

CONTRIBUTING ZONE PLAN APPLICATION

FOR

LEGACY TWO DEVELOPMENT

9612 & 9608 Bronzewood Dr
Austin, Texas 78736

Prepared For:

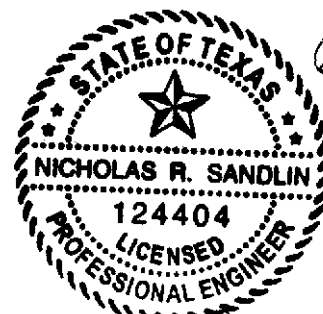
FP HACIENDA PROPERTIES, LLC
297 LOGAN RANCH RD
GEORGETOWN, TX 78628

Prepared By:



Sandlin Services, LLC
TBPE Firm # 21356
P: (806) 679-7303

June 26, 2025



A handwritten signature in black ink, appearing to read "Nick Sandlin", written over the bottom of the professional engineer seal.



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*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Edwards Aquifer Application Cover Page (TCEQ-20705)

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: Legacy Two					2. Regulated Entity No.:				
3. Customer Name: FP Hacienda Properties LLC					4. Customer No.: CN605334903				
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):		6.51	
9. Application Fee:	\$5,000		10. Permanent BMP(s):			Batch Detention Basin			
11. SCS (Linear Ft.):	n/a		12. AST/UST (No. Tanks):			n/a			
13. County:	Travis		14. Watershed:			Slaughter Creek			

Application Distribution

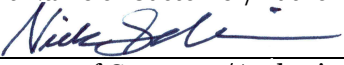
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.)	—	_1_	—
Region (1 req.)	—	_1_	—
County(ies)	—	_1_	—
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___ Barton Springs/ Edwards Aquifer ___ Hays Trinity ___ Plum Creek	___ Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___ Austin ___ Buda ___ Dripping Springs ___ Kyle ___ Mountain City ___ San Marcos ___ Wimberley ___ Woodcreek	___ Austin ___ Bee Cave ___ Pflugerville ___ Rollingwood ___ Round Rock ___ Sunset Valley ___ West Lake Hills	___ 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. NICK SANDLIN, P.E. (SANDLIN SERVICES, LLC)	
Print Name of Customer/Authorized Agent 	6/26/2025
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):



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Contributing Zone Plan Application (TCEQ-10257)

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:

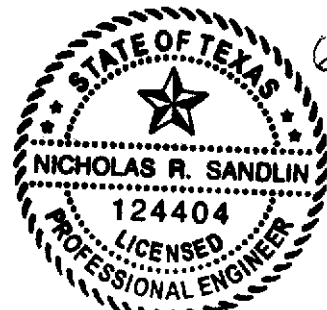
Print Name of Customer/Agent: NICK SANDLIN, P.E.

Date: 6/26/2025

Signature of Customer/Agent:



Regulated Entity Name: LEGACY TWO



Project Information

1. County: TRAVIS
2. Stream Basin: SLAUGHTER CREEK
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: PEDRO AGUADO

Entity: FP HACIENDA PROPERTIES LLC

Mailing Address: 297 LOGAN RANCH RD

City, State: GEORGETOWN, TX

Telephone: 512-914-3963

Email Address: PEDRO@COBRASTONE.COM

Zip: 78628

Fax: _____

5. Agent/Representative (If any):

Contact Person: NICK SANDLIN, P.E.

Entity: SANDLIN SERVICES, LLC

Mailing Address: 9111 JOLLYVILLE RD., STE 212

City, State: AUSTIN, TEXAS

Zip: 78759

Telephone: 806-679-7303

Fax: _____

Email Address: operations@sandlinservices.com

6. Project Location:

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

9608 Bronzewood Dr., Austin, TX 78736

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

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

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

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

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

11. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 6.51 Acres

Total disturbed area: 6.56 Acres

14. Estimated projected population: n/a

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	196,760	÷ 43,560 =	4.517
Total Impervious Cover	196,760	÷ 43,560 =	4.517

Total Impervious Cover $4.517 \div \text{Total Acreage } 6.5135 \times 100 = 69.3\%$ 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.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ 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

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
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

5 of 11

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

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

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" = 30'.
35. 100-year floodplain boundaries:
- ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel # 48453C0555J (effective date 1/22/2020).
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.

Contributing Zone Plan Application (TCEQ-10257)

