585D - note: Drainagea Area DA4 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA-4.1	Grate Inlet 2	Grate Inlet 3	0.23	0.73	5.00	0.77	15.32	**8.58**	0.012	77.0	18	0.012	6.92	**12.2**	4.85	1	0.3659	859.35	856.31	857.20	862.00	**2.65**
SP-2015-0585D - note: Drainagea Area DA4 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA-4.2	Grate Inlet 3	PR-5	0.23	0.96	5.00	0.80	15.32	**11.75**	0.012	55.0	24	0.011	8.18	**25.7**	3.74	1	0.2172	858.55	855.71	856.31	862.00	**3.45**
SP-2021-0363D	PR-5	PR-5	Curb Inlet DA7	0.22	1.18	5.00	0.72	15.32	**13.03**	0.012	71.0	30	0.007	7.78	**38.2**	2.65	1	0.1094	858.21	855.18	855.71		
SP-2015-0585D	DA-7	Curb Inlet DA7	PR-3	0.38	1.56	5.00	0.63	12.54	**12.38**	0.012	123.0	30	0.006	6.73	**33.0**	2.52	1.55	0.1531	857.68	854.50	855.18	862.80	**5.12**
SP-2021-0363D	PR-3	PR-3	Outfall 1	0.13	1.69	5.00	0.61	15.32	**15.88**	0.012	25.0	30	0.006	7.01	**34.4**	3.24	1.35	0.2195	857.00	854.35	854.50	863.20	**6.20**
																			860.21				

Reference follwing Plans for drainage areas: Analysis Point 2

This site plan; flows from HEC-HMS	PR-2	Grate Inlet 4	Grate Inlet 5	0.55	0.55	5.00	0.89	15.32	**7.53**	0.012	62.0	24	0.004	4.93	**15.5**	2.40	0.5	0.0445	859.30	856.22	856.47	861.40	**2.10**
SP-2015-0585D - note: Drainagea Area DA2 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA2.1	Grate Inlet 5	Grate Inlet 6	0.24	0.79	5.00	0.90	15.32	**10.77**	0.012	95.0	30	0.004	5.72	**28.1**	2.19	0.5	0.0373	859.19	855.64	856.12	861.30	**2.11**
SP-2015-0585D - note: Drainagea Area DA2 is being split in half to model flows to each inlet. Runoff and C values were calculated assuming fully developed conditions at 85% impervious cover.	DA2.2	Grate Inlet 6	PR-4	0.24	1.02	5.00	0.90	15.32	**14.01**	0.012	57.0	30	0.004	5.72	**28.1**	2.85	1.35	0.1707	859.10	855.41	855.64	861.30	**2.20**
SP-2021-0363D	PR-4	PR-4	PR-5	0.17	1.19	5.00	0.82	15.32	**15.00**	0.012	43.0	30	0.004	5.72	**28.1**	3.05	0.85	0.1232	858.87	855.24	855.41	862.50	**3.63**
SP-2021-0363D	PR-5	PR-5	PR-2	0.27	2.42	5.00	0.76	15.32	**28.32**	0.012	170.0	30	0.004	5.72	**28.10**	5.77	1.85	0.9561	858.70	854.56	855.24	862.60	**3.90**
SP-2021-0363D	PR-2	PR-2	Outfall 2	0.27	2.69	5.00	0.73	15.32	**29.89**	0.012	99.0	30	0.004	5.72	**28.10**	6.09	0.8	0.4606	857.06	854.16	854.56	860.50	**3.44**
																			860.21				

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DCALC.dwg abodden: March 12, 2025

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Surveying Firm F-32900
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC. 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

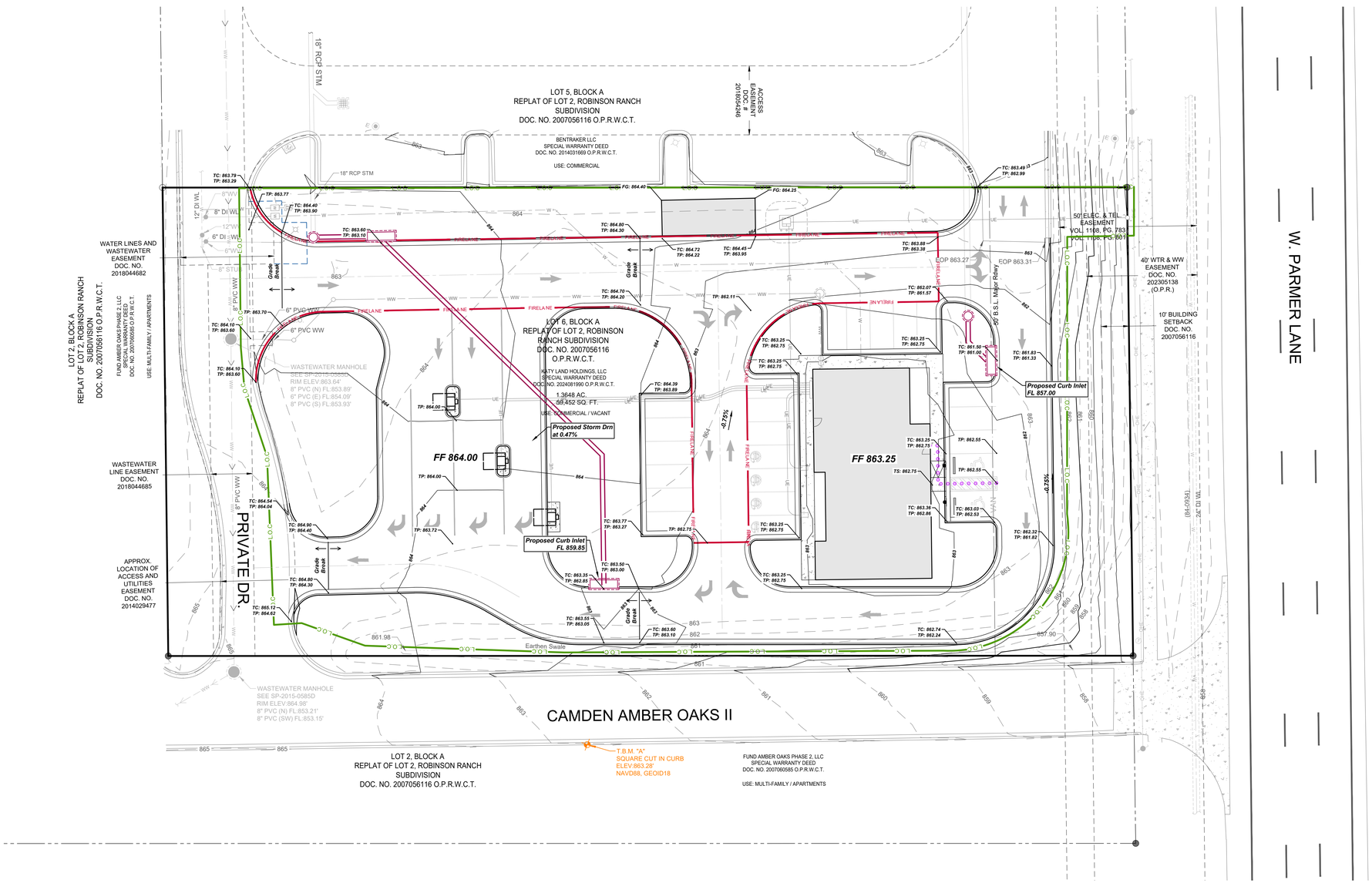
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

DRAINAGE CALCULATIONS

SHEET NO. **17** OF **38**

SP-2025-009744

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

PROPOSED LEGEND

- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- 700 GROUND CONTOUR
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- FG FINISHED GROUND
- TW TOP OF WALL
- TS TOP OF SIDEWALK
- ADA ROUTE

REVISIONS

No.	Date	App.

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN
DATE: COMP - DEC 2024
JOB NO.: 15234-0013-01
DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

SITE GRADING PLAN

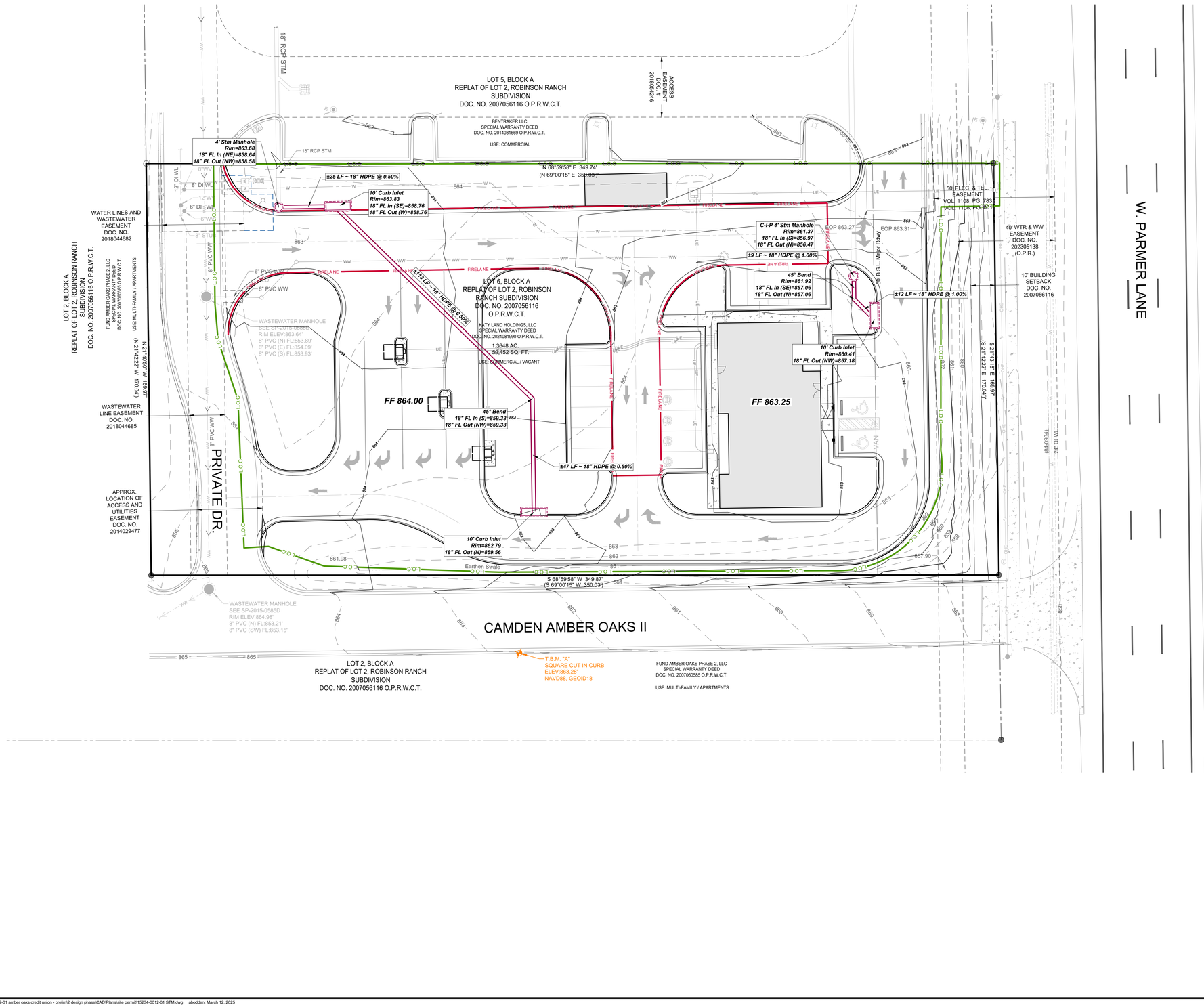
SHEET NO. 18 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 GRD.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OHE — OVERHEAD ELECTRIC W/POWER POLE
- 700 — GROUND CONTOUR

PROPOSED LEGEND

- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- 700 — GROUND CONTOUR
- TC — TOP OF CURB
- TP — TOP OF PAVEMENT
- FG — FINISHED GROUND
- TW — TOP OF WALL
- TS — TOP OF SIDEWALK

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

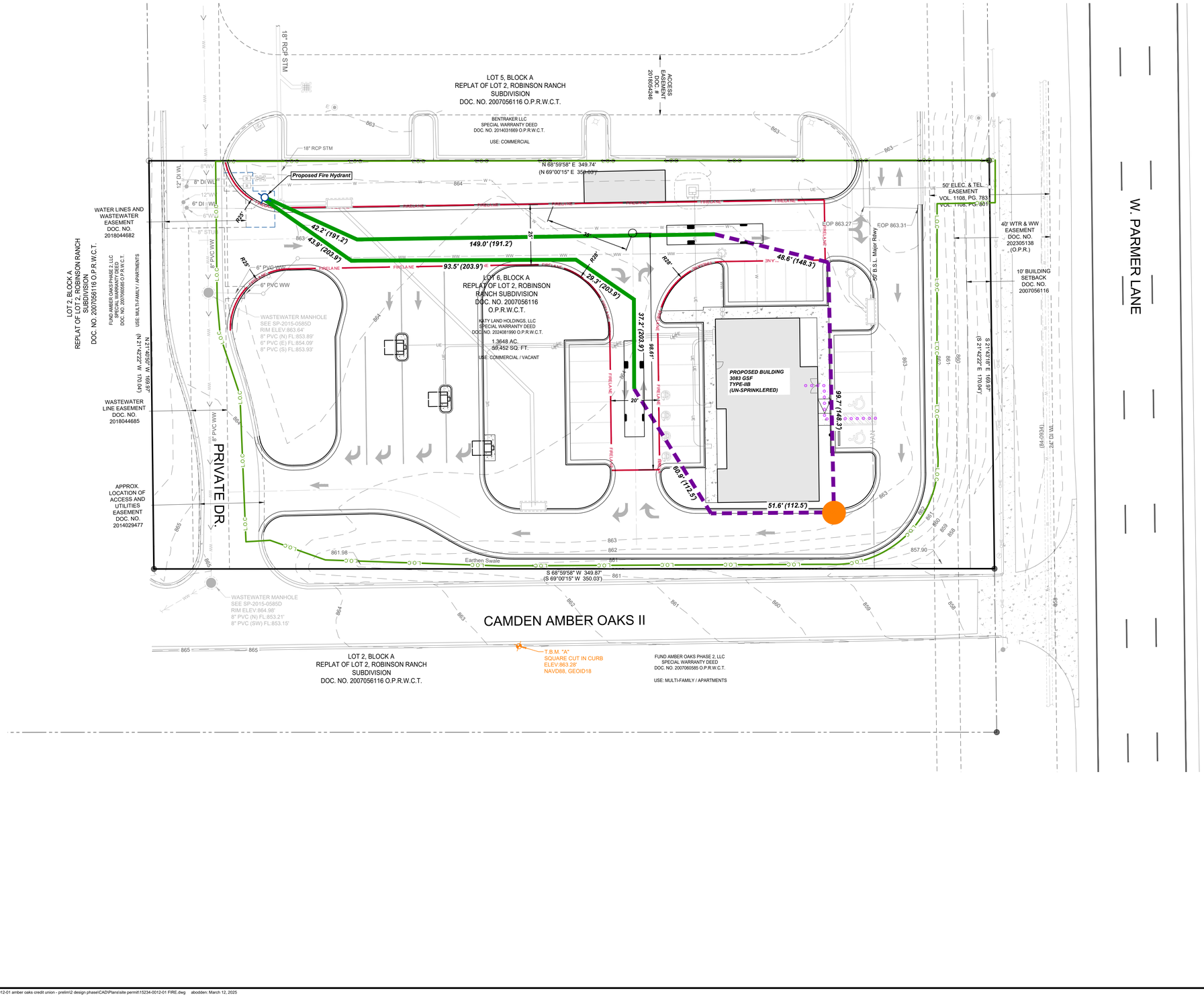
STORM DRAIN PLAN

SHEET NO. **19** OF **38**

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 STM.dwg abodden March 12, 2025



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

FIRE LEGEND

- FIRE LANE
- HOSE LAY (350' MAX.)
- HOSE PULL (150' MAX.)
- FIRE HYDRANT 1 HOSE PULL
- FIRE HYDRANT 2 HOSE PULL
- FIRE HYDRANT
- LONGEST LAY POINT
- FIRE ALARM HORN & STOBE
- RISER ROOM PLACARD OR SIGN POST
- FDC CONNECTION
- ADA ROUTE

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm # 21760
9123 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

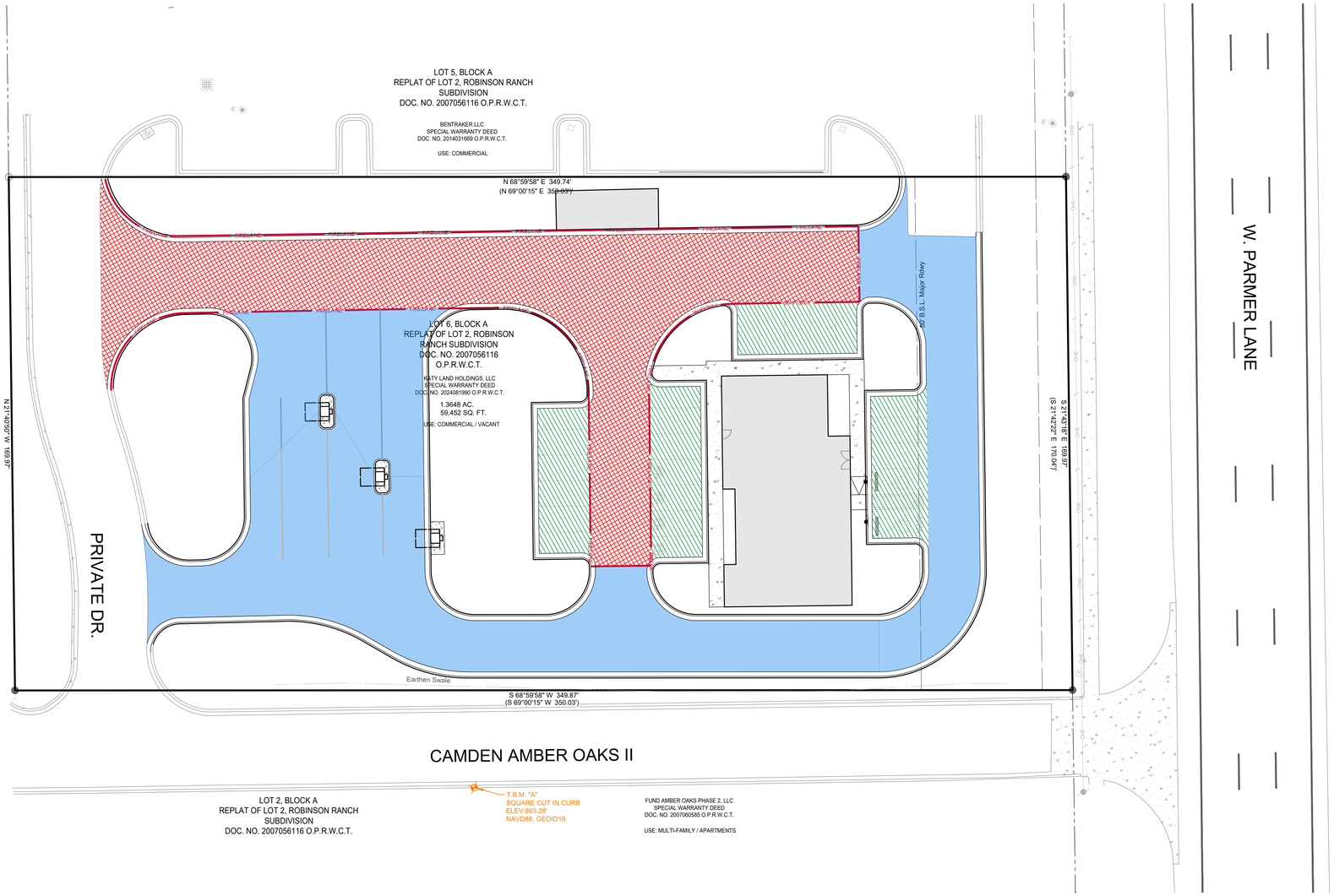
FIRE PROTECTION PLAN

SHEET NO.
20 OF **38**

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 FIRE.dwg abodden; March 12, 2025



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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

20 0 10 20

SCALE: 1" = 20'

PAVING LEGEND

- LIGHT-DUTY PAVEMENT
- MODERATE-DUTY PAVEMENT
- HEAVY-DUTY PAVEMENT

Construction Notes:

1. ***The pavement section materials thickness shall be in accordance with the latest Geotechnical Report by Holt Engineering, Inc August 5, 2024.***
2. ***The subgrade material was tested by Holt Engineering. The results are described in the Geotechnical Report dated August 5, 2024.***
3. ***Per geotechnical report, a flexible pavement section is not recommended for heavy-duty areas.***

No.	Date	REVISIONS	App.

