Contributing Zone Plan Application

900 Hays Country Acres Rd
Dripping Springs, Hays COUNTY, TEXAS

Prepared For:

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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: Dripping Springs Mobile Homes					2. Regulated Entity No.:			
3. Customer Name: AC Dripping Springs LLC					4. Customer No.:			
5. Project Type: (Please circle/check one)	New		Modification		Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):		21.786
9. Application Fee:	$4,000		10. Permanent BMP(s):			Batch Detention		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A		
13. County:	Hays		14. Watershed:			Onion Creek – Colorado River		

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Dallas D. Smith, P.E.
Print Name of Customer/Authorized Agent 5/8/2025
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):

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Dallas D. Smith, P.E.

Date: 5/9/2025

Signature of Customer/Agent:

Regulated Entity Name: Dripping Springs Mobile Homes

Project Information

1. County: Hays County
2. Stream Basin: Colorado River Basin
3. Groundwater Conservation District (if applicable): Hays Trinity
4. Customer (Applicant):

   Contact Person: Jason Roberts
   Entity: AC Dripping Springs LLC
   Mailing Address: 1001 Sahalee Path
   City, State: San Marcos, TX Zip: 78666
   Telephone: 904-868-3779 Fax: _____
   Email Address: jasonranches@gmail.com

5. Agent/Representative (If any):

Contact Person: Dallas D. Smith, P.E.
Entity: Kimley-Horn and Associates, Inc.
Mailing Address: 5301 Southwest Parkway, Building 3, Suite 100
City, State: Austin, TX Zip: 78735
Telephone: 512-795-1640 Fax: _____
Email Address: dallas.smith@kimley-horn.com

6. Project Location:

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

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

Located at the end of Hays Country Acres Rd.

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

☐ Residential: # of Lots: _____
☒ Residential: # of Living Unit Equivalents: 71
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 21.786 Acres

Total disturbed area: 11.29 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	170,400	÷ 43,560 =	2.59
Parking	0	÷ 43,560 =	0
Other paved surfaces	127,232	÷ 43,560 =	2.25
Total Impervious Cover	297,632	÷ 43,560 =	4.79

Total Impervious Cover 4.79 ÷ Total Acreage 21.786 X 100 = 21.99% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 80'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm #: 48209C0120G, Dated: January 17, 2025 .

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☒ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

52. ☒ Attachment J - BMPs for Upgradient Stormwater.

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

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

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

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

- ☐ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

Administrative Information

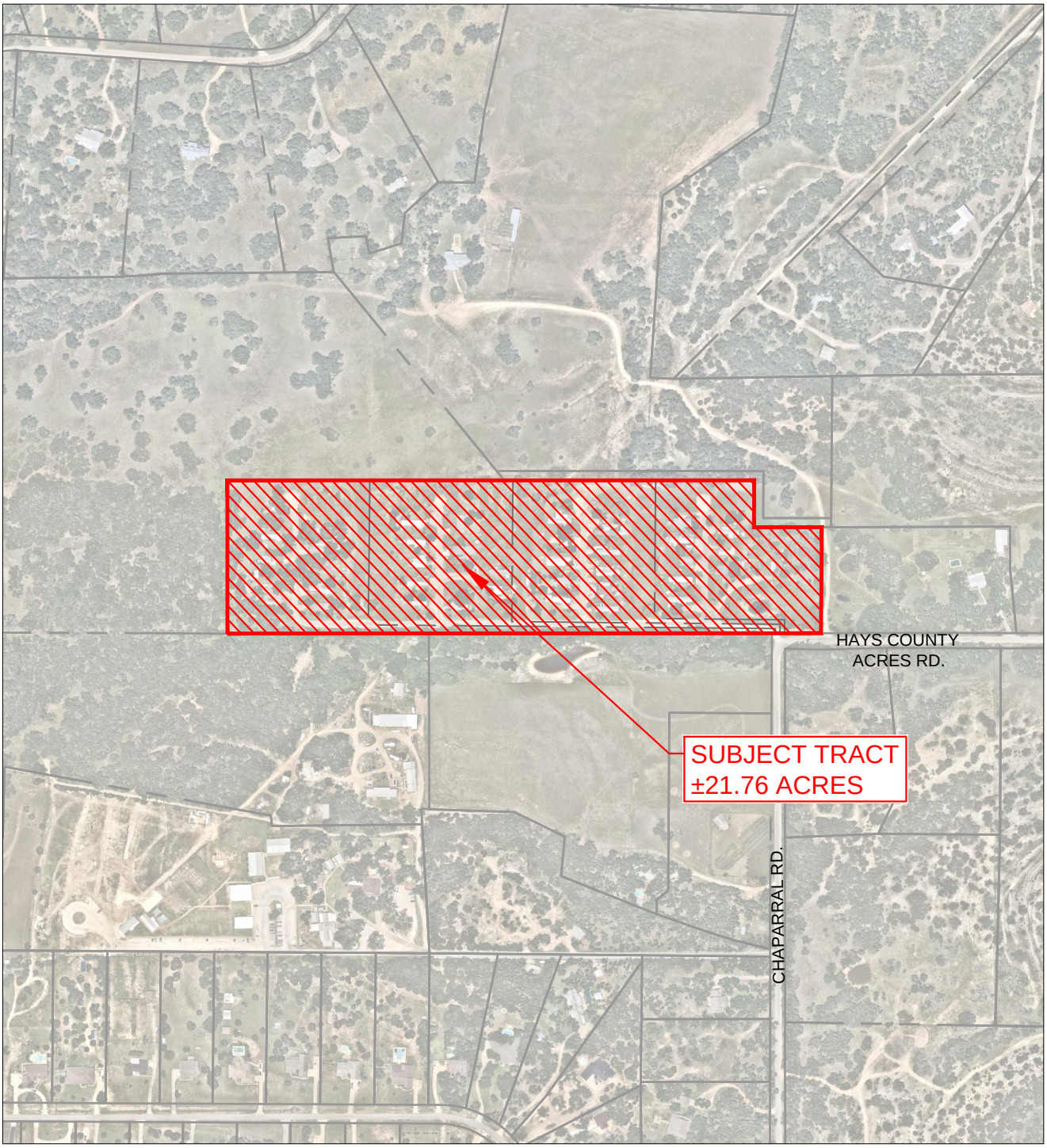
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

ATTACHMENT A: Road Map



LOCATION MAP

SCALE: 1"=500'

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

CANTU, ADAM 3/17/2025 1:59 PM
K:\SAU_CIVIL_RESOURCES\BENS TEAM\NO PROJ_OTHER\DRIPPING SPRINGS SITE\CAD\EXHIBIT\SITE LOCATION\SITE LOCATION EXHIBIT.DWG
3/17/2025 1:57 PM

PLOTTED BY
DWG NAME
LAST SAVED

Kimley»Horn
5301 SOUTHWEST PKWY
BUILDING 1, SUITE 100
AUSTIN, TEXAS 78735
STATE OF REGISTRATION NO. F-928

DRIPPING SPRINGS SITE
ROAD MAP
HAYS, TEXAS
March 2025

0 500' 1000'
GRAPHIC SCALE 500'

W S N E

ATTACHMENT B: USGS Quadrangle Map

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

The National Map
US Topo

DRIPPING SPRINGS QUADRANGLE
TEXAS
7.5-MINUTE SERIES

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

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.

Imagery.....NAIP, September 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
3°54′
69 MILS
0°28′
8 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

1 Hammetts Crossing
2 Shingle Hills
3 Bee Cave
4 Henly
5 Signal Hill
6 Rough Hollow
7 Driftwood
8 Mountain City

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

DRIPPING SPRINGS, TX
2022

NSN, 7643016395933
NGA REF NO. USGSX24K12801

ATTACHMENT C: Narrative of Proposed Modifications

The content of this narrative is based on 4 lots of cumultaively 21.786-acres of land located outside of the full-purpose jurisdiction of the City of Dripping Springs, TX. The lots are located at the end of Hays Country Acres Rd. The developer is proposing a 71 lot multifamily development with associated roadway, utility, and drainage improvements. The site is currently has existing asphalt roads and buildings on it.

The proposed improvements include private roadway maintenance, a batch detention pond, mobile home construction, and associated water and wastewater utilities improvements. The existing roadways on the site will be milled and overlayed and tie into Hays Country Acres Rd. as they do currently. The proposed impervious cover is 4.79-acres (21.99%) of the total 21.786-acre site, accounting for roadways, sidewalks, driveways, and future homes. To account for the additional impervious cover, one permanent BMP is being proposed for the site in the form of a batch detention pond. This pond will contain the required water quality volume per TCEQ standards, and discharge to the west. The site will connect to water at an existing on-site well. Wastewater will be provided in the form of private septic tanks and wastewater lines that connect into these tanks across the site.

In existing conditions, there is off-site drainage flowing onto the subject tract from the north, south, and west. This area is is all undeveloped. The subject tract has approximately 3.339 acres (15.32%) of existing impervious cover, including 4 roads, 34 existing buildings, and an existing extension of Hays Country Acres Rd. This will all be demolished during construction, except the current 4 roads will be milled and overlayed to connect into Hays Country Acres Rd as they currently do.

ATTACHMENT D: Factors Affecting Surface Water Quality

No industrial associated activity discharges are expected for this proposed mulitfamily residential development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

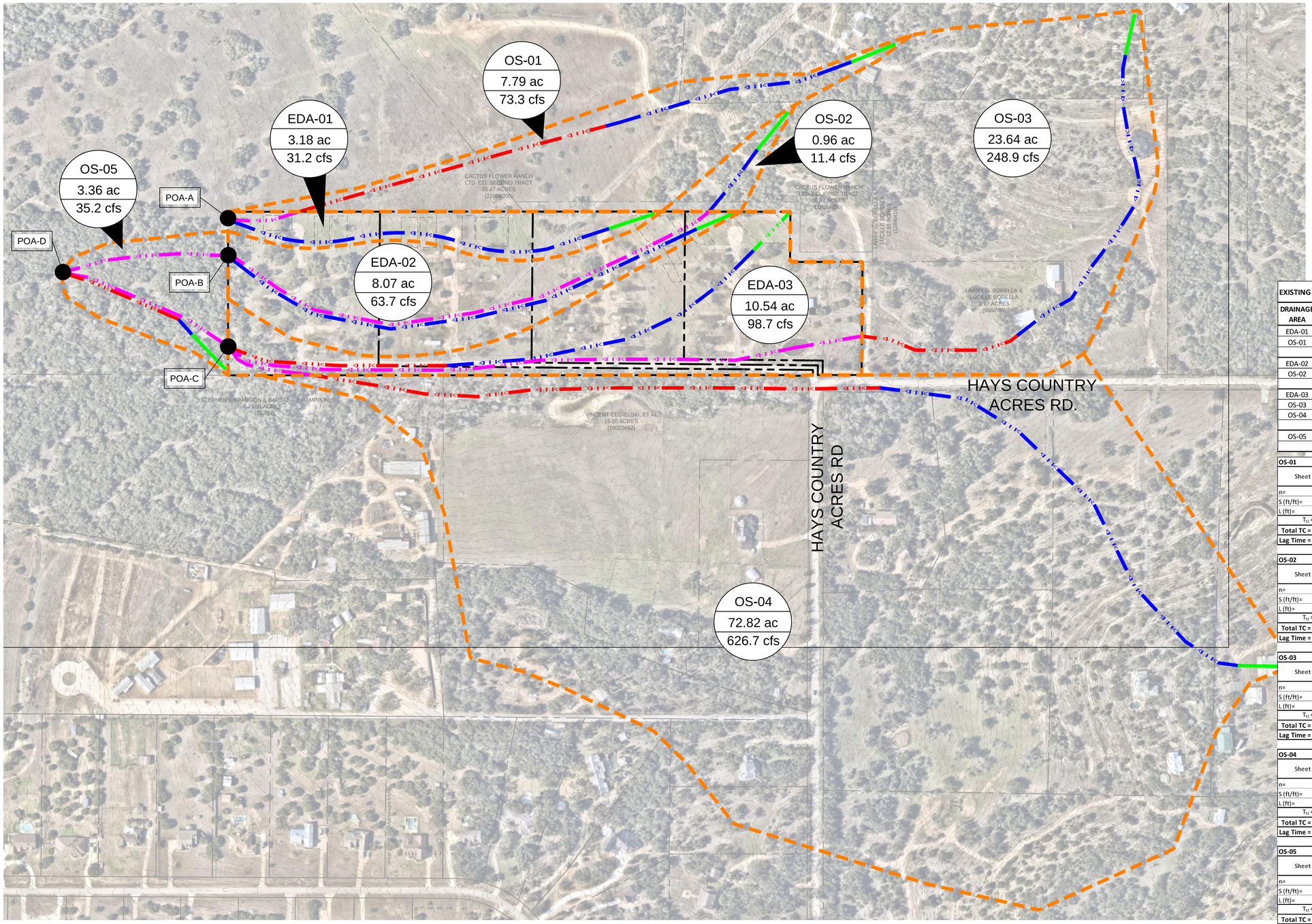
a) Refueling construction equipment.
b) Oil and grease from the asphalt pavement and vehicle traffic.
c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
d) Normal silt build-up.
e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
f) Trash with becomes loose from subdivision residents.
g) Fertilizers used in the landscaping around the mobile homes.