Attachment A: Road Map



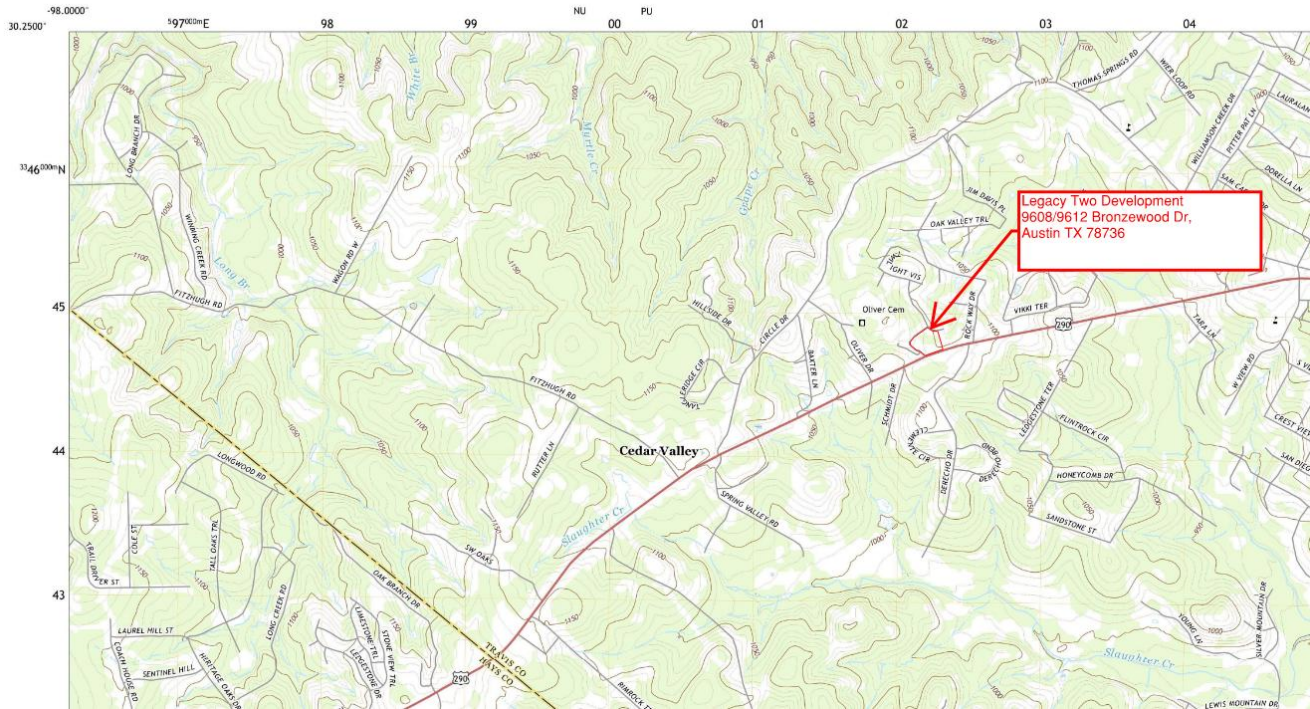
Source: Google Earth Pro accessed 6/13/2025



**Contributing Zone Plan Application
(TCEQ-10257)**

**Attachment B:
USGS Quadrangle Map
FEMA FIRM Map
Edwards Aquifer Contributing Zone Map**

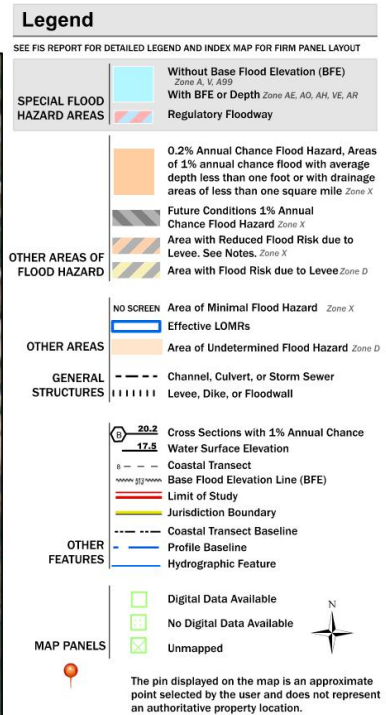
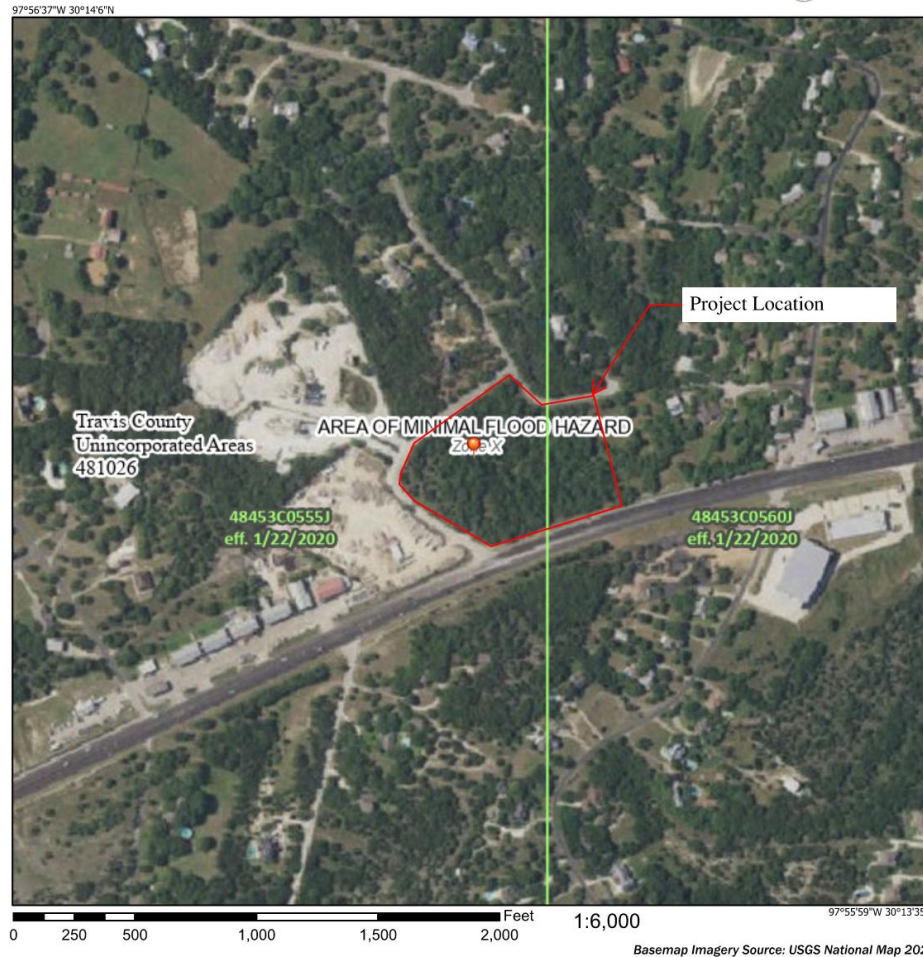
USGS QUADRANGLE MAP