QUIDDITY
Texas Registered Professional Engineer and Surveyor Firm F-23760
9128 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: AS SHOWN
DESIGNED BY: AB
DATE: COMP - DEC 2024
CHECKED BY: JMC
JOB NO.: 15234-0013-01
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PAVEMENT PLAN

SHEET NO. ***21*** OF ***38***

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 PVMT.dwg abodden: March 12, 2025

APPENDIX P-1:
EROSION CONTROL NOTES
1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

Plan sheets submitted to the City of Austin MUST show the following:
- Direction of flow during grading operations.
- Location, description, and calculations for off-site flow diversion structures.
- Areas that will not be disturbed; natural features to be preserved.
- Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.).
- Location and type of E&S BMPs for each phase of disturbance.
- Calculations for BMPs as required.
- Location and description of temporary stabilization measures.
- Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

- Describe sequence of construction as it pertains to ESC including the following elements:
1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)
2. Project phasing if required (LOC greater than 25 acres)
3. Sequence of grading operations and notation of temporary stabilization measures to be used
4. Schedule for converting temporary basins to permanent WQ controls
5. Schedule for removal of temporary controls
6. Anticipated maintenance schedule for temporary controls
- Categorize each BMP under one of the following areas of BMP activity as described below:
3.1 Minimize disturbed area and protect natural features and soil
3.2 Control Stormwater flowing onto and through the project
3.3 Stabilize Soils
3.4 Protect Slopes
3.5 Protect Storm Drain Inlets
3.6 Establish Perimeter Controls and Sediment Barriers
3.7 Retain Sediment On-Site and Control Dewatering Practices
3.8 Establish Stabilized Construction Exits
3.9 Any Additional BMPs
- Note the location of each BMP on your site map(s).
- For any structural BMPs, you should provide design specifications and details and refer to them.
- For more information, see City of Austin Environmental Criteria Manual 1.4.

3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.

4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental.inspections@austintexas.gov, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.

5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

6. The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (½) inch or greater rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches or one-third (⅓) of the installed height of the control whichever is less.

7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation. In addition, if the project site is located within the Edwards Aquifer, the Project Manager must notify the Travis County Balcones Canyonlands Conservation Preserve (BCCP) by email at bccp@traviscountytx.gov. Construction activities within 50 feet of the void must stop.

9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees.
• Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S.
An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
• Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:
1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover crops are not permanent erosion control.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Items 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 condtions	2,500 to 4,000 lbs per acre (see manufactures 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:
Owner: Level 5
Phone # 404-761-0008
Address 2326 Washington Blvd, 4th Floor, Ogden, Utah 84401
Owner's representative responsible for plan alterations: Quiddity Engineering LLC
Phone # (512) 441-9493
Person or firm responsible for erosion/sedimentation control maintenance: Contractor
Phone # _____
Person or firm responsible for tree/natural area protection Maintenance: Contractor
Phone # _____

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

Source: Rule No. R161-15.13, 1-4-2016 ; Rule No. R161-17.03 , 3-2-2017; Rule No. R161-19.02 , 3-14-2019.

APPENDIX P-2:
CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:

A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Aborist;

C. Wounds to exposed roots, trunk or limbs by mechanical equipment;

D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:

A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;

B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);

C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;

D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.

Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.

8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.

11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.

12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).

13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).

14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

APPENDIX P-4:
STANDARD SEQUENCE OF CONSTRUCTION

The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.

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. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s)

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.

APPENDIX P-6: REMEDIAL TREE CARE NOTES

1. 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.

2. 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.

3. 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, Development Services Department. P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

SPECIAL CONSTRUCTION TECHNIQUES (ECM 3.5.4(D)):

1. 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.

2. In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

3. Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

4. Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

5. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineering and Land Surveying Firm # 22760
9122 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SCALE: _____ DESIGNED BY: AB
DATE: _____ CHECKED BY: JMC
JOB NO.: _____ DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
2/20/2024

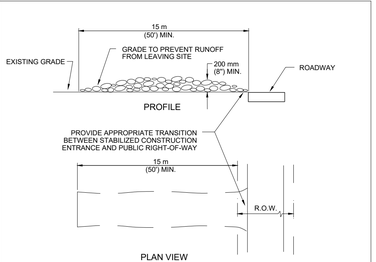
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

EROSION CONTROL NOTES

SHEET NO.
22 OF ***38***

SP-2025-009744

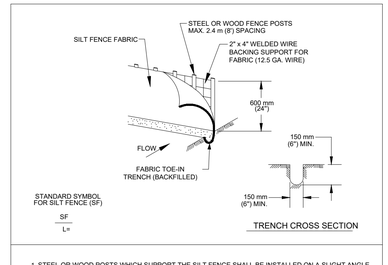
©2024 Quiddity Engineering LLC



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.

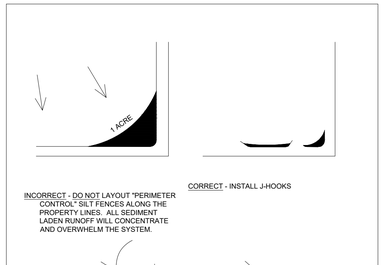
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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

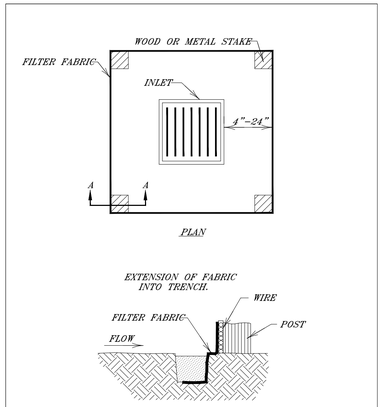
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

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

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



	ECM FIGURE 1.4.5.G.3



NOTES:

1. MATERIAL ' THE FABRIC MUST CORRESPOND TO THE FOLLOWNG REQUIREMENTS:

PROPERTY	ASTM TEST METHOD	REQUIREMENTS
FABRIC WEIGHT	D 3776	≥3.0 OUNCES/SQUARE YARD
ULTRAVIOLET (UV) RADIATION STABILITY	D 4355	70% STRENGTH RETAIN) MIN., AFTER 500 HOURS IN XENON ARC DEVICE
MUUEN BURST STRENGTH	D 3786	≥120 POUND PER SQUARE INCH
WATER FLOW RATE	D 4491	≥ 275 GALLONS/MINUTE/SQUARE FEET

2. THIS MATERIAL SHOULD HAVE A MAXIMUM EXPECTED USEFULLIFE OF APPROXIMATELY EIGHTEEN (18) MONTHS. THE INLET PROTECTION DEVICES SHOULD BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN OUT AND DISPOSAL OF TRAPPED SEDIMENT WHILE MINIMIZING INTERFERENCE WITH CONSTRUCTION ACTIVITIES. THEY SHOULD ALSO BE CONSTRUCTED SUCH THAT ANY PONDING OF STORM WATER WILL NOT CAUSE EXCESSIVE R.O.W. FLOODING (I.E. < 4 INCHES OF STANDING WATER) OR DAMAGE TO THE STRUCTURE OR ADJACENT AREAS.

3. COVERAGE – THE FABRIC/WIRE SHOULD COMPLETELY COVER THE OPENING OF THE INLET AND DEVICES SHOULD BE INSTALLED WITHOUT PROTRUDING PARTS THAT COULD BE A TRAFFIC, WORKER, OR PEDESTRIAN HAZARD. WHERE SECTIONS OF THE FABRIC OVERLAP, THEY SHALL OVERLAP AT LEAST THREE (3) INCHES.

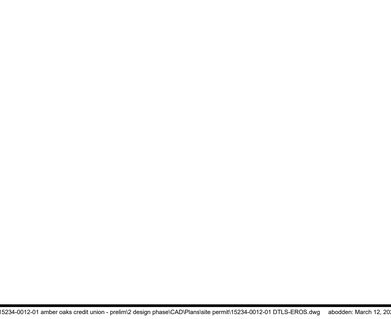
4. THE INLET FILTER SHALL BE ATTACHED IN A WAY THAT THEY CAN EASILY BE REMOVED AND ARE NOT SECURED OR ATTACHED BY THE USE OF SAND BAGS. THE INLET FILTER MUST BE REMOVED UPON COMPLETION OF WORK. IF REMOVAL DAMAGES THE CONCRETE CURB, THE CURB MUST BE REPAIRED IMMEDIATELY

5. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN THE DEPTH REACHES 50 MM (2 INCHES) INCHES OR ONE -THIRD THE HEIGHT OF THE INLET THROAT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

6. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.

7. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT HAS ACHIEVED FINAL STABILIZATION CONDITIONS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		FILTER DIKE CURB INLET PROTECTION	
RECORD COPY SIGNED BY MAPI VIGIL	10/30/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S-2



NOTES

1. SPACING DISTANCES WILL VARY BUT ARE NOT TO EXCEED 100'.
2. J-HOOKS SHALL ALSO BE USED WHEN SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

	SILT FENCE - J HOOKS
	ECM FIGURE 1.4.5.G.4

MULCH SOCK MATERIAL

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

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

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

NOTES:

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

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

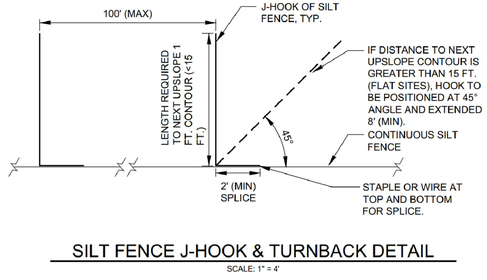
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.

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

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

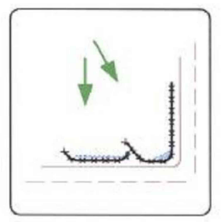
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		MULCH SOCK	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1



SILT FENCE J-HOOK & TURNBACK DETAIL

SCALE: 1" = 4'



SILT FENCE
TURN-BACK DETAIL

No.	Date	REVISIONS	App.

QUIDDITY
Texas Registered Professional Engineer and Land Surveyor Firm F-32760
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE
SCALE:
DATE:
JOB NO.:

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
2/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

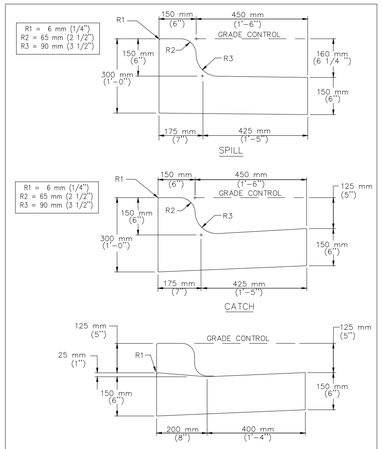
EROSION CONTROL DETAILS

SHEET NO.
23 OF 38

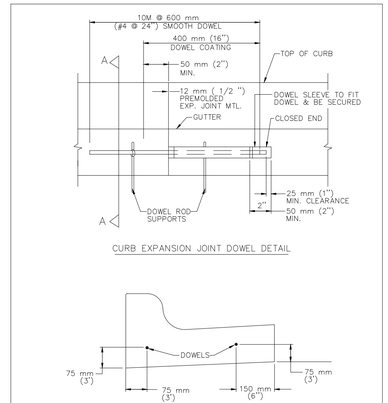
SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site perm\t\15234-0012-01 DTLS-EROS.dwg abodden: March 12, 2025

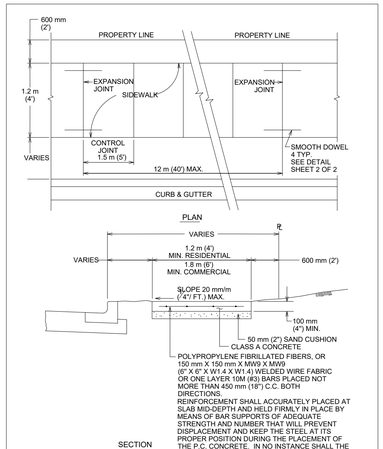


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY LINO RIVERA 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1



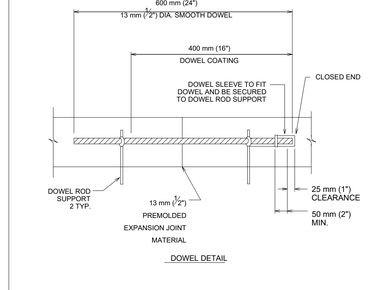
SEE STANDARD 430S–1 FOR TYPICAL CURB AND GUTTER SECTIONS.

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

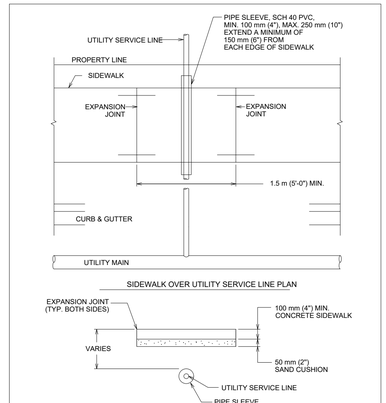


POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X W/9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS. REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B).
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (¼") JOINT SIZE. GAPS LARGER THAN 6 mm (¼") MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3F 2 OF 2

SIGN POST INSTALLATION DETAILS

SCALE: N.T.S.

NOTE

1. CONTRACTOR MAY ELECT TO HAVE SIGN PLACED DIRECTLY ON BUILDING ONLY IF APPROVED BY INSPECTOR.

HANDICAP PARKING LAYOUT

N.T.S.

REVISION DATE:

No. Date REVISIONS App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-23290
9225 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: DESIGNED BY: AB
DATE: CHECKED BY: JMC
JOB NO.: DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

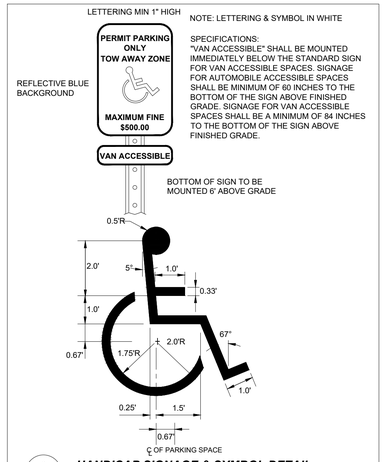
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
SITE DETAILS (1 OF 2)

SHEET NO. **24** OF ***38***

SP-2025-009744

©2024 Quiddity Engineering LLC

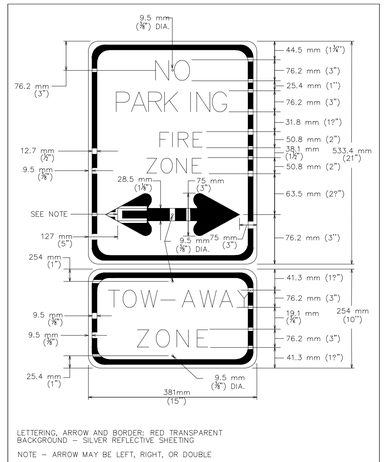
K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DTLS-MISC.dwg abodden March 12, 2025



1/27 **HANDICAP SIGNAGE & SYMBOL DETAIL**

N.T.S.

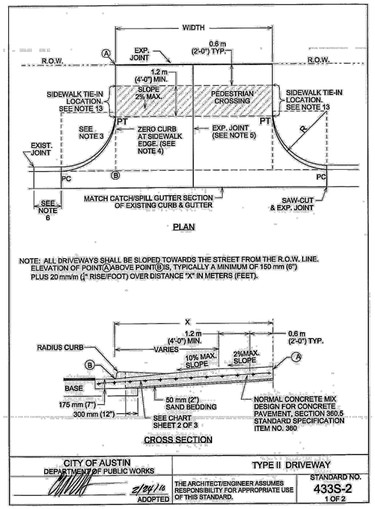
REVISION DATE:



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

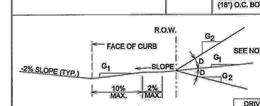
NOTE – ARROW MAY BE LEFT, RIGHT, OR DOUBLE

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



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
2/29/16 ADOPTED		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 400 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 400 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

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

NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 50% OF PARCEL FRONTAGE AT 30 METERS (100 FEET), WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH. SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
2/29/16 ADOPTED		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

No.	Date	REVISIONS	App.

QUIDDITY

Civil Engineering • Professional Surveying
9120 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: | DESIGNED BY: AB
DATE: | CHECKED BY: JMC
JOB NO.: | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5

AMBER OAKS CREDIT UNION

8700 BLOCK W PARMER LANE

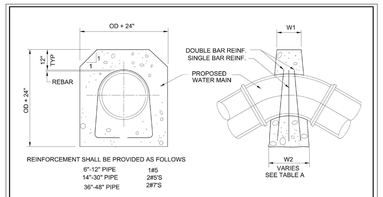
SITE DETAILS (2 OF 2)

SHEET NO. **25** OF ***38***

SP-2025-009744

©2024 Quiddity Engineering

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DTLS-MISC.dwg abodden: March 12, 2025



REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS

6"-12" PIPE	1#5
14"-30" PIPE	2#5'S
36"-48" PIPE	2#7'S

VERTICAL DOWN BEND

TABLE A
UPWARD THRUST GRAVITY BLOCKS

PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH-W2 (in)
6"	6"	0-5	NOTE 2
		5-15	24
		15-25	48
		> 25	NOTE 1
8"	6"	0-5	NOTE 2
		5-9	30
		9-15	36
		>15	NOTE 1
12"	6"	0-5	NOTE 2
		5-15	48
		> 15	NOTE 1
16"	12"	0-5	NOTE 2
		5-10	60
		10-15	96
		> 15	NOTE 1
24" THRU 36" DIA.		>5-0	NOTE 1
42" THRU 48" DIA.		>3.0	NOTE 1

NOTES:

1- FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL BE INSTALLED

2- FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

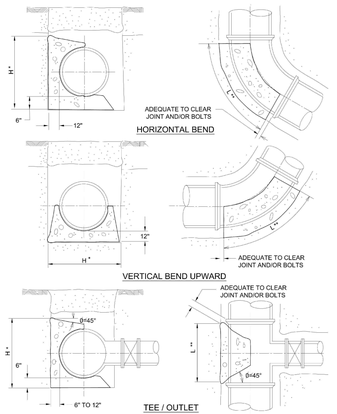
THRUST BLOCK DESIGN AS FOLLOWS

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE

B. MAXIMM SOIL BEARING SEE TABLE BELOW

SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.