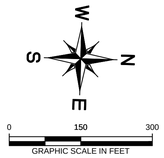
Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

ATTACHMENT E: Volume and Character of Stormwater

EXISTING AND PROPOSED DRAINAGE AREA MAPS





LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

EXISTING CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC)	BASE CN	TC (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
EDA-01	3.18	4.0%	0.13	84	14.3	9.9	17.7	22.9	31.2
OS-01	7.79	0.0%	0.00	84	15.6	23.0	41.4	53.7	73.3
POA-A						**32.9**	**59.1**	**76.5**	**104.5**
EDA-02	8.07	18.1%	1.46	84	24.0	21.1	36.7	47.0	63.7
OS-02	0.96	0.0%	0.00	84	8.2	3.6	6.5	8.4	11.4
POA-B						**23.5**	**41.1**	**52.9**	**71.7**
EDA-03	10.54	16.4%	1.73	84	16.3	32.7	56.8	72.9	98.7
OS-03	23.64	0.8%	0.19	84	11.7	78.3	140.8	182.3	248.9
OS-04	72.82	3.3%	2.42	84	19.4	198.0	355.1	459.3	626.7
POA-C						**308.2**	**550.2**	**711.5**	**971.1**
OS-05	3.36	0.0%	0.00	84	11.9	11.0	19.9	25.7	35.2
POA-D (OS-05 + POA-B + POA-C)						**340.0**	**606.3**	**784.0**	**1069.6**

OS-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.034	S (ft/ft)=	0.062	L (ft)=	980
L (ft)=	150	L (ft)=	785		
T_{t1} =	9.6	T_{t2} =	3.3	T_{t3} =	2.7

Total TC = 15.6 mins
Lag Time = 9.4 mins

EDA-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.099	S (ft/ft)=	0.024	L (ft)=	0
L (ft)=	150	L (ft)=	1202		
T_{t1} =	6.3	T_{t2} =	8.0	T_{t3} =	0.0

Total TC = 14.3 mins
Lag Time = 8.6 mins

OS-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.071	S (ft/ft)=	0.062	L (ft)=	0
L (ft)=	150	L (ft)=	242		
T_{t1} =	7.2	T_{t2} =	1.0	T_{t3} =	0.0

Total TC = 8.2 mins
Lag Time = 4.9 mins

EDA-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.026	S (ft/ft)=	0.023	L (ft)=	1731
L (ft)=	150	L (ft)=	1562		
T_{t1} =	10.7	T_{t2} =	8.4	T_{t3} =	4.8

Total TC = 24.0 mins
Lag Time = 14.4 mins

OS-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.101	S (ft/ft)=	0.065	L (ft)=	495
L (ft)=	150	L (ft)=	1020		
T_{t1} =	6.2	T_{t2} =	4.1	T_{t3} =	1.4

Total TC = 11.7 mins
Lag Time = 7.0 mins

EDA-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.024	L (ft)=	683
L (ft)=	150	L (ft)=	1042		
T_{t1} =	8.8	T_{t2} =	5.6	T_{t3} =	1.9

Total TC = 16.3 mins
Lag Time = 9.8 mins

OS-04

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.069	L (ft)=	1748
L (ft)=	150	L (ft)=	1475		
T_{t1} =	8.7	T_{t2} =	5.8	T_{t3} =	4.9

Total TC = 19.4 mins
Lag Time = 11.6 mins

OS-05

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.027	S (ft/ft)=	0.050	L (ft)=	387
L (ft)=	150	L (ft)=	62		
T_{t1} =	10.5	T_{t2} =	0.3	T_{t3} =	1.1

Total TC = 11.9 mins
Lag Time = 7.1 mins

EXISTING TRANSLATION TIMES

Reach No.		LENGTH (FT)	TIME (MIN)
1	OS-01 TO POA-A	223	0.62
2	OS-02 TO POA-B	1595	4.43
3	OS-03 TO POA-C	1764	4.90
4	OS-04 TO POA-C	290	0.81
5	POA-B TO POA-D	513	1.43
6	POA-C TO POA-D	564	1.57

DRIPPING SPRINGS MOBILE HOMES

EXISTING DRAINAGE ARE MAP

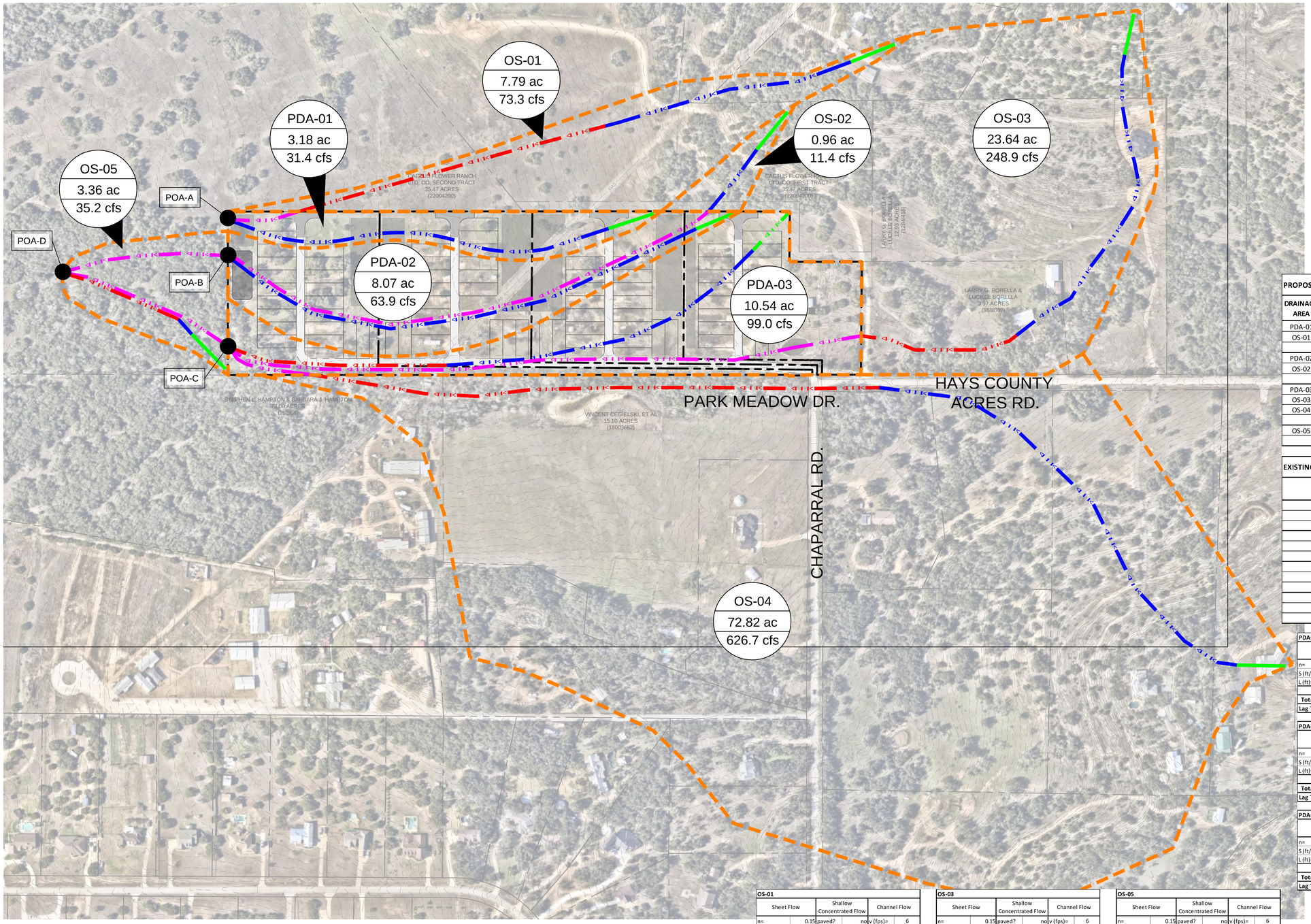
DRIPPING SPRINGS, TEXAS

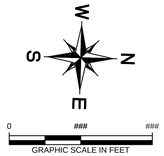
April 2025

DWG NAME: K:\SAU_CIVIL_RESOURCES\BEN'S TEAM\NO PROJ_OTHER\DRIPPING SPRINGS SITE\CAD\SITE DEVELOPMENT\DESIGN EXHIBITS\4_DRAINAGE\EXISTING DA EXHIBIT.DWG
LAST SAVED 4/16/2025 9:40 AM

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.





LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

PROPOSED CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC)	BASE CN	TC (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
PDA-01	3.18	18.8%	0.60	84	14.3	10.5	18.2	23.3	31.4
OS-01	7.79	0.0%	0.00	84	15.6	23.0	41.4	53.7	73.3
POA-A						**33.4**	**59.5**	**76.9**	**104.8**
PDA-02	8.07	24.1%	1.94	84	24.0	21.6	37.1	47.3	63.9
OS-02	0.96	0.0%	0.00	84	8.2	3.6	6.5	8.4	11.4
POA-B						**20.3**	**39.1**	**50.9**	**70.2**
PDA-03	10.54	21.4%	2.25	84	16.3	33.3	57.3	73.3	99.0
OS-03	23.64	0.8%	0.19	84	11.7	78.3	140.8	182.3	248.9
OS-04	72.82	3.3%	2.42	84	19.4	198.0	355.1	459.3	626.7
POA-C						**308.8**	**550.6**	**711.9**	**971.4**
OS-05	3.36	0.0%	0.00	84	11.9	11.0	19.9	25.7	35.2
POA-D (OS-05 + POA-B + POA-C)						**326.5**	**601.3**	**778.2**	**1065.0**

EXISTING VS. PROPOSED SUMMARY

POINT OF ANALYSIS	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
POA-A (EXISTING)	32.9	59.1	76.5	104.5
POA-A (PROPOSED)	33.4	59.5	76.9	104.8
POA-A DIFFERENCE (CFS)	**0.5**	**0.4**	**0.4**	**0.3**
POA-B (EXISTING)	23.5	41.1	52.9	71.7
POA-B (PROPOSED)	20.3	39.1	50.9	70.2
POA-B DIFFERENCE (CFS)	**-3.2**	**-2.0**	**-2.0**	**-1.5**
POA-C (EXISTING)	308.2	550.2	711.5	971.1
POA-C (PROPOSED)	308.8	550.6	711.9	971.4
POA-C DIFFERENCE (CFS)	**0.6**	**0.4**	**0.4**	**0.3**
POA-D (EXISTING)	340.0	606.3	784.0	1069.6
POA-D (PROPOSED)	326.5	601.3	778.2	1065.0
POA-D DIFFERENCE (CFS)	**-13.5**	**-5.0**	**-5.8**	**-4.6**

PDA-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.099	S (ft/ft)=	0.024	L (ft)=	0
L (ft)=	150	L (ft)=	1202		
T_{t1} =	6.3	T_{t2} =	8.0	T_{t3} =	0.0

Total TC = 14.3 mins
Lag Time = 8.6 mins

PDA-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.028	S (ft/ft)=	0.023	L (ft)=	1731
L (ft)=	150	L (ft)=	1562		
T_{t1} =	10.7	T_{t2} =	8.4	T_{t3} =	4.8

Total TC = 24.0 mins
Lag Time = 14.4 mins

PDA-03

Sheet Flow		Shallow Concentrated Flow		Reach	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.024	L (ft)=	683
L (ft)=	150	L (ft)=	1042		
T_{t1} =	8.8	T_{t2} =	5.6	T_{t3} =	1.9

