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: Double U Site Plan Improvements						**2. Regulated Entity No.:**			
3. Customer Name: Double U TX Holdings, Inc						**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):**			16.382
9. Application Fee:	$4,000.00		**10. Permanent BMP(s):**			N/A			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Travis		**14. Watershed:**			Barton Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	_X_	___
Region (1 req.)	___	_X_	___
County(ies)	___	_X_	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	_X_Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___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. Calvin Weiman
Print Name of Customer/Authorized Agent    05/19/2025
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: Calvin Weiman

Date: 5/19/2025

Signature of Customer/Agent:

Regulated Entity Name: Double U TX

Project Information

1. County: Travis
2. Stream Basin: Edwards Aquifer Contributing Zone - Barton Creek Watershed
3. Groundwater Conservation District (if applicable): n/a
4. Customer (Applicant):

   Contact Person: Zachary Willens
   Entity: Double U TX Holdings, Inc
   Mailing Address: 9113 Robinson Family RD
   City, State: Austin, Texas Zip: 78738
   Telephone: 512-800-0763 Fax: _____
   Email Address: willens.zachary@gmail.com

5. Agent/Representative (If any):

   Contact Person: Calvin Weiman
   Entity: CJW Engineering & Consulting
   Mailing Address: 1005 Congress Ave., Suite 925
   City, State: Austin, Texas Zip: 78701
   Telephone: 737-899-1053 Fax: _____
   Email Address: _____

6. Project Location:

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

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

   19412 Hamilton Pool Rd Austin Texas 78738

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: 3
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 16.38 Acres

Total disturbed area: 0.39 Acres

14. Estimated projected population: 9

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		÷ 43,560 =	
Parking		÷ 43,560 =	
Other paved surfaces	1,297	÷ 43,560 =	0.029
Total Impervious Cover	1,297	÷ 43,560 =	0.029

Total Impervious Cover 1.297 **÷ Total Acreage** 16.38 **X 100 =** 0.17**% 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" = 10'.

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): _____.

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

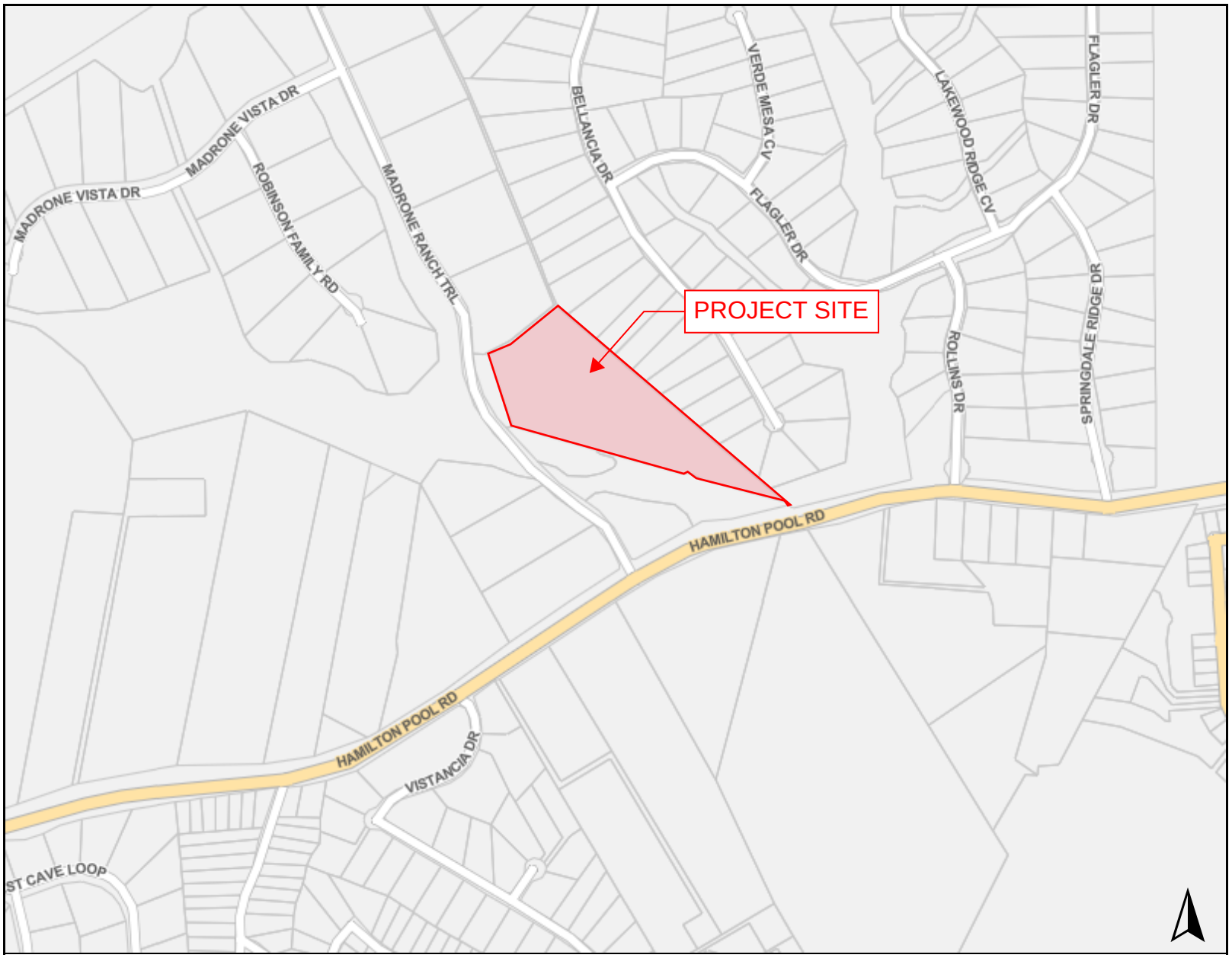
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

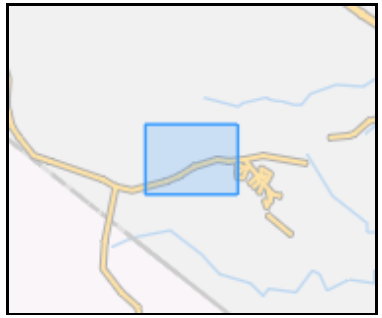
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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.

Property Profile



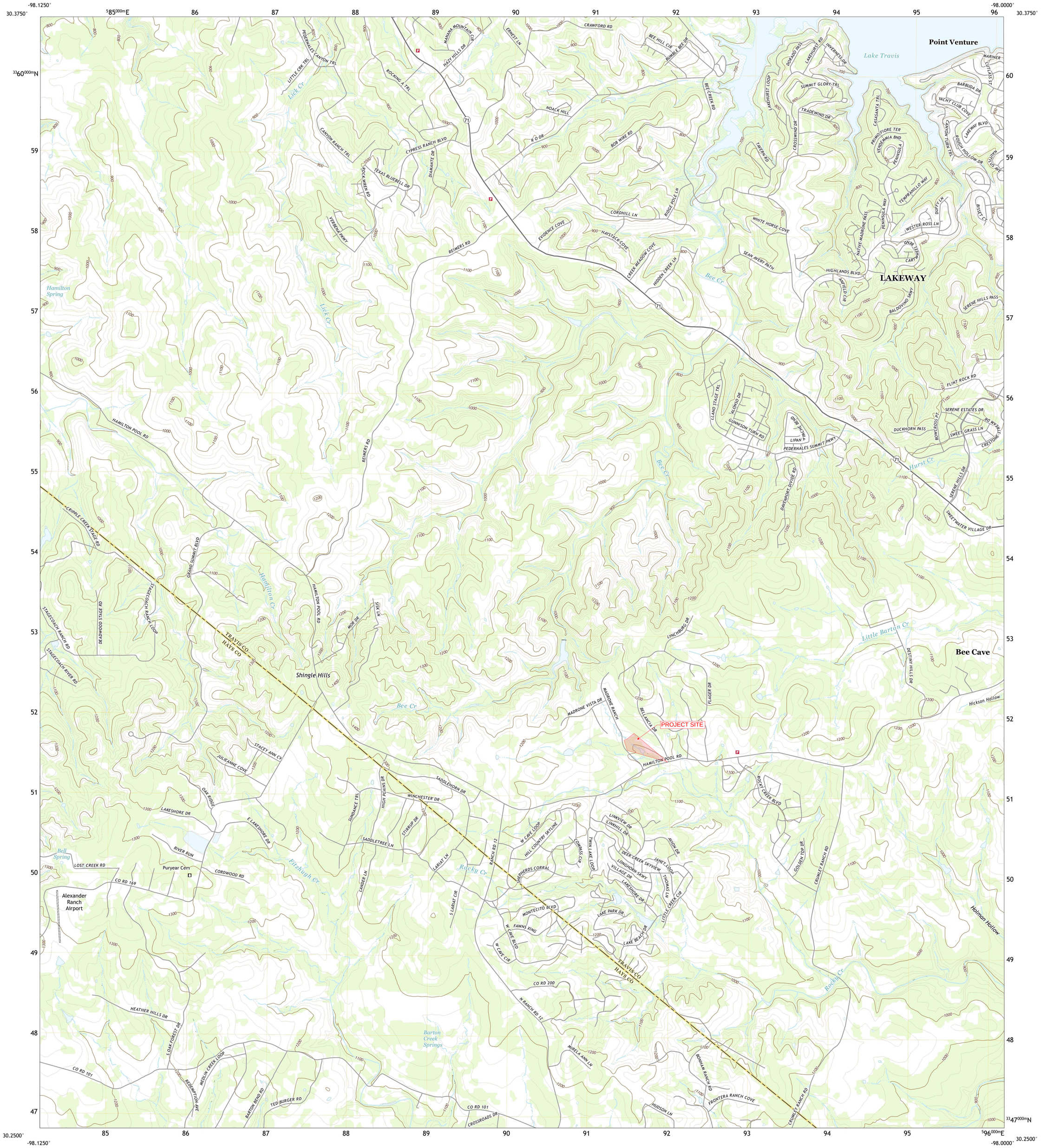


Legend

Notes

0 1000 2000 ft

3/13/2025



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

The National Map
US Topo

SHINGLE HILLS 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 - 2021
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

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

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.

QUADRANGLE LOCATION

ADJOINING QUADRANGLES

1 Spicewood
2 Pace Bend
3 Mansfield Dam
4 Hammetts Crossing
5 Bee Cave
6 Henly
7 Dripping Springs
8 Signal Hill

ROAD CLASSIFICATION

Expressway	▬	Local Connector	▬
Secondary Hwy	▬	Local Road	▬
Ramp	▬	4WD	- - -

Interstate Route   US Route   State Route

SHINGLE HILLS, TX
2022

NSN. 7643016398257
NGA REF NO. USGSX24K41096

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment C-Project Narrative

To Whom It May Concern:

CJW Engineering & Consulting is pleased to submit this Project Narrative accompanying the Contributing Zone Plan application for the Double U Site Improvements project. This project, located along Hamilton Pool Rd, to the west and southwest by the Mandrone Ranch Subdivision and to the northeast by the Belvedere Phase IV Subdivision. The property has just been plated as a 16.382 3 lot subdivision. The project consists of driveway improvements of approximately: 1,297 sqft for lots 1, 2, and 3 of Double U TX Subdivision (3 Single Family Residence) and modifications to the existing pond – lowering the weir.

The site is currently undeveloped with undergrowth vegetation and moderate to heavy tree cover. The project is located inside of the Edwards Aquifer Contributing Zone and is part of a common development larger than 5 acres which will require a Contributing Zone Plan (CZP) to be submitted to TCEQ.

Permanent BMPs are not required for this site as the impervious cover (3 Single Family Residences) will not exceed 20% IC.

Temporary Best Management Controls (BMPs) will be implemented to prevent any sediment from the soil disturbance from polluting downstream properties.

If you have any questions or need further assistance, please call me at 737-899-1053

Sincerely,

Calvin J. Weiman, P.E.
Authorized Agent

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment D – Factors Affecting Surface Water Quality

Other factors that could affect surface water quality include construction vehicles on site, spills, trash and dust from the site. All these factors will be controlled with temporary best management controls to prevent any sediment from the soil disturbance from polluting downstream properties.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment E – Volume and Character of Stormwater

The site has been previously developed to include a man-made pond and a water well, however most of the land is historically undeveloped. No portion of the project lies within an existing FEMA special flood hazard area. The approved drainage report for this subdivision provides the volume and characteristics of the stormwater – a copy is provided with this submittal.

MADRONE RANCH

DRAINAGE REPORT

PREPARED FOR:

Zachary Willens

PREPARED BY:

Burgess & Niple, Inc.
Firm Registration No. F-10834
235 Ledge Stone Drive
Austin, TX 78737
(512) 432-1000

June 2024

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B. ULTIMATE DEVELOPED DRAINAGE AREAS
C. DRAINAGE AREA MAP AND CALCULATIONS
D. TR-55 AVERAGE VELOCITIES – SHALLOW CONCENTRATED FLOW
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I. INTRODUCTION

The 16.4-acre project, known as the Madrone Ranch Subdivision Plat & Drainage Study, is located at the intersection of Hamilton Pool Rd and Madrone Ranch Trail. The project is for the platting of the property and its division into 3 single family residential lots.

II. PRE-DEVELOPED CONDITION

The site has been previously developed to include a man-made pond and a water well, however majority of the land is historically undeveloped. No portion of the project lies within an existing Federal Emergency Management Agency (FEMA) Special Flood Hazard Area. The total drainage area contributing to runoff within the project boundary is 374 acres. Storm water runoff from the project generally enters at one of two locations along either the northwest or south boundary of the property and exits at the southeast boundary of the property through a culvert crossing Hamilton Pool Rd. Pre-developed drainage areas and impervious cover are presented in Table 1 below. Impervious cover was estimated using the most recent aerial photography available. Exhibit A shows the pre-developed drainage areas that correspond to the below table.

Table 1: Pre-Developed Impervious Cover & Drainage Areas

Drainage Area ID	Drainage Area		Impervious Cover	
	sf	ac	sf	ac
E-OFF-1	4,634,995	106.40	519,037	11.92
E-OFF-2	417,792	9.59	71,548	1.64
E-OFF-3	9,811,279	225.24	329,536	7.57
E-OFF-4	700,196	16.07	33,458	0.77
E-ON-1	528,552	12.13	0	0
E-ON-2	185,137	4.25	0	0

III. POST-DEVELOPED CONDITIONS

Post-developed runoff will enter and exit the site in the same way as pre-developed runoff. Improvements to the site will consist of three single-family residential lots and modifications to

the pond's existing outlet structure, however the drainage pattern is not expected to be altered. Exhibit A shows the post-developed drainage areas that correspond to the below table. Impervious cover assumptions were based on information provided by the owner, resulting in 125,000 sf of impervious cover in the post-development drainage areas. Proposed impervious cover and drainage areas are presented below in Table 2 below.

Table 2: Post-Developed Impervious Cover & Drainage Areas

Drainage Area ID	Drainage Area		Impervious Cover	
	sf	ac	sf	ac
D-OFF-1	4,634,995	106.40	519,037	11.92
D-OFF-2	417,792	9.59	71,548	1.64
D-OFF-3	9,811,279	225.24	329,536	7.57
D-OFF-4	700,196	16.07	33,458	0.77
D-ON-1	528,552	12.13	92,537	2.12
D-ON-2	185,137	4.25	32,463	0.75

IV. ULTIMATE-DEVELOPED CONDITIONS

Ultimate-developed runoff will enter and exit the site in the same way as pre-developed runoff. Improvements to the site will consist of three single-family residential lots, however the drainage pattern is not expected to be altered. Exhibit B shows the ultimate-developed drainage areas that correspond to the table below. The areas shaded were chosen on the possibility of future developments yielding an impervious cover of 80%.

Table 3: Ultimate-Developed Impervious Cover & Drainage Areas

Drainage Area ID	Drainage Area		Impervious Cover	
	sf	ac	sf	ac
U-OFF-1	4,634,995	106.40	519,037	11.92
U-OFF-2	417,792	9.59	71,548	1.64
U-OFF-3	9,811,279	225.24	6,067,176	139.28
U-OFF-4	700,196	16.07	125,036	2.87
U-ON-1	528,552	12.13	92,537	2.12
U-ON-2	185,137	4.25	32,463	0.75

V. DETENTION

Detention for this site will not be necessary. In the 2-year and 100-year event there is a decrease in discharge from the pre-developed scenario to the post-developed scenario. In the 10-year and 25-year there is a negligible increase in flow rate. The downstream property owner is aware of the increase in flow rate. The acknowledgement letter is included with the Drainage Report as Exhibit H. At the culvert located at Analysis Point 3 the slight increase in flow rate is proven to be negligible as the headwater elevation upstream of the culverts remains unchanged.

a. METHODOLOGY

Pre-development and post-development storm water runoff discharge flow rates at the point of discharge were determined for 2yr, 10yr, 25yr, and 100yr 24-hour rainfall events using Soil Conservation Service (SCS) Methodology and Hydraulic Engineering Center – Hydrologic Modeling System (HEC-HMS) software. The City of Austin's Drainage Criteria Manual was used for the drainage model's discharge computation.

Performing SCS-based Hydrologic Modeling with HEC-HMS requires the following input variables:

- **Sub-basin Area**
- **Sub-basin Runoff Curve Number (CN)**
- **Lag Time**
- **Rainfall Event**

Sub-basin area is defined simply as the total upstream area contributing runoff to the point of interest. The **sub-basin runoff Curve Number** is a value unique to the character of the contributing basin. It's impacted by soil type, land use, amount of impervious cover, and type of vegetative cover. Maps from the United States Department of Agriculture Web Soil Survey and the Soil Survey of Hays County (SCS-1984) were used to determine the soil types and hydrologic soil groups for the sub-

basins. Soil type of the site area is predominantly Bracket-Rock outcrop complex, 1 to 12 percent slopes (BlD) and Volente silty clay loam, 1 to 8 percent slopes (VoD). Areas of pervious and impervious areas are used to calculate a composite curve number. Impervious cover areas are given a curve number of 98. Pervious areas are assigned an appropriate curve number based on pre-developed or post-developed conditions. The curve numbers for the pre-developed or post-developed pervious areas are found in Table 2.5 in the City of Austin Drainage Criteria Manual.

The **lag time** is related to the time of concentration. Lag time is defined as:

$$Lag\ Time = 0.6 \times T_c \text{ (Time of Concentration)}$$

The Time of Concentration is the time it takes runoff to reach the point of interest from the most hydrological distant point in the contributing basin. The time of concentration is impacted by surface roughness, channel shape, flow patterns, and the slope of the terrain in the sub-basin.