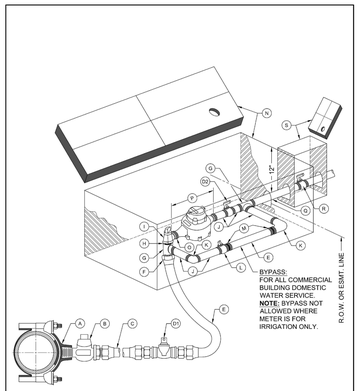
CITY OF AUSTIN WATER AND WASTEWATER UTILITY		CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON	2/11/86 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510-6 1 OF 2



TEE / OUTLET

* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE.
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON	2/11/86 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510-6 2 OF 2



CITY OF AUSTIN AUSTIN WATER		1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-04 1 OF 2

MATERIALS LIST:

A. 2" SERVICE CLAMP
B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
D1. 2" BALL VALVE, SPL WW-275
D2. 2" BALL VALVE, SPL WW-275
E. 2" COPPER SERVICE TUBING
F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
G. 2" BRASS TEE
H. 2" BRASS CLOSE-NIPPLE
I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET
J. 2" BRASS NIPPLE
K. 2" BRASS ELBOW
L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
O. BRASS ADAPTER (2" x 1 ½") FOR 1 ½" METER ONLY
P. WATER METER, LENGTH 13", (PURCHASED FROM AUSTIN WATER)
Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
R. CUSTOMER CUT-OFF VALVE
S. CUSTOMER VALVE BOX AND LID

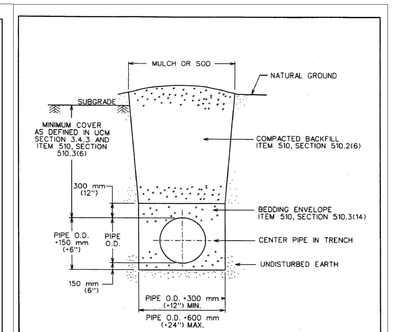
NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" 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. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

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

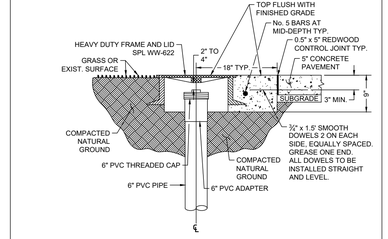
CITY OF AUSTIN AUSTIN WATER		1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-04 2 OF 2



REFERENCES:

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

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Bill Burkhalter	3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



NOTE: WELD ALL RODS TO FRAME

MANDREL SHALL BE CONSTRUCTED FROM METAL OR RIGID PLASTIC MATERERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED.

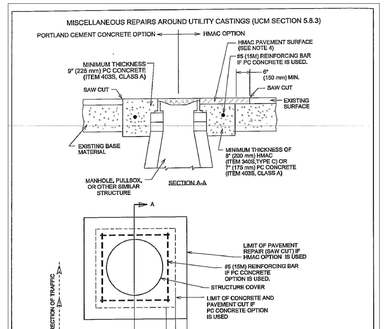
MANDREL DIMENSIONS
5% DEFLECTION
FOR O.D. CONTROLLED PVC PIPE
(ALL DIMENSIONS IN INCHES)

SIZE	TYPE	O.D. AVERAGE	MIN. WALL THICKNESS	L1	L2	R1	R2	T1	T1	ROD DIA.
6"	D3034 SDR35	6.275	0.180	4.50	6	2.81	0.75	0.375	1.0	0.375
8"	D3034 SDR35	8.400	0.240	6.00	6	3.76	1.25	0.375	1.0	0.375
10"	D3034 SDR35	10.500	0.300	7.50	6	4.70	1.50	0.375	1.0	0.375
12"	D3034 SDR26	12.500	0.481	9.00	6	5.50	1.75	0.375	1.0	0.375
15"	D3034 SDR35	15.300	0.437	11.25	6	6.85	2.00	0.375	1.0	0.375
18"	F679 T-1	18.701	0.536	13.50	9	8.37	2.50	0.500	1.5	0.500
21"	F679 T-1	22.047	0.632	15.75	9	9.87	3.00	0.500	1.5	0.500
24"	F679 T-1	24.803	0.711	18.00	9	11.11	3.50	0.500	1.5	0.500
27"	F679 T-1	27.953	0.801	20.25	9	12.52	4.00	0.500	1.5	0.500

TYPICAL MANDREL DETAILS

SCALE: N.T.S.

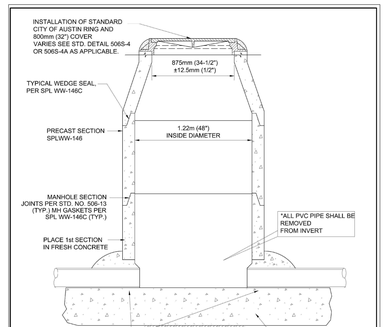
MISCELLANEOUS REPAIRS AROUND UTILITY CASTINGS (UCM SECTION 5.8.3)



NOTES:

1. IF PC CONCRETE IS USED AROUND THE MANHOLE, THE CONCRETE SHALL BE REINFORCED WITH #5 (15M) BARS AS SHOWN. THE CONCRETE SHALL EXTEND TO EDGE OF SAW CUT PAVEMENT EDGE.
2. REQUIREMENTS FOR NEW MANHOLE CONSTRUCTION AND MINOR MANHOLE ADJUSTMENTS IN NBW, RECONSTRUCTION AND REPAVING PROJECTS ARE INCLUDED IN STANDARD NO. 506S-4 AND 506S-4A.
3. REQUIREMENTS FOR WATER VALVE ADJUSTMENTS ARE INCLUDED IN STANDARD DETAILS 511S-13A AND 511S-13B.
4. HEIR ASPHALT HMAC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION:
   A) MIN. 2" (50 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   B) MIN. 2" (50 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS. SEE ITEM 340S, SECTION 340S.2.
5. REFER TO UCM SECTION 8.9.3 FOR ADDITIONAL BACKFILL REQUIREMENTS.

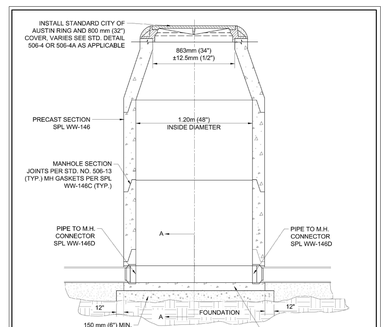
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CASTING ADJUSTMENT	
	11/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-1



NOTES:

1. FOR EXISTING WW LINES ONLY.
2. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B
3. FIRST RISER SECTION SHALL BE PLACED PLUMB & LEVEL PRIOR TO SETTING ANY ADDITIONAL SECTIONS.

CITY OF AUSTIN AUSTIN WATER		PRECAST MANHOLE ON CAST IN PLACE BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-9 1 OF1



TYPICAL PRECAST BASE

NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

CITY OF AUSTIN AUSTIN WATER UTILITY		WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-10 1 OF 1

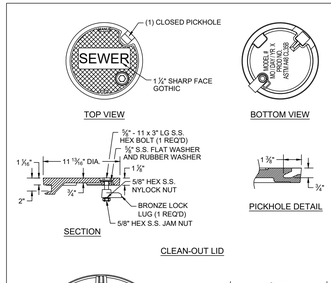
*** CLEAN-OUTS MAY NOT BE PLACED IN PAVED AREAS - I.E. SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.**

NOTES:

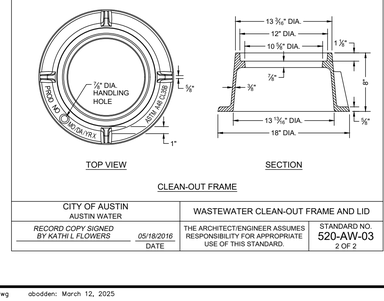
1. SUB-GRADE SHALL BE COMPACTED AS PER STD. SPEC. 201S, SUB-GRADE PREPARATION.
2. REINFORCING STEEL SHALL MEET ITEM 406S, REINFORCING STEEL.
3. CONCRETE SHALL MEET ITEM 403S CLASS "A".
4. ALL PVC SHALL BE SDR 26.

CLEAN-OUT FRAME AND LID

CITY OF AUSTIN AUSTIN WATER		WASTEWATER CLEAN-OUT FRAME AND LID	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 DATE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-03 1 OF 2



CLEAN-OUT LID



CLEAN-OUT FRAME

CITY OF AUSTIN AUSTIN WATER		WASTEWATER CLEAN-OUT FRAME AND LID	
RECORD COPY SIGNED BY KATHI L FLOWERS	05/18/2016 DATE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-03 2 OF 2

No.	Date	REVISIONS	App.

QUIDDITY
Professional Engineers and Land Surveyors Firm F-32900
9725 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: | DESIGNED BY: AB
DATE: | CHECKED BY: JMC
JOB NO.: | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

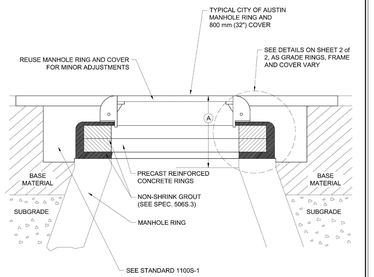
LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
WATER & WASTEWATER DETAILS (1 OF 2)

SHEET NO. 26 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DTLS-MISC.dwg abodden: March 12, 2025



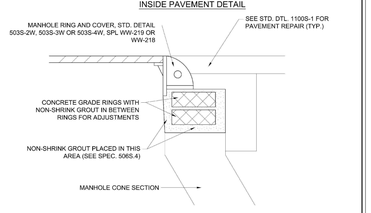
A VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT
= NEW CONSTRUCTION = 525mm = (21") Max.
= EXISTING CONSTRUCTION = 675mm (27") Max.

NOTES:

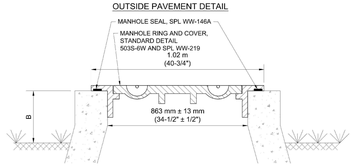
1. NON-SHRINK GROUT SHALL NOT EXCEED 25 mm (1") IN ANY DIMENSION.
2. SUB-GRADE AND BASE MATERIALS SHALL BE COMPACTED ACCORDING TO ITEMS 201S AND 210S, RESPECTIVELY, OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. REFER TO STANDARD 1100S-1 FOR REPAIRS AROUND MANHOLES.
4. SEE STANDARD 506S-4A FOR HDPE RING INSTALLATION (FOR USE IN PAVED AREAS ONLY).

CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-4 1 OF 2

INSIDE PAVEMENT DETAIL



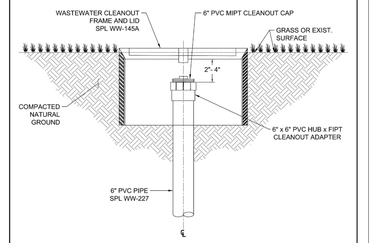
OUTSIDE PAVEMENT DETAIL



NOTES:

1. FOR USE IN UNPAVED AREAS ONLY.
2. WHEN USED WITHIN 100-YEAR FLOODPLAIN, SEE DTL. 506S-6 FOR ADDITIONAL M.H. REQUIREMENTS.
3. DIMENSION B=150-300 mm (6"-12") FOR M.H. LOCATED IN 100-YR FLOOD PLAIN; B=50-300 mm (2"-12") FOR M.H. OUTSIDE 100-YR FLOOD PLAIN.

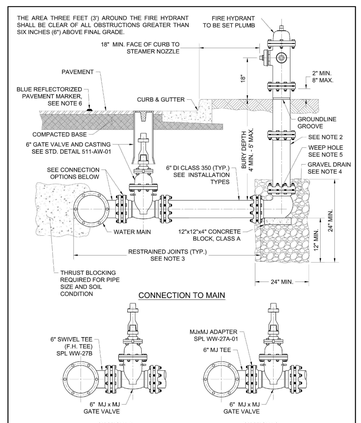
CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-4 2 OF 2



NOTE:

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

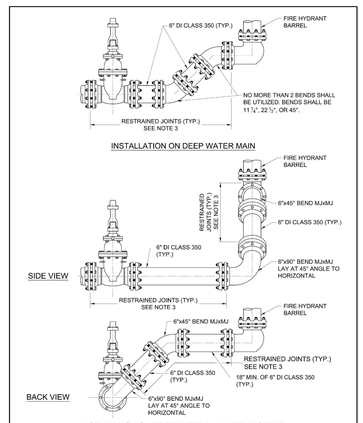
CITY OF AUSTIN AUSTIN WATER		WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE	08/16/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-03 1 OF 1



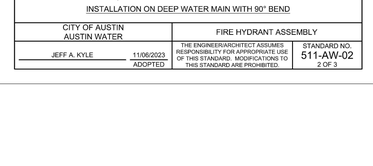
CONNECTION TO MAIN

OPTION 1 OPTION 2

CITY OF AUSTIN AUSTIN WATER		FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE	11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 1 OF 3



INSTALLATION ON DEEP WATER MAIN



INSTALLATION ON DEEP WATER MAIN WITH 90° BEND

CITY OF AUSTIN AUSTIN WATER		FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE	11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 2 OF 3

NOTES: APPLICABLE TO ALL INSTALLATION TYPES.

1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 5'. BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT INCLUDING MJ RESTRAINT OF TEE AT THE MAIN. JOINTS SHOWN MAY VARY. SEE SPL WW-27A, WW-27A-01, AND WW-27B FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC PER STD. SPEC. 620.
5. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS. CUT SLITS IN POLY-FILM WRAP AT BOOT TO ALLOW WATER TO ESCAPE FROM WEEP HOLES AND POLY-WRAP.
6. A BLUE TYPE II-B-B REFLECTORIZED PAVEMENT MARKER, CONFORMING TO STANDARD SPECIFICATION ITEM NO. 663S, SHALL BE PLACED 2 TO 3 FEET OFFSET FROM THE CENTERLINE OF PAVED STREETS, ON THE SIDE OF AND IN LINE WITH ALL NEWLY INSTALLED FIRE HYDRANTS.

CITY OF AUSTIN AUSTIN WATER		FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE	11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 3 OF 3

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-32900
9225 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: DESIGNED BY: AB
DATE: CHECKED BY: JMC
JOB NO.: DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
2/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
WATER & WASTEWATER DETAILS (2 OF 2)

SHEET NO. 27 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DTLS-MISC.dwg abodden: March 12, 2025

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" AS PER ITEM 403S.
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 5035-1.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB, IN ACCORDANCE WITH CITY OF AUSTIN STANDARD INLET DESIGN.
7. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE BY CONTRACTOR, SHAPED AS "V" SECTION
8. THE INLET AS DESIGNED EXCEEDS THE REQUIREMENTS OF ASTM C478.
9. THIS STANDARD COMPLIES WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 508S.
10. FOR INLET CONNECTION VARIATIONS FOR MAKING A 6 m (20'-0") CURB INLET FROM STANDARD 3 m (10'-0") INLETS, SEE DALWORTH CURB INLET CONNECTION DETAIL SHEET DQ-86-103.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB INLET 3 m (10') PRECAST TYPE 1 OR TYPE 1-R	
RECORD COPY SIGNED BY BILL GARDNER	12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-4 1 OF 5

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB INLET 3 m (10') PRECAST TYPE 1 OR TYPE 1-R	
RECORD COPY SIGNED BY BILL GARDNER	12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-4 2 OF 5

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB INLET 3 m (10') PRECAST TYPE 1 OR TYPE 1-R	
RECORD COPY SIGNED BY BILL GARDNER	12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-4 3 OF 5

ELEVATION - SECTION

NOTE:
900 mm (3'-0") FOR 1.2 m (4') DEPTH INLET
1.2 m (4'-0")FOR 1.5 m (5') DEPTH INLET

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB INLET 3 m (10') PRECAST TYPE 1 OR TYPE 1-R	
RECORD COPY SIGNED BY BILL GARDNER	12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-4 4 OF 5

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB INLET 3 m (10') PRECAST TYPE 1 OR TYPE 1-R	
RECORD COPY SIGNED BY BILL GARDNER	12/09/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-4 5 OF 5

NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2

TYPICAL MANHOLE AT ANGLE IN STORM DRAIN

TYPICAL JUNCTION MANHOLE

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		MANHOLE INVERT PLAN	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1

LID PLAN VIEW

(RELIEVE SPOKE ENDS 3 mm (1/8 ") BEYOND LID FOR SEAT MACHINING PURPOSES)

LID SECTION VIEW

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-4S 1 OF 3

MANHOLE RING

RING SECTION

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-4S 2 OF 3

LIFT HOLE DETAIL

STAR LAYOUT PICK BAR DETAIL

NOTES:
① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16 ") MINIMUM RADIUS.
② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
③ LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
⑤ FILLETS SHALL BE 6 mm (1/4 ") RADIUS UNLESS OTHERWISE SPECIFIED.
⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW		STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD	2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-4S 3 OF 3

©2024 Quiddity Engineering, LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 DTLS-MISC.dwg abodden: March 12, 2025

No. Date REVISIONS App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Firm # 23290
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE
SCALE:
DATE:
JOB NO.:

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
5/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

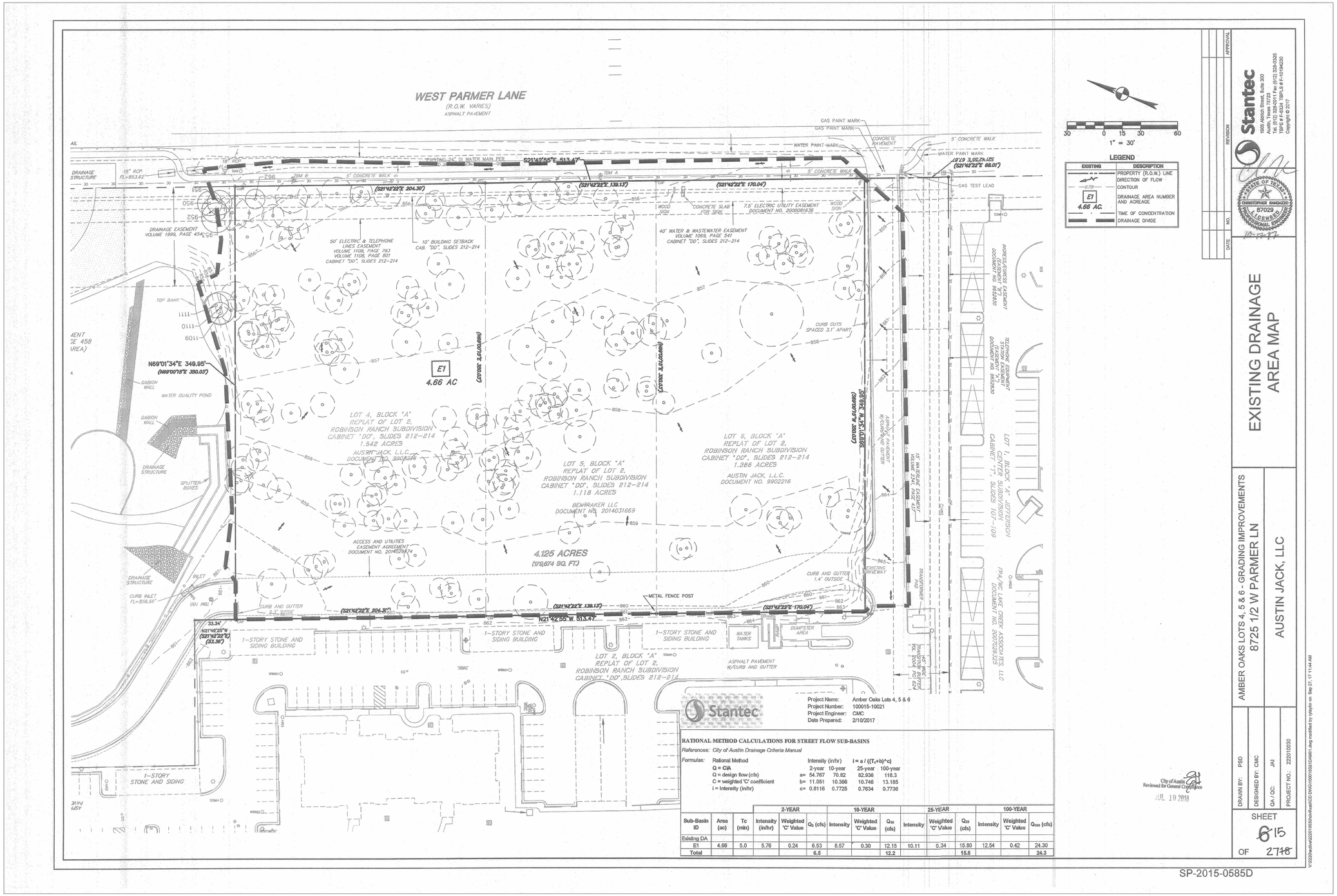
STORM DRAIN DETAILS

SHEET NO. 28 OF 38

SP-2025-009744

REFERENCE SP-2015-0585D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Project Name: Amber Oaks Lots 4, 5 & 6
Project Number: 100015-10021
Project Engineer: CMC
Date Prepared: 2/10/2017