Source: Portion of USGS Quadrangle Map (TX_Signal_Hill_20220808_TM)

FEMA FIRM MAP PANEL

National Flood Hazard Layer FIRMette



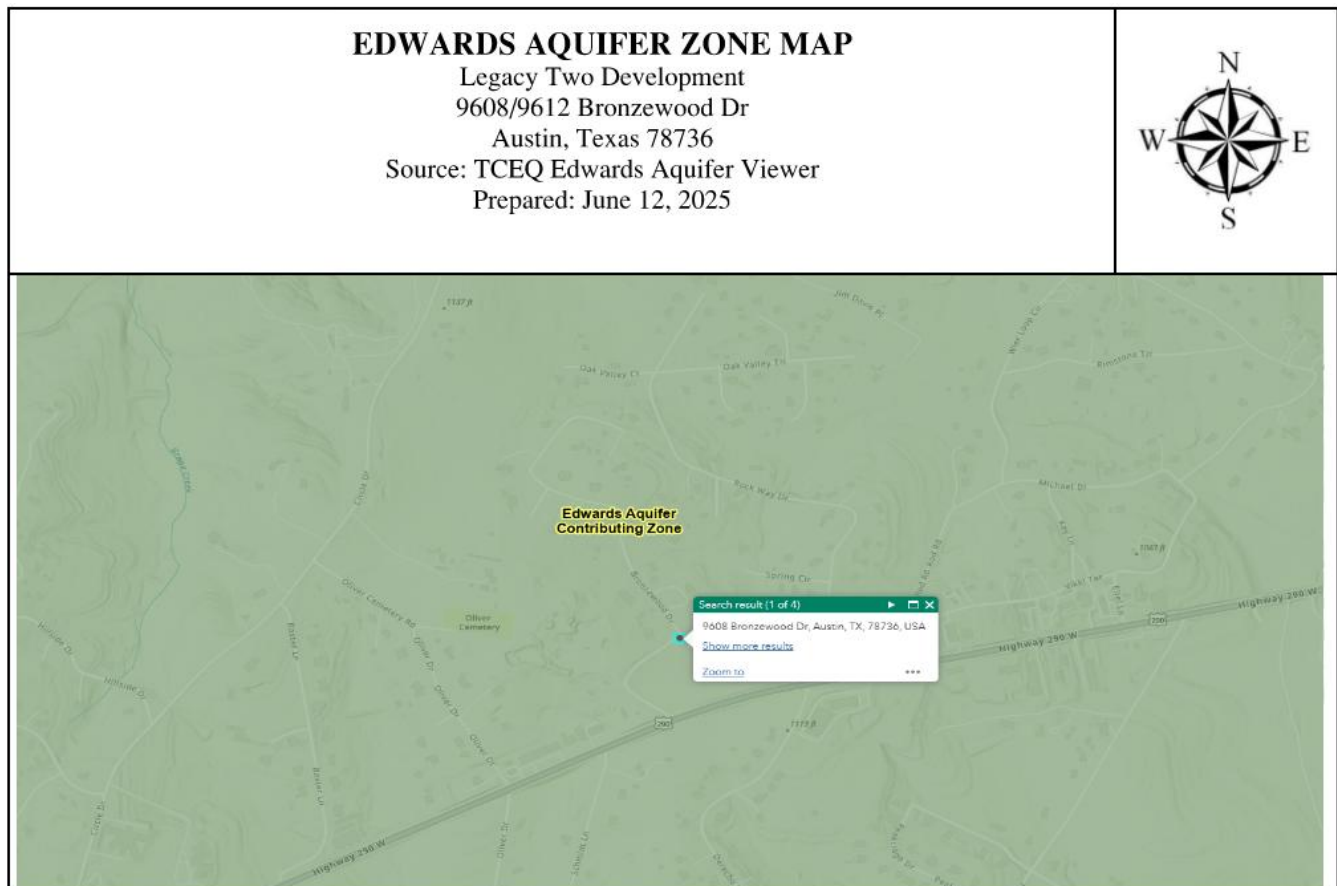
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/20/2025 at 2:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Source: FEMA FIRMette Map Panel 48453C0555J and 48453C0560J (effective 1/22/2020)

EDWARDS AQUIFER CONTRIBUTING ZONE MAP





Contributing Zone Plan Application (TCEQ-10257)

Attachment C: Project Narrative

Proposed Development

The 6.51 AC project site includes two adjacent properties (TCAD 315506 and 315507) located at 9608 and 9612 Bronzewood Dr., Austin, TX 78736. The property is located within Travis County and outside of any city jurisdiction. The lot is currently undeveloped land. The proposed development is for the construction of a concrete drive aisle with impervious cover for materials storage along with the associated water quality and stormwater quality infrastructure. The property is within the Edwards Aquifer Contributing Zone. This Contributing Zone Plan (CZP) proposes a Batch Detention Basin BMP for stormwater water quality control and temporary BMPs for erosion and sedimentation control during construction.