Time of Concentration is equal to the summation of travel time associated with each flow segment. The minimum Tc used for this method in the TR-55 manual is 0.1 hour.

$$Tc = T_{t1} + T_{t2} + \cdots T_{tm}$$

where:

Tc = Time of Concentration

Tt = Travel Time

m = Number of Flow Segments

Runoff travels in the form of sheet flow, shallow concentrated flow, open channel flow, or a combination of the three. The initial flow segment is typically sheet flow, calculated with the following equation for flow of less than 100 feet in length:

$$Tt = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}$$

where:

Tt = Travel time (hr)

n = Manning's roughness coefficient

L = Flow length (ft)

P_2 = 2-year, 24-hour rainfall (in) – 4.14 inches

s = slope of hydraulic grade line (land slope, ft/ft)

N-values used for sheet flow were taken from the City of Austin's Table 2-4: Manning's "n" for overland flow. Unpaved routes have an "n" value of 0.13 for range surfaces. The P_2 rainfall total used in these calculations was 4.14 inches. Runoff will typically become shallow concentrated flow after 100 feet of the segment of sheet flow. The velocity associated with shallow concentrated flow can be obtained from a TR-55 table, attached as Exhibit D.

The travel time for shallow concentrated flow can be calculated using an n-value of 0.05 with the following equation:

$$Unpaved\ Tt = \frac{L}{60(16.1345)(s)^{.5}}$$

$$Paved\ Tt = \frac{L}{60(20.3282)(s)^{.5}}$$

where:

Tt = Travel time (min)

L = Flow length (ft)

s = slope of hydraulic grade line (land slope, ft/ft)

Open channel flow will occur where blue lines appear on the United States Geological Survey (USGS) map, indicating a stream or creek. Open channel flow will also occur in swales and ditches. The velocity in open channel flow is typically assumed to be 6

feet per second (fps) in channels or ditches. The travel time for open channel flow can be calculated with the previous equation for shallow concentrated flow.

For basin OFF-3 specifically, the Kerby-Kirpich method was used to calculate the time of concentration. In a TxDOT improvement plan for RM3238 dated 2021 the Kerby-Kirpich method was used for this drainage area due to its substantial length of channel flow. Due to the nature of the flow fitting the criteria for this time of concentration calculation method and to be consistent with TxDOT we adopted this method for the drainage area as well.

Time of Concentration for this method is obtained by adding the overland flow time (Kerby) and the channel flow time (Kirpich):

$$Tc = T_{ov} + T_{ch}$$

where:

Tc = Time of Concentration

Tov = Overland Flow Time

Tch = Channel Flow Time

The Kerby equation for overland flow is:

$$Tov = K(LN)^{0.467}(S)^{-0.235}$$

where:

Tov = Overland Flow Time of Concentration (min)

K = a units conversion coefficient, in which K = 0.828

L = the overland-flow length (ft)

N = a dimensionless retardance coefficient, in which N= 0.4

S = the dimensionless slope of terrain

The Kirpich equation for channel-flow is:

$$Tch = KL^{0.77}S^{-0.385}$$

where:

Tch = Channel Flow Time of Concentration (min)

K = a units conversion coefficient, in which K = 0.0078

L = the channel flow length (ft)

S = the dimensionless main-channel slope

Rainfall event input is based on historical 24-hr cumulative rainfall data and distribution types for the geographic region of the studied area. As depicted in Exhibit E, rainfall distribution in Travis County is considered a Type III. Typical 24-hour cumulative rainfall amounts for Travis County are summarized below in Table 4.

Table 4: Madrone Ranch Type III 24- Hour Rainfall Totals

Recurrence Interval	2-YR	10-YR	25-YR	100-YR
Rainfall Totals (inches)	4.14	6.84	8.90	12.80

b. DETENTION ANALYSIS

Post-development sub-basins are shown in Exhibit A. Runoff will flow in a similar manner to pre-developed conditions with runoff from basin **OFF-1** converging with runoff from basin **ON-1** to form **Junction 1.** These basins flow through the existing manmade wet pond and then converge with runoff from basin **OFF-3** to form **Analysis Point 1.** Drainage area **OFF-2** converges with runoff from basin **ON-2** to create **Analysis Point 2.** Flows from **Junction 1, Analysis Point 2,** and **OFF-4** converge at **Analysis Point 3** leaving the site via a culvert crossing under Hamilton Pool Road. Add pond volume is not necessary on this project as the increase in peak flow rate through the site is due to a timing issue. As a result, a modification in the outfall structure of the pond is proposed. The modification of the outflow structure of the pond has been added to the post development and the ultimate development HEC-HMS model

scenarios to allow the peak flowrate to reach the analysis points before the other upstream basins. The proposed changes to the outflow structure are show in Exhibit Q.

Pre-developed and post-developed input information for HEC-HMS are summarized below in Tables 5-7. The CN values are based on soil survey data and the attached proposed impervious cover calculations, composite CN calculations, and pertinent City of Austin Drainage Criteria Manual Tables, included as Exhibits B, C, and F. Lag time calculations associated with each of the sub-basins are summarized below and included as Exhibit G.

Table 5: HEC-HMS Pre-Developed Input

Sub-Basin	Drainage Area	CN	Lag Time
	Sq Mile		Min
E-OFF-1	0.1663	84.37	13.70
E-OFF-2	0.0150	86.40	5.73
E-OFF-3	0.3527	83.12	39.00
E-OFF-4	0.0251	83.86	10.04
E-ON-1	0.0190	81.64	6.62
E-ON-2	0.0067	82.69	3.45

Table 6: HEC-HMS Post-Developed Input

Sub-Basin	Drainage Area	CN	Lag Time
	Sq Mile		Min
E-OFF-1	0.1663	84.37	13.70
E-OFF-2	0.0150	86.40	5.73
E-OFF-3	0.3527	83.12	39.00
E-OFF-4	0.0251	83.86	10.04
E-ON-1	0.0190	84.09	6.62
E-ON-2	0.0067	85.14	3.45

Table 7: HEC-HMS Ultimate-Developed Input

Sub-Basin	Drainage Area	CN	Lag Time
	Sq Mile		Min
E-OFF-1	0.1663	84.37	13.70
E-OFF-2	0.0150	86.40	5.73
E-OFF-3	0.3527	91.29	39.00
E-OFF-4	0.0251	85.69	10.04
E-ON-1	0.0190	84.09	6.62
E-ON-2	0.0067	85.14	3.45

HMS output for all analyzed sub-basins and all considered storm events for the site are summarized below in Table 8 and included as Exhibit I – Exhibit L. There is a negligible increase in flowrate leaving the site in the post-development scenario.

Table 8: HEC-HMS Flow Rates Analysis

Sub-Basin	2-yr	10-yr	25-yr	100-yr
	cfs	cfs	cfs	cfs
Pre-Developed				
Junction 1	291.1	522.9	677.0	922.6
Analysis Point 1	449.9	835.1	1100.1	1584.6
Analysis Point 2	50.8	89.2	114.7	155.6
Analysis Point 3	499.0	929.9	1225.8	1727.0
Post-Developed				
Junction 1	293.0	524.8	678.9	924.1
Analysis Point 1	443.9	831.3	1096.9	1538.4
Analysis Point 2	52.1	90.4	115.7	156.5
Analysis Point 3	498.7	930.3	1226.5	1717.6
Ultimate-Developed				
Junction 1	293.0	524.8	678.9	924.1
Analysis Point 1	519.0	903.6	1163.4	1593.0
Analysis Point 2	52.1	90.4	115.7	156.5
Analysis Point 3	567.9	999.4	1290.7	1771.2

VI. HYDRAULIC ANALYSIS

The water surface elevation for the site in the 100-year 24-hour rainfall event was determined with the use of Hydraulic Engineering Center - River Analysis System (HEC-RAS) software. A survey of the property was conducted and included cross section station-elevations for the main-channel of runoff passing through the site. Values for Manning's Roughness Coefficients for the cross sections were calculated using City of Austin guidelines for natural channels and satellite imagery of the terrain. The hydraulic model was run in a steady flow state, with the flow rates for the reach provided by the previously mentioned HEC-HMS model calculations for the 100-year 24-hour rainfall event. TxDOT culvert information found in Exhibit M for the culvert downstream of the site was input into HY-8 and the program was run using the pre-development, post-development and ultimate development flowrates determined by HEC-HMS. In the pre-developed scenario, the boundary conditions for the upstream portion of the reach was a normal depth condition with a slope of 0.0245, and a downstream condition of known water surface elevation of 1083.27'. The post and ultimate scenarios resulted in the known water surface elevation remaining at 1083.26' and 1083.30' respectively. The upstream boundary condition of a normal depth slope of 0.0245 remained the same for all scenarios. See Exhibit N for HY-8 output.

An analysis of pre, post, and ultimate water surface elevations at the main channels can be found in Table 9. The result of the HEC-RAS water surface elevation simulation is included as Exhibit O and shown graphically in Exhibit P. Please note that the difference in water surface elevations between the three scenarios is difficult to show in an exhibit, because the difference in elevation is so small. A CAD .dwg of the linework will be provided with the electronic submittal. An offset of 25' from the delineated 100-year water surface elevation was used to determine the Travis County stream buffer rather than the standard offsets from the creek centerline based on drainage area. This buffer is shown on the final plat.

Table 9: Main Channel Water Surface Elevations

Station	PRE WSE	POST WSE	ULT WSE
10	1110.19	1110.19	1110.19
9	1107.29	1107.30	1107.30
8	1102.89	1102.89	1102.89
7	1096.24	1096.25	1096.25
6	1090.59	1092.62	1090.59
5	1091.56	1091.56	1091.56
4	1084.09	1084.08	1084.15
3	1083.33	1083.32	1083.36
2	1083.29	1083.28	1083.32
1	1083.27	1083.26	1083.30

VII. CONCLUSIONS

Projected post-developed conditions will have a negligible impact on runoff from the site for the 2, 10, 25 and 100-year storm events. For the 25-year and the 100-year storm events as shown in Exhibit N, the headwater elevation at the TXDOT culvert is not increased in the post-development scenario. Therefore, there is no increase in flowrate in the post-development scenario for the 25-year or the 100-year storm events downstream of the culvert.

To obtain a decrease in flow and headwater elevation, we will rely on modifying the existing pond outflow structure. In the HEC-RAS model the pond is assumed to be full since the HEC-RAS model is only modeling the 100-year event, similarly the pond is included in the HEC-HMS model as a specified spillway. The 2-year and the 100-year storm events have no increase in discharge. The headwater elevations show no change in the 2-yr, 10-yr, and 25-yr. The 100-yr pre-development to post-development headwater elevations result in a decrease of .01'.

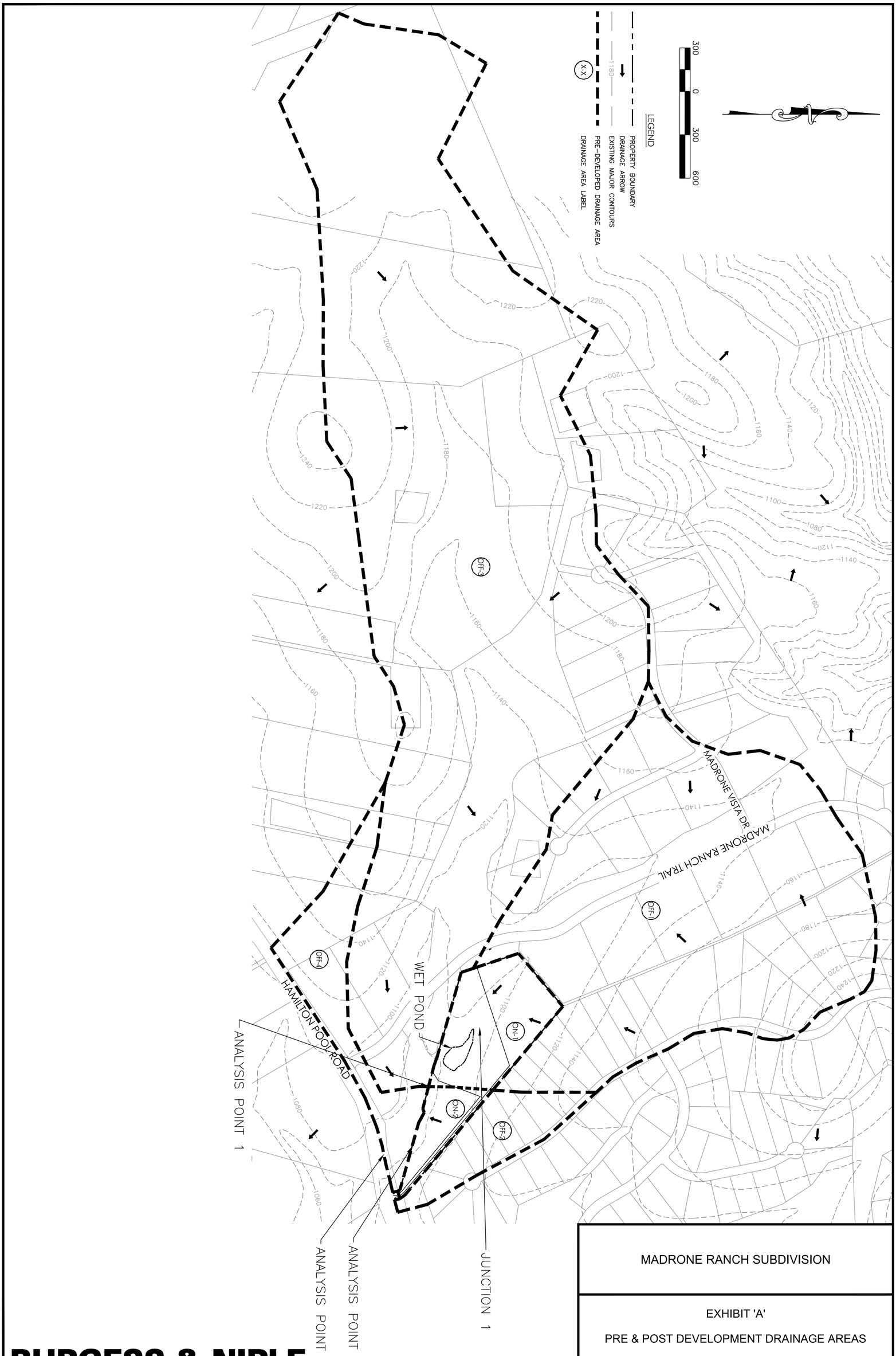
Consequently, there will be no increase in flowrate downstream of the TXDOT culvert in the 2-, 10-, 25,-, or 100-year storm events.

VIII. REFERENCES

United States Department of Agriculture, Natural Resources Conservation Service. (1986). *Urban Hydrology for Small Watersheds, Technical Release No. 55*. (2nd ed.). Washington, D.C.

United States Department of Agriculture, Natural Resources Conservation Service. (2013). [Soil Maps ESRI Shapefile, Geographic WGS84]. *Web Soil Survey*. **Retrieved From** http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

United States Department of Agriculture, Soil Conservation Services (SCS). (1984). *Soil Survey of Hays County, Texas*. Washington, D.C.

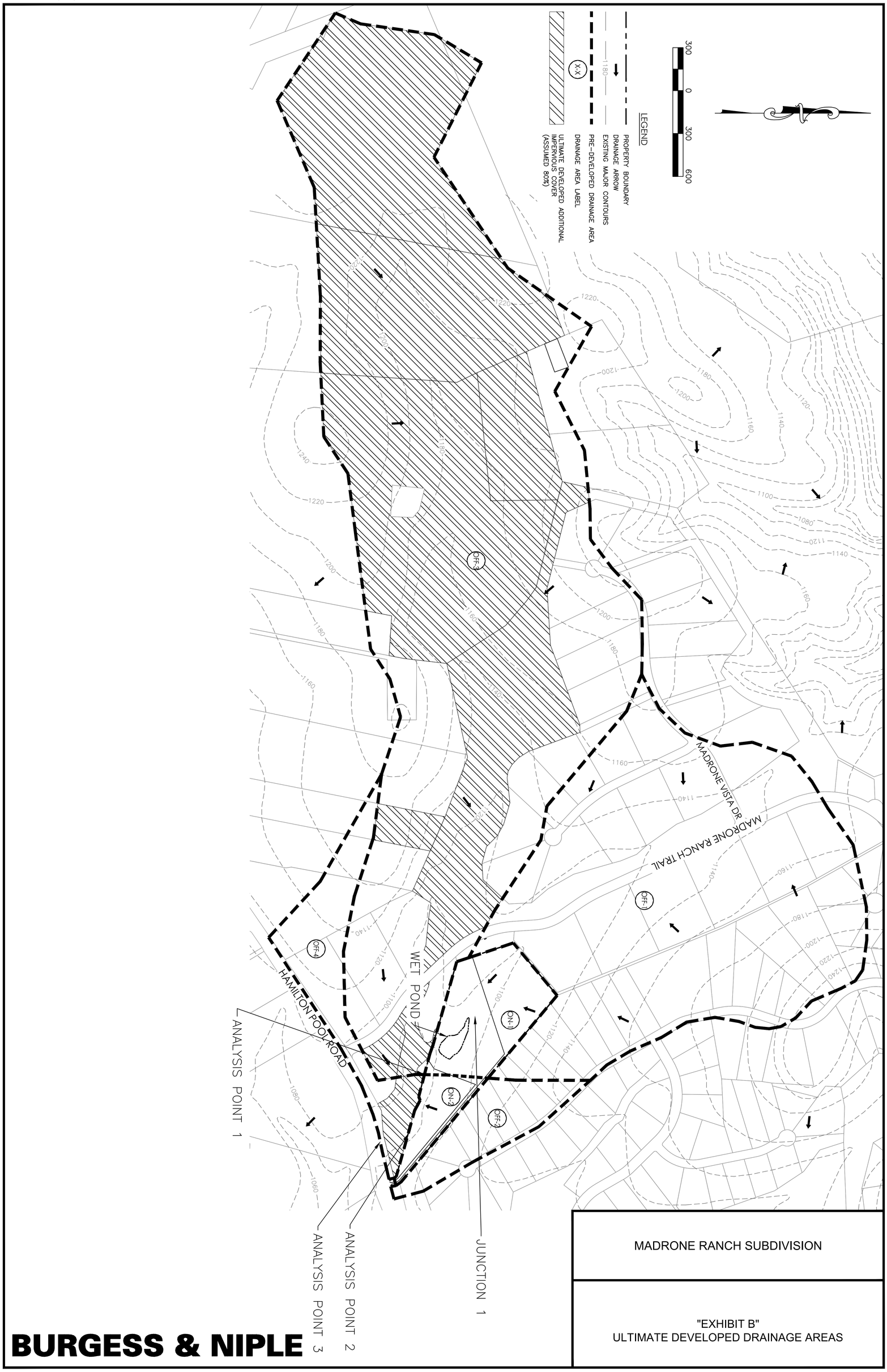


MADRONE RANCH SUBDIVISION

EXHIBIT 'A'