RATIONAL METHOD CALCULATIONS FOR STREET FLOW SUB-BASINS

References: City of Austin Drainage Criteria Manual

Formulas: Rational Method — **Q = CiA**; Q = design flow (cfs); C = weighted 'C' coefficient; i = Intensity (in/hr)

Intensity (in/hr) $i = a / ((T_c+b)^c)$

	2-year	10-year	25-year	100-year
a=	54.767	70.82	82.936	118.3
b=	11.051	10.396	10.746	13.185
c=	0.8116	0.7725	0.7634	0.7736

Sub-Basin ID	Area (ac)	Tc (min)	2-YEAR Intensity (in/hr)	2-YEAR Weighted 'C' Value	2-YEAR Q_2 (cfs)	10-YEAR Intensity	10-YEAR Weighted 'C' Value	10-YEAR Q_{10} (cfs)	25-YEAR Intensity	25-YEAR Weighted 'C' Value	25-YEAR Q_{25} (cfs)	100-YEAR Intensity	100-YEAR Weighted 'C' Value	100-YEAR Q_{100} (cfs)
Existing DA														
E1	4.66	5.0	5.76	0.24	6.53	8.57	0.30	12.15	10.11	0.34	15.80	12.54	0.42	24.30
Total					6.5			12.2			15.8			24.3

City of Austin
Reviewed for General Compliance
JUL 19 2018

SP-2015-0585D

V:\2225\active\422201\00300\civil\cad\CD DWG\100015021D\A001.dwg modified by rstaylo1 on Sep 27, 17 11:44 AM

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-0334 TBPLS # F-10194230
Copyright © 2017

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
10-19-17

No.	DATE	REVISION	APPROVAL

EXISTING DRAINAGE AREA MAP

AMBER OAKS LOTS 4, 5 & 6 - GRADING IMPROVEMENTS
8725 1/2 W PARMER LN

AUSTIN JACK, LLC

DRAWN BY: PSD
DESIGNED BY: CMC
QA / QC: JAI
PROJECT NO.: 222010030

SHEET
6 15
OF 27~~18~~

QUIDDITY
Professional Engineering and Land Surveying Firm F-32760
9225 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: AS SHOWN
DESIGNED BY: AB
DATE: COMP - DEC 2024
CHECKED BY: JMC
JOB NO.: 15234-0013-01
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

ADJACENT EXISTING DAM

SHEET NO.
29 OF **38**

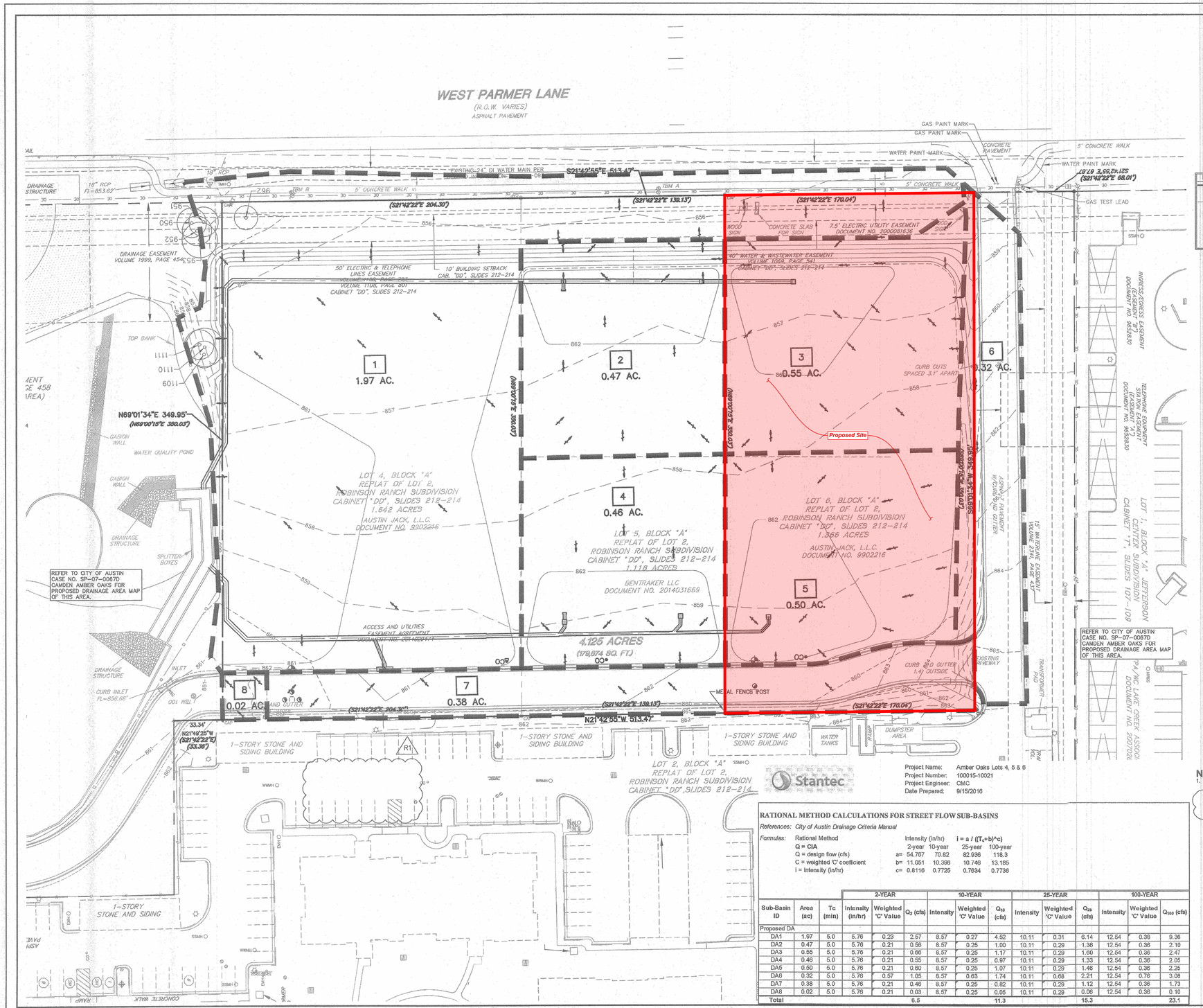
SP-2025-009744

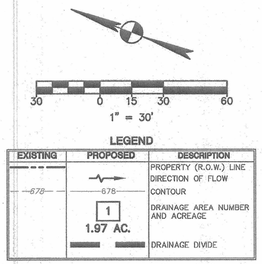
©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 POST-DAM.dwg abodden: March.12, 2025

REFERENCE SP-2015-0585D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





Project Name: Amber Oaks Lots 4, 5 & 6
Project Number: 100015-10021
Project Engineer: CMC
Date Prepared: 9/15/2016

RATIONAL METHOD CALCULATIONS FOR STREET FLOW SUB-BASINS

References: City of Austin Drainage Criteria Manual

Formulas: Rational Method — Q = CIA; Q = design flow (cfs); C = weighted 'C' coefficient; I = Intensity (in/hr)

Intensity (in/hr) — i = a / ((T$_c$+b)^c)

	2-year	10-year	25-year	100-year
a=	54.767	70.82	82.936	118.3
b=	11.051	10.396	10.746	13.185
c=	0.8116	0.7725	0.7634	0.7736

Sub-Basin ID	Area (ac)	Tc (min)	2-YEAR Intensity (in/hr)	2-YEAR Weighted 'C' Value	2-YEAR Q_2 (cfs)	10-YEAR Intensity	10-YEAR Weighted 'C' Value	10-YEAR Q_{10} (cfs)	25-YEAR Intensity	25-YEAR Weighted 'C' Value	25-YEAR Q_{25} (cfs)	100-YEAR Intensity	100-YEAR Weighted 'C' Value	100-YEAR Q_{100} (cfs)
Proposed DA														
DA1	1.97	5.0	5.76	0.23	2.57	8.57	0.27	4.82	10.11	0.31	6.14	12.54	0.36	9.36
DA2	0.47	5.0	5.76	0.21	0.56	8.57	0.25	1.00	10.11	0.29	1.36	12.54	0.36	2.10
DA3	0.55	5.0	5.76	0.21	0.66	8.57	0.25	1.17	10.11	0.29	1.60	12.54	0.36	2.47
DA4	0.46	5.0	5.76	0.21	0.55	8.57	0.25	0.97	10.11	0.29	1.33	12.54	0.36	2.05
DA5	0.50	5.0	5.76	0.21	0.60	8.57	0.25	1.07	10.11	0.29	1.46	12.54	0.36	2.25
DA6	0.32	5.0	5.76	0.57	1.05	8.57	0.63	1.74	10.11	0.68	2.21	12.54	0.76	3.09
DA7	0.38	5.0	5.76	0.21	0.46	8.57	0.25	0.82	10.11	0.29	1.12	12.54	0.36	1.73
DA8	0.02	5.0	5.76	0.21	0.03	8.57	0.25	0.05	10.11	0.29	0.06	12.54	0.36	0.10
Total					6.5			11.3			15.3			23.1

NOTES
1. CONTRACTOR TO DRAIN TO PROPOSED INLET LOCATIONS AS SHOWN. MAINTAIN POSITIVE DRAINAGE AT ALL LOCATIONS.

City of Austin Reviewed for General Compliance
JUL 19 2018

R1 REPLACEMENT SHEET

SP-2015-0585D

No.	Date	REVISIONS	App.

DATE	NO.	REVISION	APPROVAL
08/08/2016	R1	REMOVE CALLOUT	

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE № F-8324 TBPLS № F-10194230
Copyright © 2017

STATE OF TEXAS
CHRISTOPHER RANCHAZZI
67029
LICENSED PROFESSIONAL ENGINEER
10-13-17

QUIDDITY
Texas Registered Engineering Firm F-12760
9723 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
2/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

PROPOSED DRAINGAE AREA MAP

AMBER OAKS LOTS 4, 5 & 6 - GRADING IMPROVEMENTS
8725 1/2 W PARMER LN
AUSTIN JACK, LLC

DRAWN BY: PSD
DESIGNED BY: CMC
QA / QC: JAI
PROJECT NO.: 222010030

SHEET 7 16
OF 27 ~~48~~

SHEET NO. **30** OF **38**

SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

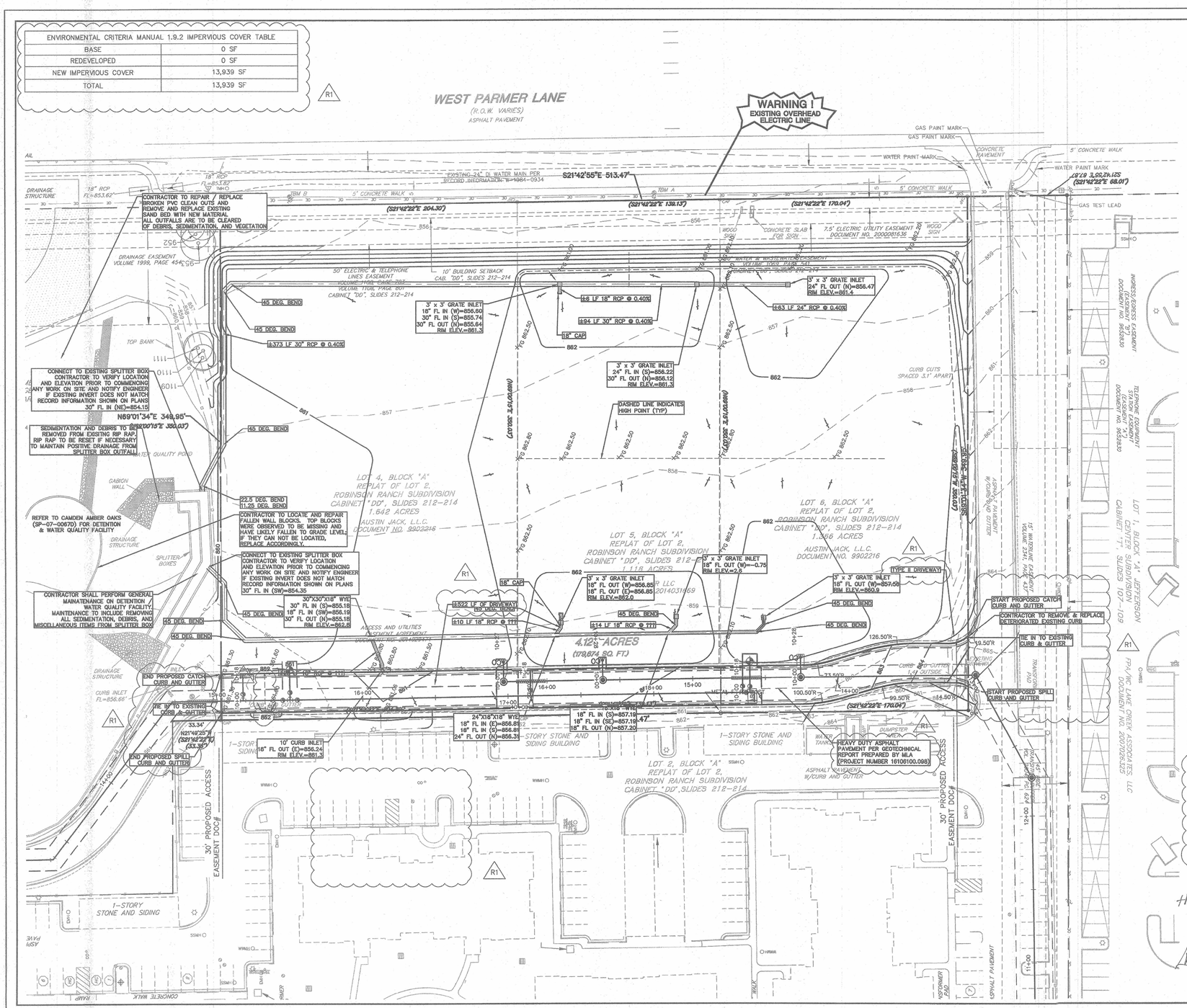
V:\2222\nwdive\222201003\civil\exist\CD DWG\100018321DAM02.dwg modified by mtaylor on Sep 27, 17 11:44 AM

REFERENCE SP-2015-0585D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENVIRONMENTAL CRITERIA MANUAL 1.9.2 IMPERVIOUS COVER TABLE	
BASE	0 SF
REDEVELOPED	0 SF
NEW IMPERVIOUS COVER	13,939 SF
TOTAL	13,939 SF

R1



1" = 30'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		TELEPHONE MANHOLE
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		STORMSEWER LINE
		WATER LINE
		FIRE LINE
		WASTEWATER LINE
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE
		SINGLE WW SERVICE
		DOUBLE WW SERVICE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE AND INTERNET
		TELECOMMUNICATIONS LINE
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		HANDICAP ACCESSIBLE ROUTE
		MAIL
		SIGN
		WHEELSTOP
		BOLLARD
		HANDICAP SPACE
		BIKE PARKING
		CONTOUR
		HIGH/POINT
		SWALE
		DIRECTION OF FLOW
		TOP OF WALL
		TOP OF CURB
		GUTTER
		FINISH FLOOR ELEVATION
		SPOT ELEVATION
		TREE TO BE SAVED
		HERITAGE/MATURE TREE

NOTES:
1. CONTRACTOR SHALL CALL ONE CALL CENTER FOR UTILITY LOCATION PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
2. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURE. GRADING NEAR ELECTRIC TRANSMISSION STRUCTURES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL DOUG WERE AT 512-505-7033 TO SCHEDULE A MEETING.
3. CONTRACTOR SHOULD REVIEW GEOTECHNICAL ENGINEERING REPORT PREPARED BY TIERRACON (PROJECT NUMBER 96085194) PER CAMDEN AMBER OAKS SITE PLAN (SP-07-0067D).
4. CONTRACTOR SHALL CONFIRM EXISTING CURB TIE IN LOCATION ELEVATIONS ARE CORRECT IN THE FIELD PRIOR TO COMMENCING INSTALLATION OF PAVEMENT.

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HMAC	CLB	JRPCC	CLB
Passenger Vehicles	1	2	8	6	-
Heavy Duty Trucks*	Up to 10	2	10	6	-

Any changes/revisions to this sheet, submit to AW for REVIEWED review & approval.
JUN 27 2018
Austin Water Utility

City of Austin Reviewed for General Compliance
JUL 19 2018

R1 REPLACEMENT SHEET SP-2015-0585D

No.	Date	REVISIONS	App.