Total TC = 16.3 mins
Lag Time = 9.8 mins

PROPOSED TRANSLATION TIMES

Reach No.		LENGTH (FT)	TIME (MIN)
1	OS-01 TO POA-A	223	0.62
2	OS-02 TO POA-B	1595	4.43
3	OS-03 TO POA-C	1764	4.90
4	OS-04 TO POA-C	290	0.81
5	POA-B TO POA-D	513	1.43
6	POA-C TO POA-D	564	1.57

OS-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.034	S (ft/ft)=	0.062	L (ft)=	980
L (ft)=	150	L (ft)=	785		
T_{t1} =	9.6	T_{t2} =	3.3	T_{t3} =	2.7

Total TC = 15.6 mins
Lag Time = 9.4 mins

OS-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.071	S (ft/ft)=	0.062	L (ft)=	0
L (ft)=	150	L (ft)=	242		
T_{t1} =	7.2	T_{t2} =	1.0	T_{t3} =	0.0

Total TC = 8.2 mins
Lag Time = 4.9 mins

OS-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.101	S (ft/ft)=	0.065	L (ft)=	495
L (ft)=	150	L (ft)=	1020		
T_{t1} =	6.2	T_{t2} =	4.1	T_{t3} =	1.4

Total TC = 11.7 mins
Lag Time = 7.0 mins

OS-04

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.069	L (ft)=	1748
L (ft)=	150	L (ft)=	1475		
T_{t1} =	8.7	T_{t2} =	5.8	T_{t3} =	4.9

Total TC = 19.4 mins
Lag Time = 11.6 mins

OS-05

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.027	S (ft/ft)=	0.050	L (ft)=	387
L (ft)=	150	L (ft)=	62		
T_{t1} =	10.5	T_{t2} =	0.3	T_{t3} =	1.1

Total TC = 11.9 mins
Lag Time = 7.1 mins

DRIPPING SPRINGS MOBILE HOMES

PROPOSED DRAINAGE AREA MAP

DRIPPING SPRINGS, TEXAS

April 2025

DWG NAME K:\SAU_CIVIL_RESOURCES\BEN'S TEAM\NO PROJ_OTHER\DRIPPING SPRINGS SITE\CAD\SITE DEVELOPMENT\DESIGN EXHIBITS\4_DRAINAGE\PROP DA EXHIBIT.DWG
LAST SAVED 4/16/2025 1:29 PM

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND MAY NOT BE REPRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

ATTACHMENT F: Suitability Letter from Authorized Agent

May 9, 2025

Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, TX 78753

RE: ***Dripping Springs Mobile Homes***
CZP Application
Attachment F – Suitability Letter from Authorized Agent

This is a memo regarding the use of on-site sewage facilities to treat and dispose of wastewater from the Dripping Springs Mobile Homes site located at 900 Hays Country Acres Rd, Dripping Springs, TX.

I can confirm that this 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. There are existing on-site sewage facilities in use by the existing mobile home development.

Please contact me at (512) 795-1640 or dallas.smith@kimley-horn.com should you have any questions.

Sincerely,

Dallas D. Smith, P.E.

ATTACHMENT J: BMPs for Upgradient Stormwater

There is surface water, groundwater or stormwater originating upgradient from the site and flowing across the site. This surface water will continue to drain across the site as it does in existing conditions, except for the one off-site area (OS-02) that will drain into the batch detention pond.

ATTACHMENT K: BMPs for On-site Stormwater

There is approximately 5.0-acres from the site that are involved in the mobile home development. This area is split up into three on-site and five upgradient drainage areas, therefore both appendix J and K are discussed in this section.

According to a TCEQ RG-348 addendum dated January 20, 2017, a batch detention basin is an extended detention basin modified to operate as a batch reactor. A valve on the first detention basin outlet is used to capture the produced runoff for a fixed amount of time and then release it. As in an extended detention basin, the batch detention basin is primarily used to remove particulate pollutants and to reduce maximum runoff rates associated with development to their pre-development levels. Batch detention basins have superior water quality performance than traditional extended detention basins and achieve a total suspended solids (TSS) removal efficiency of 91%. (Middleton et al., 2006).

See calculations below from the TCEQ provided template spreadsheet:

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Dripping Springs MH**
Date Prepared: **5/8/2025**

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

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

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

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

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

County =	Hays	
Total project area included in plan * =	21.79	acres
Predevelopment impervious area within the limits of the plan * =	3.32	acres
Total post-development impervious area within the limits of the plan* =	4.79	acres
Total post-development impervious cover fraction * =	0.22	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	**1319**	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

5/8/2025

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.07	acres
Predevelopment impervious area within drainage basin/outfall area =	1.46	acres
Post-development impervious area within drainage basin/outfall area =	2.25	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.28**	
$L_{M\ THIS\ BASIN}$ =	**709**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

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

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

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

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

A_C =	8.07	acres
A_I =	2.25	acres
A_P =	5.82	acres
L_R =	**2432**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	1400	lbs.
F =	**0.58**	

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

Rainfall Depth =	**0.54**	inches
Post Development Runoff Coefficient =	**0.25**	
On-site Water Quality Volume =	**3916**	cubic feet

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

Off-site area draining to BMP =	0.96	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	**0.00**	
Off-site Runoff Coefficient =	**0.02**	
Off-site Water Quality Volume =	**38**	cubic feet
Storage for Sediment =	**791**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**4744**	cubic feet

ATTACHMENT L: BMPs for Surface Streams

As shown in the Proposed Drainage Area Map and Pond Plan sheets, stormwater will be picked up by drainage infrastructure and directed to the onsite permanent BMPs. This drainage infrastructure includes existing grades and a batch detention water quality pond. This pond has been appropriately sized for on and offsite drainage, required water quality volumes, and detaining the 100-yr storm event. SmartPond automated stormwater controls have been added to the ponds to allow for the most efficient stormwater outfall. This pond will prevent pollutants from entering surface streams downstream of the proposed development.

ATTACHMENT M: Construction Plans

SUBMITTAL LOG

CIVIL SITE DEVELOPMENT PLANS
FOR
DRIPPING SPRINGS MOBILE HOMES

900 HAYS COUNTRY ACRES RD
DRIPPING SPRINGS, TX 78620

ZONING:

DRIPPING SPRINGS ETJ

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE ONION CREEK-COLORADO RIVER WATERSHEDS. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48209C0120G, HAYS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE JANUARY 17, 2025).

LEGAL DESCRIPTION:

PARK MEADOW, LOT 1, ACRES 5.079
PARK MEADOW, LOT 2, ACRES 5.27
PARK MEADOW, LOT 3, ACRES 5.584
PARK MEADOW, LOT 4, ACRES 5.853

BENCHMARK NOTE:

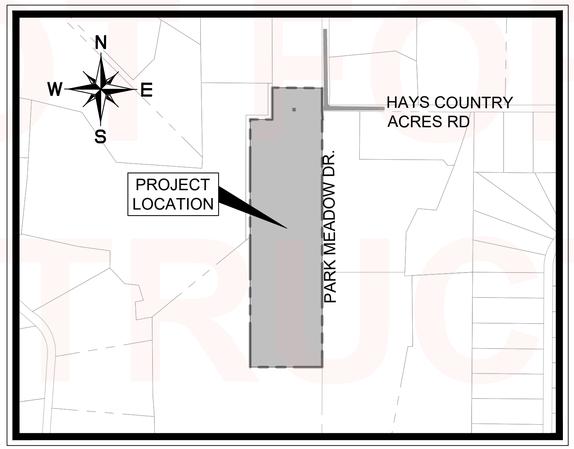
BM #1: 5/8-INCH IR W/ ALUMINUM CAP
NORTHING: 13978396.52
EASTING: 2270293.33
ELEVATION=1158.27'

BM #2: 5/8-INCH IR W/ ALUMINUM CAP
NORTHING: 13977345.51
EASTING:2270378.85
ELEVATION= 1137.24'

VERTICAL DATUM: NAVD 88 (GEOID 18)

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF WORK OF THE DESIGN ENGINEER.
2. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED IN DOCUMENT # XXXXX, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 500'

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

DATE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KIMLEY-HORN GENERAL NOTES
3	EXISTING CONDITIONS AND DEMO PLAN
4	EROSION CONTROL PLAN
5	OVERALL SITE PLAN
6	ROAD MAINTENANCE PLAN
7	PROPOSED DRAINAGE AREA MAP
8	POND PLAN
9	WATER QUALITY DETAILS
10	OVERALL WATER PLAN
11	OVERALL WASTEWATER PLAN

OWNER/DEVELOPER:
EDEN FARMS LTD.
123 N EDWARD GARY ST.
SAN MARCOS, TX 78666
ATTN: JASON ROBERTS

ENGINEER:
KIMLEY-HORN & ASSOCIATES
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
ATTN: DALLAS SMITH

SURVEYOR
CP&Y
1 CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TX 78681
PH: (512) 643-7075
ATTN: DAN FLAHERTY

PREPARED BY:
Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 646-2237

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

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STATE OF TEXAS
DALLAS D. SMITH
153191
LICENSED
PROFESSIONAL ENGINEER
04/16/2025

KHA PROJECT
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: DDS
CHECKED BY: JRP

COVER SHEET

DRIPPING SPRINGS MOBILE HOMES
HAYSCOUNTY, TEXAS

SHEET NUMBER
1 OF 11

XXXXXXXXX

NOT FOR CONSTRUCTION

Plotted By:Smith, Dallas Date:April 16, 2025 01:40:49pm File Path:K:\SAU_Civil_Resources\Gen's Team\No Prej_OTHER\Dripping Springs Site\Cad\SITE DEVELOPMENT_Archive\plansheets\C - Cover Sheet.dwg
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Plotted By: Smith, Dallas Date: April 16, 2025 01:41:04pm File Path: K:\SAU_Civil_Resources\Ben's Team\No Proj_OTHER\Dripping Springs Site\Cad\SITE DEVELOPMENT_Archive\plansheets\KIMLEY-HORN GENERAL NOTES.dwg
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KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
   b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX.	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

BENCHMARKS

TBM:
1. 5/8-INCH IR W/ ALUMINUM CAP ELEVATION=1158.27'
2. 5/8-INCH IR W ALUMINUM CAP ELEVATION: 1137.24'

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TBPE Firm No. 928

STATE OF TEXAS
DALLAS D. SMITH
153191
LICENSED
PROFESSIONAL ENGINEER
04/16/2025

KHA PROJECT

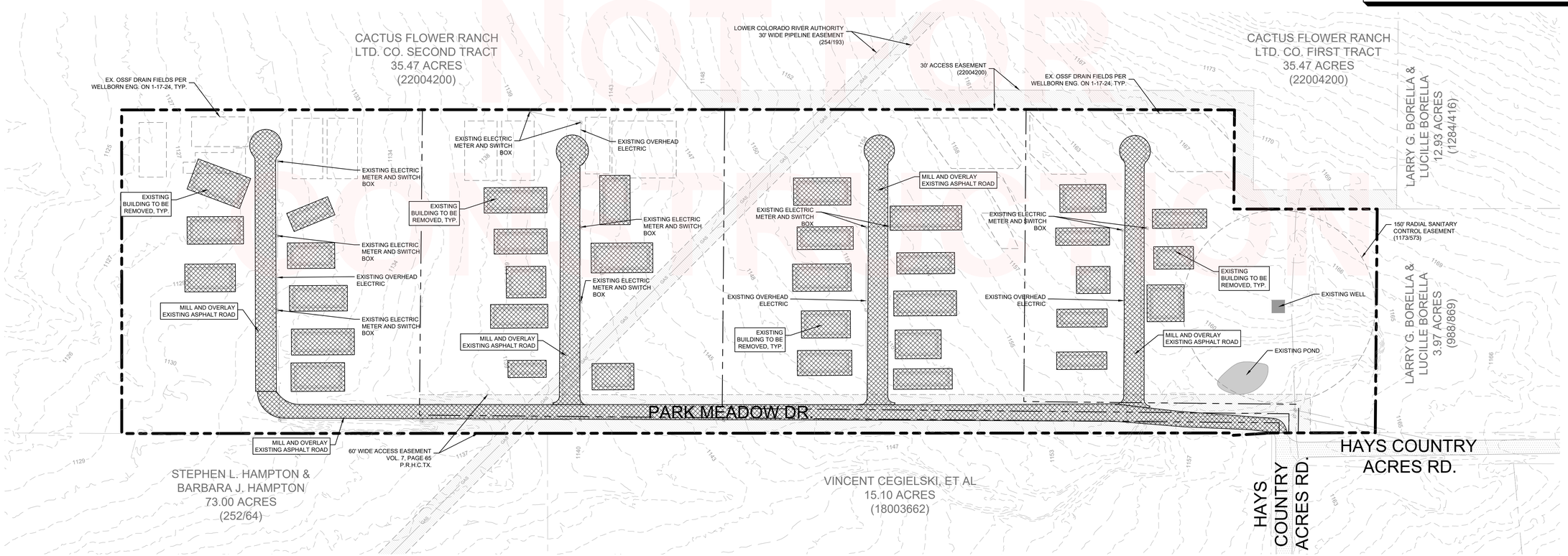
DATE
MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: DDS
CHECKED BY: JRP