PRE & POST DEVELOPMENT DRAINAGE AREAS

BURGESS & NIPLE



MADRONE RANCH SUBDIVISION

"EXHIBIT B"
ULTIMATE DEVELOPED DRAINAGE AREAS

BURGESS & NIPLE

PLOTTED: 6/3/2024 1:29:41 PM

300 0 300 600

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE ARROW
- 1180 EXISTING MAJOR CONTOURS
- PRE-DEVELOPED DRAINAGE AREA
- (X-X) DRAINAGE AREA LABEL

MADRONE VISTA DR

MADRONE RANCH TRAIL

HAMILTON POOL ROAD

OFF-1

OFF-2

OFF-3

OFF-4

ON-1

ON-2

JUNCTION 1

WET POND

DOWNSTREAM CULVERT

ANALYSIS POINT 2

ANALYSIS POINT 3

ANALYSIS POINT 1

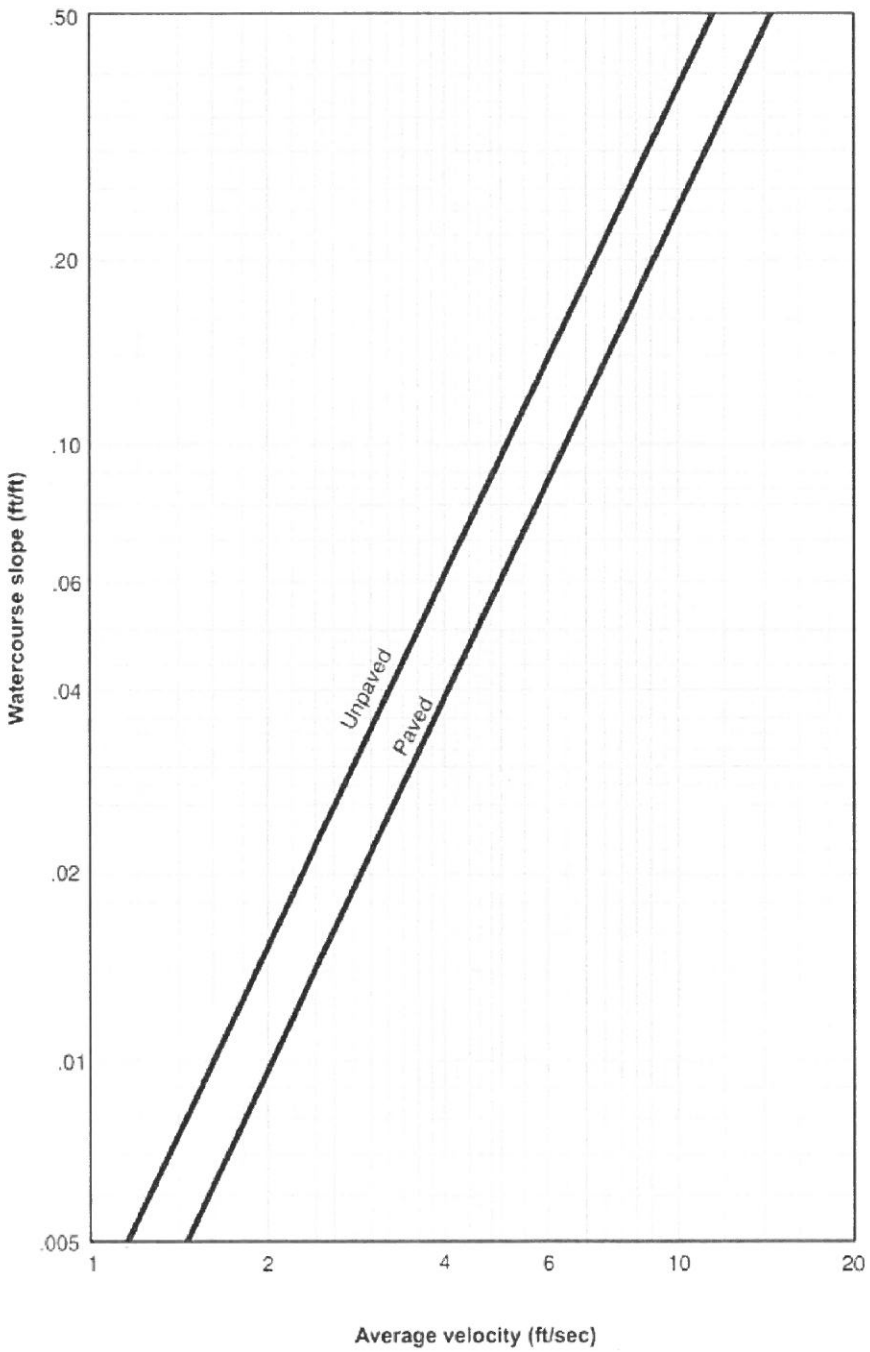
MADRONE RANCH SUBDIVISION

"EXHIBIT C"
DRAINAGE AREA MAP AND CALCULATIONS

BURGESS & NIPLE

P:\PR60642\Drainage\Engineers\EXHIBITS\DWG\EXHIBIT-C.dwg 6/3/2024 1:27:44 PM Juhmanie Alexander

Figure 3-1 Average velocities for estimating travel time for shallow concentrated flow

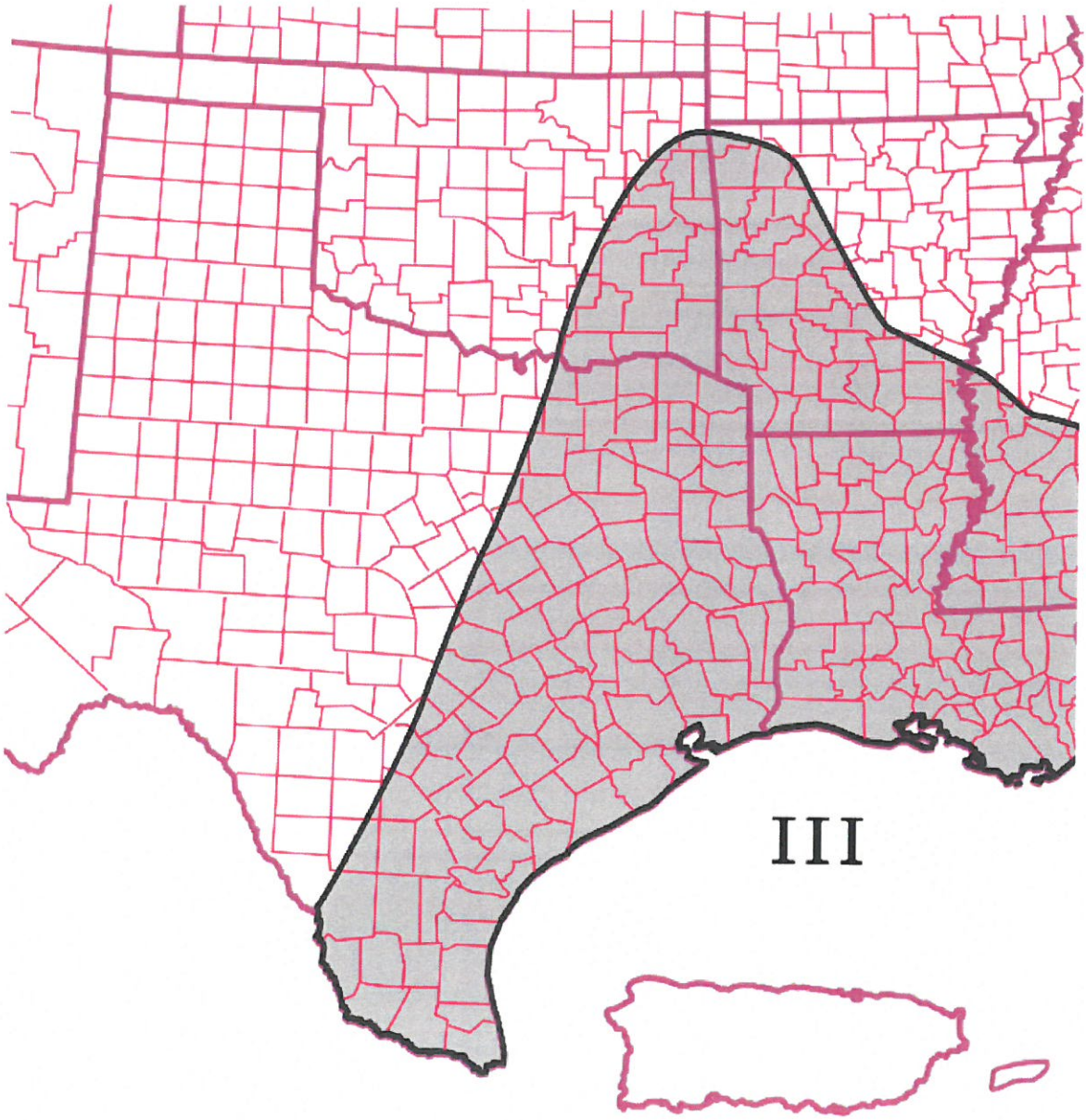


MADRONE RANCH SUBDIVISION

"EXHIBIT D"
TR-55 AVERAGE VELOCITIES - SHALLOW CONCENTRATED FLOW

BURGESS & NIPLE

DISTRIBUTION TYPE



MADRONE RANCH SUBDIVISION

"EXHIBIT E"
TR-55 DISTRIBUTION TYPE

BURGESS & NIPLE

Soil ID	Name	Soil Group	CN*	Curve Number						Drainage Area (sqft)											
				E-OFF-1	E-OFF-2	E-OFF-3	E-OFF-4	E-ON-1	E-ON-2	D-OFF-1	D-OFF-2	D-OFF-3	D-OFF-4	D-ON-1	D-ON-2	U-OFF-1	U-OFF-2	U-OFF-3	U-OFF-4	U-ON-1	U-ON-2
BlD																					
TaD		D	84	3,001,272	346,244	6,825,921	553,696	278,755	136,404	3,001,272	346,244	6,825,921	553,696	186,218	103,941	3,001,272	346,244	1,088,281	462,118	186,218	103,941
PuC																					
VoD		C	79	1,114,686	0	2,655,822	113,042	249,797	48,733	1,114,686	0	2,655,822	113,042	249,797	48,733	1,114,686	0	2,655,822	113,042	249,797	48,733
Impervious Cover (sf)			98	519,037	71,548	329,536	33,458	0	0	519,037	71,548	329,536	33,458	92,537	32,463	519,037	71,548	6,067,176	125,036	92,537	32,463
Impervious Cover (acres)				11.92	1.64	7.57	0.77	0	0	11.92	1.64	7.57	0.77	2.12	0.75	11.92	1.64	139.28	2.87	2.12	0.75

*Range - fair condition

MADRONE RANCH SUBDIVISION

"EXHIBIT F"
CURVE NUMBERS

BURGESS & NIPLE

MADRONE RANCH SUBDIVISION

"EXHIBIT G"
LAG TIME CALCULATIONS

Madrone Ranch - Pre Development NRCS

			Sheet Flow						Shallow Concentrated Flow								Open Channel Flow				HEC-HMS Input		
			Unpaved			Paved			Paved				Unpaved										
Drainage Area	Area (SF)	Area (Ac.)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Avg Velocity (ft/s)	T_t (min)	T_c (min)	Lag Time (min)	CN	Area (sqmile)
E-OFF-1	4,634,995	106.40	100	3.00%	6.53								2,420	2.35%	148.40	16.31	0	6.00	0.000	22.84	**13.70**	**84.37**	**0.1663**
E-OFF-2	417,792	9.59	100	3.42%	6.20								768	5.61%	229.29	3.35	0	6.00	0.000	9.55	**5.73**	**86.40**	**0.0150**
E-OFF-4	700,196	16.07	100	3.00%	6.53								1,237	4.92%	214.73	5.76	1599	6.00	4.442	16.73	**10.04**	**83.86**	**0.0251**
E-ON-1	528,552	12.13	100	2.63%	6.89								247	1.85%	131.67	1.88	817	6.00	2.269	11.03	**6.62**	**81.64**	**0.0190**
E-ON-2	185,137	4.25	100	7.45%	4.54								277	5.59%	228.88	1.21	0	6.00	0.000	5.75	**3.45**	**82.68**	**0.0066**

Madrone Ranch - Post Development NRCS

			Sheet Flow						Shallow Concentrated Flow								Open Channel Flow				HEC-HMS Input		
			Unpaved			Paved			Paved				Unpaved										
Drainage Area	Area (SF)	Area (Ac.)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Avg Velocity (ft/s)	T_t (min)	T_c (min)	Lag Time (min)	CN	Area (sqmile)
D-OFF-1	4,634,995	106.40	100	3.00%	6.53								2,420	2.35%	148.40	16.31	0	6.00	0.000	22.84	**13.70**	**84.37**	**0.1663**
D-OFF-2	417,792	9.59	100	3.42%	6.20								768	5.61%	229.29	3.35	0	6.00	0.000	9.55	**5.73**	**86.40**	**0.0150**
D-OFF-4	700,196	16.07	100	3.00%	6.53								1,237	4.92%	214.73	5.76	1599	6.00	4.442	16.73	**10.04**	**83.86**	**0.0251**
D-ON-1	528,552	12.13	100	2.63%	6.89								247	1.85%	131.67	1.88	817	6.00	2.269	11.03	**6.62**	**84.09**	**0.0190**
D-ON-2	185,137	4.25	100	7.45%	4.54								277	5.59%	228.88	1.21	0	6.00	0.000	5.75	**3.45**	**85.14**	**0.0066**

Madrone Ranch - Ultimate Development NRCS

			Sheet Flow						Shallow Concentrated Flow								Open Channel Flow				HEC-HMS Input		
			Unpaved			Paved			Paved				Unpaved										
Drainage Area	Area (SF)	Area (Ac.)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Slope (%)	Avg Velocity (ft/min)	T_t (min)	Length (ft)	Avg Velocity (ft/s)	T_t (min)	T_c (min)	Lag Time (min)	CN	Area (sqmile)
U-OFF-1	4,634,995	106.40	100	3.00%	6.53								2,420	2.35%	148.40	16.31	0	6.00	0.000	22.84	**13.70**	**84.37**	**0.1663**
U-OFF-2	417,792	9.59	100	3.42%	6.20								768	5.61%	229.29	3.35	0	6.00	0.000	9.55	**5.73**	**86.40**	**0.0150**
U-OFF-4	700,196	16.07	100	3.00%	6.53								1,237	4.92%	214.73	5.76	1599	6.00	4.442	16.73	**10.04**	**85.69**	**0.0251**
U-ON-1	528,552	12.13	100	2.63%	6.89								247	1.85%	131.67	1.88	817	6.00	2.269	11.03	**6.62**	**84.09**	**0.0190**
U-ON-2	185,137	4.25	100	7.45%	4.54								277	5.59%	228.88	1.21	0	6.00	0.000	5.75	**3.45**	**85.14**	**0.0066**

Madrone Ranch - Pre Development Kerby-Kirpich

Drainage Area	Area (SF)	Area (Ac.)	Overland Flow					Channel Flow				Total ToC (min)	HEC-HMS Input		
			K (-)	L (ft)	N (-)	S (ft/ft)	ToC (min)	K (-)	L (ft)	S (ft/ft)	ToC (min)		Lag Time (min)	CN	Area (sqmile)
E-OFF-3	9,811,279	225.24	0.828	1407.92	0.4	0.028	36.81	0.0078	6425.92	0.023	28.72	65.53	**39**	**83.12**	**0.3519**

Madrone Ranch - Post Development Kerby-Kirpich

Drainage Area	Area (SF)	Area (Ac.)	Overland Flow					Channel Flow				Total ToC (min)	HEC-HMS Input		
			K (-)	L (ft)	N (-)	S (ft/ft)	ToC (min)	K (-)	L (ft)	S (ft/ft)	ToC (min)		Lag Time (min)	CN	Area (sqmile)
D-OFF-3	9,811,279	225.24	0.828	1407.92	0.4	0.028	36.81	0.0078	6425.92	0.023	28.72	65.53	**39**	**83.12**	**0.3519**

Madrone Ranch - Ultimate Development Kerby-Kirpich

Drainage Area	Area (SF)	Area (Ac.)	Overland Flow					Channel Flow				Total ToC (min)	HEC-HMS Input		
			K (-)	L (ft)	N (-)	S (ft/ft)	ToC (min)	K (-)	L (ft)	S (ft/ft)	ToC (min)		Lag Time (min)	CN	Area (sqmile)
U-OFF-3	9,811,279	225.24	0.828	1407.92	0.4	0.028	36.81	0.0078	6425.92	0.023	28.72	65.53	**39**	**91.30**	**0.3519**

n =	0.016	Smooth Surfaces
n =	0.13	Range

P_2 =	4.14	in.

BURGESS & NIPLE

EXHIBIT H – ACKNOWLEDGMENT LETTER

Easement

BURGESS & NIPLE 3 pgs 2024036083

TBPELS License: F-10834

235 Ledge Stone Drive | Austin, TX 78737 | 512.432.1000

March 26, 2024

Via Email

Madrone Ranch Homeowners Association
c/o Zachary Willens
willens.zachary@gmail.com

RE: Double U TX Subdivision
Downstream Drainage Summary
B&N No. 60642

Carole Willard,

This letter is submitted on behalf of Zachary Willens in conjunction with and in support of the Travis County Subdivision Application.

The Double U TX Subdivision project will consist of developing the property at the intersection of Hamilton Pool Rd and Madrone Ranch Trail. It will consist of 3 single family residential lots. An impervious cover of 125,000 square feet from the development was proposed by the property owner, Zachary Willens. The development's effect on downstream property was determined to produce a negligible increase in flowrate and no effect in water surface elevation. Table 1 below provides insight in the change of flowrate for the 2yr, 10yr, 25yr, and 100yr rainfall events between pre and post development scenarios. Table 2 show there is no change in the 100yr water surface elevation due to the increase in flowrate caused by the post developed condition.