NO.	DATE	REVISION	APPROVAL
R1	03/05/2018	ADD DRIVEWAY	

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE F-1946 / TBPLS F-10194229
Copyright © 2017

STATE OF TEXAS CHRISTOPHER RWADAZO 87029 LICENSED PROFESSIONAL ENGINEER
10-13-17

QUIDDITY
Professional Engineering and Land Surveying Firm # 22760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3903

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS JUSTIN M. CADIEUX 146526 LICENSED PROFESSIONAL ENGINEER
2/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

GRADING & DRAINAGE PLAN

AMBER OAKS LOTS 4, 5 & 6 - GRADING IMPROVEMENTS
8725 1/2 W PARMER LN
AUSTIN JACK, LLC

DRAWN BY: PSD
DESIGNED BY: CMC
QA / QC: JAI
PROJECT NO.: 222010030

SHEET 10 19 OF 27 38

EXISTING STORM LAYOUT

SHEET NO. 31 OF 38

SP-2025-009744

©2024 Quiddity Engineering LLC

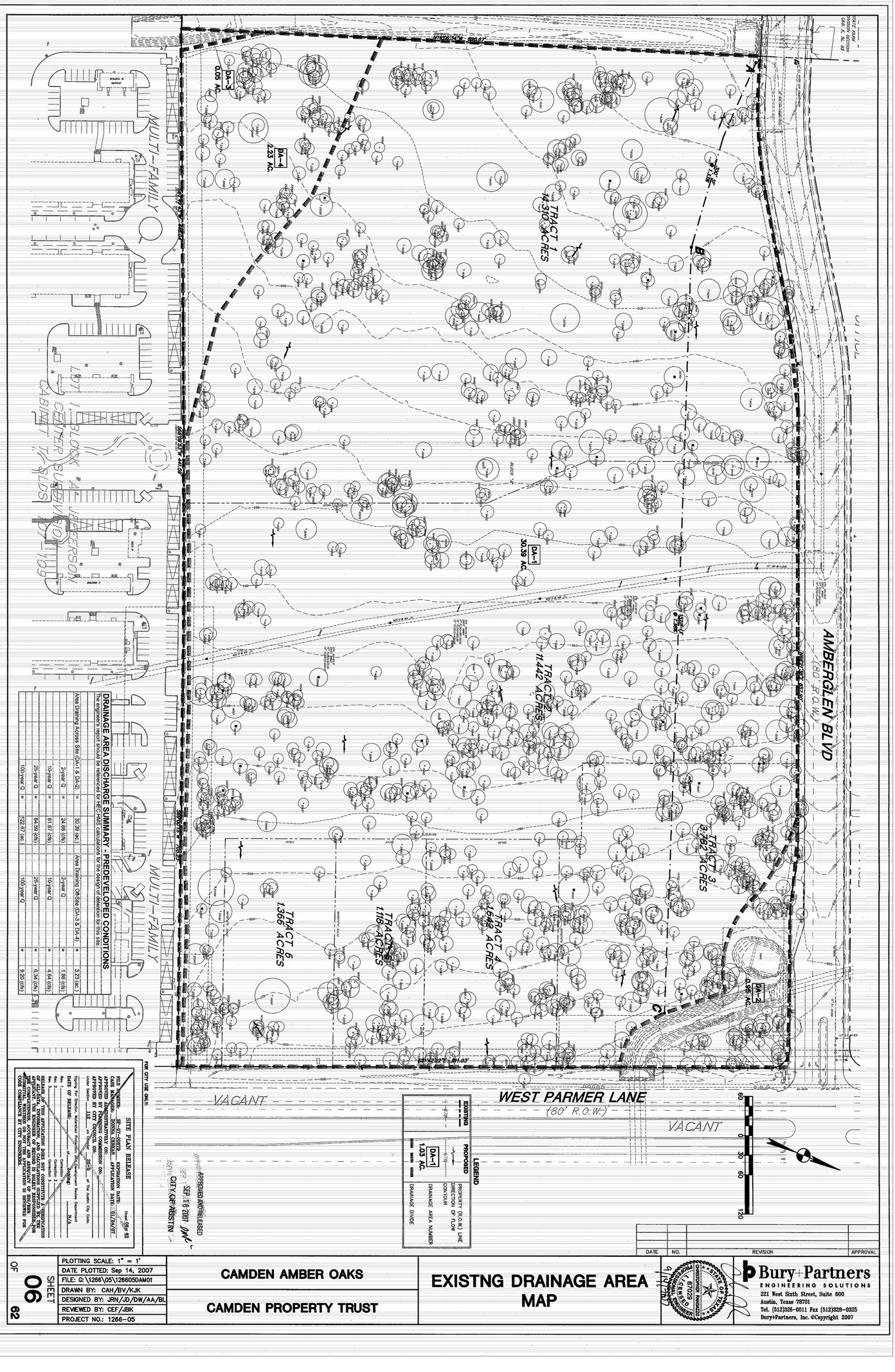
K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

V:\2223\active\222010030\civil\cad\DWG\100\01\02\GRP01.dwg modified by ahmahammad on: Oct 17, 17 5:35 PM

© 2024 Quiddity Engineering LLC

G:\1266\05\1266505DAM01.dwg modified by pdelacru on Sep 14, 2007 - 2:53pm

REFERENCE SP-07-0067D FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.



DRAINAGE AREA DISCHARGE SUMMARY - PREDEVELOPED CONDITIONS							
The engineer's report should be referenced for the design of detention at this site.							
Area Draining Across Site (DA-1 & DA-2)				Area Draining Off-Site (DA-3 & DA-4)			
2-year Q	=	24.68 (cfs)		2-year Q	=	1.86 (cfs)	
10-year Q	=	61.87 (cfs)		10-year Q	=	4.64 (cfs)	
25-year Q	=	84.59 (cfs)		25-year Q	=	6.34 (cfs)	
100-year Q	=	122.67 (cfs)		100-year Q	=	9.20 (cfs)	
						30.39 (ac.)	3.21 (ac.)

FOR CITY USE ONLY:

SITE PLAN RELEASE

FILE NUMBER: SP-07-0067D EXPIRATION DATE: 9/26/09 4B

CASE MANAGER: BONNIE GREMAL APPLICATION DATE: 9/24/07

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Land Status Determined: YES _____ No _____ Date: 9/26/07

Zoning: GR for Parcel(s): 1 Subdivision Plat Recordation: N/A

Site Plan Expiration: _____ Construction 1 Expiration: _____

Construction 2 Expiration: _____ Construction 3 Expiration: _____

Plat Vacation Required: _____ Plat Note Vacation Required: _____

Transportation Easement Required: _____ Amended Site Plan Required: _____

Utility Easement Required: _____ Other Special Requirements: _____

REMARKS 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 ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND CALCULATIONS, WHICH SHALL DEMONSTRATE COMPLIANCE WITH ALL CITY ORDINANCES. CITY REVIEW AND APPROVAL OF THIS APPLICATION DOES NOT TAKE THE PLACE OF NOR RELIEVE THE ENGINEER OF RESPONSIBILITY FOR DESIGN DEFICIENCIES, ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. CITY REVIEW AND APPROVAL OF THIS APPLICATION DOES NOT AUTHORIZE THE VIOLATION OF ANY CITY ORDINANCE.

APPROVED AND RELEASED
SEP 16 2009
CITY OF AUSTIN

SP-07-0067D

DATE	NO.	REVISION	APPROVAL

SHEET 06 OF 62

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Sep 14, 2007
FILE: G:\1266\05\1266505DAM01
DRAWN BY: CAH/BV/KJK
DESIGNED BY: JRN/JD/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

EXISTNG DRAINAGE AREA MAP

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET NO. 32 OF 38

LEVEL 5

AMBER OAKS CREDIT UNION

8700 BLOCK W PARMER LANE

FOR REFERENCE - SUBDIVISION EDMAP

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

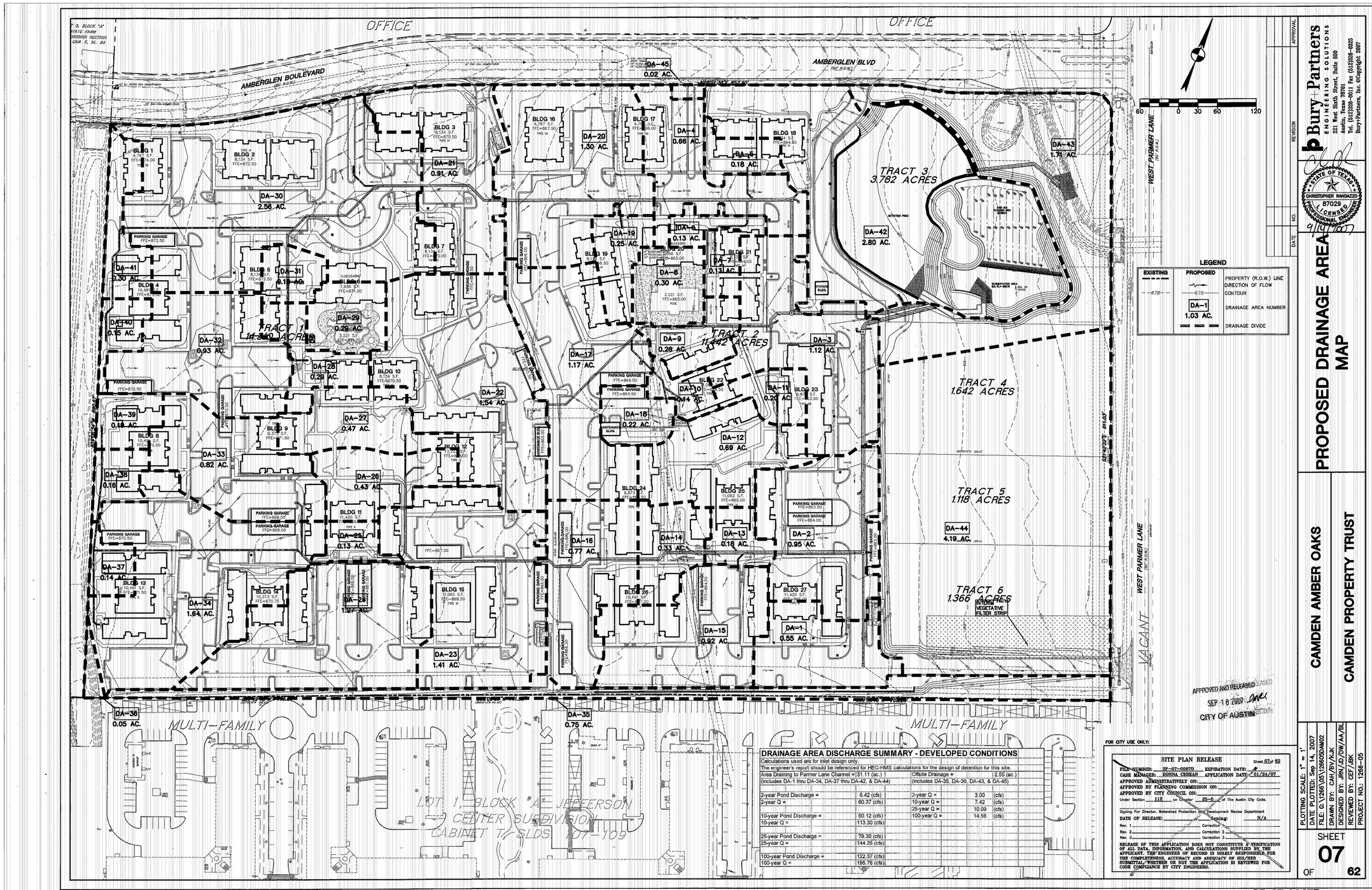
SCALE: AS SHOWN
DATE: COMP - DEC 2024
JOB NO.: 15234-0013-01
DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE

No.	Date	REVISIONS	App.

SP-2025-009744

REFERENCE SP-07-0067D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
878	878	DIRECTION OF FLOW / CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel = (includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)	31.11 (ac.)	Offsite Drainage = (includes DA-35, DA-36, DA-43, & DA-45)	2.55 (ac.)
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	60.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
25-year Q =	144.25 (cfs)		
100-year Pond Discharge =	122.37 (cfs)		
100-year Q =	195.76 (cfs)		

APPROVED AND RELEASED
SEP 18 2007
CITY OF AUSTIN

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 07 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

SP-07-0067D

G:\1266\05\1266050AM02.dwg modified by pdelabra on Sep 14, 2007 - 2:53pm

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

PROPOSED DRAINAGE AREA MAP

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE:	1" = 1'
DATE PLOTTED:	Sep 14, 2007
FILE:	G:\1266\05\1266050AM02
DRAWN BY:	CAH/BV/KvK
DESIGNED BY:	JRR/JD/DW/AA/BL
REVIEWED BY:	CEF/JBK
PROJECT NO.:	1266-05

SHEET 07 OF 62

Bury+Partners ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED PROFESSIONAL ENGINEER
9/11/2007

JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
2/20/2024

No.	Date	REVISIONS	APPROVAL

QUIDDITY
Civil Engineering • Professional Surveying • Land Planning
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

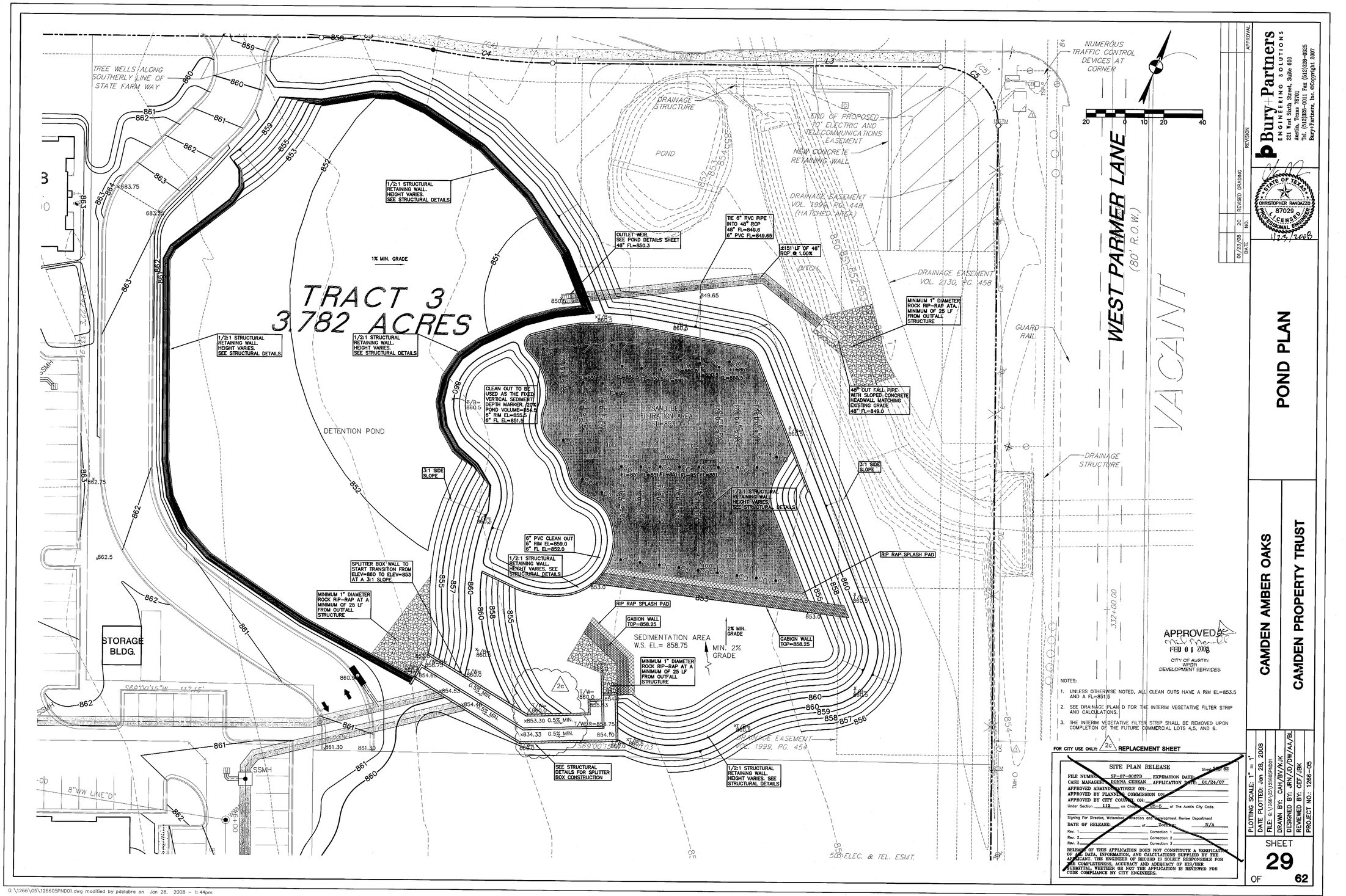
SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
FOR REFERENCE - SUBDIVISION
PDMAP

SHEET NO. 33 OF 38

SP-2025-009744

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



NOTES:

1. UNLESS OTHERWISE NOTED, ALL CLEAN OUTS HAVE A RIM EL=853.5 AND A FL=851.5
2. SEE DRAINAGE PLAN D FOR THE INTERIM VEGETATIVE FILTER STRIP AND CALCULATIONS.
3. THE INTERIM VEGETATIVE FILTER STRIP SHALL BE REMOVED UPON COMPLETION OF THE FUTURE COMMERCIAL LOTS 4,5, AND 6.

APPROVED
FEB 01 2008
CITY OF AUSTIN
WPDR
DEVELOPMENT SERVICES

FOR CITY USE ONLY: 2c REPLACEMENT SHEET

SITE PLAN RELEASE

Sheet 2 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Ordinance 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: of Zoning N/A

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

SP-07-0067D

NO.	DATE	REVISION	APPROVAL
2C	01/23/08	REVISED GRADING	

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
1/23/2008

POND PLAN

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE:	1" = 1'
DATE PLOTTED:	Jan 28, 2008
FILE:	G:\1266\05\126605PND01
DRAWN BY:	CAH/BV/KJK
DESIGNED BY:	JRN/JD/DW/AA/BL
REVIEWED BY:	CEF/JBK
PROJECT NO.:	1266-05

SHEET 29 OF 62

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm # 22900
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
EXISTING SUBDIVISION - POND PLAN

SHEET NO. 34 OF 38

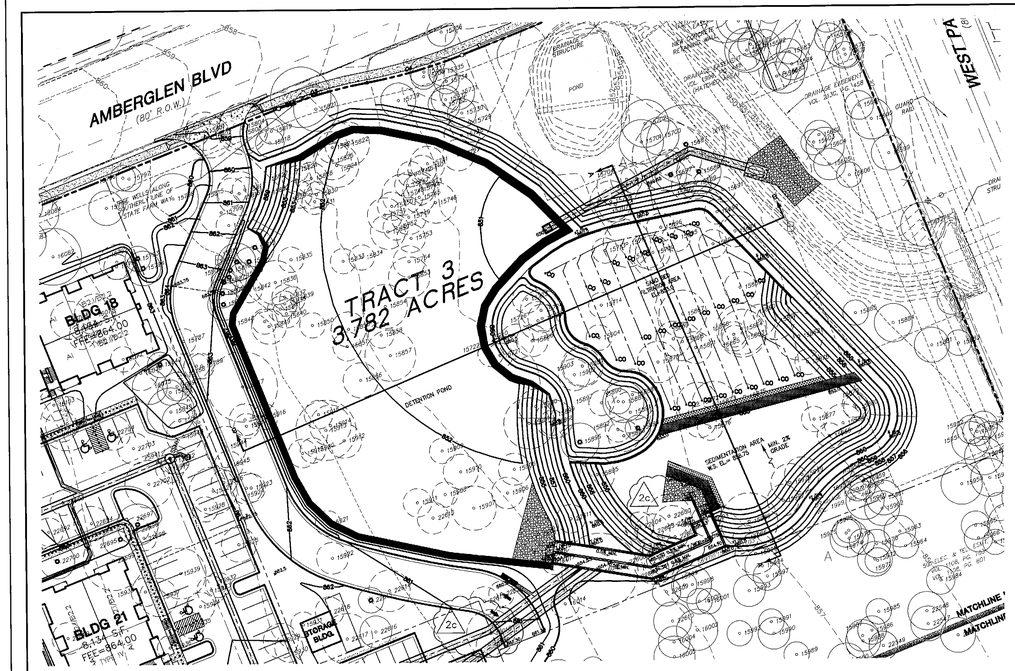
SP-2025-009744

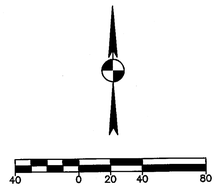
©2024 Quiddity Engineering LLC

G:\1266\05\126605PND01.dwg modified by pdelabra on Jan 28, 2008 - 1:44pm

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





SAND BED/FILTRATION ARA DRAW DOWN CALCULATION

FILTRATION RATE = 0.0312 GAL/MIN/S.F. = 0.251 $\frac{CF}{(HR)(SF)}$

SAND BED AREA = 12,304 S.F.

WATER QUALITY VOLUME = 122,221 C.F.

DRAW DOWN TIME = $\frac{122,221}{(0.251)(12,304)}$ = 39.57 HRS

INTERIM VEGETATIVE FILTER STRIP CALCULATIONS

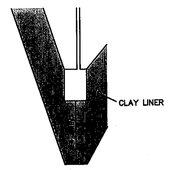
- BASED ON TABLE PROVIDED IN SECTION 1.6.7 (F)(3).

100% IMPERVIOUS COVER DRAINAGE AREA

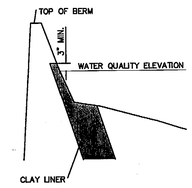
SAND FILTER EQUIVALENT AREA = 2.49/CONTRIBUTING D.A.