Site Description and History

The 6.51 AC project site includes two properties owned by FP Hacienda Properties, LLC (Document # 2022051457, dated 3/21/2022). The legal descriptions of the properties are LOT 2 LARSON ESTATES (TCAD 315507) and LOT 1 LARSON ESTATES (TCAD 315506).

The total property area (6.51 AC) is on land with 0% - 30% slopes. Elevation is between 1093 ft and 1125 ft. The site is currently undeveloped.

Access

Proposed access to the site is located along Shallowford Drive.

Impervious Cover (IC)

The total existing area of impervious cover is approximately 0.0 acres.

The total proposed on-site IC is 4.52 AC, or 69.3% of the project site, and is associated with the proposed drive aisle and storage. Existing and proposed areas of impervious cover will be treated as shown in the site construction plans.



Watershed and FEMA Floodplain Information

The project site is within the Slaughter Creek Watershed. No surface streams run across the property. Drainage is generally east to Slaughter Creek.

The project site is not located within the boundaries of the 100-year floodplain of any waterway that is within the limits of the study of the Federal Emergency Insurance Administration (FEMA) FIRM Panel #48453C0555J (Effective date: 1/22/2020 for Travis County, TX).

A Batch Detention Basin BMP is proposed for stormwater runoff control and water quality at the developed project site.

Temporary Best Management Practices (BMPs)

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site.

Prior to soil disturbing construction activity, temporary BMPs will be installed. Silt fencing will be installed along the down-gradient sides of the property to intercept and detain waterborne sediment from unprotected areas. The silt fence shall remain in place until the disturbed area is permanently stabilized.

Permanent Best Management Practices (BMPs)

A Batch Detention Basin BMP is proposed for stormwater drainage and water quality at the developed project site. The Batch Detention Basin BMP has a capture depth of 1.38 inches. The drainage Area (PR DA-1) to control is 6.51 AC. Existing impervious cover (IC) within the DA is 0.0%.

The Batch detention Basin permanent BMP will be maintained as described in Attachment N of this section (Contributing Zone Plan). Permanent seeding, sodding or mulching will be utilized as described in Attachment J of the Temporary Stormwater Section. Permanent BMPs for trash, herbicide/pesticide use, and general maintenance of the batch detention basin are also described in Attachment N of this section (Contributing Zone Plan).

Offsite Areas

No offsite areas are anticipated to be affected by pre and post construction activities at the site. Temporary BMPs will minimize any anticipated effects of the proposed construction activities. The permanent BMPs will address any anticipated stormwater issues at the developed site.



Contributing Zone Plan Application (TCEQ-10257)

Attachment D: Factors Affecting Surface Water Quality

No surface streams cross the property, and no surface water quality impacts are expected.



Contributing Zone Plan Application (TCEQ-10257)

Attachment E: Volume and Character of Stormwater

The developed site is proposed to have 69.3% impervious cover (IC). Post-development, 6.51 AC (PR DA-1) will flow to the proposed Batch detention Basin. During the 25-yr and 100-yr rainfall events, 64.71 CFS and 85.46 CFS of flow is calculated to enter the basin, respectively. Please see the Existing and Proposed Drainage Area Plans, and Batch detention Basin Plans for drainage area delineations, details, and calculations.



**Contributing Zone Plan Application
(TCEQ-10257)**

**Attachment F:
Suitability Letter from Authorized Agent (if OSSF is proposed)
(NOT APPLICABLE)**



**Contributing Zone Plan Application
(TCEQ-10257)**

**Attachment G:
Alternative Secondary Containment Methods (if AST with an
alternative method of secondary containment is proposed)
(NOT APPLICABLE)**



**Contributing Zone Plan Application
(TCEQ-10257)**

**Attachment H:
AST Containment Structure Drawings (if AST is proposed)
(NOT APPLICABLE)**



**Contributing Zone Plan Application
(TCEQ-10257)**

Attachment I:

**20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
(NOT APPLICABLE)**



Contributing Zone Plan Application (TCEQ-10257)

Attachment J: BMPs for Upgradient Stormwater

No upgradient stormwater is expected to run through on-site BMPs.



Contributing Zone Plan Application (TCEQ-10257)

Attachment K: BMPs for On-Site Stormwater

The Legacy Two development will increase impervious cover (IC) and the volume of potential on-site stormwater. The Batch Detention Basin BMP is designed to capture and mitigate potential onsite stormwater flows.

Runoff from the 6.51 AC drainage area (PR DA-1) will be conveyed to a Batch Detention Basin permanent BMP that is designed to capture and treat the required water quality volume. Please see the Proposed Drainage Area Map and Water Quality Plan for all calculations and basin delineations.



**Contributing Zone Plan Application
(TCEQ-10257)**

**Attachment L:
BMPs for Surface Streams
(NOT APPLICABLE)**

No surface streams flow across the property.



Contributing Zone Plan Application (TCEQ-10257)

Attachment M: Construction Plans

G:\Shared drives\Sandlin Services\Projects\Land Development\Division\01-0162-003 Legacy Two\CAD\Construction Sheets\S LEG2 CIV.dwg-COVER PAGE Plotted Jun 26, 2025 at 12:33pm by Engineer | Last Saved by Engineer

PROJECT CONTACTS

OWNER:	ENGINEER:	LAND SURVEYOR:
FP HACIENDA PROPERTIES, LLC 297 LOGAN RANCH RD GEORGETOWN, TX 78628 512-914-3963 PEDRO@COBRASTONE.COM CONTACT: PEDRO AGUADO	SANDLIN SERVICES, LLC 9111 JOLLYVILLE RD, SUITE 212 AUSTIN, TEXAS 78759 806-679-7303 CONTACT: NICHOLAS SANDLIN, P.E.	DELTA SURVEY GROUP 8213 BRODIE LANE AUSTIN, TX 78745 512-282-5200 CONTACT: JOHN BRAUTIGAM

SURVEY AND BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AND INFORMATION.