Table 1: Pre vs Post Flowrate

	2YR (cfs)	10YR (cfs)	25YR (cfs)	100YR (cfs)
Pre	494.4	924.3	1220.3	1710.8
Post	496.4	926.3	1222.2	1712.3

Table 2: 100YR Rainfall Elevations

	Pre Elevation (ft)	Post Elevation (ft)
1	1083.26	1083.26
2	1083.28	1083.28

From the tables you can see the minor increase in flowrate as a result of the development has no affect on the 100yr water surface elevation on HOA property. Additionally, the on-site pond will act as a detention pond in the smaller storm events (2-year, 10-year, and 25-year). As a result, in spite of the model showing an increase in flowrate in these events, the actual increase in flowrate leaving the site will be 0 cfs. This is explained in detail in the drainage report. The drainage report that is being submitted to Travis County that explains our assumptions and findings is attached to this letter. As part of the requirement from Travis Country, written acknowledgement of the proposed increase in flow in the post-development scenario is required. If you agree and approve of this small increase in flowrate, please sign and return this letter as proof.

Carole Willard

Carole Willard - President Madrone Ranch HOA

If you have any questions or require additional information, please call me at (512) 432-1000.

Sincerely,
BURGESS & NIPLE

Lauren Barzilla, P.E.
Senior Project Manager, Austin South

Deborah L Davis

Deborah L Davis
4/3/2024

NOTARY PUBLIC STATE OF TEXAS
DEBORAH L. DAVIS
My Notary ID # 125948377
Expires January 31, 2027

1. **Ordinary Certificate of Acknowledgement**

State of Texas
County of Travis

Before me, Deborah L Davis a notary public, on this day personally appeared Carole Willard, known to me (or provided to me on the oath of Texas D.L.) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of this office this 3rd day of April A.D. 2024.

Deborah L Davis
Notary Public Signature

SEAL DEBORAH L. DAVIS
My Notary ID # 125948377
Expires January 31, 2027

Deborah L Davis
Printed or Typed name of Notary

My Commission Expires: Jan 31, 2027

2. **Short Form for Acknowledgement**

For a person acting in his own right:

State of_____
County of_____

This instrument was acknowledged before me on _____,
by_____.

_____
Notary Public Signature

SEAL

_____
Printed or Typed name of Notary

My Commission Expires: _____

3. **Jurat**

State of_____
County of_____

Sworn and subscribed before me on the _____ day of _____,
_____.

_____
Notary Public Signature

SEAL

_____
Printed or Typed name of Notary

My Commission Expires:_____

INSTANT RETURN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
2024036083
Apr 04, 2024 01:58 PM
Fee: $33.00 HERNANDEZS

Global Summary Results for Run "PRE-2YR"

Project: Madrone HMS Simulation Run: PRE-2YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:55

Basin Model: PRE
Meteorologic Model: 2YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	449.9	6 July 2022, 12:22	2.42
AP2	0.0	50.8	6 July 2022, 12:06	2.61
AP3	0.6	499.0	6 July 2022, 12:19	2.43
E-OFF-1	0.2	266.0	6 July 2022, 12:16	2.52
E-OFF-2	0.0	36.1	6 July 2022, 12:07	2.71
E-OFF-3	0.4	300.5	6 July 2022, 12:44	2.39
E-OFF-4	0.0	45.3	6 July 2022, 12:12	2.48
E-ON-1	0.0	37.1	6 July 2022, 12:08	2.29
E-ON-2	0.0	16.2	6 July 2022, 12:05	2.38
JUNCTION 1	0.2	291.1	6 July 2022, 12:15	2.50
POND	0.2	288.2	6 July 2022, 12:17	2.48
Reach-1	0.5	449.9	6 July 2022, 12:22	2.42

Global Summary Results for Run "POST-2YR"

Project: Madrone HMS Simulation Run: POST-2YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:39

Basin Model: POST
Meteorologic Model: 2YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	443.9	6 July 2022, 12:21	2.44
AP2	0.0	52.1	6 July 2022, 12:06	2.67
AP3	0.6	498.7	6 July 2022, 12:18	2.45
D-OFF-1	0.2	266.0	6 July 2022, 12:16	2.52
D-OFF-2	0.0	36.1	6 July 2022, 12:07	2.71
D-OFF-3	0.4	300.5	6 July 2022, 12:44	2.39
D-OFF-4	0.0	45.3	6 July 2022, 12:12	2.48
D-ON-1	0.0	40.4	6 July 2022, 12:08	2.50
D-ON-2	0.0	17.6	6 July 2022, 12:05	2.59
Junction 1	0.2	293.0	6 July 2022, 12:15	2.52
POND	0.2	292.4	6 July 2022, 12:16	2.51
Reach-1	0.5	443.9	6 July 2022, 12:21	2.44

Global Summary Results for Run "ULT-2YR"

Project: Madrone HMS Simulation Run: ULT-2YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:23:25

Basin Model: ULTIMATE
Meteorologic Model: 2YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	519.0	6 July 2022, 12:26	2.93
AP2	0.0	52.1	6 July 2022, 12:06	2.67
AP3	0.6	567.9	6 July 2022, 12:19	2.91
Junction 1	0.2	293.0	6 July 2022, 12:15	2.52
POND	0.2	292.4	6 July 2022, 12:16	2.51
Reach-1	0.5	519.0	6 July 2022, 12:26	2.93
U-OFF-1	0.2	266.0	6 July 2022, 12:16	2.52
U-OFF-2	0.0	36.1	6 July 2022, 12:07	2.71
U-OFF-3	0.4	388.6	6 July 2022, 12:42	3.15
U-OFF-4	0.0	48.1	6 July 2022, 12:12	2.64
U-ON-1	0.0	40.4	6 July 2022, 12:08	2.50
U-ON-2	0.0	17.6	6 July 2022, 12:05	2.59

MADRONE RANCH SUBDIVISION

"EXHIBIT I"
HEC-HMS, 2-YR OUTPUT

BURGESS & NIPLE

Global Summary Results for Run "PRE-10YR"

Project: Madrone HMS Simulation Run: PRE-10YR

Start of Run: 06Jul2022, 00:00 Basin Model: PRE
End of Run: 07Jul2022, 00:00 Meteorologic Model: 10YR
Compute Time: 29May2024, 11:11:47 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	835.1	6 July 2022, 12:21	4.89
AP2	0.0	89.2	6 July 2022, 12:06	5.12
AP3	0.6	929.9	6 July 2022, 12:18	4.90
E-OFF-1	0.2	476.1	6 July 2022, 12:15	5.01
E-OFF-2	0.0	62.3	6 July 2022, 12:07	5.25
E-OFF-3	0.4	560.1	6 July 2022, 12:42	4.85
E-OFF-4	0.0	81.3	6 July 2022, 12:12	4.96
E-ON-1	0.0	68.9	6 July 2022, 12:08	4.72
E-ON-2	0.0	29.4	6 July 2022, 12:05	4.84
JUNCTION 1	0.2	522.9	6 July 2022, 12:15	4.98
POND	0.2	520.9	6 July 2022, 12:16	4.96
Reach-1	0.5	835.1	6 July 2022, 12:21	4.89

Global Summary Results for Run "POST-10YR"

Project: Madrone HMS Simulation Run: POST-10YR

Start of Run: 06Jul2022, 00:00 Basin Model: POST
End of Run: 07Jul2022, 00:00 Meteorologic Model: 10YR
Compute Time: 29May2024, 11:11:30 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	831.3	6 July 2022, 12:20	4.90
AP2	0.0	90.4	6 July 2022, 12:06	5.21
AP3	0.6	930.3	6 July 2022, 12:17	4.92
D-OFF-1	0.2	476.1	6 July 2022, 12:15	5.01
D-OFF-2	0.0	62.3	6 July 2022, 12:07	5.25
D-OFF-3	0.4	560.1	6 July 2022, 12:42	4.85
D-OFF-4	0.0	81.3	6 July 2022, 12:12	4.96
D-ON-1	0.0	72.2	6 July 2022, 12:08	4.99
D-ON-2	0.0	30.7	6 July 2022, 12:05	5.11
Junction 1	0.2	524.8	6 July 2022, 12:15	5.01
POND	0.2	524.4	6 July 2022, 12:15	5.01
Reach-1	0.5	831.3	6 July 2022, 12:20	4.90

Global Summary Results for Run "ULT-10YR"

Project: Madrone HMS Simulation Run: ULT-10YR

Start of Run: 06Jul2022, 00:00 Basin Model: ULTIMATE
End of Run: 07Jul2022, 00:00 Meteorologic Model: 10YR
Compute Time: 29May2024, 11:23:19 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	903.6	6 July 2022, 12:21	5.51
AP2	0.0	90.4	6 July 2022, 12:06	5.21
AP3	0.6	999.4	6 July 2022, 12:18	5.48
Junction 1	0.2	524.8	6 July 2022, 12:15	5.01
POND	0.2	524.4	6 July 2022, 12:15	5.01
Reach-1	0.5	903.6	6 July 2022, 12:21	5.51
U-OFF-1	0.2	476.1	6 July 2022, 12:15	5.01
U-OFF-2	0.0	62.3	6 July 2022, 12:07	5.25
U-OFF-3	0.4	642.5	6 July 2022, 12:42	5.77
U-OFF-4	0.0	84.0	6 July 2022, 12:12	5.17
U-ON-1	0.0	72.2	6 July 2022, 12:08	4.99
U-ON-2	0.0	30.7	6 July 2022, 12:05	5.11

MADRONE RANCH SUBDIVISION

"EXHIBIT J"
HEC-HMS, 10-YR OUTPUT

BURGESS & NIPLE

Global Summary Results for Run "PRE-25YR"

Project: Madrone HMS Simulation Run: PRE-25YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:59

Basin Model: PRE
Meteorologic Model: 25YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1100.1	6 July 2022, 12:20	6.84
AP2	0.0	114.7	6 July 2022, 12:06	7.11
AP3	0.6	1225.8	6 July 2022, 12:17	6.86
E-OFF-1	0.2	616.1	6 July 2022, 12:15	6.99
E-OFF-2	0.0	79.6	6 July 2022, 12:07	7.25
E-OFF-3	0.4	736.0	6 July 2022, 12:42	6.80
E-OFF-4	0.0	105.3	6 July 2022, 12:12	6.93
E-ON-1	0.0	90.4	6 July 2022, 12:08	6.66
E-ON-2	0.0	38.3	6 July 2022, 12:04	6.80
JUNCTION 1	0.2	677.0	6 July 2022, 12:14	6.95
POND	0.2	675.7	6 July 2022, 12:15	6.93
Reach-1	0.5	1100.1	6 July 2022, 12:20	6.84

Global Summary Results for Run "POST-25YR"

Project: Madrone HMS Simulation Run: POST-25YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:43

Basin Model: POST
Meteorologic Model: 25YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1096.9	6 July 2022, 12:20	6.86
AP2	0.0	115.7	6 July 2022, 12:06	7.20
AP3	0.6	1226.5	6 July 2022, 12:17	6.88
D-OFF-1	0.2	616.1	6 July 2022, 12:15	6.99
D-OFF-2	0.0	79.6	6 July 2022, 12:07	7.25
D-OFF-3	0.4	736.0	6 July 2022, 12:42	6.80
D-OFF-4	0.0	105.3	6 July 2022, 12:12	6.93
D-ON-1	0.0	93.4	6 July 2022, 12:08	6.96
D-ON-2	0.0	39.5	6 July 2022, 12:04	7.10
Junction 1	0.2	678.9	6 July 2022, 12:14	6.99
POND	0.2	678.3	6 July 2022, 12:15	6.98
Reach-1	0.5	1096.9	6 July 2022, 12:20	6.86

Global Summary Results for Run "ULT-25YR"

Project: Madrone HMS Simulation Run: ULT-25YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:23:28

Basin Model: ULTIMATE
Meteorologic Model: 25YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1163.4	6 July 2022, 12:20	7.51
AP2	0.0	115.7	6 July 2022, 12:06	7.20
AP3	0.6	1290.7	6 July 2022, 12:17	7.49
Junction 1	0.2	678.9	6 July 2022, 12:14	6.99
POND	0.2	678.3	6 July 2022, 12:15	6.98
Reach-1	0.5	1163.4	6 July 2022, 12:20	7.51
U-OFF-1	0.2	616.1	6 July 2022, 12:15	6.99
U-OFF-2	0.0	79.6	6 July 2022, 12:07	7.25
U-OFF-3	0.4	809.8	6 July 2022, 12:41	7.79
U-OFF-4	0.0	107.8	6 July 2022, 12:11	7.15
U-ON-1	0.0	93.4	6 July 2022, 12:08	6.96
U-ON-2	0.0	39.5	6 July 2022, 12:04	7.10

MADRONE RANCH SUBDIVISION

"EXHIBIT K"
HEC-HMS, 25-YR OUTPUT

BURGESS & NIPLE

Global Summary Results for Run "PRE-100YR"

Project: Madrone HMS Simulation Run: PRE-100YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:51

Basin Model: PRE
Meteorologic Model: 100YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1584.6	6 July 2022, 12:21	10.62
AP2	0.0	155.6	6 July 2022, 12:06	10.93
AP3	0.6	1727.0	6 July 2022, 12:21	10.64
E-OFF-1	0.2	838.6	6 July 2022, 12:15	10.79
E-OFF-2	0.0	107.3	6 July 2022, 12:07	11.08
E-OFF-3	0.4	1025.2	6 July 2022, 12:41	10.57
E-OFF-4	0.0	143.8	6 July 2022, 12:11	10.73
E-ON-1	0.0	124.9	6 July 2022, 12:08	10.43
E-ON-2	0.0	52.8	6 July 2022, 12:04	10.58
JUNCTION 1	0.2	922.6	6 July 2022, 12:14	10.75
POND	0.2	914.9	6 July 2022, 12:16	10.72
Reach-1	0.5	1584.6	6 July 2022, 12:21	10.62

Global Summary Results for Run "POST-100YR"

Project: Madrone HMS Simulation Run: POST-100YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:11:35

Basin Model: POST
Meteorologic Model: 100YR
Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1538.4	6 July 2022, 12:19	10.64
AP2	0.0	156.5	6 July 2022, 12:06	11.03
AP3	0.6	1717.6	6 July 2022, 12:16	10.66
D-OFF-1	0.2	838.6	6 July 2022, 12:15	10.79
D-OFF-2	0.0	107.3	6 July 2022, 12:07	11.08
D-OFF-3	0.4	1025.2	6 July 2022, 12:41	10.57
D-OFF-4	0.0	143.8	6 July 2022, 12:11	10.73
D-ON-1	0.0	127.4	6 July 2022, 12:08	10.77
D-ON-2	0.0	53.8	6 July 2022, 12:04	10.91
Junction 1	0.2	924.1	6 July 2022, 12:14	10.79
POND	0.2	922.7	6 July 2022, 12:15	10.78
Reach-1	0.5	1538.4	6 July 2022, 12:19	10.64

Global Summary Results for Run "ULT-100YR"

Project: Madrone HMS Simulation Run: ULT-100YR

Start of Run: 06Jul2022, 00:00
End of Run: 07Jul2022, 00:00
Compute Time: 29May2024, 11:23:21

Basin Model: ULTIMATE
Meteorologic Model: 100YR
Control Specifications: Control 1

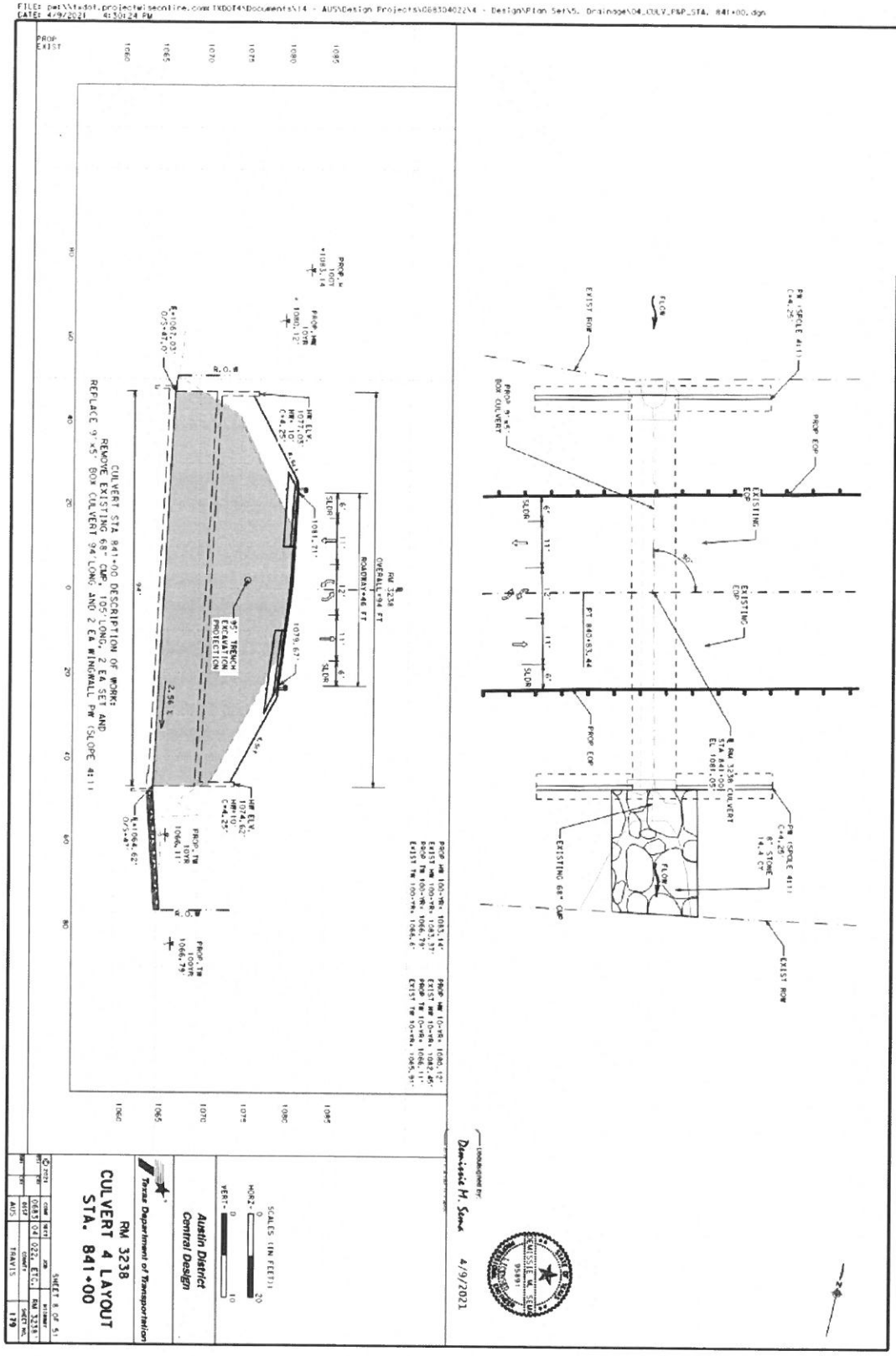
Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Alphabetic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
AP1	0.5	1593.0	6 July 2022, 12:19	11.35
AP2	0.0	156.5	6 July 2022, 12:06	11.03
AP3	0.6	1771.2	6 July 2022, 12:16	11.32
Junction 1	0.2	924.1	6 July 2022, 12:14	10.79
POND	0.2	922.7	6 July 2022, 12:15	10.78
Reach-1	0.5	1593.0	6 July 2022, 12:19	11.35
U-OFF-1	0.2	838.6	6 July 2022, 12:15	10.79
U-OFF-2	0.0	107.3	6 July 2022, 12:07	11.08
U-OFF-3	0.4	1084.1	6 July 2022, 12:41	11.64
U-OFF-4	0.0	145.8	6 July 2022, 12:11	10.97
U-ON-1	0.0	127.4	6 July 2022, 12:08	10.77
U-ON-2	0.0	53.8	6 July 2022, 12:04	10.91