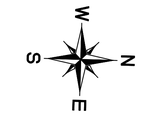
KIMLEY-HORN
GENERAL NOTES

DRIPPING SPRINGS
MOBILE HOMES
HAYSCOUNTY, TEXAS

SHEET NUMBER

XXXXXXXXX





0 80 160
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING FENCE
- DEMOLITION AREA: ITEMS TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE

BENCHMARKS

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.....	MARCH 2025	AS SHOWN	DDS	DDS	JRP

EXISTING CONDITIONS AND DEMO PLAN

DRIPPING SPRINGS MOBILE HOMES

HAYSCOUNTY, TEXAS

SHEET NUMBER
3 OF 11

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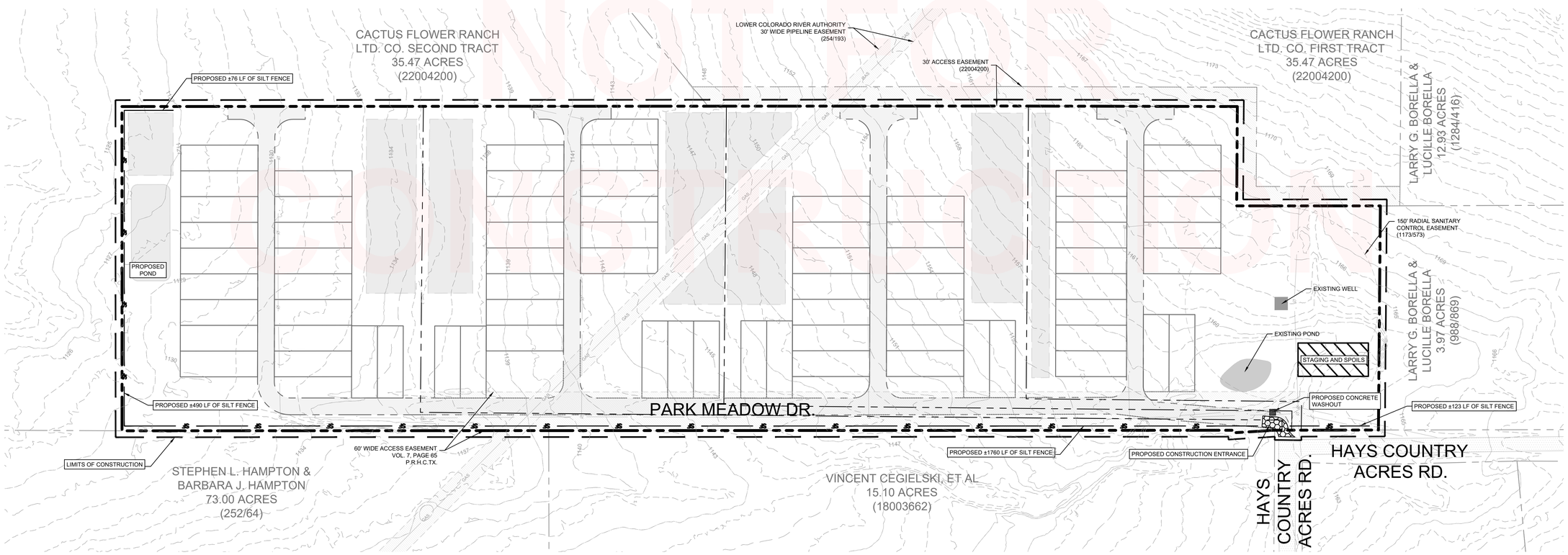

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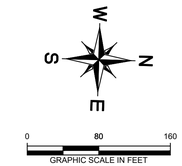

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- TP — TREE PROTECTION
- PROPOSED INLET PROTECTION
- CONCRETE WASHOUT PIT
- CONSTRUCTION ENTRANCE
- ROCK BERM
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN
- HERITAGE TREE TO REMAIN
- STAGING AND SPOILS AREA

BENCHMARKS

TBM:
1. 5/8-INCH IR W/ ALUMINUM CAP
ELEVATION=1158.27'

2. 5/8-INCH IR W ALUMINUM CAP
ELEVATION: 1137.24'

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PROFESSIONAL ENGINEER
04/16/2025

KHA PROJECT	
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	DDS
CHECKED BY:	JRP

EROSION CONTROL PLAN

DRIPPING SPRINGS MOBILE HOMES

HAYSCOUNTY, TEXAS

SHEET NUMBER
4 OF 11

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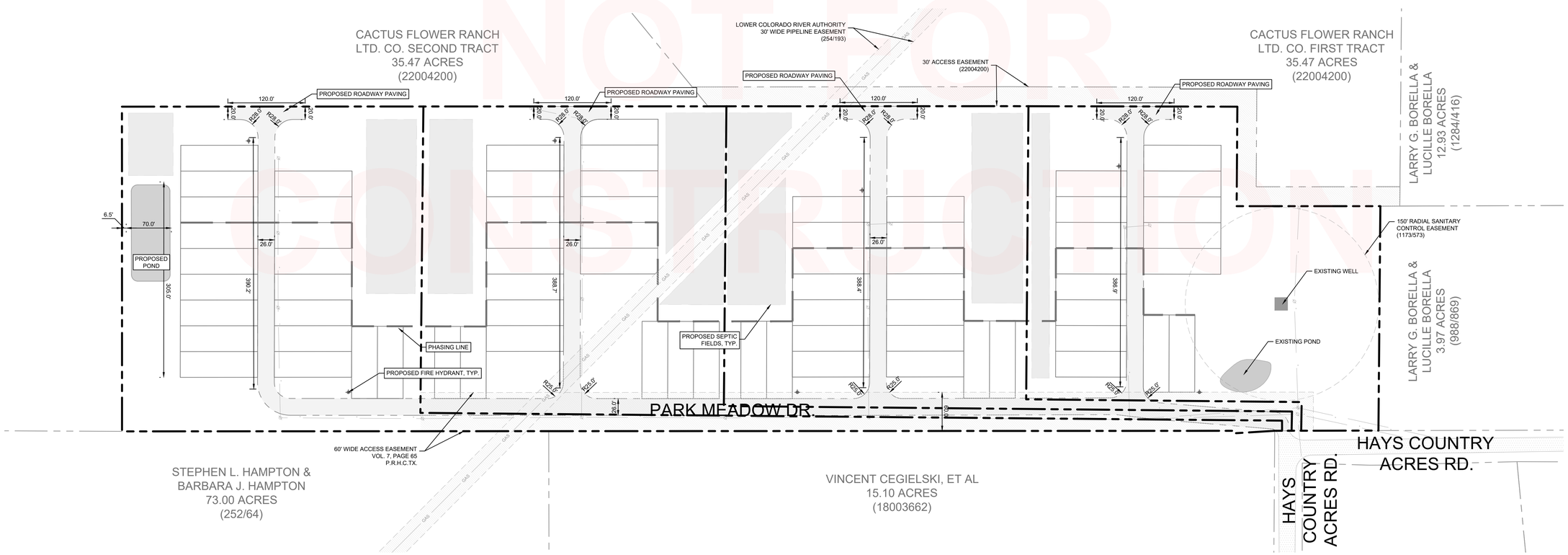

NOT FOR CONSTRUCTION

UNIT COUNT

LOT	UNITS
LOT 1	15
LOT 2	18
LOT 3	19
LOT 4	19

W S N E

0 80 160
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- PROPOSED WALL
- PROPOSED POND
- PROPOSED SEPTIC FIELD
- PHASING LINE

BENCHMARKS

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04/16/2025

KHA PROJECT
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: DDS
CHECKED BY: JRP

OVERALL SITE PLAN

DRIPPING SPRINGS MOBILE HOMES

HAYSCOUNTY, TEXAS

SHEET NUMBER
5 OF 11

XXXXXXXXX

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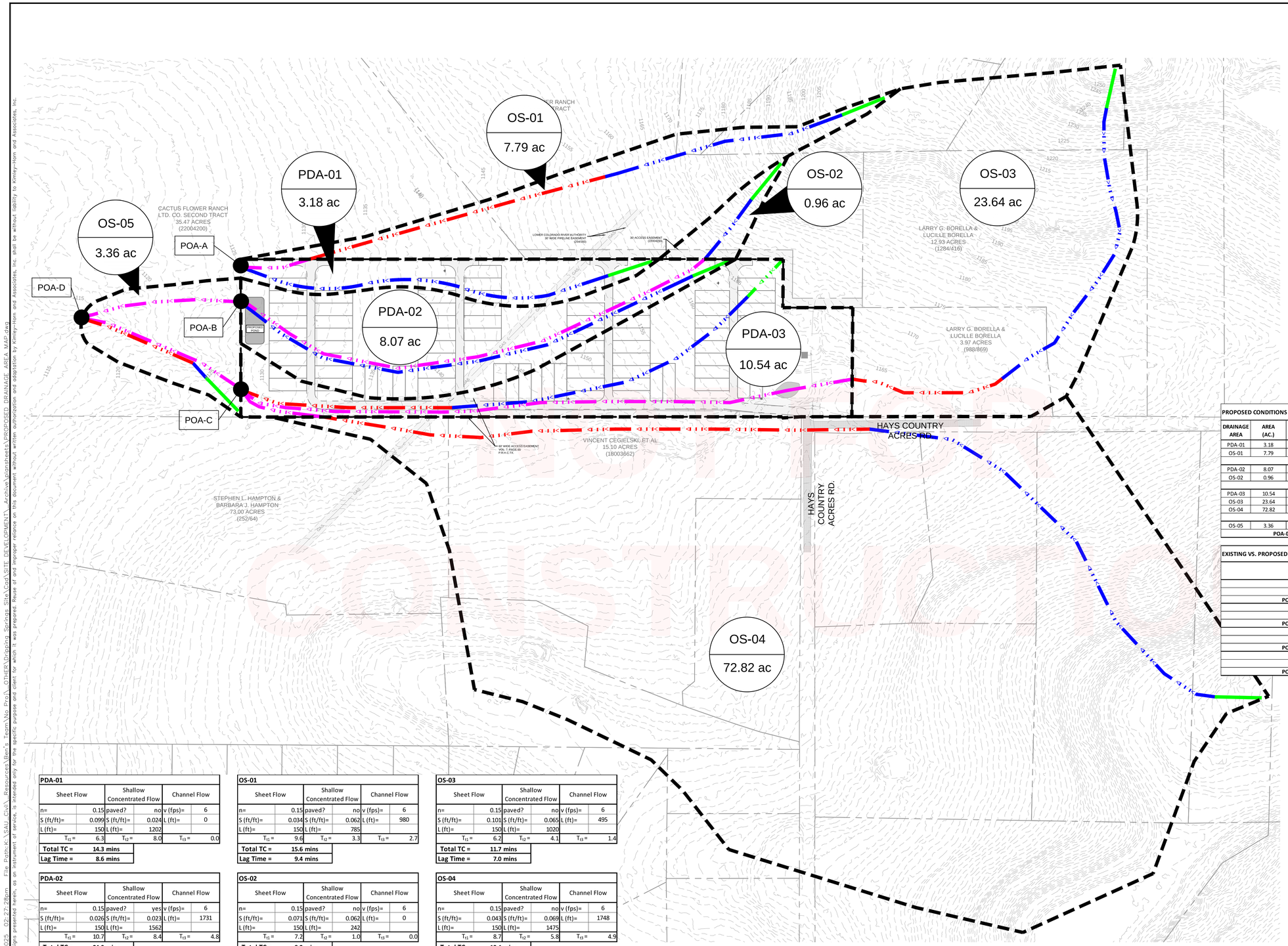

GRAPHIC SCALE IN FEET

LEGEND

- AREA DESIGNATOR (X-1) / AREA IN ACRES (9.9 ac)
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- REACH