"INSERT BENCHMARKS FROM SURVEY"

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

LEGAL DESCRIPTION

LOT 1 LARSON ESTATES
LOT 2 LARSON ESTATES

SEE PLAT SHEET

JURISDICTION AND USE

JURISDICTION:	TRAVIS COUNTY UNINCORPORATED AREAS
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	MATERIALS STORAGE

WATERSHED

WATERSHED: SLAUGHTER CREEK

EDWARDS AQUIFER

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48453C0555J, AND INCORPORATED AREAS EFFECTIVE DATE 1/22/2020 FOR TRAVIS COUNTY, TEXAS.

UTILITIES

WATER:	NONE PROPOSED
WASTEWATER:	NONE PROPOSED

IMPERVIOUS COVER TABLE		
	EXISTING	PROPOSED
TOTAL SITE AREA	6.51 AC = 283,726 SF	6.51 AC = 283,726 SF
IMPERVIOUS COVER	0 AC = 0 SF = 0%	4.52 AC = 196,760 SF = 69.3%

PROJECT NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS SITE IS LOCATED WITHIN THE TRAVIS COUNTY UNINCORPORATED AREAS.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY COUNTY ENGINEERS.
- THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.
- THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
- THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- ENGINEER WILL MAKE PERIODIC INSPECTIONS AND REPORTS OF THE SITE STATUS AND CONDITIONS DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS AND TO ADDRESS ANY NECESSARY STRUCTURAL COMPLIANCE ITEMS.
- ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE COMMENCEMENT OF THE WORK.
- GRADING AS SHOWN FOR DRAINAGE PURPOSES SHALL BE COMPLETED WITH THIS PROJECT.
- ALL CHANGES TO THE TRAFFIC CONTROL PLAN MUST BE APPROVED AND DOCUMENTED BY THE SEALING ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL.

PRE-CONSTRUCTION NOTES:

- SCHEDULE YOUR PROJECTS PRE-CONSTRUCTION MEETING THROUGH THE [HTTPS://WWW.MGOCONNECT.ORG/CP/PORTAL](https://www.mgoconnect.org/cp/portal) AFTER THE INITIAL 3RD PARTY SWP3 INSPECTION REPORT HAS BEEN UPLOADED AND ALL PERMITS AND NOTICES HAVE BEEN POSTED, THEN FOLLOW UP WITH EMAILS TO THE ENVIRONMENTAL INSPECTOR AT ENV-INSPECTION@TRAVISCOUNTYTX.GOV AND THE ENGINEERING INSPECTOR, ROY WRIGHT, AT ROY.WRIGHT@TRAVISCOUNTYTX.GOV

CORRECTIONS RECORD

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

LEGACY TWO

SITE DEVELOPMENT IMPROVEMENTS

PLANS

ADDRESS: 9608 & 9612 BRONZEWOOD DRIVE, AUSTIN, TX 78736

SDPXXXX-XXX

THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVED BY TRAVIS COUNTY.
ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS.

APPROVED BY:

TRAVIS COUNTY TNR HAS COMPLETED THE REVIEW OF THE LEGACY 290 DEVELOPMENT, TRAVIS COUNTY DEVELOPMENT PERMIT NUMBER 25-XXXX ON XX/XX/2025. ANY QUESTIONS MAY BE DIRECTED TO XXXXXXXX, TNR DEVELOPMENT SERVICES, AT (512) 854-4696, AND XXXXXXXX@TRAVISCOUNTYTX.GOV.