MADRONE RANCH SUBDIVISION

"EXHIBIT L"
HEC-HMS, 100-YR OUTPUT

BURGESS & NIPLE



MADRONE RANCH SUBDIVISION

"EXHIBIT M"
TxDOT CULVERT 4 LAYOUT

BURGESS & NIPLE

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	RAS-PRE Discharge (cfs)	Roadway Discharge (cfs)	Iterations
1075.81	2YR	499.00	499.00	0.00	1
1082.38	10YR	929.90	756.42	173.41	13
1082.80	25YR	1225.80	768.70	457.02	7
1083.27	100YR	1727.00	782.03	944.88	6
1081.71	Overtopping	735.41	735.41	0.00	Overtopping

PRE-DEVELOPMENT

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	RAS-POST Discharge (cfs)	Roadway Discharge (cfs)	Iterations
1075.81	2YR	498.70	498.70	0.00	1
1082.38	10YR	930.30	756.44	173.79	13
1082.80	25YR	1226.50	768.72	457.70	7
1083.26	100YR	1717.60	781.82	935.68	6
1081.71	Overtopping	735.41	735.41	0.00	Overtopping

POST-DEVELOPMENT

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	RAS-ULT Discharge (cfs)	Roadway Discharge (cfs)	Iterations
1077.28	2YR	567.90	567.90	0.00	1
1082.50	10YR	999.40	759.87	239.30	12
1082.88	25YR	1290.70	770.79	519.81	7
1083.30	100YR	1771.20	782.99	988.17	6
1081.71	Overtopping	735.40	735.40	0.00	Overtopping

ULTIMATE -DEVELOPMENT

MADRONE RANCH SUBDIVISION

"EXHIBIT N"
HY-8 OUTPUT

BURGESS & NIPLE

Reach	River Sta	Profile	E.G. Elev	W.S. Elev	Vel Head	Frctn Loss	C & E Loss	Q Left	Q Channel	Q Right	Top Width
			(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(ft)
Main Creek	10	100 YR	1110.40	1110.19	0.21	2.91	0.00	92.38	824.99	5.22	204.88
Main Creek	9	100 YR	1107.50	1107.29	0.20	4.05	0.03	643.85	126.39	152.36	213.83
Main Creek	8	100 YR	1103.42	1102.89	0.53	6.11	0.05	256.81	658.81	6.98	184.79
Main Creek	7	100 YR	1097.27	1096.24	1.03		39.75	18.25	856.72	47.62	78.43
Main Creek	6	100 YR	1489.10	1090.59	398.51		113.72				55.29
Main Creek	5	100 YR	1092.09	1091.56	0.53	1.91	0.10		922.60		176.34
Main Creek	4	100 YR	1085.34	1084.09	1.25	0.54	0.35		1612.82	114.18	87.51
Main Creek	3	100 YR	1083.41	1083.33	0.08	0.07	0.02	194.10	907.46	625.44	223.48
Main Creek	2	100 YR	1083.32	1083.29	0.03	0.03	0.00	208.78	928.07	590.15	277.18
Main Creek	1	100 YR	1083.29	1083.27	0.02			748.71	719.39	258.90	296.22

PRE DEVELOPED

Reach	River Sta	Profile	E.G. Elev	W.S. Elev	Vel Head	Frctn Loss	C & E Loss	Q Left	Q Channel	Q Right	Top Width
			(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(ft)
Main Creek	10	100 YR	1110.40	1110.19	0.21	2.91	0.00	92.58	826.27	5.25	204.93
Main Creek	9	100 YR	1107.50	1107.30	0.20	4.06	0.03	644.92	126.52	152.65	213.90
Main Creek	8	100 YR	1103.42	1102.89	0.53	6.11	0.05	257.26	659.83	7.01	184.85
Main Creek	7	100 YR	1097.27	1096.25	1.02	1.04	0.26	18.42	857.76	47.91	78.56
Main Creek	6	100 YR	1092.79	1092.62	0.17	0.67	0.04	0.13	923.97		79.18
Main Creek	5	100 YR	1092.09	1091.56	0.53	1.91	0.10		924.10		176.36
Main Creek	4	100 YR	1085.33	1084.08	1.25	0.54	0.35		1605.34	112.26	87.13
Main Creek	3	100 YR	1083.39	1083.32	0.08	0.07	0.02	192.82	903.33	621.44	223.31
Main Creek	2	100 YR	1083.31	1083.28	0.03	0.03	0.00	207.24	923.47	586.89	277.00
Main Creek	1	100 YR	1083.28	1083.26	0.02			744.35	715.80	257.45	296.08

POST DEVELOPED

Reach	River Sta	Profile	E.G. Elev	W.S. Elev	Vel Head	Frctn Loss	C & E Loss	Q Left	Q Channel	Q Right	Top Width
			(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(ft)
Main Creek	10	Ult 100yr	1110.40	1110.19	0.21	2.91	0.00	92.58	826.27	5.25	204.93
Main Creek	9	Ult 100yr	1107.50	1107.30	0.20	4.06	0.03	644.92	126.52	152.65	213.90
Main Creek	8	Ult 100yr	1103.42	1102.89	0.53	6.11	0.05	257.26	659.83	7.01	184.85
Main Creek	7	Ult 100yr	1097.27	1096.25	1.02		39.88	18.42	857.76	47.91	78.56
Main Creek	6	Ult 100yr	1490.40	1090.59	399.81		114.09				55.29
Main Creek	5	Ult 100yr	1092.09	1091.56	0.53	1.93	0.10		924.10		176.38
Main Creek	4	Ult 100yr	1085.40	1084.15	1.25	0.56	0.35		1647.36	123.84	89.37
Main Creek	3	Ult 100yr	1083.44	1083.36	0.08	0.07	0.02	199.76	928.09	643.34	224.00
Main Creek	2	Ult 100yr	1083.35	1083.32	0.03	0.03	0.00	215.38	950.41	605.40	277.74
Main Creek	1	Ult 100yr	1083.32	1083.30	0.02			768.75	736.79	265.66	296.63

ULTIMATE DEVELOPED

MADRONE RANCH SUBDIVISION

"EXHIBIT O"
HEC-RAS 100YR OUTPUT

BURGESS & NIPLE

PLOTTED: 6/3/2024 4:01:16 PM

100 0 100 200

X — CROSS SECTION LABEL

CROSS SECTIONS

100 YEAR ULTIMATE DEVELOPED WATER SURFACE ELEVATION

100YR — 100YR — 100 YEAR POST–DEVELOPED WATER SURFACE ELEVATION

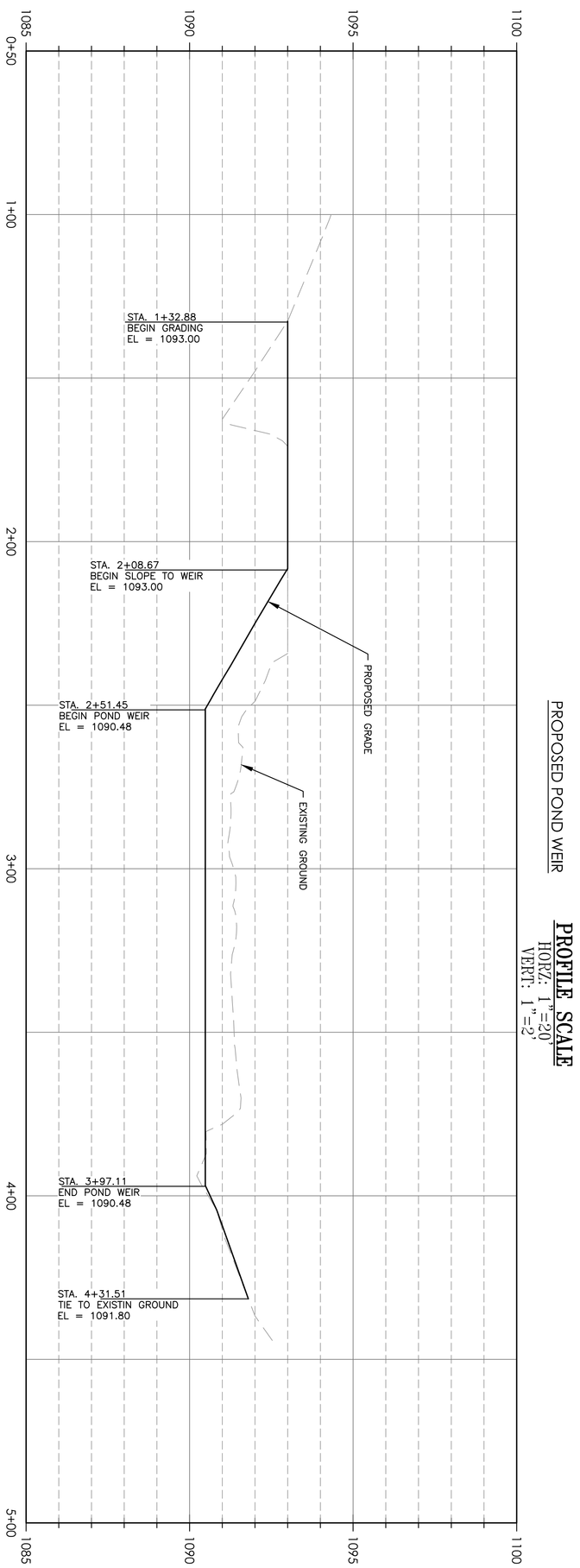
NOTE:
THE DIFFERENCE BETWEEN THE PRE–DEVELOPMENT, POST–DEVELOPMENT, AND ULTIMATE DEVELOPMENT WATER SURFACE ELEVATIONS IS SO MINIMAL IT CANNOT BE SHOWN ON ONE EXHIBIT. PLEASE SEE .DWG FILE FOR THE ACTUAL LINEWORK. FOR GRAPHICAL PURPOSES THE WATER SURFACE ELEVATION SHOWN ON EXHIBIT IS THE ULTIMATE DEVELOPED CONDITION.

MADRONE RANCH SUBDIVISION

EXHIBIT 'P'
100-YEAR WATER SURFACE ELEVATION DELINEATION

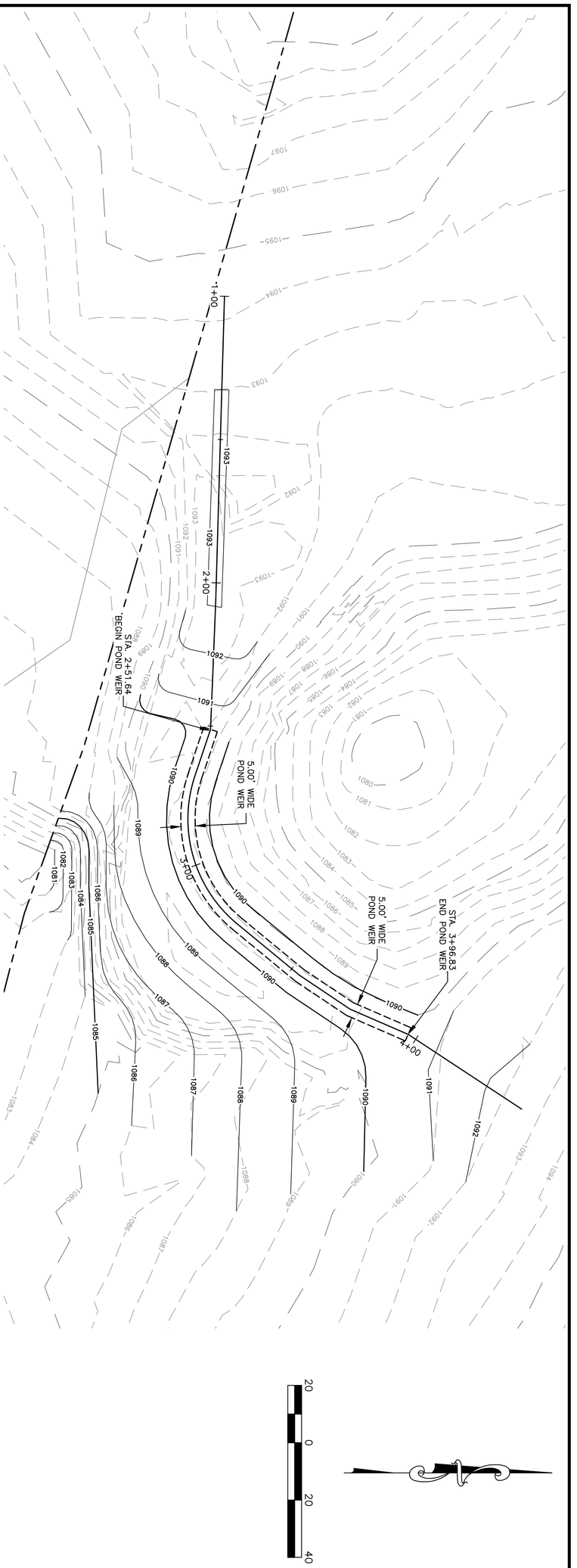
BURGESS & NIPLE

P:\PR60042\Drainage\Engineers\EXHIBITS\DWG\EXHIBIT-P.dwg 6/3/2024 3:57:29 PM Juhmanie Alexander



PROPOSED POND WEIR

PROFILE SCALE
HORZ: 1"=20'
VERT: 1"=2'



MADRONE RANCH SUBDIVISION

EXHIBIT 'Q'
WEIR MODIFICATIONS

BURGESS & NIPLE

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment I – 20% or Less Impervious Cover

The subdivision will be used for low density single family residential development and will have 20% or less impervious cover. The approved subdivision drainage report provides these assumptions in its modeling. The subdivision plate notes further reinforce the impervious coverage assumptions.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment J – BMPs for Upgradient Stormwater

Most of the drainage basin is upgradient that flows onto the property and is conveyed to the existing channel. The upgradient flows are part of existing and established subdivisions.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment K– BMPs for On-site Stormwater

Permanent BMPs or measures are not required - The subdivision will be used for low density single family residential development and will have 20% or less impervious cover. The subdivision will be controlled with temporary best management controls to prevent any sediment from the soil disturbance from polluting downstream properties

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment L– BMPs for Surface Streams

The subdivision will be controlled with temporary best management controls to prevent any sediment from the soil disturbance from polluting the surface streams. The subdivision plat has a drainage and buffer easement to protect the adjacent native vegetation from being disturbed for development.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment M – Construction Plans

Permanent BMPs are not required. The subdivision will be used for low density single family residential development and will have 20% or less impervious cover. The subdivision will be controlled with temporary best management controls to prevent any sediment from the soil disturbance from polluting downstream properties. Construction plans have been provided to show the proposed improvements. A detailed drainage report has been provided with this submittal as well.

DOUBLE U TX
SITE IMPROVEMENTS

TRAVIS COUNTY, TEXAS
CONSTRUCTION PLANS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED IN ACCEPTING THESE PLANS, WILLIAMSON COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SUBMITTED BY:

4/21/2025

CALVIN J. WEIMAN, P.E. *DATE*
REGISTERED PROFESSIONAL ENGINEER No. 141995

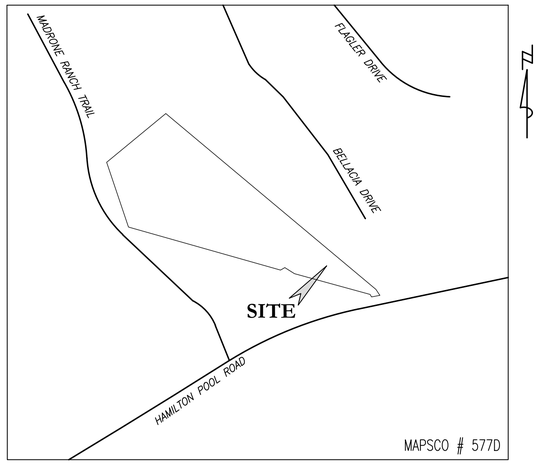
ACCEPTED FOR CONSTRUCTION:

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

FOR TRAVIS COUNTY *DATE*

DEVELOPMENT SERVICES DEPARTMENT *DATE*

TNR DEVELOPMENT PERMIT NUMBER *DATE*



LOCATION MAP

OWNER:

DOUBLE U TX HOLDINGS, INC

CIVIL ENGINEER:
CJW ENGINEERING & CONSULTING
1005 CONGRESS AVE., SUITE 925
AUSTIN TEXAS 78701
P:737-899-1053

TOTAL ACREAGE: 16.382 AC

AREA OF DISTURBANCE: 17,147 SQFT
AREA OF NEW IMPERVIOUS: 1,297 SQFT

F.E.M.A. MAP NO. 48453C0395J
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: JANUARY 22, 2020

SHEET INDEX

1-COVER SHEET
2-GENERAL NOTES
3-FINAL PLAT
4-DRIVEWAY IMPROVEMENTS
5-REFF. POND IMPROVEMENTS
6-E & S CONTROL PLAN
7-E & S DETAILS

PROJECT DATA

PROJECT ADDRESS:
ZONING: N/A
LEGAL DESCRIPTION: DOUBLE U TX SUBDIVISION
SUBMITTAL DATE:

A PORTION OF THIS IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A MAP 48453C0395J

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

THE OWENER'S ENGINEER WILL MAKE PERIODIC SITE VISITS AND OBSERVATIONS DURING CONSTRUCTION TO ENSURE ADEQUACY OF THE DESIGN AND HEY SAFETY OF STRUCTURES IN COMPLIANCE WITH THE ISSUANCE OF THE CONSTRUCTION SUMMARY REPORT AND ENGINEERING CONCURRENCE LETTER AS REQUIRED AS PART OF THE PROJECT CLOSE-OUT PROCESS.

ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE COMMENCEMENT OF THE WORK.