PROPOSED CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC)	BASE CN	TC (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
PDA-01	3.18	18.8%	0.60	84	14.3	10.5	18.2	23.3	31.4
OS-01	7.79	0.0%	0.00	84	15.6	23.0	41.4	53.7	73.3
POA-A						**33.4**	**59.5**	**76.9**	**104.8**
PDA-02	8.07	24.1%	1.94	84	24.0	21.6	37.1	47.3	63.9
OS-02	0.96	0.0%	0.00	84	8.2	3.6	6.5	8.4	11.4
POA-B						**20.3**	**39.1**	**50.9**	**70.2**
PDA-03	10.54	21.4%	2.25	84	16.3	33.3	57.3	73.3	99.0
OS-03	23.64	0.8%	0.19	84	11.7	78.3	140.8	182.3	248.9
OS-04	72.82	3.3%	2.42	84	19.4	198.0	355.1	459.3	626.7
POA-C						**308.8**	**550.6**	**711.9**	**971.4**
OS-05	3.36	0.0%	0.00	84	11.9	11.0	19.9	25.7	35.2
POA-D (OS-05 + POA-B + POA-C)						**326.5**	**601.3**	**778.2**	**1065.0**

EXISTING VS. PROPOSED SUMMARY

POINT OF ANALYSIS	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
POA-A (EXISTING)	32.9	59.1	76.5	104.5
POA-A (PROPOSED)	33.4	59.5	76.9	104.8
POA-A DIFFERENCE (CFS)	**0.5**	**0.4**	**0.4**	**0.3**
POA-B (EXISTING)	23.5	41.1	52.9	71.7
POA-B (PROPOSED)	20.3	39.1	50.9	70.2
POA-B DIFFERENCE (CFS)	**-3.2**	**-2.0**	**-2.0**	**-1.5**
POA-C (EXISTING)	308.2	550.2	711.5	971.1
POA-C (PROPOSED)	308.8	550.6	711.9	971.4
POA-C DIFFERENCE (CFS)	**0.6**	**0.4**	**0.4**	**0.3**
POA-D (EXISTING)	340.0	606.3	784.0	1069.6
POA-D (PROPOSED)	326.5	601.3	778.2	1065.0
POA-D DIFFERENCE (CFS)	**-13.5**	**-5.0**	**-5.8**	**-4.6**

PROPOSED TRANSLATION TIMES

Reach No.		LENGTH (FT)	TIME (MIN)
1	OS-01 TO POA-A	223	0.62
2	OS-02 TO POA-B	1595	4.43
3	OS-03 TO POA-C	1764	4.90
4	OS-04 TO POA-C	290	0.81
5	POA-B TO POA-D	513	1.43
6	POA-C TO POA-D	564	1.57

PDA-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.099	S (ft/ft)=	0.024	L (ft)=	0
L (ft)=	150	L (ft)=	1202		
T_{t1} =	6.3	T_{t2} =	8.0	T_{t3} =	0.0

Total TC = 14.3 mins
Lag Time = 8.6 mins

OS-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.034	S (ft/ft)=	0.062	L (ft)=	980
L (ft)=	150	L (ft)=	785		
T_{t1} =	9.6	T_{t2} =	3.3	T_{t3} =	2.7

Total TC = 15.6 mins
Lag Time = 9.4 mins

OS-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.101	S (ft/ft)=	0.065	L (ft)=	495
L (ft)=	150	L (ft)=	1020		
T_{t1} =	6.2	T_{t2} =	4.1	T_{t3} =	1.4

Total TC = 11.7 mins
Lag Time = 7.0 mins

PDA-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.026	S (ft/ft)=	0.023	L (ft)=	1731
L (ft)=	150	L (ft)=	1562		
T_{t1} =	10.7	T_{t2} =	8.4	T_{t3} =	4.8

Total TC = 24.0 mins
Lag Time = 14.4 mins

OS-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.071	S (ft/ft)=	0.062	L (ft)=	0
L (ft)=	150	L (ft)=	242		
T_{t1} =	7.2	T_{t2} =	1.0	T_{t3} =	0.0

Total TC = 8.2 mins
Lag Time = 4.9 mins

OS-04

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.069	L (ft)=	1748
L (ft)=	150	L (ft)=	1475		
T_{t1} =	8.7	T_{t2} =	5.8	T_{t3} =	4.9

Total TC = 19.4 mins
Lag Time = 11.6 mins

PDA-03

Sheet Flow		Shallow Concentrated Flow		Reach	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.024	L (ft)=	683
L (ft)=	150	L (ft)=	1042		
T_{t1} =	8.8	T_{t2} =	5.6	T_{t3} =	1.9

Total TC = 16.3 mins
Lag Time = 9.8 mins

OS-05

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.027	S (ft/ft)=	0.050	L (ft)=	387
L (ft)=	150	L (ft)=	62		
T_{t1} =	10.5	T_{t2} =	0.3	T_{t3} =	1.1

Total TC = 11.9 mins
Lag Time = 7.1 mins

BENCHMARKS

TBM:
1. 5/8-INCH IR W/ ALUMINUM CAP
ELEVATION=1158.27'

2. 5/8-INCH IR W ALUMINUM CAP
ELEVATION: 1137.24'

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
DALLAS D. SMITH
153191
LICENSED PROFESSIONAL ENGINEER
04/16/2025

KHA PROJECT	
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	DDS
CHECKED BY:	JRP

PROPOSED DRAINAGE AREA MAP

DRIPPING SPRINGS MOBILE HOMES

HAYSCOUNTY, TEXAS

SHEET NUMBER
7 OF 11

XXXXXXXXX

Plotted By: Smith, Dallas Date: April 16, 2025 02:27:28pm File Path: K:\SAU_Civil_Resources\Ben's Team\Np Proj_OTHER\Dripping Springs Site\Cad\SITE DEVELOPMENT_Archive\plansheets\PROPOSED DRAINAGE AREA MAP.dwg
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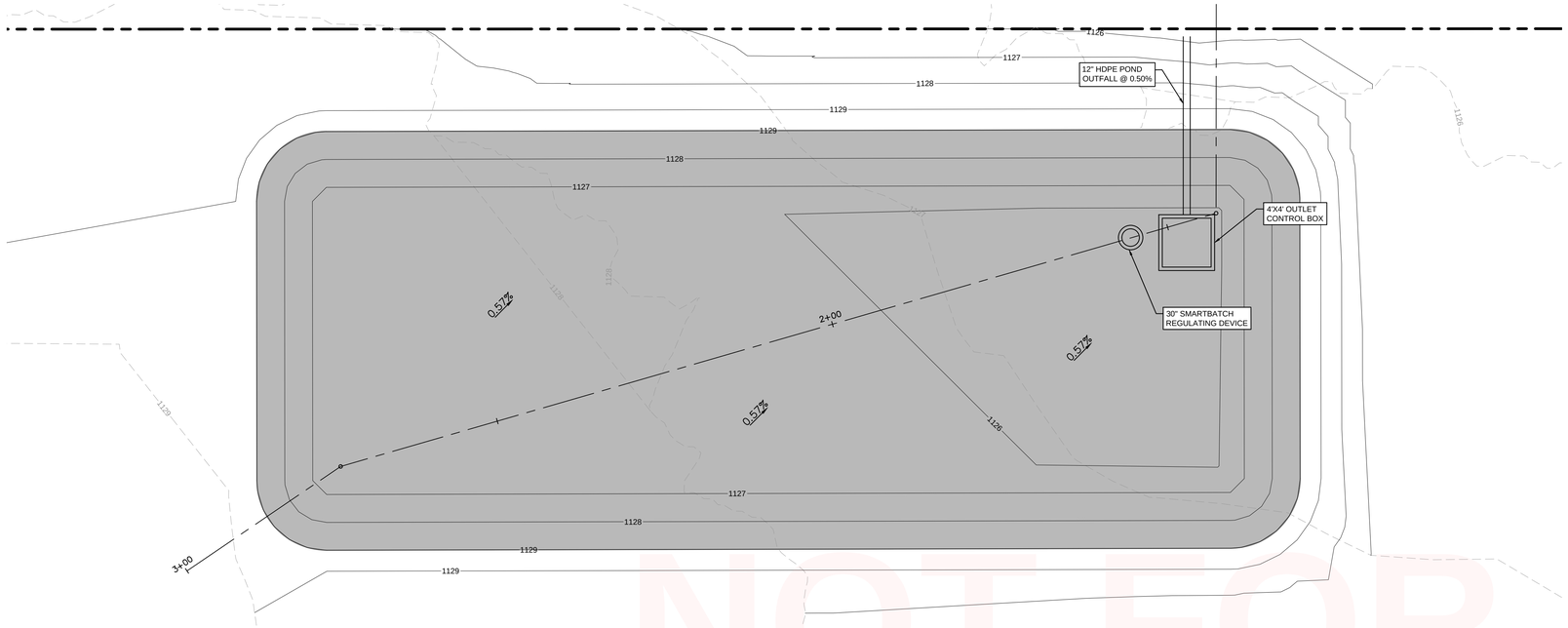


0 10 20
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR

EQUATIONS:

ORIFICE:

$Q = C \times A (2 \times g \times H)^{1/2}$

Q = DISCHARGE (CFS)
C = ORIFICE COEFFICIENT (0.6)
H = EFFECTIVE HEAD (FT)
A = ORIFICE AREA (FT)
g = ACC. DUE TO GRAVITY (32.2 FT/S^2))

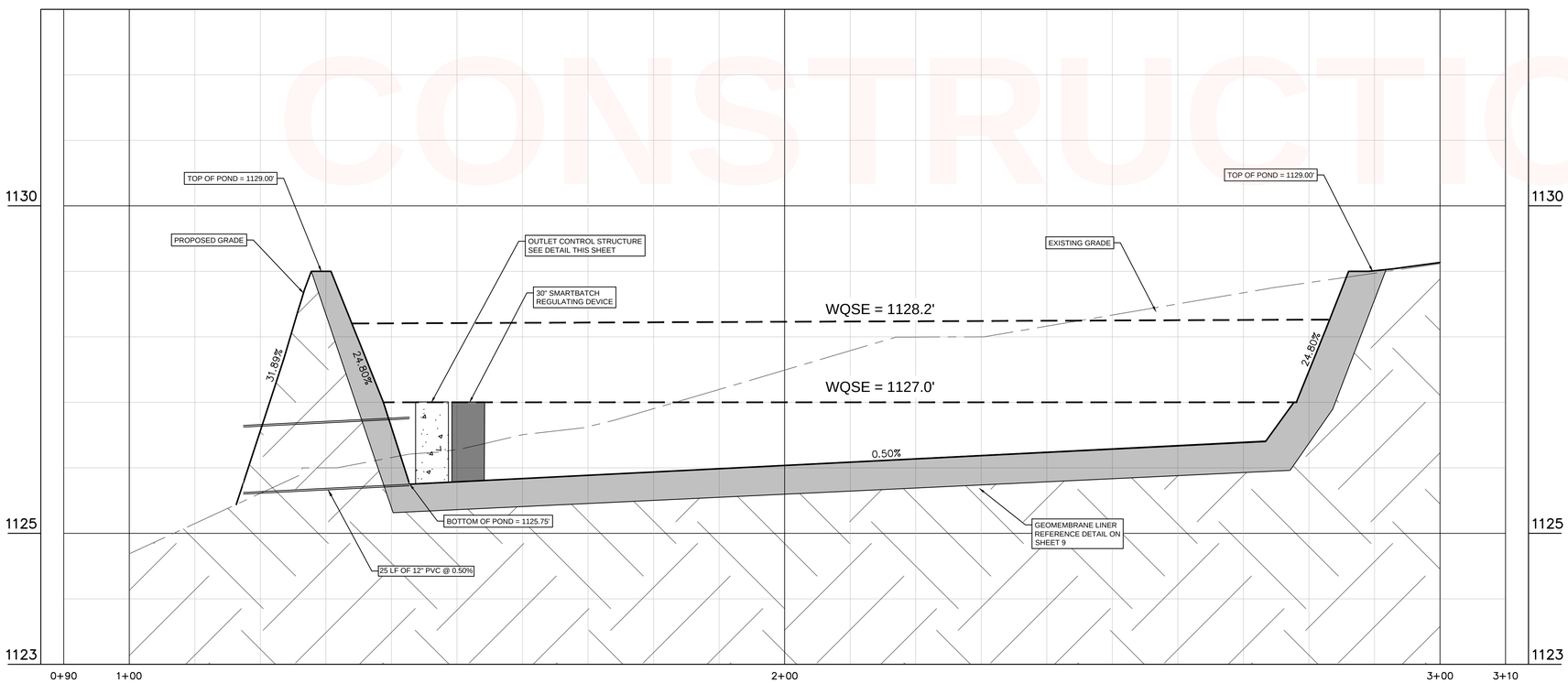
RECTANGULAR WEIR:

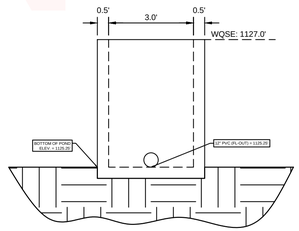
$Q = C \times L \times H^{3/2}$

Q = DISCHARGE (CFS)
C = WEIR COEFFICIENT (2.93)
H = HEIGHT ABOVE WEIR CREST (FT)
L = HORIZONTAL WEIR LENGTH (FT)

NOT FOR CONSTRUCTION

POND A





OUTLET CONTROL STRUCTURE
N.T.S.