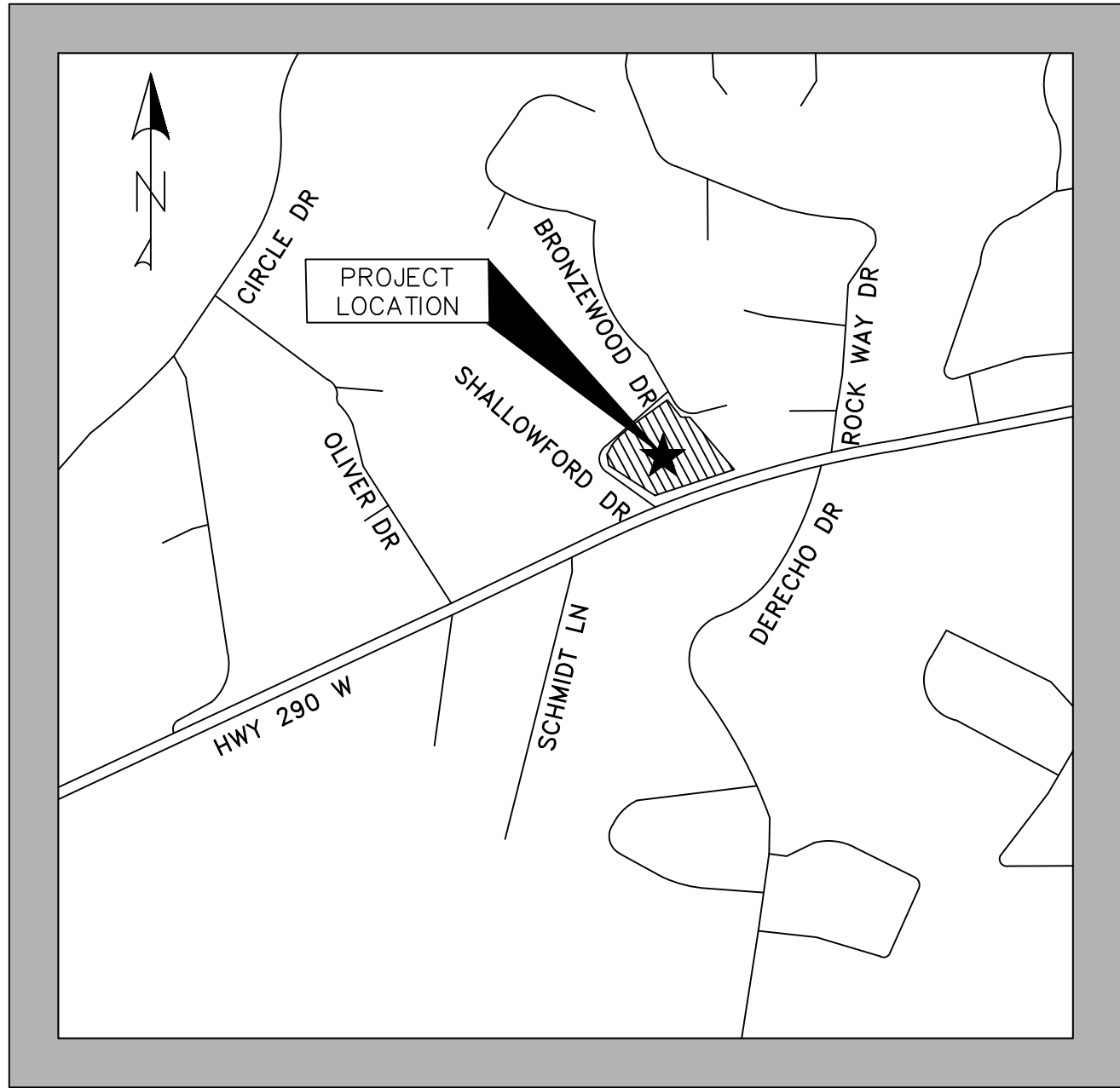
TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE

25-XXXX

DEVELOPMENT PERMIT NUMBER

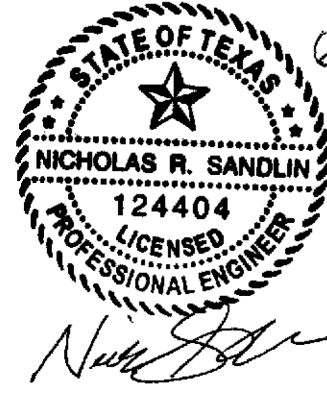
PERMIT #2025-XXXX APPROVED ON XX/XX/2025

TRAVIS COUNTY FIRE MARSHALL



PROJECT LOCATION MAP
1" = 1000'

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.



CONTRACTOR NOTES:

- THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM THE COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
- BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EALITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.
- THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.
- BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.
- CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO CONFIRM ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY ROW AND EASEMENTS SHOULD COMPLY WITH THE STANDARDS OF THE APPROPRIATE AHJ. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

COVER PAGE

PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				1
				OF
				20

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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:

1. DESIGNATED COUNTY INSPECTOR(S)
2. DESIGN ENGINEER FOR THE APPROVED PLANS AND SWP3, OR THEIR REPRESENTATIVE
3. CONTRACTOR(S)/PRIMARY OPERATOR(S)
4. PRIMARY OPERATOR'S QUALIFIED INSPECTOR RESPONSIBLE FOR PREPARING THE SWP3 INSPECTION REPORTS
5. 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:

1. 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.
2. 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.
3. SEDIMENT CONTROLS; PHASING OF PERIMETER AND INTERIOR SEDIMENT CONTROLS DURING CONSTRUCTION; STRUCTURAL EROSION SOURCE CONTROLS SUCH AS DRAINAGE DIVERSION; ESC MAINTENANCE REQUIREMENTS.
4. 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.
5. TEMPORARY AND PERMANENT STABILIZATION AND RE-VEGETATION REQUIREMENTS, INCLUDING SCHEDULE, CRITICAL SITE IMPROVEMENTS AND PRIORITY RE-VEGETATION AREAS.
6. ON AND OFF-SITE TEMPORARY AND PERMANENT SPOIL AND FILL DISPOSAL AREAS, HAUL ROADS, STAGING AREAS, AND STABILIZED CONSTRUCTION ENTRANCES;
7. PERMANENT WATER QUALITY CONTROLS CONSTRUCTION AND COUNTY INSPECTIONS, AND RELATED GRADING AND DRAINAGE CONSTRUCTION.
8. 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.
9. 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.
10. 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.
11. SPECIAL SITE CONDITIONS AND PLAN PROVISIONS, SUCH AS PROTECTION OF WATERWAYS, CRITICAL ENVIRONMENTAL FEATURES, TREES TO BE SAVED, AND FUTURE HOMEBUILDING ON SUBDIVISION LOTS.
12. RAIN GAGE LOCATION OR RAINFALL INFORMATION SOURCE TO BE USED DURING CONSTRUCTION AND REPORTING.
13. 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.
14. 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.

SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS - SITE DEVELOPMENT

THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH SITE DEVELOPMENT, INCLUDING 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 ONLINE 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 EMAIL TO ENVINSPECT@TRAVISCOUNTYTX.GOV.

THE SEQUENCE FOR ITEMS 1-4 AND ITEMS 9-13 MUST NOT BE ALTERED, BUT THE SEQUENCE FOR ITEMS 5-8 MAY BE MODIFIED WITH THE WRITTEN APPROVAL OF THE COUNTY.

1. 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.
 - A. 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.
 - B. UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY AND:
 - C. 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.
2. PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRECONSTRUCTION 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)
3. 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.
4. 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:
 - A. 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.
 - B. 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)
5. 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.
6. 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).
7. PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
8. PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED REVEGETATION.
9. COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE. A. REMOVE CONSTRUCTION SEDIMENT. RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING. B. 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).
10. COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
11. 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)
12. OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS, IF NECESSARY, PROVIDED BY DEVELOPER CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT REVEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN REVEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)
13. BEFORE PROJECT APPROVAL/ISSUANCE OF THE CERTIFICATE OF COMPLETION (COC) AND FISCAL RELEASE, THE FOLLOWING MUST BE COMPLETED:
 - A. THE OWNER MUST CONTACT LCRA FOR THEIR REQUIREMENTS REGARDING PWOC (BMP) PERMITTING AND/OR MAINTENANCE PLAN.
 - B. UPON APPROVAL, THE PWOC MAINTENANCE PLAN ALONG WITH THE ORIGINAL NOTARIZED DOCUMENT MUST BE FILED IN THE REAL PROPERTY RECORDS OF TRAVIS COUNTY. A COPY OF RECORDED DOCUMENT MUST BE PROVIDED PRIOR TO THE PROJECT FINAL ACCEPTANCE.
 - C. THE PWOC MAINTENANCE PLAN MUST BE SEALED AND SIGNED BY THE DESIGN ENGINEER.
 - D. UPON REQUEST, A PWOC (BMP) MAINTENANCE PLAN EXAMPLE WILL BE PROVIDED OR UPLOADED TO THE MYPERMITNOW.ORG ACCOUNT.

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 GUIDE. THE INSPECTOR SHALL 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:

1. DISTURBED AREAS AND THE APPROVED LIMITS OF CONSTRUCTION.
2. PERIMETER AND INTERIOR SEDIMENT CONTROLS.
3. AREAS UNDERGOING TEMPORARY STABILIZATION OR PERMANENT VEGETATION ESTABLISHMENT.
4. TEMPORARY AND PERMANENT FILL AND SPOIL STORAGE OR DISPOSAL AREAS.
5. STORAGE AREAS FOR MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO RAINFALL.
6. OUTFALL LOCATIONS AND THE AREAS IMMEDIATELY DOWNSTREAM.
7. STRUCTURAL CONTROLS, INCLUDING SEDIMENT PONDS, SEDIMENT TRAPS, AND DRAINAGE DIVERSIONS.
8. HAUL ROADS AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ADJACENT ROADWAYS FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

9. WATERWAY CROSSINGS AND AREAS ADJACENT TO WATERWAYS AND CRITICAL ENVIRONMENTAL FEATURES.
10. CONCRETE WASH OUT AREAS AND ALL AREAS REQUIRING CONTROL MEASURES FOR NONSTORM WATER DISCHARGES, INCLUDING DUST, SOLID WASTE, DE-WATERING, MATERIAL SPILLS, VEHICLE MAINTENANCE AND WASHING, AND WASH WATER DISCHARGES.

11. 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.

12. LOCATIONS OF ANY DISCHARGE OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND ANY DISTURBANCE BEYOND THE APPROVED LIMITS OF CONSTRUCTION.

13. LOCATIONS OF CONTROL MEASURES THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.

14. LOCATIONS WHERE AN ADDITIONAL ESC OR CONTROL MEASURE IS NEEDED.

THE SWP3 INSPECTION REPORT MUST INCLUDE:

- A. FINDINGS AS TO WHETHER THE FOLLOWING STRUCTURAL AND NON-STRUCTURAL CONTROLS REQUIRED FOR THE PROJECT ARE FUNCTIONING IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.

1. 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.

2. SEDIMENT CONTROLS, INCLUDING PERIMETER AND INTERIOR CONTROLS, SEDIMENT TRAPS AND BASINS, AND THE SEQUENCE OF CONSTRUCTION REQUIREMENTS FOR THE SEDIMENT CONTROLS.

3. 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.

4. OTHER APPLICABLE CONTROLS AND POLLUTION PREVENTION MEASURES.

- B. RAINFALL DOCUMENTATION:
 1. FOR PROJECTS THAT COMPRISE TEN ACRES OR MORE, THE DOCUMENTATION MUST INCLUDE RAINFALL DATES AND AMOUNTS IN ACCORDANCE WITH SECTION 482.934(E); AND

2. FOR PROJECTS THAT COMPRISE LESS THAN TEN ACRES, THE DOCUMENTATION MUST INCLUDE ACCURATE RAINFALL DATA FROM A LOCATION CLOSEST TO THE SITE.

- C. 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.