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

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

REV. NO.	SHT. NO.	DESCRIPTION OF REVISION	ACCEPTED	DATE
			TRAVIS COUNTY	

DESIGNED BY: | DRAFTED BY:

DATE | REVISION

CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

SHEET NAME: COVER SHEET
JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS
PROJECT:

4/21/2025

DATE: APRIL 2025
JOB NUMBER: 25-032
SHEET: 1 OF 7
SHEET NO.: 1

GENERAL NOTES

EXCEPT AS NOTED OTHERWISE:

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED, REVEGETATED, AND GRADED TO DRAIN.
2. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
3. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER OR OWNER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
4. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
5. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
6. LAP ALL BAR SPLICES 24 BAR DIAMETERS OR 24 INCHES.
7. ALL CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH.
8. CONCRETE RIP RAP TO BE A MINIMUM 4 1/2 " THICK CONCRETE WITH #3'S @ 12" O.C.E.W. OR FIBER MESH CONCRETE.
9. PROVIDE CONCRETE EXPANSION JOINTS AT 40 FEET O.C. ON ALL RIP RAP.
10. PROVIDE A MINIMUM CLEARANCE OF 2" BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE.
11. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301–72.
12. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE HAND TOOLED.
13. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
14. ALL REQUIRED RELOCATION'S OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
15. THE CONTRACTOR SHALL NOTIFY THE CITY BUILDING INSPECTOR BEFORE BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE LAID UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
16. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
17. ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE CONTRACTOR.
18. THE GEOTECHNICAL REPORT FOR THE SITE SHALL GOVERN ALL CONSTRUCTION MATERIALS AND METHODS RELATED TO: PAVEMENT, BASE, FILL AND EXCAVATION, AND COMPACTION AND TREATMENT OF ON SITE SOILS.
19. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

SPECIAL NOTES:

1. LSS IS DEFINED AS "LIME STABILIZED SUBGRADE".
2. REFER TO THE GEOTECHNICAL RECOMMENDATIONS ON PAVEMENT DESIGN.
3. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
4. FOR LIMITATIONS OF WORKING HOURS, CONTRACTOR IS REFERRED TO THE CITY OF AUSTIN'S CODE OF ORDINANCES, TITLE X CHAPTER 10–5.
5. ALL SPOILS MATERIAL MUST BE KEPT ON–SITE UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE DEVELOPER.
6. IF WATER FLOW FEATURES ARE ENCOUNTERED DURING TRENCHING. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE ENVIRONMENTAL INSPECTOR FOR FUTURE ACTION.

EXHIBIT 482.301B TRAVIS COUNTY STANDARD CONSTRUCTION NOTES FOR SITE DEVELOPMENT

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

EXHIBIT 482.301E. SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS –SITE DEVELOPMENT

THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH SITE DEVELOPMENT, INCLUSIVE OF ALL NON–RESIDENTIAL SITE DEVELOPMENT PROJECTS. WITHIN THE FOLLOWING SEQUENCE OF CONSTRUCTION ARE LISTED PRIORITY INSPECTIONS THAT THE OWNER AND PRIMARY OPERATOR MUST REQUEST FROM A REPRESENTATIVE OF TRAVIS COUNTY'S STORM WATER MANAGEMENT PROGRAM INSPECTION TEAM. EACH PRIORITY INSPECTION MUST BE REQUESTED ON–LINE THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. THE PRIORITY INSPECTIONS IN THIS EXHIBIT ARE CONSISTENT WITH THE PRIORITY INSPECTIONS FOUND IN THE CUSTOMER PORTAL FOR THE PROJECT. FOR ASSURANCE PURPOSES, A SECOND REQUEST TO TRAVIS COUNTY IS STRONGLY ENCOURAGED BY ADDITIONALLY SENDING AN E–MAIL TO ENV–INSPECT@TRAVISCOUNTYTX.GOV.

THE SEQUENCE FOR ITEMS 1–4 AND ITEMS 9–12 MUST NOT BE ALTERED, BUT THE SEQUENCE FOR ITEMS 5–8 MAY BE MODIFIED WITH THE WRITTEN APPROVAL OF THE COUNTY.

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

– PRIOR TO PROJECT CLOSE–OUT AND ISSUANCE OF THE CERTIFICATE OF COMPLETION (COC) AND FISCAL RELEASE, THE FOLLOWING MUST BE COMPLETED:

– THE OWNER MUST COMPLETE AND SUBMIT A PWQC MAINTENANCE PERMIT APPLICATION FOR REVIEW AND APPROVAL DURING THE REVIEW AND PAY THE ASSOCIATED APPLICATION FEE.

– THE OWNER MUST COMPLETE AND SUBMIT A PWQC MAINTENANCE PLAN DOCUMENT FOR REVIEW AND APPROVAL. AN EXAMPLE TEMPLATE DOCUMENT WILL BE PROVIDED AT THE PROJECT'S PUNCH LIST PHASE OF CONSTRUCTION. UPON APPROVAL, THE DOCUMENT WILL BE RETURNED TO BE SEALED, SIGNED (WITH NOTARY) BY THE DESIGN ENGINEER AND LEGALLY RECORDED WITH THE COUNTY CLERK'S OFFICE. A DIGITAL RECORDED COPY MUST BE PROVIDED.

– THE OWNER MUST COMPLETE AND SUBMIT A WATER QUALITY PROTECTIVE EASEMENT DOCUMENT FOR THE PWQC(S) FOR REVIEW
– AND APPROVAL. AN EXAMPLE TEMPLATE DOCUMENT WILL BE PROVIDED AT THE PROJECT'S PUNCH LIST PHASE OF CONSTRUCTION. UPON APPROVAL, THE DOCUMENT WILL BE RETURNED TO BE SEALED, SIGNED (WITH NOTARY) BY THE DESIGN ENGINEER AND LEGALLY RECORDED WITH THE COUNTY CLERK'S OFFICE. A DIGITAL RECORDED COPY MUST BE PROVIDED.

EXHIBIT 482.950. PRE–CONSTRUCTION CONFERENCE PLANNING AND AGENDA FOR SWP3 AND ESC PLAN

BEFORE STARTING CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE MUST SUBMIT A REQUEST, USING THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY, TO PARTICIPATE IN A PRE–CONSTRUCTION CONFERENCE WITH THE DESIGNATED COUNTY INSPECTOR. PRIOR TO THE PRE–CONSTRUCTION CONFERENCE REQUEST, THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENSURE THE FIRST PHASE OF THE ESC CONTROLS ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, THE OWNER'S QUALIFIED INSPECTOR HAS INSPECTED THE CONTROLS AND VERIFIED COMPLIANCE WITH THE PLANS, AND AN SWP3 INSPECTION REPORT DOCUMENTING THIS INFORMATION HAS BEEN SENT TO THE COUNTY THROUGH THE METHOD SPECIFIED BY THE DESIGNATED COUNTY INSPECTOR.

AFTER ARRANGING AN AGREED UPON DATE WITH THE COUNTY AND PROVIDING THE INITIAL SWP3 INSPECTION REPORT, THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE SHALL PROVIDE NOTICE OF THE SWP3 PRE–CONSTRUCTION CONFERENCE AND A COPY OF THE APPROVED PLANS, IF REQUESTED, TO THE FOLLOWING PERSONS OR ENTITIES AT LEAST TWO BUSINESS DAYS BEFORE THE CONFERENCE:

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

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

EXHIBIT 482.951 SWP3 INSPECTION AREAS AND REPORT CONTENTS

THE OWNER OR PRIMARY OPERATOR OF THE CONSTRUCTION SITE SHALL DESIGNATE A QUALIFIED INSPECTOR POSSESSING THE REQUIRED CERTIFICATION (AS SPECIFIED IN SECTION 482.934(C)(3)) TO PERFORM A WEEKLY SWP3 INSPECTION AND PREPARE A SIGNED SWP3 INSPECTION REPORT OF THE INSPECTION FINDINGS.

THE CONSTRUCTION SITE AREAS AND THE CONTROL MEASURES LISTED HEREIN ARE TO BE USED AS A MINIMUM AS THE UNIFORM CRITERIA BY THE OWNER'S QUALIFIED INSPECTOR, AS WELL AS THE COUNTY INSPECTOR, TO EVALUATE AND DETERMINE A PROJECT'S COMPLIANCE STATUS WITH THE APPROVED SWP3 AND ESC PLAN.

IN ADDITION, ON AN ONGOING BASIS AND FOLLOWING STORM EVENTS, THE PRIMARY OPERATOR'S RESPONSIBLE ON–SITE PERSONNEL SHALL ALSO INSPECT AND ADDRESS THESE ITEMS DURING CONSTRUCTION AS REQUIRED BY THE SWP3, ESC PLAN, AND TRAVIS COUNTY CODE, SECTION 482.951.

AREAS OF INSPECTION. AT THE VERY LEAST, THE FOLLOWING AREAS MUST BE INSPECTED:

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

FINDINGS AS TO WHETHER THE FOLLOWING STRUCTURAL AND NON–STRUCTURAL CONTROLS REQUIRED FOR THE SITE AREAS LISTED ABOVE ARE FUNCTIONING :IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN:
EROSION SOURCE CONTROLS, INCLUDING THE APPROVED SEQUENCE OF CONSTRUCTION AND GRADING PLAN LIMITS, DRAINAGE DIVERSION MEASURES, TEMPORARY AND PERMANENT FILL DISPOSAL AND STOCKPILE MANAGEMENT MEASURES.
SEDIMENT CONTROLS, INCLUDING PERIMETER AND INTERIOR CONTROLS, SEDIMENT TRAPS AND BASINS, AND THE SEQUENCE OF CONSTRUCTION REQUIREMENTS FOR THE SEDIMENT CONTROLS.
PERMANENT EROSION AND SOIL STABILIZATION CONTROLS, BASED ON THE SEQUENCE OF CONSTRUCTION AND CRITICAL SITE IMPROVEMENTS, AND THE CESSATION OF CONSTRUCTION ACTIVITIES, INCLUDING TEMPORARY STABILIZATION MEASURES FOR AREAS INACTIVE FOR LONGER THAN 14 DAYS, AND PERMANENT STABILIZATION MEASURES FOR AREAS AT FINAL GRADE.
OTHER APPLICABLE CONTROLS AND POLLUTION PREVENTION MEASURES.
RAINFALL DOCUMENTATION:
FOR PROJECTS THAT COMPRISE TEN ACRES OR MORE, THE DOCUMENTATION MUST INCLUDE RAINFALL DATES AND AMOUNTS IN ACCORDANCE WITH SECTION 482.934(E); AND
FOR PROJECTS THAT COMPRISE LESS THAN TEN ACRES, THE DOCUMENTATION MUST INCLUDE ACCURATE RAINFALL DATA FROM A LOCATION CLOSEST TO THE SITE.
CORRECTIVE ACTIONS REQUIRED FOR ANY NON–COMPLIANT ITEMS AND THE SCHEDULE FOR BRINGING THESE ITEMS INTO COMPLIANCE.
THE SWP3 INSPECTION REPORT CONTENTS MUST CONTAIN THE INSPECTION FINDINGS FOR THE REQUIRED AREAS AND CONTROL MEASURES LISTED HEREIN AND CERTIFY WHETHER THE SITE IS IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.

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

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

DESIGNED BY:
DRAFTED BY:
DATE
REVISION

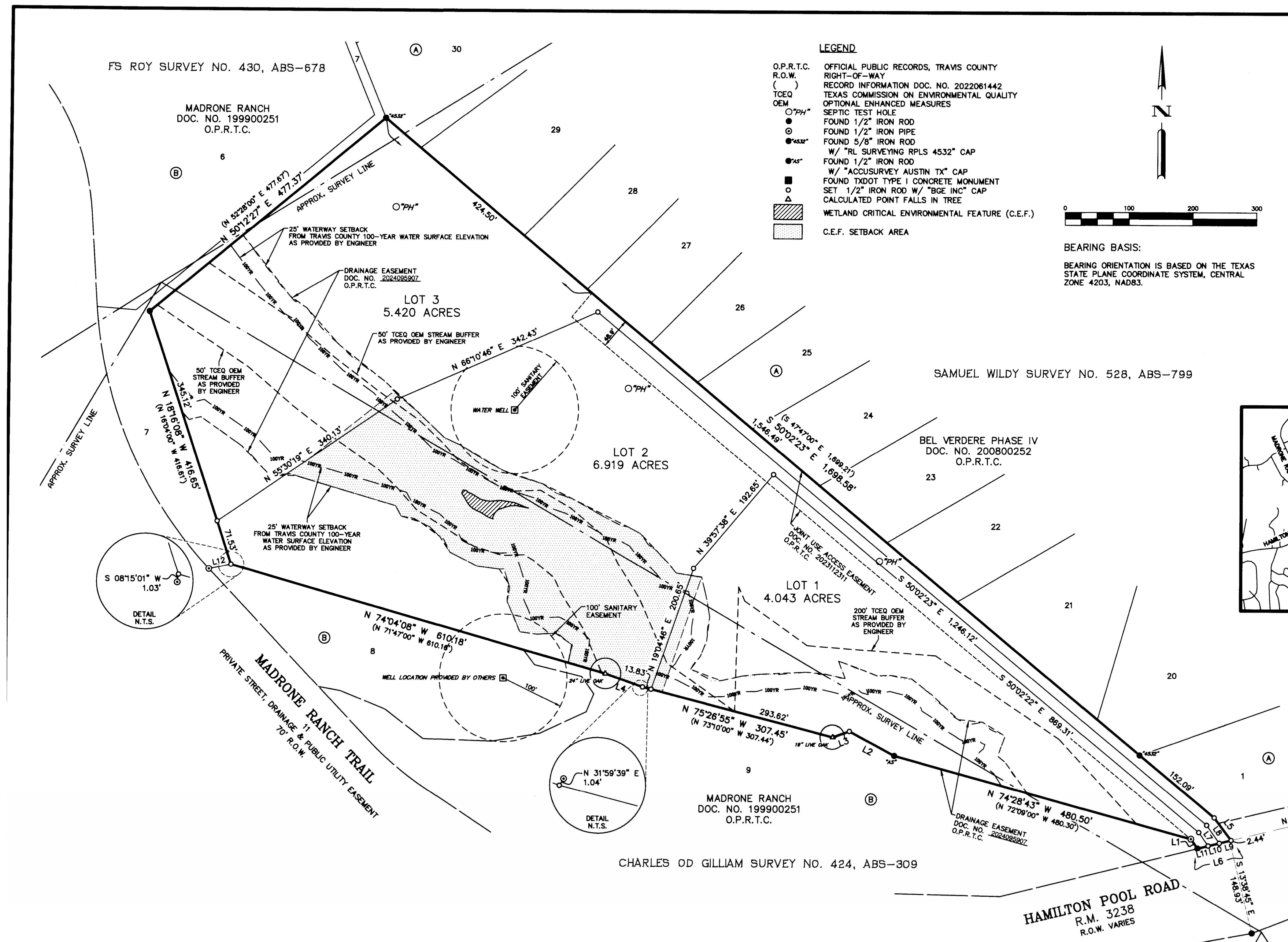
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

SHEET NAME: GENERAL NOTES
JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS
PROJECT:

CALVIN J. WEIMAN
141995
4/21/2025

DATE
APRIL 2025
JOB NUMBER
25-032
SHEET
2 OF 7
SHEET NO.
2

202400191



LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
( )	RECORD INFORMATION DOC. NO. 2022061442
TCEQ	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
OEM	OPTIONAL ENHANCED MEASURES
○"PH"	SEPTIC TEST HOLE
●	FOUND 1/2" IRON ROD
⊙	FOUND 1/2" IRON PIPE
●"4532"	FOUND 5/8" IRON ROD W/ "RL SURVEYING RPLS 4532" CAP
●"AS"	FOUND 1/2" IRON ROD W/ "ACCUSURVEY AUSTIN TX" CAP
■	FOUND TXDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
△	CALCULATED POINT FALLS IN TREE
(hatched)	WETLAND CRITICAL ENVIRONMENTAL FEATURE (C.E.F.)
(stippled)	C.E.F. SETBACK AREA

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 34°44'32" W	18.05'
	(N 32°21'00" W)	(18.01')
L2	N 61°21'55" W	79.91'
	(N 59°00'00" W)	(79.95')
L3	S 70°03'03" W	27.64'
	(S 71°47'00" W)	(27.88')
L4	N 70°18'55" W	61.83'
	(N 68°02'00" W)	(61.83')
L5	S 36°57'09" E	44.14'
	(S 33°16'00" E)	(43.75')
L6	S 76°21'15" W	54.27'
	(S 78°32'00" W)	(53.95')
L7	S 35°07'19" E	25.61'
L8	S 35°22'44" E	34.38'
L9	S 76°21'15" W	19.00'
L10	S 76°21'15" W	17.99'
L11	S 76°21'15" W	17.28'
L12	S 78°39'58" W	35.21'

FINAL PLAT

DOUBLE U TX SUBDIVISION

A SUBDIVISION OF 16.382 ACRES OF LAND LOCATED IN THE SAMUEL WILDLY SURVEY NO. 528, FS ROY SURVEY NO. 430 AND CHARLES OD GILLIAM SURVEY NO. 424, TRAVIS COUNTY, TEXAS

BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

CASE #: S-23-166 SHEET 2 OF 3

202400191

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT DOUBLE U TX HOLDINGS, INC., ACTING HEREIN BY AND THROUGH ZACHARY WILLENS, IT'S PRESIDENT, OWNER OF 16.382 ACRES OF LAND OUT OF THE SAMUEL WILDY SURVEY NO. 528, ABSTRACT 799, FS ROY SURVEY NO. 430, ABSTRACT 678 AND THE CHARLES OD GILLIAM SURVEY NO. 424, ABSTRACT 309 SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 16.40 ACRES AS CONVEYED TO IT BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022061442 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.382 ACRES OF LAND AS SHOWN HERE ON THIS PLAT AND DESIGNATED HEREIN AS DOUBLE U TX SUBDIVISION, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE 8th DAY OF October, 2024, A.D.

BY: DOUBLE U TX HOLDINGS, INC.

Zachary E.L. Willens
ZACHARY WILLENS, PRESIDENT
9113 ROBINSON FAMILY RD.
AUSTIN, TX 78738

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

M GUERRA
Notary Public, State of Texas
Comm. Expires 10-12-2026
Notary ID 131758356

M Guerra
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 10/12/2026

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAPS 48453C0395J, EFFECTIVE JANUARY 22, 2020.