INTERIM VEGETATIVE FILTER AREA REQUIRED = 0.48 ACRES

INTERIM VEGETATIVE FILTER AREA PROVIDED = 0.482 ACRES

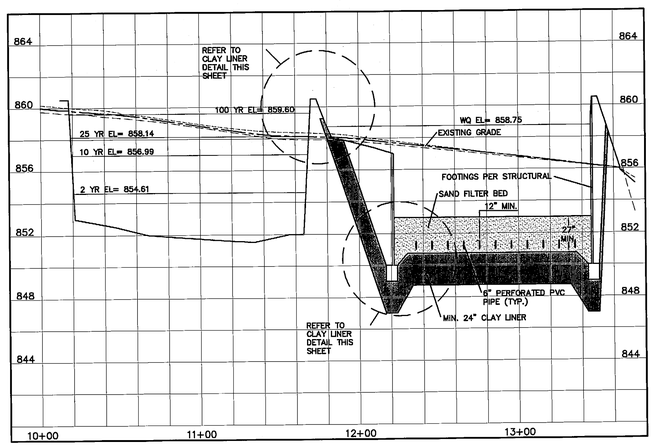


TYPICAL CLAY LINER/FOOTING DETAIL
N.T.S.

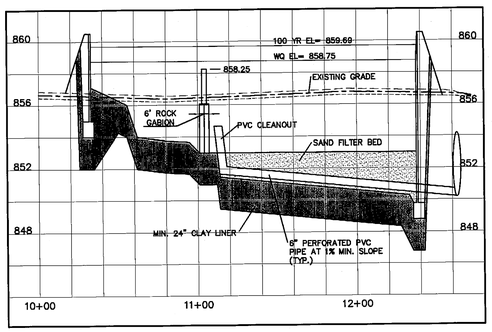


TYPICAL CLAY LINER/WQV DETAIL
N.T.S.

SECTION B-B



SECTION A-A



PROFILE SCALE:
1"= 40' HORIZONTAL
1"= 4' VERTICAL

CLAY LINER NOTE:
REFER TO QA/QC PLAN PROVIDED BY TERRACON GEOTECHNICAL PROJECT NO. 96065194 DATED JULY 12, 2007 FOR CLAY LINER INSTALLATION ASSOCIATED WITH THIS PROJECT.

APPROVED
FEB 01 2008
CITY OF AUSTIN
WPDR
DEVELOPMENT SERVICES

FOR CITY USE ONLY: 2c REPLACEMENT SHEET

SITE PLAN RELEASE Sheet 30 of 62
FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 113 on Chapter 25-5 of The Austin City Code.
Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
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.

SP-07-0067D

NO.	DATE	REVISION	APPROVAL
2C	01/25/08	REVISED TREES TO BE REMOVED	

Burry+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Burry+Partners, Inc. ©Copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
1/23/2008

POND SECTIONS

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Jan 28, 2008
FILE: G:\1266\05\126605PND02
DRAWN BY: CAH/PBV/KJK
DESIGNED BY: JRV/JO/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

SHEET 30 OF 62

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-12760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
EXISTING SUBDIVISION - POND SECTION

SHEET NO. 35 OF 38

SP-2025-009744

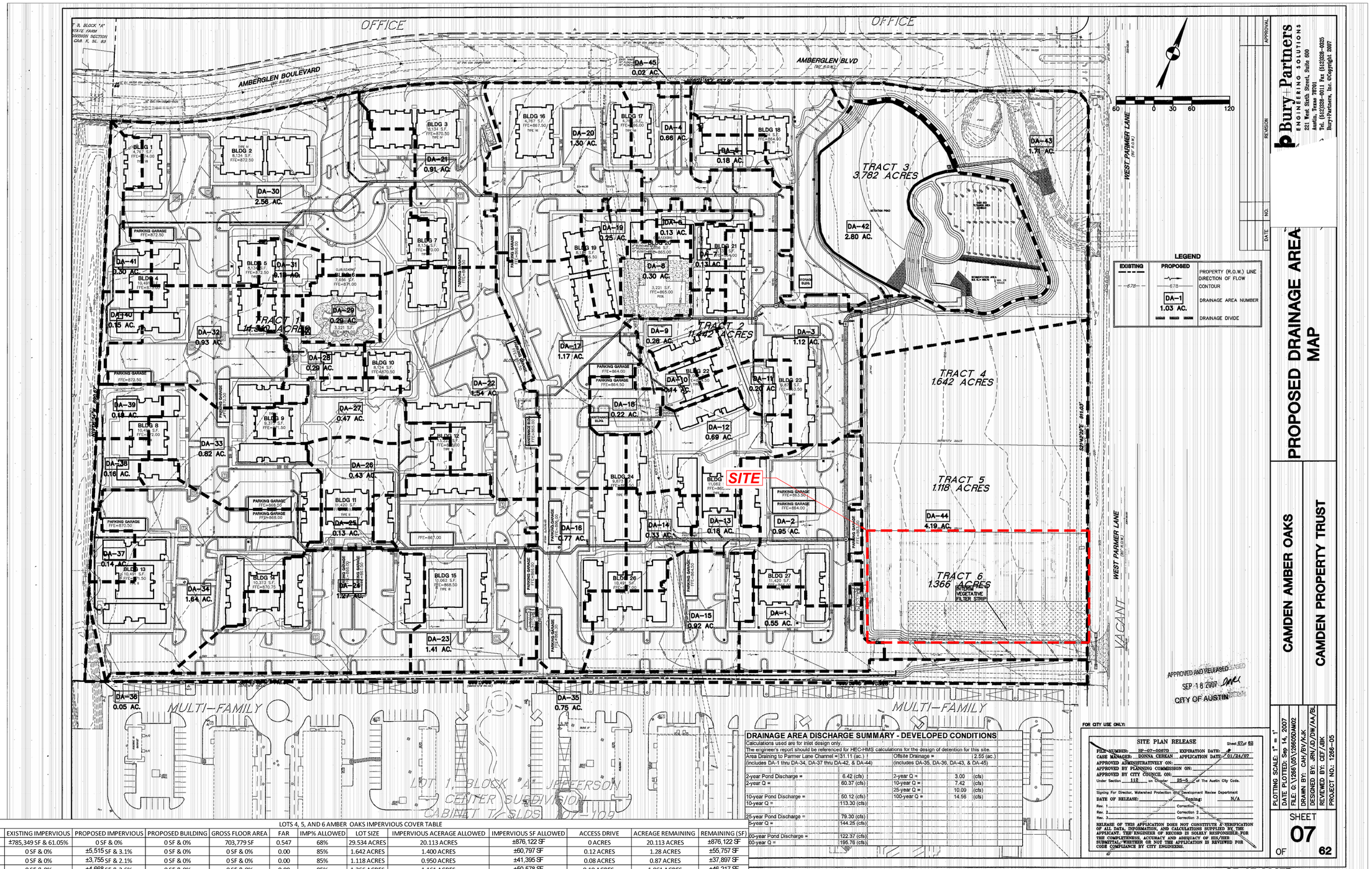
©2024 Quiddity Engineering LLC

G:\1266\05\126605PND02.dwg modified by pdelabra on Jan 28, 2008 - 1:43pm

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 POST-DAM.dwg abodden: March 12, 2025

REFERENCE SP-07-0067D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
678	678	CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel = (includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)	31.11 (ac.)	Offsite Drainage = (includes DA-35, DA-36, DA-43, & DA-45)	2.55 (ac.)
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	60.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
25-year Q =	144.25 (cfs)		
100-year Pond Discharge =	122.37 (cfs)		
100-year Q =	195.76 (cfs)		

FOR CITY USE ONLY:

SITE PLAN RELEASE — Sheet 07 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 2
Rev. 2 Correction 3
Rev. 3 Correction 4

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.

APPROVED AND RELEASED
SEP 18 2007
CITY OF AUSTIN

SP-07-0067D

LOTS 4, 5, AND 6 AMBER OAKS IMPERVIOUS COVER TABLE

LOT #	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PROPOSED BUILDING	GROSS FLOOR AREA	FAR	IMP% ALLOWED	LOT SIZE	IMPERVIOUS ACERAGE ALLOWED	IMPERVIOUS SF ALLOWED	ACCESS DRIVE	ACREAGE REMAINING	REMAINING (SF)
1,2,3	±785,349 SF & 61.05%	0 SF & 0%	0 SF & 0%	703,779 SF	0.547	68%	29.534 ACRES	20.113 ACRES	±876,122 SF	0 ACRES	20.113 ACRES	±876,122 SF
4	0 SF & 0%	±5,515 SF & 3.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.642 ACRES	1.400 ACRES	±60,797 SF	0.12 ACRES	1.28 ACRES	±55,757 SF
5	0 SF & 0%	±3,755 SF & 2.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.118 ACRES	0.950 ACRES	±41,395 SF	0.08 ACRES	0.87 ACRES	±37,897 SF
6	0 SF & 0%	±4,668 SF & 2.6%	0 SF & 0%	0 SF & 0%	0.00	85%	1.366 ACRES	1.161 ACRES	±50,578 SF	0.10 ACRES	1.061 ACRES	±46,217 SF
1,2,3,4,5,6	±785,349 SF & 52.20%	0 SF & 0%	0 SF & 0%	703,779 SF	0.48	VARIES	33.660 ACRES	23.62 ACRES	±1,028,892 SF	0.3 ACRES	23.32 ACRES	±1,015,819 SF

THIS TABLE INCLUDES CALCULATIONS FROM THE CITY OF AUSTIN CASE NO. SP-07-0067D. PLEASE REFER TO THE SITE PLAN DETAIL FOR IMPERVIOUS COVER CALCULAITONS
THIS TABLE WAS BASED ON VALUES WAS BASED ON VALUES THAT WERE SHOWN UP THROUGH CORRECTION 10C.

AREAS AND C-VALUES WERE OBTAINED FROM SP-2015-0585D SHEET 7
"AMBER OAKS LOTS 4, 5, & 6 - GRADING IMPROVEMENTS" BY STANTEC

INTENSITY VALUES WERE UPDATED PER NEW DRAINAGE CRITERIA MANUAL - ZONE 2

FOR REFERENCE ONLY

No.	DATE	REVISION	APPROVAL

REVISIONS

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

PROPOSED DRAINAGE AREA MAP

CAMDEN AMBER OAKS
CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Sep 14, 2007
FILE: Q:\1260\QS\1260SDA#02
DRAWN BY: CAH/BV/KsK
DESIGNED BY: JRV/JD/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

SHEET 07 OF 62

QUIDDITY
Civil Engineering • Professional Surveying and Land Planning Firm No. F-12700
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN
DATE: COMP - DEC 2024
JOB NO.: 15234-0013-01
DESIGNED BY: AB
CHECKED BY: JMC
DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
12/20/2024

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ EXISTING DRAINAGE AREA MAP

SHEET NO. 36 OF 38

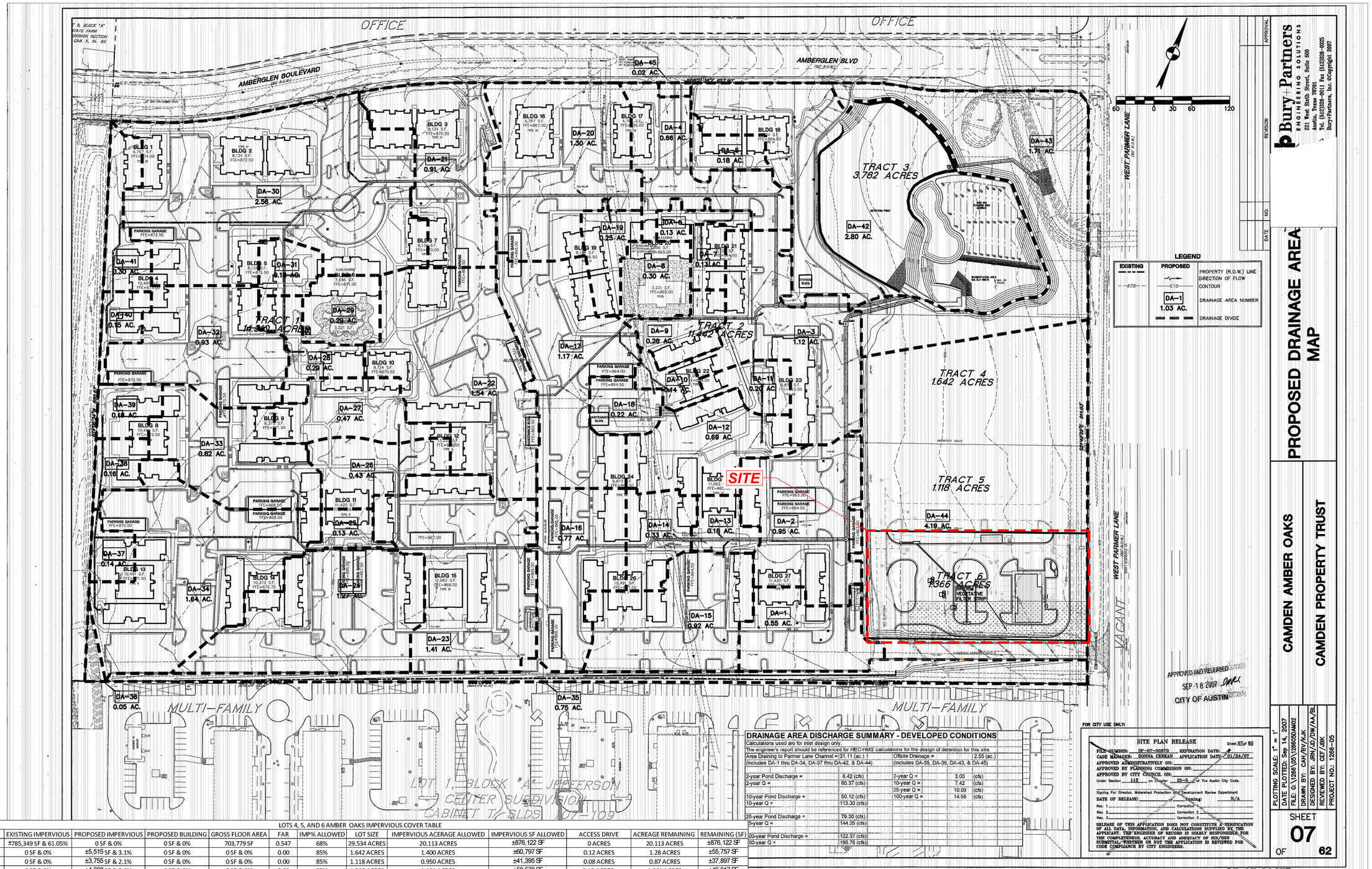
SP-2025-009744

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 TCEQ-DAM.dwg abodden: March 12, 2025

REFERENCE SP-07-0067D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
	678	DIRECTION OF FLOW
678		CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel = (includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)	31.11 (ac.)	Offsite Drainage = (includes DA-35, DA-36, DA-43, & DA-45)	2.55 (ac.)
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	60.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
5-year Q =	144.25 (cfs)		
00-year Pond Discharge =	122.37 (cfs)		
00-year Q =	195.76 (cfs)		

FOR CITY USE ONLY:

SITE PLAN RELEASE — Sheet 07 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

APPROVED AND RELEASED
SEP 18 2007
CITY OF AUSTIN

LOTS 4, 5, AND 6 AMBER OAKS IMPERVIOUS COVER TABLE

LOT #	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PROPOSED BUILDING	GROSS FLOOR AREA	FAR	IMP% ALLOWED	LOT SIZE	IMPERVIOUS ACERAGE ALLOWED	IMPERVIOUS SF ALLOWED	ACCESS DRIVE	ACREAGE REMAINING	REMAINING (SF)
1,2,3	±785,349 SF & 61.05%	0 SF & 0%	0 SF & 0%	703,779 SF	0.547	68%	29.534 ACRES	20.113 ACRES	±876,122 SF	0 ACRES	20.113 ACRES	±876,122 SF
4	0 SF & 0%	±5,515 SF & 3.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.642 ACRES	1.400 ACRES	±60,797 SF	0.12 ACRES	1.28 ACRES	±55,757 SF
5	0 SF & 0%	±3,755 SF & 2.1%	0 SF & 0%	0 SF & 0%	0.00	85%	1.118 ACRES	0.950 ACRES	±41,395 SF	0.08 ACRES	0.87 ACRES	±37,897 SF
6	0 SF & 0%	±4,668 SF & 2.6%	0 SF & 0%	0 SF & 0%	0.00	85%	1.366 ACRES	1.161 ACRES	±50,578 SF	0.10 ACRES	1.061 ACRES	±46,217 SF
1,2,3,4,5,6	±785,349 SF & 52.20%	0 SF & 0%	0 SF & 0%	703,779 SF	0.48	VARIES	33.660 ACRES	23.62 ACRES	±1,028,892 SF	0.3 ACRES	23.32 ACRES	±1,015,819 SF

THIS TABLE INCLUDES CALCULATIONS FROM THE CITY OF AUSTIN CASE NO. SP-07-0067D. PLEASE REFER TO THE SITE PLAN DETAIL FOR IMPERVIOUS COVER CALCULAITONS
THIS TABLE WAS BASED ON VALUES WAS BASED ON VALUES THAT WERE SHOWN UP THROUGH CORRECTION 10C.

AREAS AND C-VALUES WERE OBTAINED FROM SP-2015-0585D SHEET 7
"AMBER OAKS LOTS 4, 5, & 6 - GRADING IMPROVEMENTS" BY STANTEC

INTENSITY VALUES WERE UPDATED PER NEW DRAINAGE CRITERIA MANUAL - ZONE 2

SP-07-0067D

*FOR REFERENCE ONLY

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 TCEQ-DAM.dwg abodden March 12, 2025

REVISIONS

No.	Date	App.

NO.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

QUIDDITY
Professional Engineering and Land Surveying Firm No. F-32700
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
2/20/2024

PROPOSED DRAINAGE AREA MAP

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Sep 14, 2007
FILE: Q:\1260\QS\1260SDAM02
DRAWN BY: CAH/BV/KsK
DESIGNED BY: JRV/JD/DW/AA/BL
REVIEWED BY: CEF/ABK
PROJECT NO.: 1266-05

SHEET 07 OF 62

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ PROPOSED DRAINAGE AREA MAP

SHEET NO. 37 OF 38

SP-2025-009744

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Amber Oaks - Cre
Date Prepared: 3/7/2025

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 s

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
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 =	Williamson	
Total project area included in plan * =	33.66	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	19.76	acres
Total post-development impervious cover fraction * =	0.59	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	17199	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 =	31.11	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	19.76	acres
Post-development impervious fraction within drainage basin/outfall area =	0.64	
$L_{M\ THIS\ BASIN}$ =	17199	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

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

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

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

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

A_C =	31.11	acres
A_I =	19.76	acres
A_P =	11.35	acres
L_R =	19646	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 17199 lbs.

F = 0.88

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

Rainfall Depth =	1.50	inches
Post Development Runoff Coefficient =	0.45	
On-site Water Quality Volume =	75759	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 =	15152	
Total Capture Volume (required water quality volume(s) x 1.20) =	90910	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.

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
03/07/2025

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 =	90910	cubic feet	
Minimum filter basin area =	4209	square feet	
Maximum sedimentation basin area =	37879	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	9470	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	90910	cubic feet	
Minimum filter basin area =	7576	square feet	
Maximum sedimentation basin area =	30303	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1894	square feet	For maximum water depth of 8 feet

© 2024 Quiddity Engineering LLC

REVISIONS

No.	Date	App.

QUIDDITY
Professional Engineering and Land Surveying Firm F-32790
9120 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: *Justin M. Cadieux, P.E.*
P.E. Serial No.: *146526*
Date: MARCH 2025

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ TSS CALCULATIONS

SHEET NO.
38 OF *38*

SP-2025-009744

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.