Water Quality Pond Stage Storage

Stage (ft) (Elevation)	Area (sf)	Storage Volume (cf)	Discharge (CFS)	Event
1125.25	79.00	0.00	-	WQ
1126.00	1641.64	39.47	-	WQ
1127.00	5868.20	4786.00	-	WQSE
1128.00	7327.14	11377.38	-	-
1128.20	7630.69	12873.11	63.4	100-YR
1129.00	8882.85	19474.54	-	TOP OF POND

BENCHMARKS

TBM:
1. 5/8-INCH IR W/ ALUMINUM CAP
ELEVATION=1158.27'

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ELEVATION: 1137.24'

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STATE OF TEXAS
DALLAS D. SMITH
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LICENSED PROFESSIONAL ENGINEER
04/16/2025

KHA PROJECT
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: DDS
CHECKED BY: JRP

POND PLAN

DRIPPING SPRINGS MOBILE HOMES
HAYSCOUNTY, TEXAS

SHEET NUMBER
8 OF 11

XXXXXXXXX

Plotted By:Smith, Dallas Date:April 16, 2025 02:18:50pm File Path:K:\SAU_Civil_Resources\Gen's Team\No Prj_OTHER\Dripping Springs Site\Cad\SITE DEVELOPMENT_Archive\plansheets\POND PLAN.dwg
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Dripping Springs MH
Date Prepared: 4/1/2025

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

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	21.79	acres
Predevelopment impervious area within the limits of the plan * =	3.32	acres
Total post-development impervious area within the limits of the plan* =	4.79	acres
Total post-development impervious cover fraction * =	0.22	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	1319	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 =	8.07	acres
Predevelopment impervious area within drainage basin/outfall area =	1.46	acres
Post-development impervious area within drainage basin/outfall area =	2.25	acres
Post-development impervious fraction within drainage basin/outfall area =	0.28	
$L_{M\ THIS\ BASIN}$ =	709	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

where:

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

A_C =	8.07	acres
A_I =	2.25	acres
A_P =	5.82	acres
L_R =	2432	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1400 lbs.

F = 0.58

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

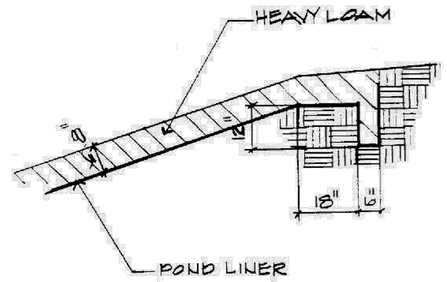
Rainfall Depth =	0.54	inches
Post Development Runoff Coefficient =	0.25	
On-site Water Quality Volume =	3916	cubic feet

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

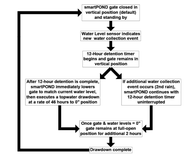
Off-site area draining to BMP =	0.96	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	38	cubic feet
Storage for Sediment =	791	
Total Capture Volume (required water quality volume(s) x 1.20) =	4744	cubic feet

Property	Test Method	Unit	Specification (min)
Unit Weight		oz/yd^2	8
Filtration Rate		in/sec	0.08
Puncture Strength	ASTM D-751*	lb	125
Mullen Burst Strength	ASTM D-751	psi	400
Tensile Strength	ASTM D-1682	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

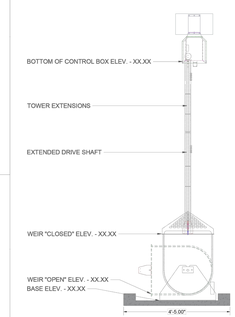
*modified



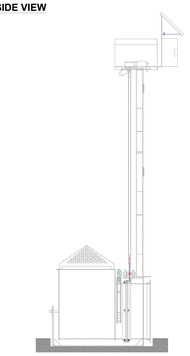
PROGRAMMABLE LOGIC FLOW CHART



FRONT VIEW



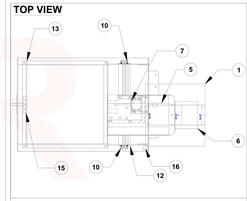
SIDE VIEW



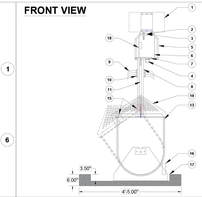
CONSTRUCTION ECO SERVICES — smartPOND Automated Stormwater Control. — CONVERGENT WATER TECHNOLOGIES

FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

TOP VIEW

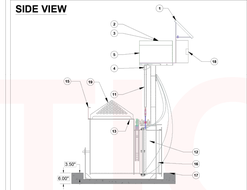


FRONT VIEW

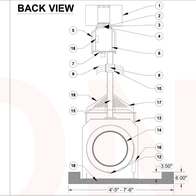


Parts List	
Item	smartPOND Components
1	12 V SOLAR PANEL WITH 30 WATT CHARGING CAPACITY
2	ANTENNA (NOT DISPLAYED)
3	CELL DATA MODEM (NOT DISPLAYED)
4	CAMERA
5	LOCKABLE WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX W/ LOCKING LATCHES
7	PEDESTAL
8	REMOTE GREASE MANIFOLD
9	GREASE TUBES
10	GREASE FITTINGS
11	EXTENDED DRIVE SHAFT
12	24" Rotary Valve
13	24" Drum (30"-70" TALL)
14	Outlet Pipe (Size TBD By Engineer, Max 24")
15	Inclinometer
16	Level Transducer
17	6" Concrete Pad (By Others, Size Varies)
18	ON/OFF SWITCH
19	TRASH RACK

SIDE VIEW



BACK VIEW



NOTES:
FOR ABOVE GROUND APPLICATIONS, THE ENTIRE SYSTEM INCLUDING ALL NECESSARY COMPONENTS FOR OPERATION ASSEMBLE INTO ONE KIT AND ARE HOUSED UNDER A SINGLE LOCKABLE STEEL ENCLOSURE WITH THE SOLAR PANEL MOUNTED ON TOP. IN THIS CONFIGURATION, THE UNIT CAN BE INSTALLED ON A STABLE, LEVEL PAD AND BE BOLTED ONTO THE BACK OF THE OUTFALL PIPE WITH SIX ¾" BOLTS AND THEN SWITCHED TO THE "ON" POSITION.

FOR UNDERGROUND APPLICATIONS, THE VALVE IS INSTALLED IN A VAULT OR CONCRETE ENCASEMENT AS NEEDED. AN EXTENDED DRIVE SHAFT CONNECTS BETWEEN THE UNDERGROUND VALVE AND THE REST OF THE COMPONENTS, INCLUDING THE MOTOR AND ALL ELECTRONICS, WHICH ARE HOUSED IN THE LOCKABLE STEEL ENCLOSURE DIRECTLY ABOVE GROUND.

CONSTRUCTION ECO SERVICES — smartPOND Automated Stormwater Control. — CONVERGENT WATER TECHNOLOGIES

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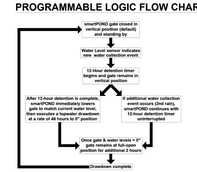
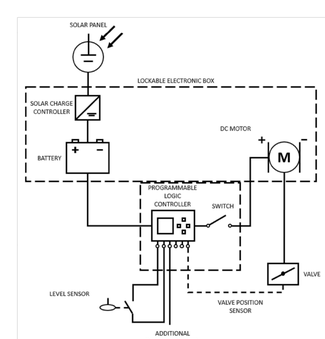
PROGRAMMABLE LOGIC FLOW CHART



BLOCK DIAGRAM



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BENCHMARKS

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04/16/2025

KHA PROJECT
DATE: MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: DDS
CHECKED BY: JRP

WATER QUALITY DETAILS

DRIPPING SPRINGS MOBILE HOMES
HAYSCOUNTY, TEXAS

SHEET NUMBER
9 OF 11

XXXXXXXXX

Plotted By:Smith, Dallas Date:April 16, 2025 01:44:57pm File Path:K:\SAU_Civil_Resources\Ben's Team\No Proj_OTHER\Dripping Springs Site\Cad\SITE DEVELOPMENT_Archive\plansheets\POND PLAN.dwg
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ATTACHMENT N: Inspection, Maintenance, Repair and Retrofit Plan

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

Inspection and Maintenance For BMPs

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed

from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset. A ladder may be required during the inspection process to access the controller box.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Kimley»Horn

Responsible Party: AC Dripping Springs LLC

Mailing Address: 1001 Sahalee Path

City, State: San Marcos, TX Zip: 78666

Telephone: *(904) 466-3886* *Fax:*

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 05-09-25

This Maintenance Plan is based on the TCEQ Edwards Aquifer Technical Guide .

By: _____ Date 5/9/2025

Dallas D. Smith, P.E.

ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

During construction, standard erosion measures will be used as shown in the construction plans. Runoff from the construction site will be contained by a silt fence until construction is complete. Entry and exit from the site will be through a stabilized construction entrance. The proposed batch detention basin water quality pond system will minimize surface stream contamination by removing 91% of the potential pollutants.

After completion of the project, temporary erosion and sedimentation measures (silt fence and rock berm) will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings attached.

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: Dallas D. Smith, P.E.

Date: 4/1/2025

Signature of Customer/Agent:

Regulated Entity Name: Dripping Springs Mobile Homes

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: solvents, stains/paints, fuels, oils, grease, pesticides, fertilizer, sediment/total suspended solids, trash, paving, concrete curing compound, glue adhesives, joint compound, concrete/painting/brick wash, excavation pump out water, concrete

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: Gatlin Creek-Onion Creek

Temporary Best Management Practices (TBMPs)

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

7. ☒ Attachment D – Temporary Best Management Practices and Measures. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The

construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
- ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
- ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

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

   - ☐ Attachment E - Request to Temporarily Seal a Feature. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
   - ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

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

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

    - ☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
    - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
    - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
    - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be

used in combination with other erosion and sediment controls within each disturbed drainage area.

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A: Spill Response Actions

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be maintained on-site in the material data sheets (MSDS) and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Contact the MS4 Operator, TCEQ (800-832-8224), and the National Response Center (800-424-8802) to inform of any spill of toxic or hazardous material regardless of the size.

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

Reportable Quantities Link: https://www.tceq.texas.gov/response/spills/spill_rq.html

ATTACHMENT B: Potential Sources of Contamination

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

a) Refueling construction equipment.
b) Oil and grease from the asphalt pavement and vehicle traffic.
c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
d) Normal silt build-up.
e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
f) Trash with becomes loose from subdivision residents.
g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

ATTACHMENT C: Sequence of Major Activities

SEQUENCE OF CONSTRUCTION:

1) INSTALL EROSION CONTROLS PER APPROVED PLANS.
   a) This activity effects approximately 21.786-acres of the property (the whole site). The erosion controls will be in place for the duration of the construction and until the permanent BMPs have been established.
2) HOLD PRE-CONSTRUCTION CONFERENCE.
3) DEMOLISH, REMOVE AND DISPOSE OF PROPERLY ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED PER PLANS.
   a) This activity will effect approximately 3.339-acres of the site. The erosion controls initially placed will be maintained through this activity.
4) ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
   a) This activity will continue to effect the 0.2-acres of the site, the approximate area of the ponds. This activity is preparing the site for the designed drainage condition (full impervious cover). The erosion controls initially placed will be maintained through this activity.
5) BEGIN CONSTRUCTION OF UNDER GROUND UTILITY, PAVING AND BUILDING, INSTALL INLET EROSION/SEDIMENTATION PROTECTION.
   a) This activity will effect approximately 21.786-acres and the erosion controls measures initially placed will remain.
6) COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.
   a) This activity will effect approximately 21.786-acres and includes placement of the permanent BMPs. The temporary BMPs will only be removed once the permanent BMPs have been established.
7) PROJECT ENGINEER INSPECTS JOB AND WRITES LETTER OF CONCURRENCE TO THE PERMITTING AUTHORITY, FINAL INSPECTION WILL BE SCHEDULED UPON RECEIPT OF THE LETTER.
8) REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND DISPOSE OF LEGALLY.