I, LAUREN BARZILLA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

LAUREN BARZILLA,
LICENSED PROFESSIONAL ENGINEER NO. 108483
BURGESS & NIPLE, INC
235 LEDGE STONE DRIVE
AUSTIN, TX 78737

DATE: 9-17-2024

STATE OF TEXAS — LAUREN BARZILLA — 108483 — LICENSED PROFESSIONAL ENGINEER

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

JONATHAN O. NOBLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728

DATE: 08/05/2024

STATE OF TEXAS — REGISTERED — JONATHAN O. NOBLES — 5777 — PROFESSIONAL LAND SURVEYOR

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

NOTES:

1. A PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
2. NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0395J, EFFECTIVE JANUARY 22, 2020.
3. MUNICIPAL JURISDICTION: THIS SITE IS NOT LOCATED WITHIN THE BEE CAVES ETJ, AND OUTSIDE C.O.A. ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION – NONE.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. WATER SERVICE WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND WASTEWATER WILL BE INDIVIDUAL ON SITE SEPTIC FOR WASTEWATER DISPOSAL.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
7. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED ON-SITE SEPTIC FACILITY.
8. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
9. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
10. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED TCEQ CONTRIBUTING ZONE PLAN.
11. THE CONSERVATION AND WATER QUALITY (WQ) EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES OF PRESERVING THE EASEMENT AREA IN A NATURAL STATE AND IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A CONSERVATION OR WATER QUALITY EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA) AND TRAVIS COUNTY. THE CONSERVATION AND WATER QUALITY EASEMENT MAY BE ENFORCED BY ANY GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.
12. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
13. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
14. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
15. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
16. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
17. DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
18. THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
19. ALL LOTS IN THIS SUBDIVISION CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
20. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
21. THIS SUBDIVISION IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY ENVIRONMENTAL RULES.
22. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
23. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
24. PLAT IS NOT LOCATED WITHIN ANY CITY'S JURISDICTION.
25. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
26. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
27. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS
28. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
29. THIS PLAT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
30. THE PLAT IS SUBJECT TO A DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOC. NO. 2024095907 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

Jennifer Riechers
GENERAL MANAGER DATE 10/8/24

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTE:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THIS SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #OS0029465
ON-SITE WASTEWATER, TRAVIS COUNTY TNR
DATE 10/10/2024

BY APPROVING THIS PLAT, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO TRAVIS COUNTY STANDARDS MAY BE JUST CAUSE OF TRAVIS COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

STATE OF TEXAS §
COUNTY OF TRAVIS §

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 482.201, TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 16th DAY OF October, 2024, AD.

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES
DATE 10/16/2024

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 29 DAY OF October, 2024 A.D., DULY RECORDED ON THIS THE 29 DAY OF October, 2024 A.D., AT 10 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 202400191 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE 29 DAY OF October, 2024 A.D.,

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
K.S. JOHNSON

FINAL PLAT

DOUBLE U TX SUBDIVISION

A SUBDIVISION OF 16.382 ACRES OF LAND LOCATED IN THE SAMUEL WILDLY SURVEY NO. 528, FS ROY SURVEY NO. 430 AND CHARLES OD GILLIAM SURVEY NO. 424, TRAVIS COUNTY, TEXAS

BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

CASE #: S-23-166 SHEET 3 OF 3

CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE, SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

DESIGNED BY:	DRAFTED BY:

DATE | REVISION

SHEET NAME: FINAL PLAT

JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS

PROJECT:

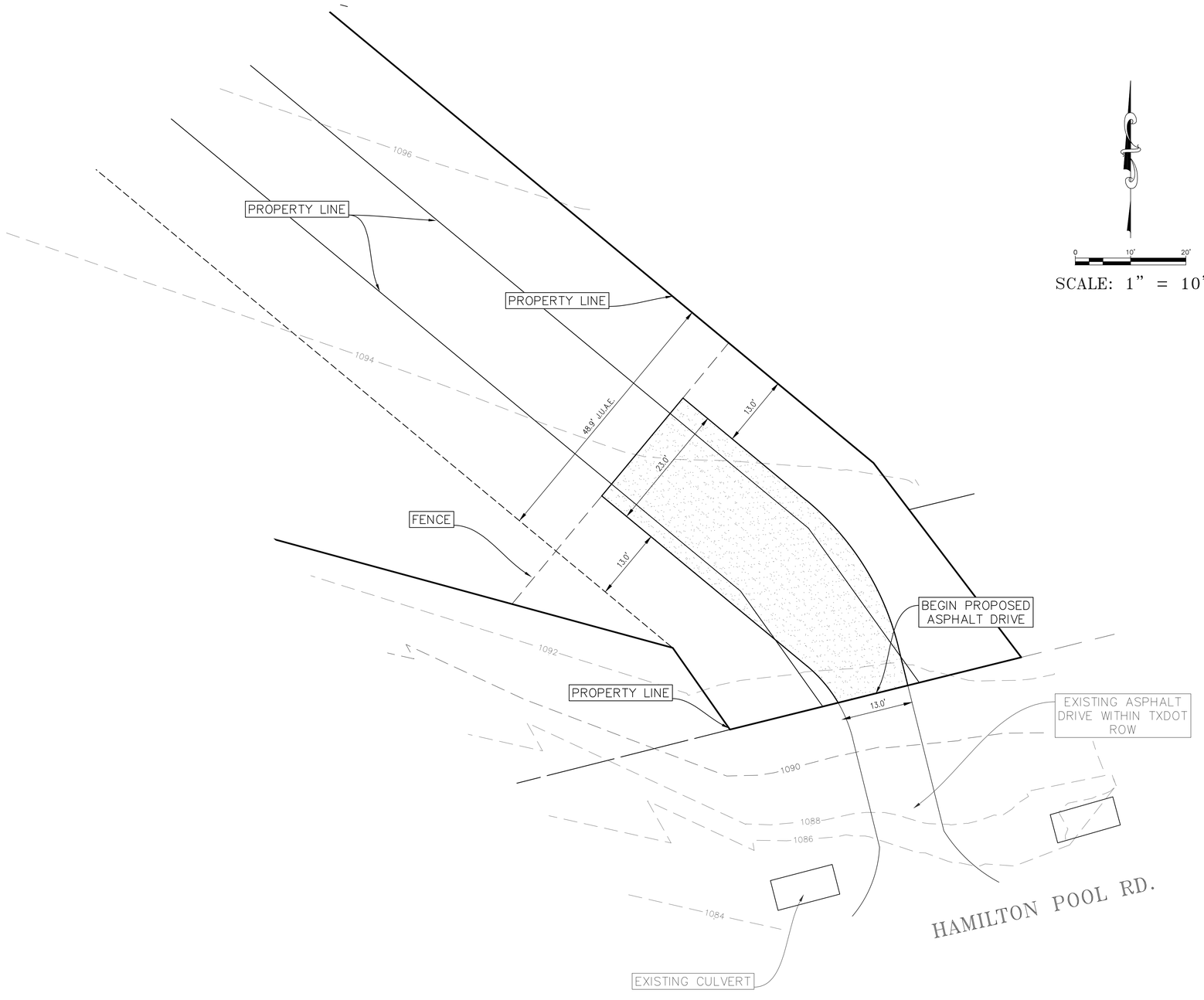
4/21/2025

DATE: APRIL 2025

JOB NUMBER: 25-032

SHEET: 3 OF 7

SHEET NO.: 3



LEGEND

- 936 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SF SILT FENCE

0 10' 20'

SCALE: 1" = 10'

DESIGNED BY:

DRAFTED BY:

DATE

REVISION

CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

SHEET NAME: DRIVEWAY IMPROVEMENTS

JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS

PROJECT:

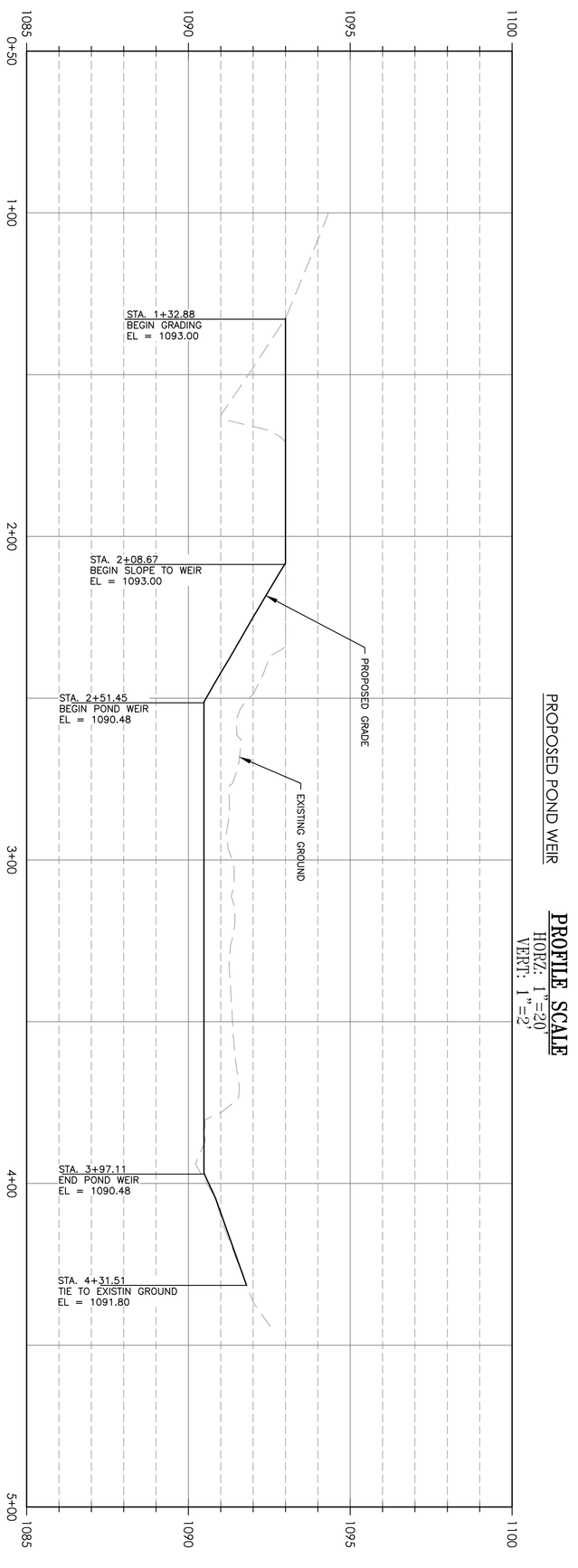
4/21/2025

DATE: APRIL 2025

JOB NUMBER: 25-032

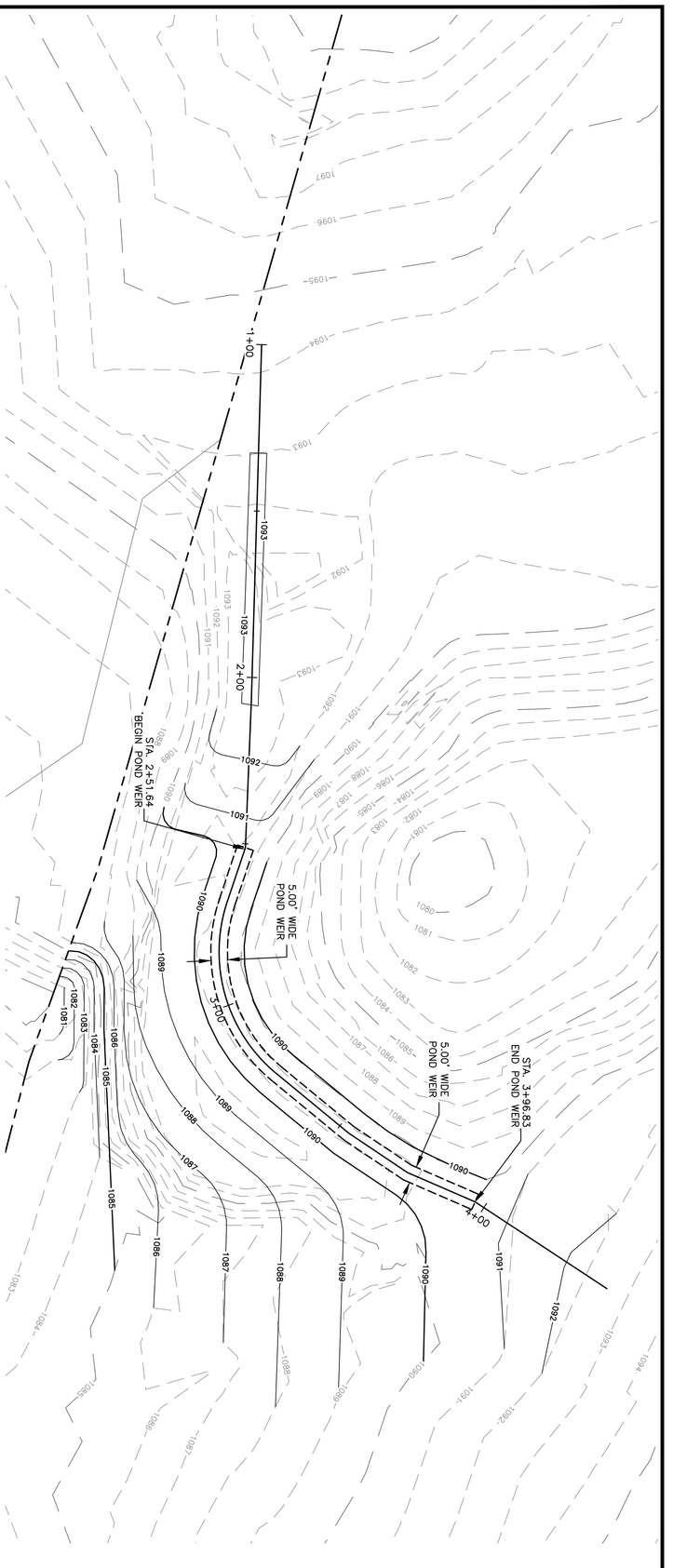
SHEET: 4 OF 7

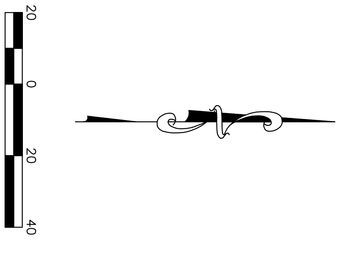
SHEET NO.: 4



PROPOSED POND WEIR

PROFILE SCALE
HORZ: 1"=20'
VERT: 1"=2'





MADRONE RANCH SUBDIVISION

EXHIBIT 'Q'
WEIR MODIFICATIONS

BURGESS & NIPLE

SHEET NAME: REFF. POND IMPROVEMENTS
JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS
PROJECT:

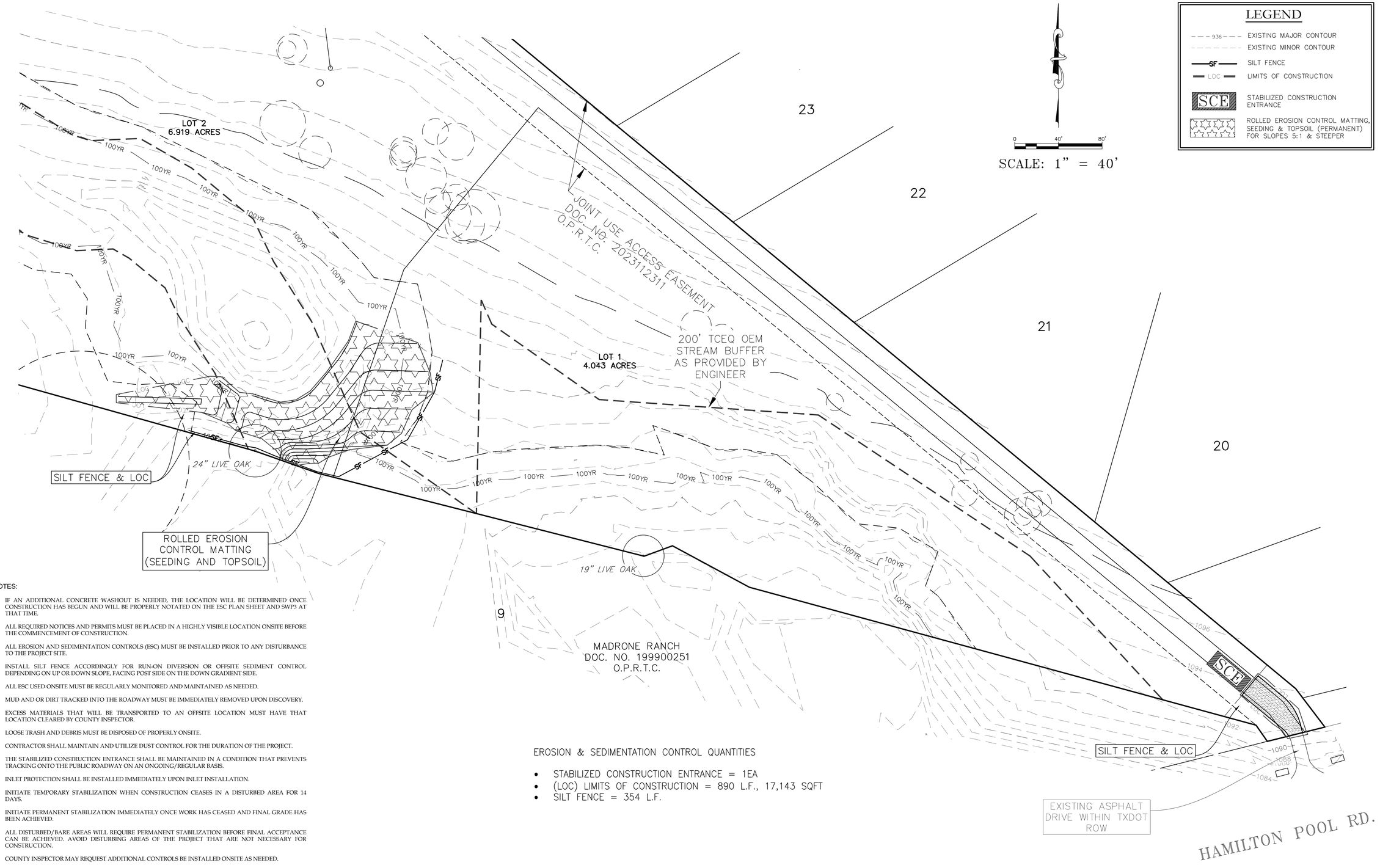
CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

REVISION	DATE

4/21/2025

SHEET NO. 5
SHEET 5 OF 5
JOB NUMBER 25-032
DATE APRIL 2025

1ST SUBMITTAL
1ST RESUBMITTAL



NOTES:

IF AN ADDITIONAL CONCRETE WASHOUT IS NEEDED, THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE ESC PLAN SHEET AND SWP3 AT THAT TIME.

- ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
- ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
- INSTALL SILT FENCE ACCORDINGLY FOR RUN-ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
- ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
- MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
- EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
- LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
- CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
- INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
- INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
- ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
- COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
- TEMPORARY ESC MEASURES SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
- CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
- TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
- PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT, UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE

EROSION & SEDIMENTATION CONTROL QUANTITIES

- STABILIZED CONSTRUCTION ENTRANCE = 1EA
- (LOC) LIMITS OF CONSTRUCTION = 890 L.F., 17,143 SQFT
- SILT FENCE = 354 L.F.

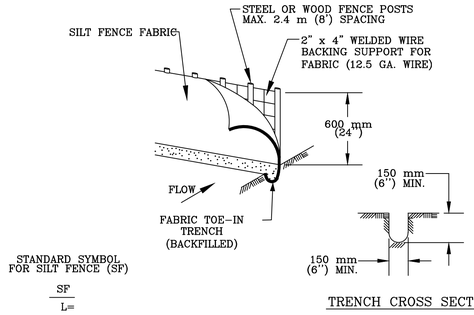
DESIGNED BY:
DRAFTED BY:
DATE
REVISION

CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

SHEET NAME: E&S CONTROL PLAN
JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS
PROJECT:

4/21/2025

DATE: APRIL 2025
JOB NUMBER: 25-032
SHEET: 6 OF 7
SHEET NO.: 6



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

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

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

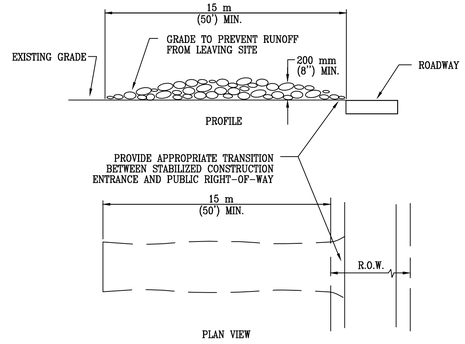
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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

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

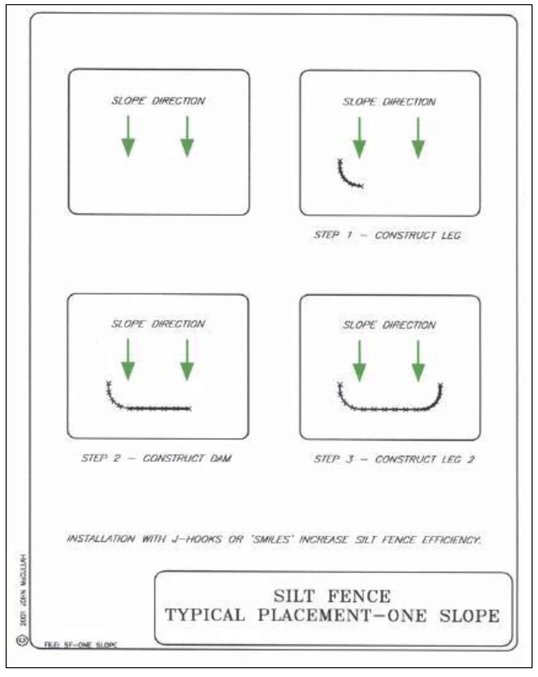
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

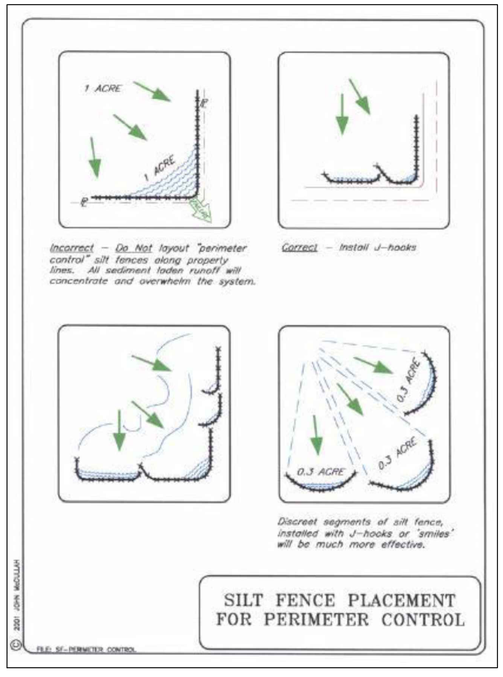
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS *09/01/2011* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



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

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





DESIGNED BY:
DRAFTED BY:

DATE
REVISION

CJW
ENGINEERING & CONSULTING
TX REG. ENGINEERING FIRM F-22975
1005 CONGRESS AVE., SUITE 925
AUSTIN, TEXAS 78701
PHONE: 737-899-1053 FAX: 737-899-1057

SHEET NAME: E&S DETAILS
JOB NAME: DOUBLE U TX SUBDIVISION IMPROVEMENTS
PROJECT: IMPROVEMENTS

4/21/2025

DATE: APRIL 2025
JOB NUMBER: 25-032
SHEET: 7 OF 7
SHEET NO.: 7

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment N – Inspection, Maintenance, Repair and Retrofit Plan.

This is not applicable.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Exception Permit
Attachment O – Pilot-Scale Field Testing Plan

This is not applicable.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment P – Measures for Minimizing Surface Stream Contamination

Thea measures are shown in the construction drawings and include temporary erosion and sediment controls.

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.

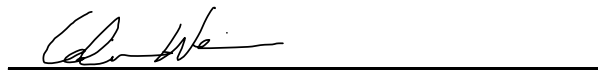
Signature

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: Calvin Weiman

Date: 05/19/2025

Signature of Customer/Agent:



Regulated Entity Name: Double U TX

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: Gasoline/Disel Fuel

   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: no-name creek -upstream tribs of Barton Creek Watershed

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment A – Spill Response Actions

The following is a description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances. The proceeding excerpts are from the City of Austin Watershed Department Clean Water Fact Sheets:

Petroleum Spills Response

Do not flush spills away with water. Instead, contain them immediately, before they reach a storm drain and spread to a creek or lake. Also, do not put yourself or others in danger. Before containment, evaluate what materials have spilled, make a thorough assessment of risk, and determine how to contain the spill safely. If safe containment is possible, immediately stop the spread of liquids using absorbent materials. Keep spill containment and clean up materials appropriate for the type and quantities of hazardous chemicals used or stored at your facility. The Watershed Protection Department provides a list of absorbent material suppliers. Immediately block off nearby drain (sanitary or storm sewer). It is much costlier to decontaminate inside of a storm sewer pipe and /or restore a contaminated creek than it is to purchase spill containment materials.

Always wear appropriate safety equipment such as gloves, coveralls, goggles, and respirators. Access Materials Safety Data Sheets (MSDS) for information about spilled materials. Keep MSDSs readily available for each chemical used or stored at the facility. A MSDS contains information that enables persons responsible for handling, using, or encountering chemicals to estimate the likely harm, potential hazards and risks that might arise in emergency situations involving those chemicals. Obtain a MSDS free of charge by calling the manufacturer's phone number from the label on the chemical container.

Never leave spills unattended. Designate someone to make spill notification phone calls. Immediately notify the following agencies:

Local: Travis County Emergency Services District No. 6, Lake Travis Fire Rescue, call 911.

State: The TCEQ requires spills/emergency release situations to be reported per 30 TAC Sections 327.1-327.5 effective May 23, 1996. Report spills to Environmental Release Hotline or the Texas Commission on Environmental Quality (TCEQ) 1-800-832-8224; TCEQ Local office at 339-2929; or TCEQ (24-Hours) at 512/239-2507 or 512/463-7727.

Federal: National Response Center (NRC) 1-800-424-8802 (Notification of the National Response Center does not constitute notice to the state).

Clean up surfaces contaminated by hazardous chemicals only if you are trained, experienced, and qualified. Excavate spills on previous (e.g., soil) surfaces as quickly as possible to prevent the spread of contamination. Contact the Watershed Protection Department for soil cleanup instructions. Sweep up and containerize dry material spills on impervious surfaces (e.g., pavement) for proper

disposal. Absorb liquid spills on impervious surfaces with sorbent materials (e.g., clay sorbent, pads, booms, etc.) and contain them for proper disposal. Do not use wet/dry shop vacuum for gasoline, solvents, or other volatile fluids because of explosion hazards.

Post a site-specific spill contingency plan at your facility. This should provide step-by-step instructions in the event of a spill. Practice these steps in a "spill drill." The Watershed Protection Department provides information regarding spill contingency plans and a fact sheet detailing proper spill handling. A phone number is provided at the end of this fact sheet.

Construction Products/Wastes Spills Response

Immediately clean up spills to prevent environmental impacts, especially spreading of the spill to a storm drain and waterway. Never leave spills unattended or flush a spill with water.

Prevent spills, as much as possible, through prevention planning. Inspect vehicles and heavy equipment for leaks and repair them promptly. Inspect portable toilets routinely for leaks and keep them in a secure area away from traffic and possible vandalism.

Clean up non-hazardous spills on impervious (paved) surfaces by using a sorbent material (e.g. kitty litter, sand, peat, etc.), and dispose of the waste properly. Contain hazardous or large non-hazardous spills, if it is safe, and immediately contact the Travis County Emergency Services District No. 6, Lake Travis Fire Rescue, call 911.

Excavate or remediate spills on pervious (soil) surfaces as quickly as possible to prevent the spread of contamination. Any surfaces contaminated by hazardous or toxic materials should be remediated by experienced, qualified individuals to protect the health and safety of yourself and the public.

Report all spills to the Watershed Protection Department to receive proper clean-up instructions, especially for hazardous materials and large volume spills.

Collect and dispose of cleaning activity waste properly.

Clean without creating any discharge of soaps, detergents, oil or other pollutants to a storm sewer or waterway. Ideally, wash equipment and vehicles at an approved wash facility over a drain to the sanitary sewer. If any washing must be done on site, use plain water only and make sure the washing water does not create silty runoff.

When cleaning paint equipment outside, contain wastewater in a bucket or other container and dispose of it properly. Dispose of water based or latex paint wastewater in the sanitary sewer (e.g. sink, toilet). Collect and dispose oil-based paint wastes, including solvents through a hazardous waste disposal company.

When cleaning paved areas, sweep up debris, pre-treat oil stains and slick spots with dry solvent (make a paste with water, kitty litter and powdered soap), and clean large areas with approved equipment such as vacuum scrubbers that collect wastewater for proper disposal to a sanitary drain.

The following are excerpts from the TCEQ TPDES SWPPP Worksheet instructions draft 12/02/03:

Reportable Quantities for Regulated Substances

30 Texas Administrative Code §327.4

(a) Hazardous substances. The reportable quantities for hazardous substances shall be:
(1) For spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §§302.4; or
(2) For spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §§302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.
(b) Oil, petroleum product, and used oil.
(1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
(A) For spills or discharges onto land--210 gallons (five barrels); or
(B) For spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(2) The RQ for petroleum product and used oil shall be:
(A) Except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons.
(B) For spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or
(C) For spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in

the state shall be 100 pounds.

Source Note: The provisions of this §§327.4 adopted to be effective May 23, 1996, 21 TexReg 4228.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment B – Potential Sources of Contamination

Potential Sources of Contamination

- Leaking fuel or oil from construction vehicles and human litter. Refer to Attachment A for the spill response actions during construction.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment C – Sequence of Major Activities.

Sequence of Major Activities

(Construction may be concurrent with other elements, but must be completed in the order shown below)

See attached site plan.

A. Install erosion controls as indicated on the approved site plan.
    a. Silt Fence 354 ft.
    b. Stabilized Construction Entrance 1 EA.
    c. Rolled Erosion Matting 15,850 sqft.
B. Contact "the County". Schedule on-site pre-construction coordination meeting.
C. Evaluation of temporary erosion control installation. Review construction schedule with the erosion control plan.
D. Inspect and maintain all controls as per general notes.
E. Construct proposed elements approximately 17,147 sqft (0.39 Acres)
F. Complete construction.
G. Re-vegetate disturbed areas or complete a developer’s contract for the re-vegetation along with the engineer’s concurrence letter.
H. Project engineers inspect job and writes concurrence letter to the County. Final inspection is scheduled upon receipt of letter.
I. Receive operating permit and County clearance.
J. Remove temporary erosion/sedimentation controls upon inspector's approval of adequate re-vegetation.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment D – Temporary Best Management Practices and Measures

- A stabilized construction entrance to trap sediment and prevent soil from being tracked offsite.
- The primary temporary erosion and sedimentation control is silt fencing placed on all downstream sides of construction. Silt fence is used to prevent sediment from low volume storm events from entering the drainage ways and receiving water by capturing the sediment before it can leave the site.
- To prevent or reduce the discharge to pollutants to stormwater from concrete waste all concrete washout performed on site will be done within the designated concrete washout area.
- All construction debris and litter shall be collected and disposed of in designated temporary spoils and contractor staging areas. Construction waste receptacles will be emptied when full and removed when the project is completed.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment E – Request to Temporarily Seal a Feature

There will be no temporary sealing of naturally occurring setitive features on the site.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment F – Structural Practices

The primary structural practice to divert flows away from exposed soil is the silt fence placed on all downstream sides of construction. Silt fence is used to prevent sediment from low volume storm events entering the drainage ways and receiving waters.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment G – Drainage Area Map

Drainage area maps are provided within the approved subdivision drainage report – however, 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 basin or sediment traps within each disturbed drainage area will be used.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment H – Temporary Sediment Pond(s) Plans and Calculations.

This section is not applicable.

May 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment I – Inspection and Maintenance for BMPs

Inspection and Maintenance for BMPs. Taken from RG-348, Chapter 1.

Stabilized Construction Entrance

1. The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2. All sediment spilled, dropped, washed, or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Silt Fence

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Concrete Washout Area

1. Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
2. Avoid mixing excess amounts of fresh concrete.
3. Perform washout of concrete trucks in designated areas only.
4. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
5. Do not allow excess concrete to be dumped onsite, except in designated areas.
6. Locate washout at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or

bermed area large enough for liquid and solid waste.

7. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
8. Plastic lining should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
9. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct the temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions, or other ground disturbances caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Inlet Protection

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing.
5. Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.

Sediment Basin

1. Inspection should be made weekly and after each rainfall. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for the piping and settlement. Repair should be made promptly as needed by the contractor.
2. Trash and other debris should be removed after each rainfall to prevent clogging of the outlet structure.
3. Accumulated silt should be removed, and the basin should be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its original storage capacity.
4. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

Gravity Bag Filter

1. Inspection of the flow conditions, bag conditions, bag capacity, and the secondary barrier is required.
2. Replace the bag when it no longer filters sediment or passes water at a reasonable rate. The bag is disposed of offsite.

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Double Site Improvements
17522 Hamilton Pool Rd
Contributing Zone Plan Permit
Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices.

Schedule of Interim and Permanent Soil Stabilization Practices

As many trees and natural area as possible have been preserved, please refer to the erosion and sedimentation control plan located in the civil construction set of the "General Information" section.

All areas disturbed areas shall be restored as noted below.

A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 3 parts of soil mixed with 1-part compost, by volume. The compost shall be Dillo Dirt or an equal approved by the Engineer, or designated representative. The approved equal, if used, shall meet the definition of compost (as defined by the U.S. Composting Council). The soil shall be locally available native soil that meets the following specifications:

- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 0.375-inch (3/8") screen.
- Soil Texture class to be Loam, Sandy Clay Loam, or Sandy Loam in accordance with the USDA texture triangle. Soil known locally as "red death", or Austin Sandy Loam is not an allowable soil. Textural composition shall meet the following criteria:

Texture Class	Minimum	Maximum
Clay	5%	25%
Silt	10%	50%
Sand	30%	80%

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

B. (From 30 TAC 213.5(b)(4)(D)(i)(-b-): Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather

conditions, stabilization measures shall be initiated a soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.

A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

B. Hydromulch shall comply with Table1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
70/30 Wood/ Cellulose Blend Mulch	70% Wood 30%paper 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf
Wood Fiber Mulch	96% Wood 3% Tackifier	0-3 months	Moderate slopes; from flat to 3:1	45.9 lbs/1000 sf

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.

2. From March 2 to September 14, seeding shall be hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is warm seasonal grass and is considered permanent erosion control.

A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

B. Hydromulch shall comply with Table 2, below.

C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.

D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	**Description**	**Longevity**	**Typical Applications**	**Application Rates**
Bonded Fiber Matrix (BFM)	80% Thermally Refined Wood 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF
Fiber Reinforced Matrix (FRM)	75% Thermally Refined Wood 5% Reinforcing Fibers 10% Tackifier	12 months	On slopes up to 1:1 and erosive soil conditions	68.9 lbs/SF to 80.3 lbs/ 1000SF

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

I Zachary Willens,
Print Name

President,
Title - Owner/President/Other

of Double U TX Holdings, Inc,
Corporation/Partnership/Entity Name

have authorized Calvin Weiman
Print Name of Agent/Engineer

of CJW Engineering & Consulting
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:

Zachary Earl Willens
Applicant's Signature

4/22/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Zachary Willens 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 22 day of April, 2025.

Matthew Schorr
NOTARY PUBLIC

MATTHEW SCHORR
My Notary ID # 135042308
Expires August 15, 2028

Matthew Schorr
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08/15/2028

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Double U Site Improvements
Regulated Entity Location: 17522 Hamilton Pool Rd, Austin, TX 78738
Name of Customer: Double U TX Holdings, Inc
Contact Person: Zachary Willens Phone: (512) 800-0763
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	16.382 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: _____ Date: 05/19/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

SECTION II: Customer Information

4. General Customer Information

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

☒ 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:

DOUBLE U TX HOLDINGS INC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0803224892	32069606815		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

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

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

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

15. Mailing Address:	9113 ROBINSON FAMILY RD						
	City	AUSTIN	**State**	TX	**ZIP**	78738	**ZIP + 4**	7642

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
N/A	willens.zachary@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 800-0763		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Double U Site Improvements

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	17522 Hamilton Pool Rd							
	City	Austin	**State**	TX	**ZIP**	78738	**ZIP + 4**	
24. County	Travis							

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

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

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

27. Latitude (N) In Decimal:	30.291292		**28. Longitude (W) In Decimal:**	-98.043927	
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)
N/A		N/A	

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

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

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

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

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

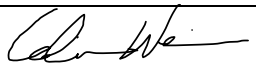
SECTION IV: Preparer Information

40. Name:	Calvin Weiman	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737 **)** 899-1053		**( )** -	calvin@houstoncivil.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:	CJW Engineering & Consulting	**Job Title:**	Project Engineer	
Name *(In Print):*	Calvin Weiman		**Phone:**	**(** 737 **)** 899- **1053**
Signature:			**Date:**	4/25/2025