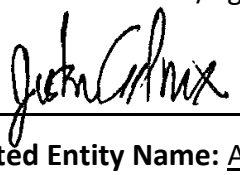
Signature

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: Justin M. Cadieux

Date: 03/07/2025

Signature of Customer/Agent:



Regulated Entity Name: Amber Oaks - Credit Union

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: Lake 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.

TEMPORARY STORMWATER SECTION - ATTACHMENT A

Spill Response Actions

Spills of toxic or hazardous material shall be reported to the Owner and to the appropriate State or local government agency, regardless of the size. The following practices shall be followed for spill prevention and cleanup:

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes shall be contained and cleaned up immediately. The spill area shall be kept well-ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

2. The spill prevention plan shall 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 shall also be included.

3. Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.

4. Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site shall be located in an open, conspicuous, and accessible location. Manufacturers' recommended methods for spill cleanup shall be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

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

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

7. Spills shall be covered and protected from stormwater run-on during rainfall to the extent that it doesn’t compromise cleanup activities. Spills shall not be buried or washed with water.

8. Used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose shall be stored and disposed of properly.

9. Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses. Contaminated water shall be collected and disposed of in accordance with applicable regulations.

10. Water overflow or minor water spillage shall be contained, and not be allowed to discharge into drainage facilities or watercourses.

11. Waste storage areas shall be kept clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function.

Cleanup

1. Leaks and spills shall be cleaned up immediately.

2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and shall be disposed of as hazardous waste.

3. Dry material spills shall never be hosed down or buried. The material shall be cleaned up as quickly as possible and disposed of properly.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which shall be controlled by the first responder at the discovery of the spill.

2. Absorbent materials shall be used on small spills rather than hosing down or burying the spill, and shall be promptly removed and disposed of properly.

3. The practice below shall immediately be followed for a minor spill:

    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

1. Semi-significant spills still shall be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response shall require the cessation of all other activities.

2. The practice below shall immediately be followed for a semi-significant spill:

    a. Contain spread of the spill.
    b. Notify the project foreman immediately.

c. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
d. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
e. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

1. The contractor shall notify the TCEQ by telephone as soon as possible and within 24 hours at (512) 339-2929 (Austin) or (210) 490-3096 (San Antonio) between 8 AM and 5 PM. After hours, the contractor shall contact the Environmental Release Hotline at 1-800-832-8224. It shall be the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor shall notify the National Response Center at (800) 424-8802.

3. Notification should first be made by telephone and followed up with a written report.

4. The services of a spills contractor or a Hazardous-Material team shall be obtained immediately. Construction personnel shall not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Vehicle and Equipment Fueling/Maintenance

1. If maintenance must take place onsite, the contractor shall use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.

2. The contractor shall regularly inspect onsite vehicles and equipment for leaks and repair immediately.

3. The contractor shall check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids, and shall not allow leaking vehicles or equipment onsite.

4. The contractor shall always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

5. The contractor shall place drip pans or absorbent materials under paving equipment when not in use.

6. The contractor shall use absorbent materials on small spills rather than hosing down or burying the spill, and will then remove the absorbent materials promptly and dispose of properly.

7. The contractor shall promptly transfer used fluids to the proper waste or recycling drums, and shall not leave full drip pans or other open containers lying around.

8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. The contractor shall place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal.

9. The contractor shall store cracked batteries in a non-leaking secondary container.

10. If fueling must occur on site, the contractor shall use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.

11. The contractor shall discourage “topping off” of fuel tanks, and always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

TEMPORARY STORMWATER SECTION - ATTACHMENT B

Potential Sources of Contamination

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences and mulch socks will be installed at the beginning of the grading operation to minimize the potential for transport of the soil offsite. Inlet protection will be installed at existing and proposed inlets to minimize sediment buildup in the storm system.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.

TEMPORARY STORMWATER SECTION - ATTACHMENT C

Sequence of Major Activities

This project shall be fully completed within 180 days from the date of the Notice to Proceed. The sequence of major activities will be as follows:

i. Install all temporary erosion, sedimentation controls and tree protection fencing (1.367 total acres disturbed).
ii. Maintain and inspect erosion controls (1.367 total acres disturbed).
iii. Demolish on site (0.0 acres).
iv. Clear and grub limits of construction (1.367 total acres disturbed).
v. Install underground utilities, including storm sewers, water and wastewater lines with all related appurtenances, and any related site work (.2 total acres disturbed).
vi. Regrade streets to subgrade (0.1 total acres disturbed)
vii. Install curb and gutter and lay base material and asphalt for paving (0.57 total acres disturbed).
viii. Complete all underground installations within the right-of-way (0.0) total acres disturbed.
ix. Complete installation of pond (0.00 total acres disturbed)
x. Complete permanent erosion control and stabilize all disturbed areas through the restoration of site vegetation (1.367 total acres).
xi. Perform final site cleanup (1.367 total acres).
xii. Remove all temporary erosion controls (1.367 total acres).

TEMPORARY STORMWATER SECTION - ATTACHMENT D

Temporary Best Management Practices and Measures

Temporary BMP practices and measures will include installing silt fencing, inlet protection, rock berm, stabilized construction entrance, spoils area and concrete washout location prior to beginning mass grading operations on the site. These temporary BMP practices can be found on the construction erosion and sedimentation control plan on the Amer Oaks-Credit Union (sheets 7-8). As the construction progresses, disturbed areas will be vegetated after the grading operations. Inlet protection measures will be installed on the new inlets throughout the site to minimize sediment buildup in the storm drain system. Dust control measures will be used to minimize airborne transmission of soil from the site. There is no offsite drainage flowing onto the site, and there are no environmentally sensitive features on the site.

The Erosion and Sedimentation control plan can be found on the attached Amber Oaks Credit Union, and it can be found on sheets 7 and 8. The Erosion and Sedimentation and Tree protection notes can be found on pages 22-23 in the site plan.

TEMPORARY STORMWATER SECTION - ATTACHMENT E

Request to Temporarily Seal a Feature

Attachment E is not applicable to this project. There is no temporary sealing of naturally-occurring sensitive features on the site proposed.

TEMPORARY STORMWATER SECTION - ATTACHMENT F

Structural Practices

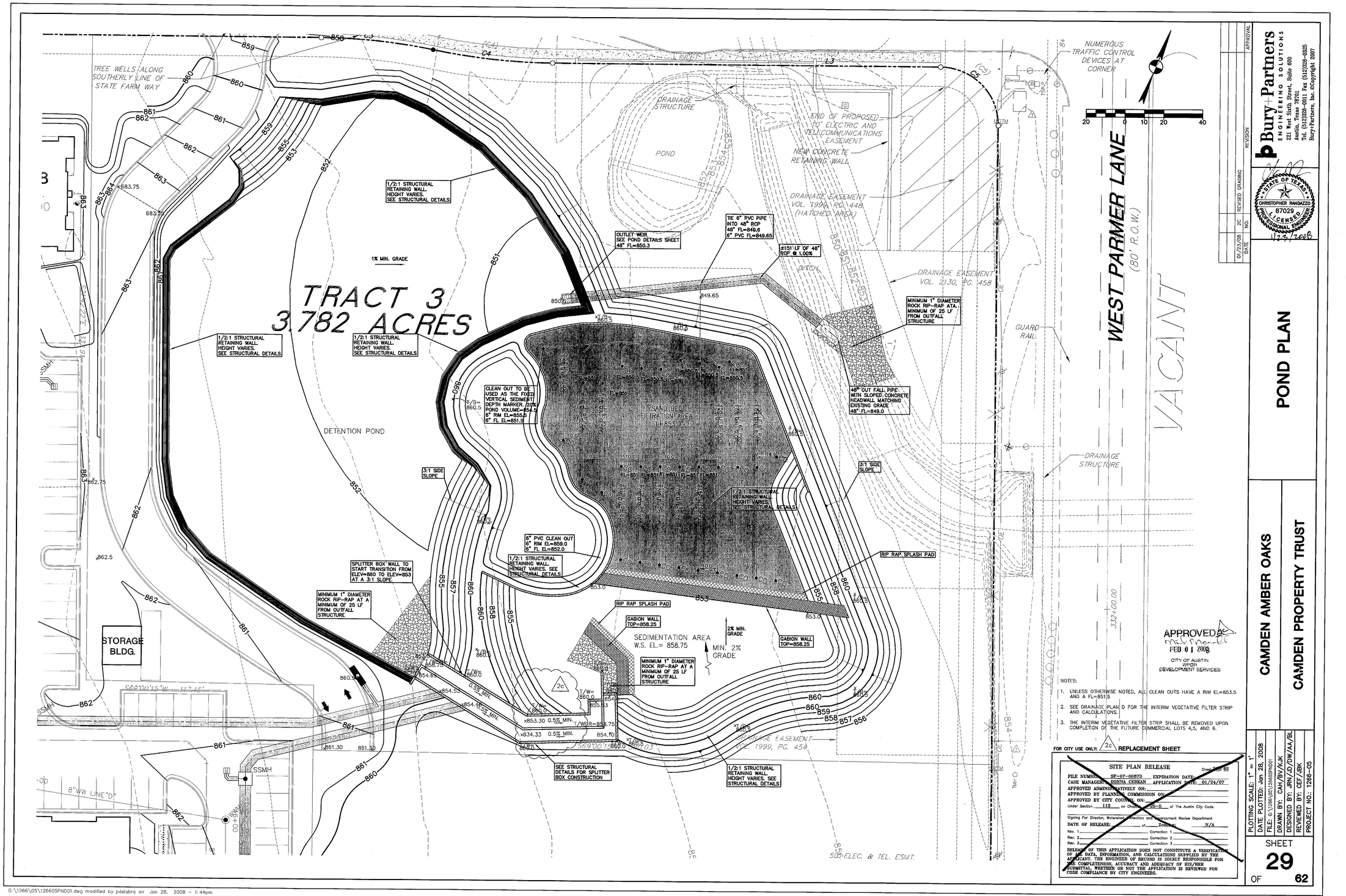
No flows toward exposed soil are anticipated. All runoff from the site will either encounter a silt fence or mulch sock before exiting the property or will be diverted to the Sedimentation and Filtration pond located North of the property. No structural practices are proposed to be placed in the floodplain.

TEMPORARY STORMWATER SECTION - ATTACHMENT G

Drainage Area Map

See the attached the Amber Oaks-Credit Union, for TCEQ TSS Calcs, and Pre and Post Drainage Area map on sheets 36, 37 and 38. Subdivision pond reference on sheet 34.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



NOTES:

1. UNLESS OTHERWISE NOTED, ALL CLEAN OUTS HAVE A RIM EL=853.5 AND A FL=851.5
2. SEE DRAINAGE PLAN D FOR THE INTERIM VEGETATIVE FILTER STRIP AND CALCULATIONS.
3. THE INTERIM VEGETATIVE FILTER STRIP SHALL BE REMOVED UPON COMPLETION OF THE FUTURE COMMERCIAL LOTS 4,5, AND 6.

FOR CITY USE ONLY: 2c REPLACEMENT SHEET

SITE PLAN RELEASE

Sheet 29 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Ordinance 82-S of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: of Zoning N/A

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

SP-07-0067D

NO.	DATE	REVISION	APPROVAL
2C	01/23/08	REVISED GRADING	

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED PROFESSIONAL ENGINEER
1/23/2008

POND PLAN

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE:	1" = 1'
DATE PLOTTED:	Jan 28, 2008
FILE:	G:\1266\05\126605PND01
DRAWN BY:	CAH/BV/KJK
DESIGNED BY:	JRN/JD/DW/AA/BL
REVIEWED BY:	CEF/JBK
PROJECT NO.:	1266-05

SHEET 29 OF 62

QUIDDITY
Professional Surveyors and Land Planners Firm No. F-12790
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.9493

SCALE:	AS SHOWN	DESIGNED BY:	AB
DATE:	COMP - DEC 2024	CHECKED BY:	JMC
JOB NO.:	15234-0013-01	DRAWN BY:	JDE

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: *Justin M. Cadieux, P.E.*

P.E. Serial No.: *146526*

Date: MARCH 2025

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE

EXISTING SUBDIVISION - POND PLAN

SHEET NO. 34 OF 37

SP---

REVISIONS

No.	Date	App.

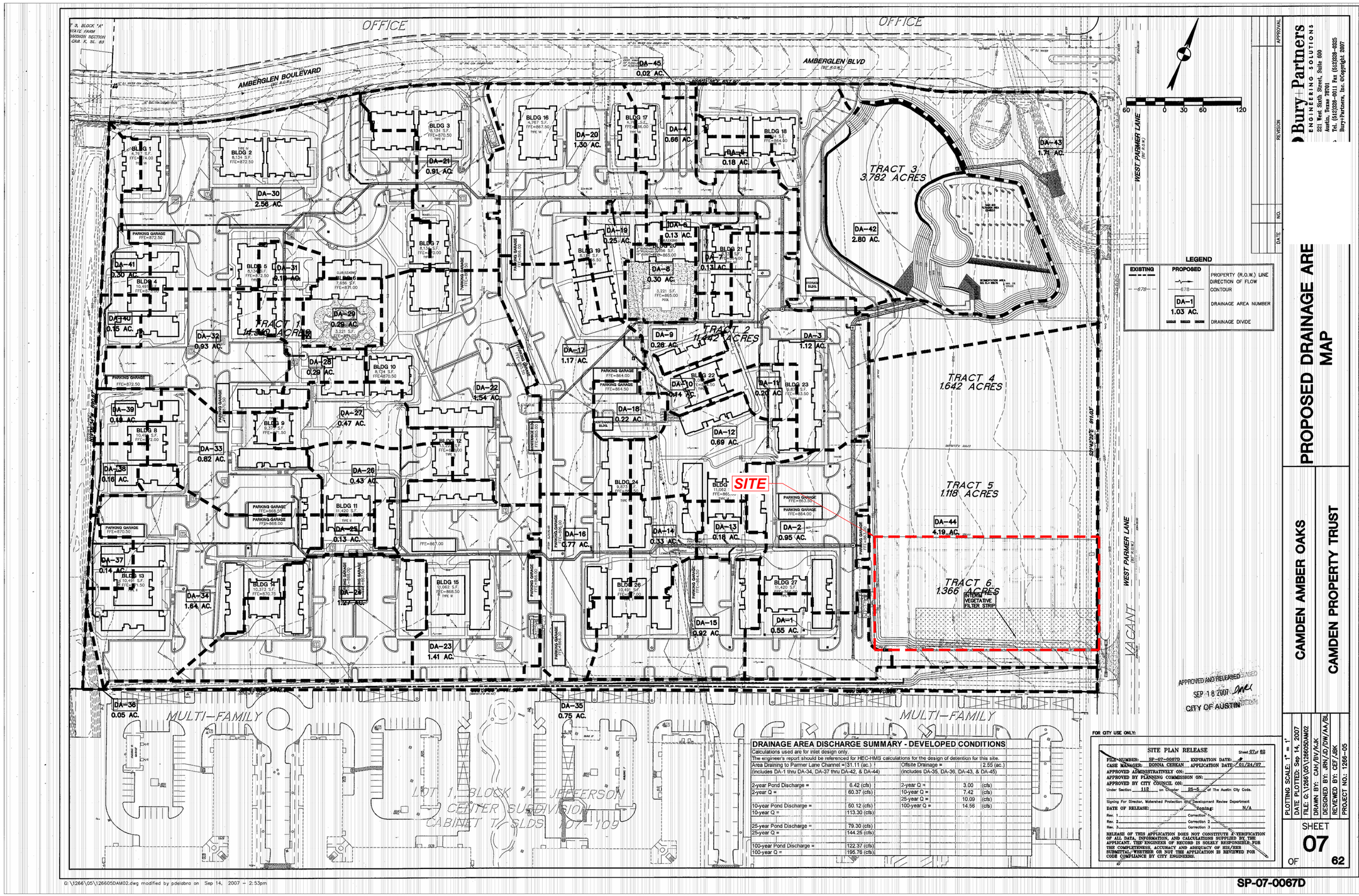
©2024 Quiddity Engineering LLC

G:\1266\05\126605PND01.dwg modified by pdelabra on Jan 28, 2008 - 1:44pm

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plans\site permit\15234-0012-01 POST-DAM.dwg abodden: March 05, 2025

REFERENCE SP-07-0067D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
678	678	DIRECTION OF FLOW / CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel = (includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)	31.11 (ac.)	Offsite Drainage = (includes DA-35, DA-36, DA-43, & DA-45)	2.55 (ac.)
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	60.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
25-year Q =	144.25 (cfs)		
100-year Pond Discharge =	122.37 (cfs)		
100-year Q =	195.76 (cfs)		

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 07 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

G:\1266\05\1266050AM02.dwg modified by pdelabra on Sep 14, 2007 - 2:53pm

SP-07-0067D

FOR REFERENCE ONLY

No.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

PROPOSED DRAINAGE AREA MAP

CAMDEN AMBER OAKS

CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Sep 14, 2007
FILE: G:\1266\05\1266050AM02
DRAWN BY: CAH/BV/KAK
DESIGNED BY: JRR/JD/DW/AA/BL
REVIEWED BY: CEF/ABK
PROJECT NO.: 1266-05

SHEET 07 OF 62

QUIDDITY
Professional Engineering and Land Surveying Firm F-12700
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
03/07/2025

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ EXISTING DRAINAGE AREA MAP

SHEET NO. 36 OF 37

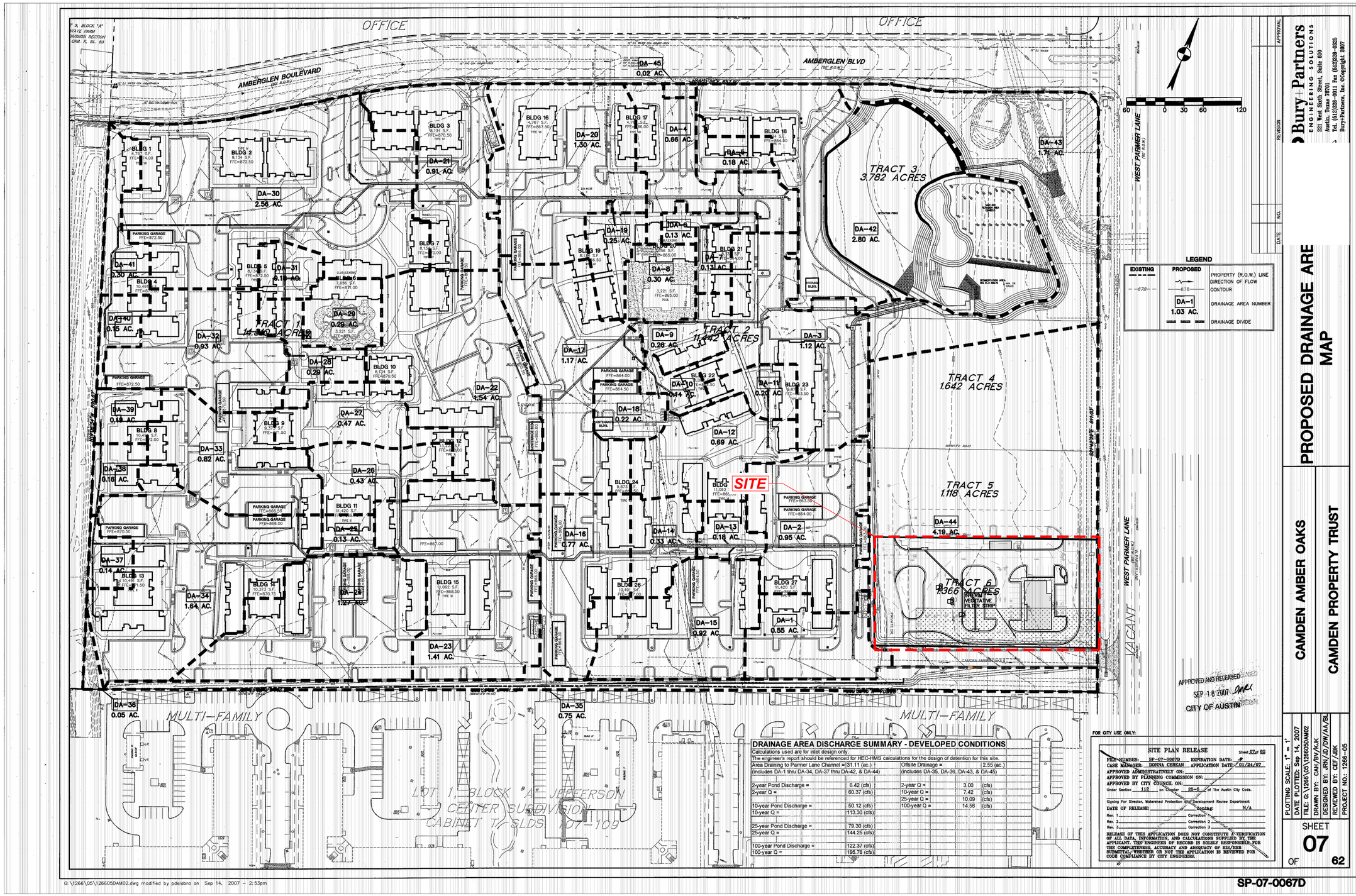
SP-

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 TCEQ-DAM.dwg abodden: March 10, 2025

REFERENCE SP-07-0067D FOR FOR DOWNSTREAM STORM SEWER DRAINAGE AREAS, PIPE SIZING, AND HGL CALCULATIONS.