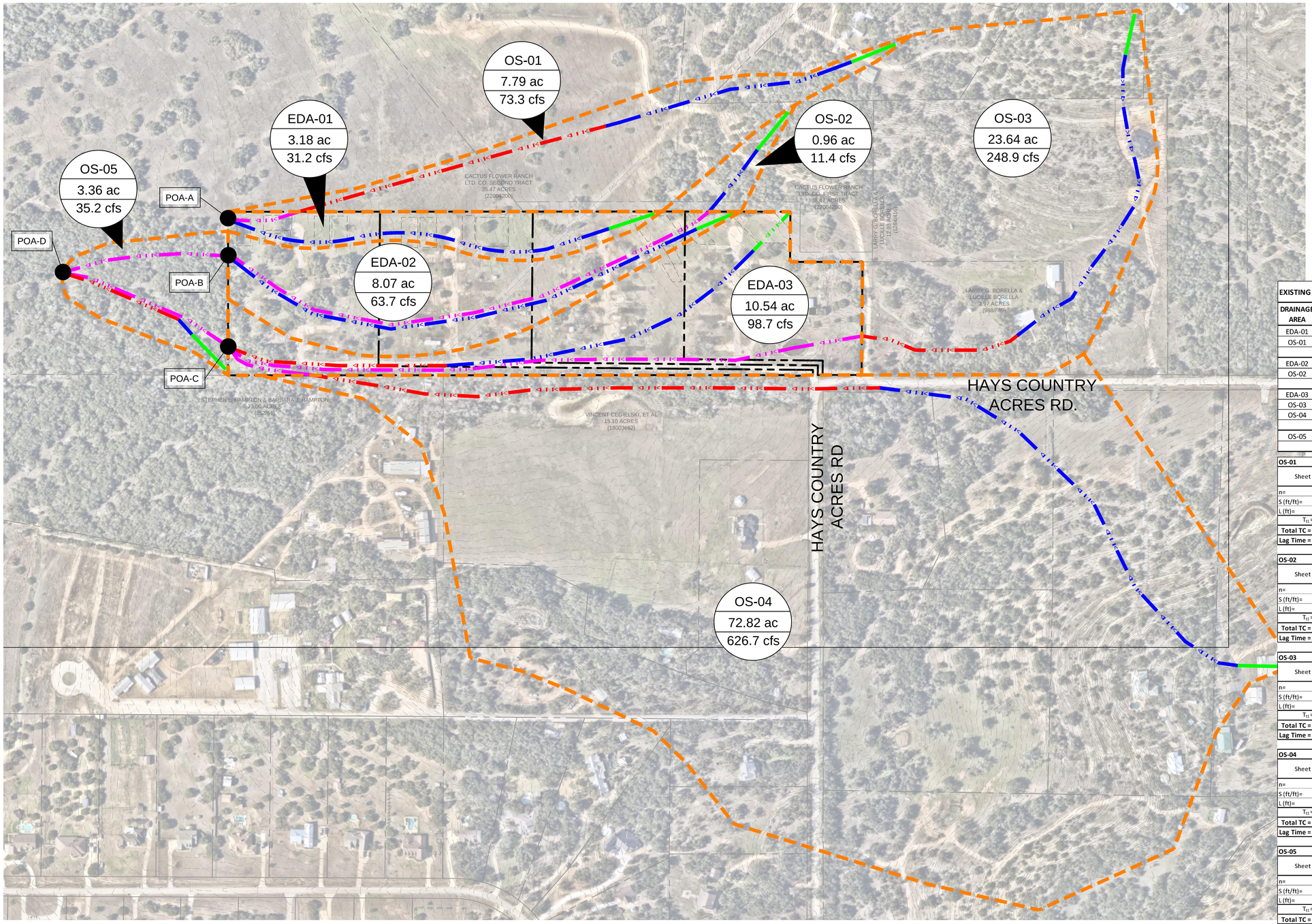
ATTACHMENT D: Temporary Best Management Practices and Measures

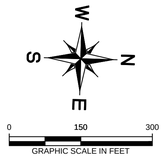
As shown in the erosion and sediment control plan, to protect surface streams during construction activities silt fence will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilitized to filter stormwater through the rock material with a concrete washout near the exit, and rock berms will be placed at the end of the drainage channel. Temporary sedimentation basins will be used to protect surface streams during storm events. These basins are the proposed permanent BMPs that are rough cut for the purpose of temporary sedimentation basins during construction.

ATTACHMENT F: Structural Practices

The plan for temporary structural controls on this site include placing silt fence at the down slope of the site that will collect sediment. This will allow for the sediment to be clean out for continued effective usage of the silt fence. In addition, a construction entrance will be utilitized to filter stormwater through the rock material with a concrete washout near the exit, and rock berms will be placed in the drainage channel to the south of the site to protect the surface streams further from any sediment that does make it through the other BMP controls. Temporary sedimentation basins will be used to protect surface streams during storm events. These basins are the proposed permanent BMPs that are rough cut for the purpose of temporary sedimentation basins during construction.

ATTACHMENT G: Drainage Area Maps





LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

EXISTING CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC)	BASE CN	TC (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
EDA-01	3.18	4.0%	0.13	84	14.3	9.9	17.7	22.9	31.2
OS-01	7.79	0.0%	0.00	84	15.6	23.0	41.4	53.7	73.3
POA-A						**32.9**	**59.1**	**76.5**	**104.5**
EDA-02	8.07	18.1%	1.46	84	24.0	21.1	36.7	47.0	63.7
OS-02	0.96	0.0%	0.00	84	8.2	3.6	6.5	8.4	11.4
POA-B						**23.5**	**41.1**	**52.9**	**71.7**
EDA-03	10.54	16.4%	1.73	84	16.3	32.7	56.8	72.9	98.7
OS-03	23.64	0.8%	0.19	84	11.7	78.3	140.8	182.3	248.9
OS-04	72.82	3.3%	2.42	84	19.4	198.0	355.1	459.3	626.7
POA-C						**308.2**	**550.2**	**711.5**	**971.1**
OS-05	3.36	0.0%	0.00	84	11.9	11.0	19.9	25.7	35.2
POA-D (OS-05 + POA-B + POA-C)						**340.0**	**606.3**	**784.0**	**1069.6**

OS-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.034	S (ft/ft)=	0.062	L (ft)=	980
L (ft)=	150	L (ft)=	785		
T_{t1} =	9.6	T_{t2} =	3.3	T_{t3} =	2.7

Total TC = 15.6 mins
Lag Time = 9.4 mins

EDA-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.099	S (ft/ft)=	0.024	L (ft)=	0
L (ft)=	150	L (ft)=	1202		
T_{t1} =	6.3	T_{t2} =	8.0	T_{t3} =	0.0

Total TC = 14.3 mins
Lag Time = 8.6 mins

OS-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.071	S (ft/ft)=	0.062	L (ft)=	0
L (ft)=	150	L (ft)=	242		
T_{t1} =	7.2	T_{t2} =	1.0	T_{t3} =	0.0

Total TC = 8.2 mins
Lag Time = 4.9 mins

EDA-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.026	S (ft/ft)=	0.023	L (ft)=	1731
L (ft)=	150	L (ft)=	1562		
T_{t1} =	10.7	T_{t2} =	8.4	T_{t3} =	4.8

Total TC = 24.0 mins
Lag Time = 14.4 mins

OS-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.101	S (ft/ft)=	0.065	L (ft)=	495
L (ft)=	150	L (ft)=	1020		
T_{t1} =	6.2	T_{t2} =	4.1	T_{t3} =	1.4

Total TC = 11.7 mins
Lag Time = 7.0 mins

EDA-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.024	L (ft)=	683
L (ft)=	150	L (ft)=	1042		
T_{t1} =	8.8	T_{t2} =	5.6	T_{t3} =	1.9

Total TC = 16.3 mins
Lag Time = 9.8 mins

OS-04

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.069	L (ft)=	1748
L (ft)=	150	L (ft)=	1475		
T_{t1} =	8.7	T_{t2} =	5.8	T_{t3} =	4.9

Total TC = 19.4 mins
Lag Time = 11.6 mins

OS-05

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.027	S (ft/ft)=	0.050	L (ft)=	387
L (ft)=	150	L (ft)=	62		
T_{t1} =	10.5	T_{t2} =	0.3	T_{t3} =	1.1

Total TC = 11.9 mins
Lag Time = 7.1 mins

EXISTING TRANSLATION TIMES

Reach No.		LENGTH (FT)	TIME (MIN)
1	OS-01 TO POA-A	223	0.62
2	OS-02 TO POA-B	1595	4.43
3	OS-03 TO POA-C	1764	4.90
4	OS-04 TO POA-C	290	0.81
5	POA-B TO POA-D	513	1.43
6	POA-C TO POA-D	564	1.57

DRIPPING SPRINGS MOBILE HOMES

EXISTING DRAINAGE ARE MAP

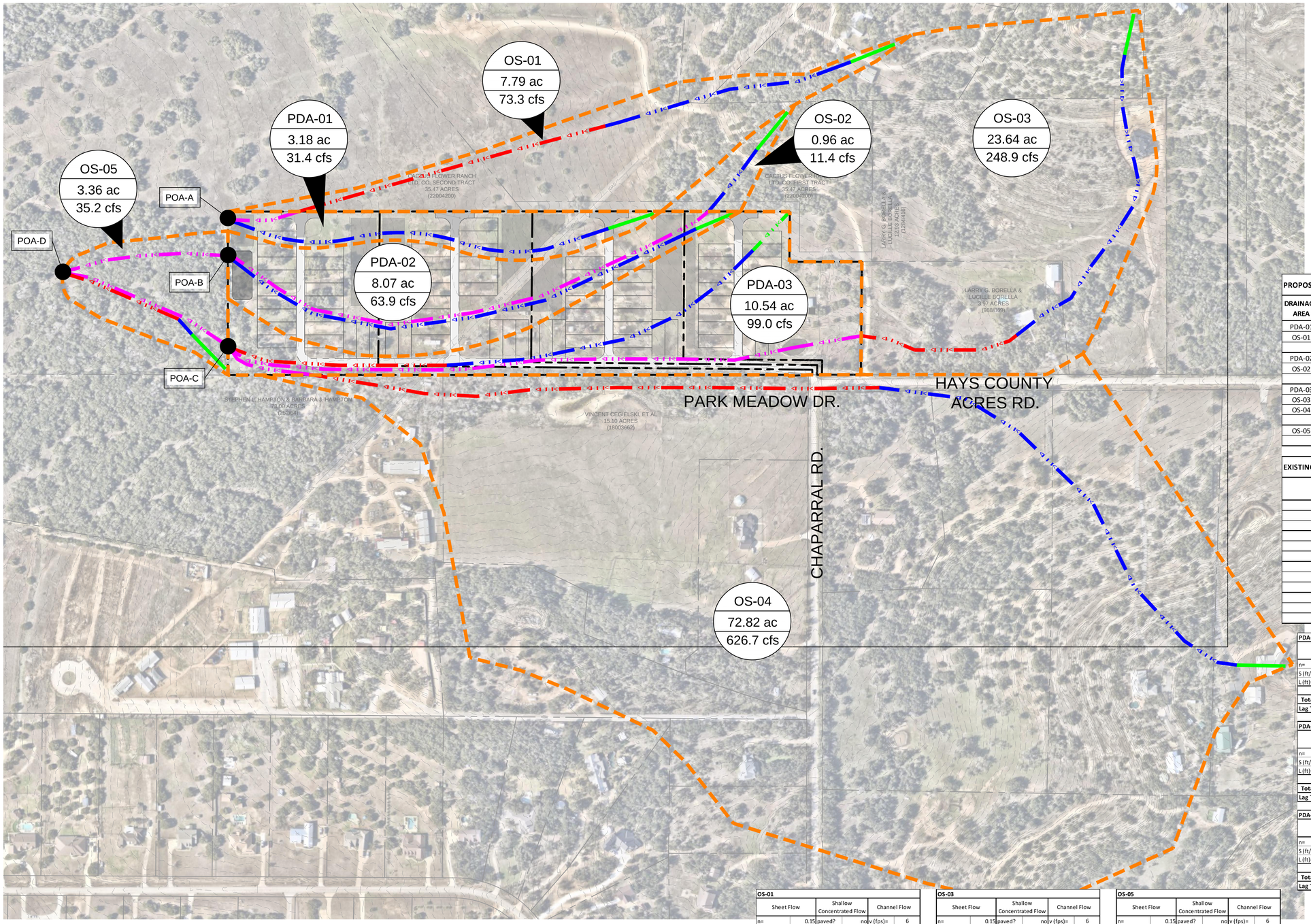
DRIPPING SPRINGS, TEXAS

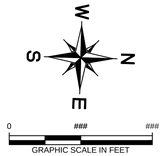
April 2025

DWG NAME: K:\SAU_CIVIL_RESOURCES\BEN'S TEAM\NO PROJ_OTHER\DRIPPING SPRINGS SITE\CAD\SITE DEVELOPMENT\DESIGN EXHIBITS\4_DRAINAGE\EXISTING DA EXHIBIT.DWG
LAST SAVED 4/16/2025 9:40 AM

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.





LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

PROPOSED CONDITIONS

DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (AC)	BASE CN	TC (MIN)	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
PDA-01	3.18	18.8%	0.60	84	14.3	10.5	18.2	23.3	31.4
OS-01	7.79	0.0%	0.00	84	15.6	23.0	41.4	53.7	73.3
POA-A						**33.4**	**59.5**	**76.9**	**104.8**
PDA-02	8.07	24.1%	1.94	84	24.0	21.6	37.1	47.3	63.9
OS-02	0.96	0.0%	0.00	84	8.2	3.6	6.5	8.4	11.4
POA-B						**20.3**	**39.1**	**50.9**	**70.2**
PDA-03	10.54	21.4%	2.25	84	16.3	33.3	57.3	73.3	99.0
OS-03	23.64	0.8%	0.19	84	11.7	78.3	140.8	182.3	248.9
OS-04	72.82	3.3%	2.42	84	19.4	198.0	355.1	459.3	626.7
POA-C						**308.8**	**550.6**	**711.9**	**971.4**
OS-05	3.36	0.0%	0.00	84	11.9	11.0	19.9	25.7	35.2
POA-D (OS-05 + POA-B + POA-C)						**326.5**	**601.3**	**778.2**	**1065.0**

EXISTING VS. PROPOSED SUMMARY

POINT OF ANALYSIS	Q_2 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
POA-A (EXISTING)	32.9	59.1	76.5	104.5
POA-A (PROPOSED)	33.4	59.5	76.9	104.8
POA-A DIFFERENCE (CFS)	**0.5**	**0.4**	**0.4**	**0.3**
POA-B (EXISTING)	23.5	41.1	52.9	71.7
POA-B (PROPOSED)	20.3	39.1	50.9	70.2
POA-B DIFFERENCE (CFS)	**-3.2**	**-2.0**	**-2.0**	**-1.5**
POA-C (EXISTING)	308.2	550.2	711.5	971.1
POA-C (PROPOSED)	308.8	550.6	711.9	971.4
POA-C DIFFERENCE (CFS)	**0.6**	**0.4**	**0.4**	**0.3**
POA-D (EXISTING)	340.0	606.3	784.0	1069.6
POA-D (PROPOSED)	326.5	601.3	778.2	1065.0
POA-D DIFFERENCE (CFS)	**-13.5**	**-5.0**	**-5.8**	**-4.6**

PDA-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.099	S (ft/ft)=	0.024	L (ft)=	0
L (ft)=	150	L (ft)=	1202		
T_{t1} =	6.3	T_{t2} =	8.0	T_{t3} =	0.0

Total TC = 14.3 mins
Lag Time = 8.6 mins

PDA-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.028	S (ft/ft)=	0.023	L (ft)=	1731
L (ft)=	150	L (ft)=	1562		
T_{t1} =	10.7	T_{t2} =	8.4	T_{t3} =	4.8

Total TC = 24.0 mins
Lag Time = 14.4 mins

PDA-03

Sheet Flow		Shallow Concentrated Flow		Reach	
n=	0.15	paved?	yes	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.024	L (ft)=	683
L (ft)=	150	L (ft)=	1042		
T_{t1} =	8.8	T_{t2} =	5.6	T_{t3} =	1.9

Total TC = 16.3 mins
Lag Time = 9.8 mins

PROPOSED TRANSLATION TIMES

Reach No.		LENGTH (FT)	TIME (MIN)
1	OS-01 TO POA-A	223	0.62
2	OS-02 TO POA-B	1595	4.43
3	OS-03 TO POA-C	1764	4.90
4	OS-04 TO POA-C	290	0.81
5	POA-B TO POA-D	513	1.43
6	POA-C TO POA-D	564	1.57

OS-01

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.034	S (ft/ft)=	0.062	L (ft)=	980
L (ft)=	150	L (ft)=	785		
T_{t1} =	9.6	T_{t2} =	3.3	T_{t3} =	2.7

Total TC = 15.6 mins
Lag Time = 9.4 mins

OS-02

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.071	S (ft/ft)=	0.062	L (ft)=	0
L (ft)=	150	L (ft)=	242		
T_{t1} =	7.2	T_{t2} =	1.0	T_{t3} =	0.0

Total TC = 8.2 mins
Lag Time = 4.9 mins

OS-03

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.101	S (ft/ft)=	0.065	L (ft)=	495
L (ft)=	150	L (ft)=	1020		
T_{t1} =	6.2	T_{t2} =	4.1	T_{t3} =	1.4

Total TC = 11.7 mins
Lag Time = 7.0 mins

OS-04

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.043	S (ft/ft)=	0.069	L (ft)=	1748
L (ft)=	150	L (ft)=	1475		
T_{t1} =	8.7	T_{t2} =	5.8	T_{t3} =	4.9

Total TC = 19.4 mins
Lag Time = 11.6 mins

OS-05

Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	6
S (ft/ft)=	0.027	S (ft/ft)=	0.050	L (ft)=	387
L (ft)=	150	L (ft)=	62		
T_{t1} =	10.5	T_{t2} =	0.3	T_{t3} =	1.1

Total TC = 11.9 mins
Lag Time = 7.1 mins

DRIPPING SPRINGS MOBILE HOMES

PROPOSED DRAINAGE AREA MAP

DRIPPING SPRINGS, TEXAS

April 2025

DWG NAME K:\SAU_CIVIL_RESOURCES\BEN'S TEAM\NO PROJ_OTHER\DRIPPING SPRINGS SITE\CAD\SITE DEVELOPMENT\DESIGN EXHIBITS\4_DRAINAGE\PROP DA EXHIBIT.DWG
LAST SAVED 4/16/2025 1:29 PM

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND MAY NOT BE REPRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations

The proposed water quality ponds with be rough cut to serve as temporary sedimentation ponds for the site.

ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:

   a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or

   b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.

2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:

   a) the schedule can change a maximum of one time each month,

   b) the schedule change must be implemented at the beginning of a calendar month, and

   c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

1. Completed inspection reports (see below) will include the following information:

   a) scope of the inspection,

   b) date of the inspection,

   c) name(s) of personnel making the inspection,

   d) reference to qualifications of inspection personnel,

   e) observed major construction activities, and

   f) actions taken as a result of the inspection.

2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.

3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.

4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

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Inspector Qualifications*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- ☐ Training Course _____
- ☐ Supervised Experience _____
- ☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- ☐ Training Course _____
- ☐ Supervised Experience _____
- ☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- ☐ Training Course _____
- ☐ Supervised Experience _____
- ☐ Other _____

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

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INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change

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Construction Site SWP3 Inspection Report

Status		
	☐ Complies	
	☐ Warning	No.
	☐ Project Shutdown	

SWP3	On-Site		Up-to-date	
	Yes	No[1]	Yes	No[2]

General Information		
	Project:	Date:
	Address:	Inspector:
		Qualifications: see Appendix E of SWP3
		Weather Conditions:
	Owner:	Contractor:

BMP	BMP In Use		Maint. Req'd		Comments
	Yes	No	Yes[2]	No	

[1]The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.
[2]Items marked in this column need to be addressed in the Actions to be Taken table.

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ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

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

Name:	
Address:	
Telephone:	
Site Location:	
Inspector Signature:	Date:

MAINTENANCE GUIDELINES

1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
   - All control measures will be inspected according to the schedule identified in Appendix E.
   - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
   - BMP Maintenance (as applicable)
     - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
     - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
     - Drainage swale will be inspected and repaired as necessary.
     - Inlet control will be inspected and repaired as necessary.
     - Check dam will be inspected and repaired as necessary.
     - Straw bale dike will be inspected and repaired as necessary.
     - Diversion dike will be inspected and any breaches promptly repaired.
     - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
     - If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
     - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

2. To maintain the above practices, the following will be performed:
   - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
   - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
   - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

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ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization Practices

Construction Activity Schedule

Activities	Start Date	Finish Date
1.Demolition (2.0-acres): Silt fence protection, tree protection, rock berm		
2.Rough Grading (1-acres): Construction entrance/exit shall be installed and all prior erosion control measures installed above to be maintained as necessary during rough grading.		
3.Utility Installation (~9-acres): All prior erosion control measures installed above to be maintained as necessary during utility installation, inlet protection shall be installed as storm drainage system is constructed.		
4.Building Construction (~0-acres): All prior erosion control measures installed above to maintained as necessary during construction.		
5.Paving (~8-acres): All prior erosion control measures installed above to be maintained as necessary during paving and throughout the remainder of the project.		
6.Final Grading/Soil Stabilization/Landscaping (~33-acres): All temporary erosion control measures to be removed at the conclusion of the project once final stabilization has been achieved. All affected storm sewer inlets and post development BMPs shall be cleaned prior to site completion.		

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

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

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

I Jason Roberts,
Print Name

Authorized Signatory,
Title - Owner/President/Other

of AC Dripping Springs LLC,
Corporation/Partnership/Entity Name

have authorized Dallas D. Smith, P.E.
Print Name of Agent/Engineer

of Kimley-Horn and Associates, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

05·09·25
Date

THE STATE OF Texas §

County of Williamson §

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

GIVEN under my hand and seal of office on this 9th day of May 2025

SHALYN LIGHTFOOT MCCUMBER
Notary Public, State of Texas
Comm. Expires 04-28-2026
Notary ID 2504800

Shalyn L McCumber
NOTARY PUBLIC

Shalyn L McCumber
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-28-2026

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Dripping Springs Mobile Homes
Regulated Entity Location: 900 Hays Country Acres Rd.
Name of Customer: AC Dripping Springs LLC
Contact Person: Jason Roberts Phone: 904-466-3886
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	21.786 Acres	$ 4,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
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: _____

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

Date: 05/09/2025

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 regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

AC Dripping Springs LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0805892059	32098683488		

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ 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 ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:							
	1001 Sahalee Path						
	City	San Marcos	State	TX	ZIP	78666	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(904) 466-3886		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ 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 Agency 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.)*

Dripping Springs Mobile Homes

23. Street Address of the Regulated Entity: *(No PO Boxes)*	900 Hays Country Acres Rd.							
	City	Dripping Springs	State	TX	ZIP	78620	ZIP + 4	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Loacted at the end of Hays Country Acres Rd				
26. Nearest City			State	Nearest ZIP Code	
Dripping Springs			TX	78620	
27. Latitude (N) In Decimal:	30.179981		28. Longitude (W) In Decimal:	-98.045478	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
	1521	152116	

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

Multi-family mobile homes development

34. Mailing Address:	Residential							
	900 Hays Country Acres Rd.							
	City	Dripping Springs	State	TX	ZIP	78620	ZIP + 4	
35. E-Mail Address:	jasonranches@gmail.com							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(904) 466-3886		( ) -

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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Dallas D. Smith, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 795-1640		( ) -	dallas.smith@kimley-horn.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:	Kimley-Horn	Job Title:	Project Manager
Name *(In Print)*:	Dallas D. Smith, P.E.	Phone:	(512) 795- 1640

Signature:		Date:	5/8/2025