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 COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
678	678	CONTOUR
	DA-1 1.03 AC.	DRAINAGE AREA NUMBER
		DRAINAGE DIVIDE

DRAINAGE AREA DISCHARGE SUMMARY - DEVELOPED CONDITIONS

Calculations used are for inlet design only.
The engineer's report should be referenced for HEC-HMS calculations for the design of detention for this site.

Area Draining to Parmer Lane Channel = (includes DA-1 thru DA-34, DA-37 thru DA-42, & DA-44)	31.11 (ac.)	Offsite Drainage = (includes DA-35, DA-36, DA-43, & DA-45)	2.55 (ac.)
2-year Pond Discharge =	6.42 (cfs)	2-year Q =	3.00 (cfs)
2-year Q =	60.37 (cfs)	10-year Q =	7.42 (cfs)
		25-year Q =	10.09 (cfs)
10-year Pond Discharge =	60.12 (cfs)	100-year Q =	14.56 (cfs)
10-year Q =	113.30 (cfs)		
25-year Pond Discharge =	79.30 (cfs)		
25-year Q =	144.25 (cfs)		
100-year Pond Discharge =	122.37 (cfs)		
100-year Q =	195.76 (cfs)		

FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet 07 of 62

FILE NUMBER: SP-07-0067D EXPIRATION DATE:
CASE MANAGER: DONNA CERKAN APPLICATION DATE: 01/24/07
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 112 on Chapter 25-5 of The Austin City Code.

Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: Zoning: N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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.

SP-07-0067D

*FOR REFERENCE ONLY

G:\1266\05\1266050AM02.dwg modified by pdelabra on Sep 14, 2007 - 2:53pm

PROPOSED DRAINAGE AREA MAP

No.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007

QUIDDITY
Texas Registered Professional Engineer and Land Surveyor Firm F-12700
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78759 • 512.441.3493

SCALE: AS SHOWN DESIGNED BY: AB
DATE: COMP - DEC 2024 CHECKED BY: JMC
JOB NO.: 15234-0013-01 DRAWN BY: JDE

App. Date

JUSTIN M. CADIEUX 146526 LICENSED PROFESSIONAL ENGINEER 03/07/2025

CAMDEN AMBER OAKS
CAMDEN PROPERTY TRUST

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: Sep 14, 2007
FILE: G:\1266\05\1266050AM02
DRAWN BY: CAH/BV/KvK
DESIGNED BY: JRR/JD/DW/AA/BL
REVIEWED BY: CEF/JBK
PROJECT NO.: 1266-05

SHEET 07 OF 62

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ PROPOSED DRAINAGE AREA MAP

SHEET NO. 37 OF 37 SP-

©2024 Quiddity Engineering LLC

K:\15234\15234-0012-01 amber oaks credit union - prelim\2 design phase\CAD\Plan\site permit\15234-0012-01 TCEQ-DAM.dwg abodden: March 10, 2025

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	**Williamson**	
Total project area included in plan * =	**33.66**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**23.31**	acres
Total post-development impervious cover fraction * =	**0.69**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**20289**	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 =	**31.11**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**23.31**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.75**	
$L_{M\ THIS\ BASIN}$ =	**20289**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Sand Filter**
Removal efficiency = **89** percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x

where:

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

A_C =	**31.11**	acres
A_I =	**23.31**	acres
A_P =	**7.80**	acres
L_R =	**23090**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **20289** lbs.

F = **0.88**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	**1.50**	inches
Post Development Runoff Coefficient =	**0.56**	
On-site Water Quality Volume =	**94717**	cubic feet

Calculations from RG-348

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 =	**18943**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**113660**	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

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

Irrigation Area Calculations:

Soil infiltration/permeability rate =	**0.1**	in/hr
Irrigation area =	**NA**	square feet
	NA	acres

8. Extended Detention Basin System Designed as Required in RG

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

9. Filter area for Sand Filters Designed as Required in RG

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**113660**	cubic feet
Minimum filter basin area =	**5262**	square feet
Maximum sedimentation basin area =	**47358**	square feet
Minimum sedimentation basin area =	**11840**	square feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	**113660**	cubic feet
Minimum filter basin area =	**9472**	square feet
Maximum sedimentation basin area =	**37887**	square feet
Minimum sedimentation basin area =	**2368**	square feet

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
03/07/2025

REVISIONS

No.	Date	App.

QUIDDITY
Texas Registered Engineering Firm F-32760
9123 Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.3493

SCALE: AS SHOWN | DESIGNED BY: AB
DATE: COMP - DEC 2024 | CHECKED BY: JMC
JOB NO.: 15234-0013-01 | DRAWN BY: JDE

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
03/07/2025

LEVEL 5
AMBER OAKS CREDIT UNION
8700 BLOCK W PARMER LANE
TCEQ TSS CALCULATIONS

SHEET NO.
38 OF **37**

SP-----

©2024 Quiddity Engineering LLC

TEMPORARY STORMWATER SECTION - ATTACHMENT I

Inspection and Maintenance for Temporary BMP's

Inspections of the temporary BMPs will be documented in an inspection report. Please note that the inspections reports will document maintenance actives, sediment removal and modifications to the sediment and erosion controls. The following guidelines will be followed for inspection and maintenance of temporary BMP's:

Stabilized Construction Entrance/Exit

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

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

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

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

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

Concrete Washout Area

1. A 24" x 36" minimum sign with the text, "Concrete Washout Area" shall face toward the nearest street or access point and indicate the location of the concrete washout.

2. Concrete washout shall be located behind curb and 50 feet minimum from drainage inlets or watercourses.

Silt Fence

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

2. Remove sediment when buildup reaches 6 inches.

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

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

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

Inlet Protection

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

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

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

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

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

Sediment Basin Inspection and Maintenance Guidelines

1. Inspection should be made weekly and after each rainfall. Check the embankment, spillways and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed by the contractor.

2. Trash and other debris should be removed after each rainfall to prevent clogging of the outlet structure.

3. Accumulated silt should be removed, and basin should be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its original storage capacity.

4. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

TEMPORARY STORMWATER SECTION - ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

For the Amber Oaks-Credit Union site plans Schedule of Interim and Permanent Soil Stabilization Practices is provided in Table 1. Soil will be stabilized using seeding. 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 resumes 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.

Table 1 – Schedule of Soil Stabilization Practices

Soil Stabilization Practice	Duration
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. Install tree protection and initiate tree mitigation measures	120 days
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.	180 days
Complete construction and start revegetation of the site and installation of landscaping.	30 days
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 appropriate City 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.	10 days
Upon completion of landscape installation of a project site, the landscape architect shall submit a letter of concurrence to the appropriate City 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.	5 days
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.	5 days

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.

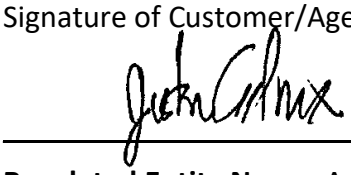
Signature

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: Justin M. Cadieux

Date: 03/07/2025

Signature of Customer/Agent



Regulated Entity Name: Amber Oaks - Credit Union

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 Drainage Criteria Manual

☐ 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:

    ☒ 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

PERMANENT STORMWATER SECTION - Attachment B

BMPs for upgradient Stormwater

The subject site has been designed and graded in such a fashion that no upgradient surface water, groundwater, or stormwater will flow across the site and into the on-site BMPs. The site is located on a high point with the pad being elevated and no upgradient Stormwater will enter the site. Permanent BMPs or measures are not required to prevent pollution of upgradient storm water. Proposed Drainage Area Map is on sheet 30.

PERMANENT STORMWATER SECTION – Attachment C

BMPs for On-site Stormwater

The following BMPs will be used to prevent pollution of surface water that originates on-site or flows off the site:

- "Existing" approved batch detention pond

The "existing" approved batch detention pond BMP was designed in accordance with TCEQ design standards, the City of Austin environmental Criterial Manual, and the requirements of TCEQ RG-348, Technical guidance manual for complying with the Edwards Aquifer Rules.

Table 1 shows a detail summary of the BMPs

Watershed	Lake Creek
Total Project Area Included in Plans (ac)	33.66
Overall Onsite Impervious Cover (ac)	23.31
BMP 1 Name	Sedimentation and Filtration Pond
Drainage Area (ac)	31.11
Impervious Cover Treated By BMP (ac)	23.31
Required TSS Removal (lb)	20,289
Provided TSS Removal (lb)	23,090
Required Water Quality Volume (ft^3)	113,660
Provided Water Quality Volume (ft^3)	171,860.33*

Table 1 BMP summary

- ** Provided Water Quality Volume Approved by original WPAP*

PERMANENT STORMWATER SECTION - Attachment D

BMPs for Surface Streams

31.11 acres of the project site (existing multi-family and commercial) will discharge directly into the sedimentation and filtration pond referenced from the Camden Amber Oaks, City of Austin Case No. SP-07-0067D and then eventually drain to Lake Creek.

Temporary BMP's

During construction, the following methods will be used to prevent pollutants from entering surface streams. See erosion control plan sheets 7-8 in the Amber Oaks-Credit Union site plans for greater detail. The erosion control details can be found on erosion control details sheet 23.

- Stabilized Construction Entrance/Exit
- Silt Fencing
- Inlet protection
- Temporary Spoils Area
- Construction Staging Area with Silt Fence Boundaries

Permanent BMP's

Runoff from the impervious areas of the site including the existing multifamily and commercial site will be treated using the existing approved sedimentation and filtration pond from Camden Amber Oaks, City of Austin Case No. SP-07-0067D prior to being discharged into the Lake Creek.

PERMANENT STORMWATER SECTION – Attachment F

Construction Plans

Full size drawings of the Construction Plans (24”X36”) are attached with this submittal. These drawings include the following:

Sheet No.

1. Cover Sheet & Index
2. General Notes
3. TCEQ Notes
4. MUD NO. 1 Information Sheets
5. Final Plat
6. Existing Conditions
7. Pre-Construction Erosion and Demolition Plan
8. Mid-Construction Erosion Control
9. Site Plan
10. Dimension Control Plan
11. Private Wastewater Plan
12. Private Water Plan
13. Public Water Service Plan & Profile
14. Pre-Development Drainage Area Map
15. Post-Development Drainage Area Map
16. Inlet Drainage Area Map
17. Drainage Calculations
18. Site Grading Plan
19. Storm Drain Plan
20. Fire Protection Plan
21. Pavement Plan
22. Erosion Control Notes
23. Erosion Control Details
24. Site Details (1 of 2)
25. Site Details (2 of 2)
26. Water & Wastewater Details (1 of 2)
27. Water & Wastewater Details (2 of 2)
28. Storm Drain Details
29. Adjacent Existing DAM
30. Proposed Drainage Area Map
31. Existing Storm Layout
32. For reference – Subdivision EDMAP
33. For Reference – Subdivision PDMAP
34. Existing Subdivision – Pond Plan
35. Existing Subdivision – Pond Section

36. TCEQ Existing Drainage Area Map
37. TCEQ Proposed Drainage Area Map
38. TCEQ Calculations

The TCEQ's TSS Removal Calculations for the water quality basins (1 for sedimentation and filtration pond) are included as part of this attachment.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Amber Oaks - Cre
Date Prepared: 3/7/2025

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 s

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
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 =	Williamson	
Total project area included in plan * =	33.66	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	19.76	acres
Total post-development impervious cover fraction * =	0.59	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	17199	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 =	31.11	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	19.76	acres
Post-development impervious fraction within drainage basin/outfall area =	0.64	
$L_{M\ THIS\ BASIN}$ =	17199	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

Aqualogic Cartridge Filt
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 =	**31.11**	acres
A_I =	**19.76**	acres
A_P =	**11.35**	acres
L_R =	**19646**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**17199**	lbs.
F =	**0.88**	

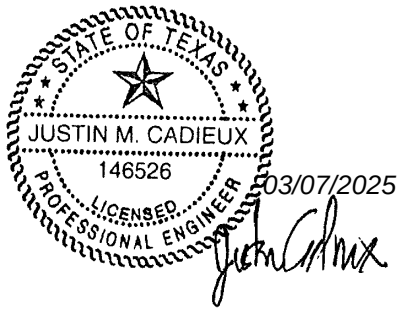
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-

Rainfall Depth =	**1.50**	inches
Post Development Runoff Coefficient =	**0.45**	
On-site Water Quality Volume =	**75759**	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 =	**15152**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**90910**	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.



9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	**90910**	cubic feet	
Minimum filter basin area =	**4209**	square feet	
Maximum sedimentation basin area =	**37879**	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**9470**	square feet	**For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	**90910**	cubic feet	
Minimum filter basin area =	**7576**	square feet	
Maximum sedimentation basin area =	**30303**	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	**1894**	square feet	**For maximum water depth of 8 feet**

PERMANENT STORMWATER SECTION – Attachment G

Inspection, Maintenance, Repair, and Retrofit Plan

Project: **Amber Oaks Credit Union**

Address: **8715 W Parmer Lane**

City, State, Zip: **Austin, TX 78746**

General Site Maintenance

The following guidelines should be used as an inspection and maintenance plan that should be performed at least twice annually:

(1) Identify, replant, and restore eroded areas. Add a level spreader, energy dissipation, or other repairs as required to ensure that erosion is not repeated.

(2) Identify areas that do not have acceptable vegetated covers (80% or higher for most BMPs). Reseed, add soil, and irrigate as required to ensure that coverage requirements are met.

(3) Mow sites twice annually and as required to keep grass height under 18 inches. Additional mowing may be performed for site aesthetics. Export clippings from site to prevent release of nutrients from decaying plant matter. Remove any woody growth, especially from embankments, berms, and swales. For swales, grass should not be regularly mowed below four inches.

(4) Use non-chemical methods for maintaining health of vegetation. Pesticides, herbicides, or fertilizers should only be used as a last option, and then as minimally as possible. Fertilizer should rarely be required because runoff will typically contain sufficient nutrient loads.

(5) Irrigation may be required in order to maintain acceptable levels of vegetated coverage, especially for engineered vegetated strips.

(6) Never deposit grass clippings, brush, or other debris in BMPs or buffers.

(7) Prevent over-compaction of BMP components that rely partially or wholly on infiltration (vegetation strips, bioretention bed, infiltration trenches and basins). Mowing and other maintenance should be performed with hand equipment or a light-weight lawn tractor.

(8) Remove any built-up sediment and debris, especially along uphill edges, berms, swales, and level spreaders; and around BMP inlets and outlets

(9) Identify any other problems. A detailed inspection may be required.

Sand Filter Systems

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventually costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media. 3-93

Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Other recommended maintenance guidelines include:

- Inspections. BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.
- Sediment Removal. Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.
- Media Replacement. Maintenance of the filter media is necessary when the draw down time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.
- Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

- Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- Mowing. Grass areas in and around sand filters 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. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

Signature of Engineer: 

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

An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information

Responsible Party for Maintenance: United Heritage Credit Union
Address: 12515 RESEARCH BLVD #BLDG 5 AUSTIN, TX 78759
Owner Contact: Michael Ver Schuur
Telephone Number: (512) 435-4545

Signature of Responsible Party: 

PERMANENT STORMWATER SECTION – Attachment I

Measures for Minimizing Surface Stream Contamination

1. Measures such as a stabilize construction entrance/exit, slit fencing, inlet protection, rock berms, and other measures which will reduce the stream contamination.

2. The pond has been designed to release flow rates at or below pre-development flow rates. Because post-development flows will not be increased there should be no adverse impact on the adjacent properties.

Table 1 shows a comparison between the existing and proposed flows over time. More details can be found in the Camden Amber Oaks Site Plan (SP-07-0067D.)

Drainage Flows	2-year (cfs)	10-year(cfs)	25-year(cfs)	100-year(cfs)
Existing	24.68	61.87	84.59	122.67
Proposed	6.42	50.12	79.30	122.37

Table 1. Ultimate Analysis Point Flows

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

I Michael Ver Schuur,
Print Name

President/CEO,
Title - Owner/President/Other

of United Heritage Credit Union,
Corporation/Partnership/Entity Name

have authorized Justin M. Cadieux, P.E.
Print Name of Agent/Engineer

of Quiddity Engineering
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

03/18/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Michael VerSchuur 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 18th day of March, 2025.

Julie Carter
NOTARY PUBLIC

Julie Carter
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: March 28, 2028

JULIE CARTER
My Notary ID # 11920683
Expires March 28, 2028

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Amber Oaks - Credit Union
Regulated Entity Location: 8715 W. Parmer Lane, Austin, TX 78746
Name of Customer: United Heritage Credit Union
Contact Person: Michael Ver Schuur Phone: (512) 435-4545
Customer Reference Number (if issued):CN N/A
Regulated Entity Reference Number (if issued):RN 105225726

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	1.37 Acres	$ 4000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 03/07/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	03/18/2025

☒ 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:*

United Heritage 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)*
17412886594	17412886594	741288659	

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:	PO Box 202020						
	City	Austin	**State**	TX	**ZIP**	78720	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 435- 4211		( ) -

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.)*

Amber Oaks - Credit Union

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	8715 W Parmer Lane							
	City	Austin	**State**	TX	**ZIP**	78746	**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	Project is located at 8715 W. Parmer Lane. Southwest Corner of intersection of Parmer Lane and Camden Oaks II

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:	30.2808		**28. Longitude (W) In Decimal:**	97.4545	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	28	08	97	45	45

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)
6111	6141	522113	522130

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

Commercial Credit Union

34. Mailing Address:	**12515 Research Blvd, Bldg 5**							
	City	**Ausitn**	**State**	**TX**	**ZIP**	**78759**	**ZIP + 4**	

35. E-Mail Address:	**mverschu@uhcu.org**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 435- 4545		( ) -

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:	Justin Cadieux	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 685-5152		( ) -	jcadieux@quiddity.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:	United Heritage Credit Union	**Job Title:**	President/CEO
Name *(In Print):*	Michael Ver Schuur	**Phone:**	(512) 435- **4545**
Signature:	MVerSchuur	**Date:**	03/18/25