SWPPP NOTES
THIS PROJECT IS SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT TXR150000 FOR CONSTRUCTION ACTIVITIES. THE GENERAL PERMIT REQUIRES THE PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH HAS BEEN PROVIDED BY THE OWNER FOR USE BY THE CONTRACTOR. THE OWNER SHALL PROVIDE THE OWNER'S NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) TO THE TCEQ. THE CONTRACTOR'S RESPONSIBILITIES ARE AS FOLLOWS:
1. MAINTAIN A COPY OF THE SWPPP AND CONSTRUCTION PLANS WITH THE TCEQ AT ALL TIMES.
2. FILE A NOTICE OF INTENT (NOI) AND APPLICABLE PAYMENT TO THE TCEQ AT LEAST 24 DAYS PRIOR TO SITE DISTURBANCE.
3. POST A COPY OF THE OWNER'S AND CONTRACTOR'S NOI FORMS AT THE WORK SITE.
4. SIGN THE CERTIFICATION AND OBTAIN A SIGNED CERTIFICATION STATEMENT FROM ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL MEASURES WHICH INDICATES THAT THE CONTRACTOR AND SUBCONTRACTOR UNDERSTANDS THE PERMIT REQUIREMENTS (FORMS ARE IN THE SWPPP).
5. FOLLOW AND COMPLY WITH ALL ASPECTS OF THE TPDES GENERAL PERMIT NO. TXR150000. THIS INCLUDES BUT IS NOT LIMITED TO FIELD INSPECTIONS AND REPORT, MAINTAINING AND REPAIRING EROSION CONTROLS AND UPDATING EROSION CONTROLS AND UPDATING EROSION CONTROL PLAN SHEETS BASED ON FIELD CHANGES AND MODIFICATIONS.
6. FILE A COPY OF THE CONTRACTOR'S NOTICE OF TERMINATION (NOT) WITH THE TCEQ ONCE THE WORK IS COMPLETED IN ACCORDANCE WITH THE TPDES GENERAL PERMIT NO. TXR150000 AND HAS BEEN ACCEPTED BY THE OWNER.

SPECIAL CONSTRUCTION TECHNIQUES EGM 3.5.4(D)

IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING:

- PRIOR TO EXCAVATION WITHIN TREE DRIPLEINS OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE PENETRATION OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. AFTER CONSTRUCTION, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER, SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

TRAVIS COUNTY ESD NO. 12 SITE PLAN NOTES

- 1) THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING TRAVIS COUNTY ESD NO. 12 TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.

- 2) PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE TRAVIS COUNTY ESD NO. 12 PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO TRAVIS COUNTY ESD NO. 12.

- 3) PHASED OCCUPANCY SHALL BE PERMITTED. PRIOR APPROVAL FROM TRAVIS COUNTY ESD NO. 12, THE BUILDING DEPARTMENT, AND OTHER RELATED AGENCIES, AS APPLICABLE, REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.

- 4) PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.

- 5) PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.

- 6) AN ALL-WEATHER FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 POUNDS.

- 7) THE FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL PARTS OF COMBUSTIBLE STRUCTURES WITHIN 150 FEET OF THE FIRE LANE. THE APPROVED FIRE LANE/FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING CONSTRUCTION.

- 8) WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.

- 9) FIRE LANE WIDTH IS MEASURED FROM TOP FACE OF CURB TO TOP FACE OF CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).

- 10) THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS, STREET IMPROVEMENT AND PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH REQUIREMENTS SET FORTH BY THE FIRE CODE AND ADOPTED BY TRAVIS COUNTY ESD NO. 12.

- 11) A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.

- 12) INSIDE TURNING RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.

- 13) DEAD-END FIRE LANES/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2015 IFC

- 14) THE DIAMETER OF A CUL-DE-SAC SHALL BE 100 FEET MINIMUM PER CITY OF MANOR SPECIFICATIONS.

- 15) ACCESS GATES SHALL BE APPROVED BY TRAVIS COUNTY ESD NO. 12 PRIOR TO INSTALLATION.

- 16) ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH A KNOX OR BREAKAWAY PADLOCK.

- 17) IF BUILDING EXCEEDS 30 FEET IN HEIGHT FROM GRADE PLANE, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2015 IFC, APPENDIX D105)

- 18) FIRE LANES SHALL BE MARKED WITH FIRE LANE TOW AWAY ZONE. THE CURBS SHALL BE PAINTED RED AND THE LETTERING SHALL BE 4" IN HEIGHT AND PAINTED WHITE. THE STENCIL SHALL BE PLACED AT INTERVALS OF 35 FEET.

- 19) THE MINIMUM REQUIRED FIRE FLOW SHALL MEET LISTED ABOVE EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE.

- 20) THE MAXIMUM FIRE FLOW REDUCTION FOR A PROJECT SHALL BE BASED ON THE INFORMATION PROVIDED IN THE FIRE FLOW REDUCTION TABLE PROVIDED IN TRAVIS COUNTY ESD NO. 12 DESIGN DOCUMENTS.

- 21) ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.

- 22) THE UTILITY CONTRACTOR SHALL CONSULT TRAVIS COUNTY ESD NO. 12 REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.

- 23) THE APPROPRIATE INDIVIDUAL SHALL CONSULT WITH TRAVIS COUNTY ESD NO. 12 FOR REQUIREMENTS RELATIVE TO UNDERGROUND WATER MAIN.

- 24) THE SUBMISSION OF AN UNDERGROUND WATER LINE (UTILITY) PLAN SHEET WITH THE SITE PLAN DOES NOT ALLEVIATE THE NEED TO HAVE A SEPARATE UNDERGROUND PLAN SUBMITTED AND APPROVED BY TRAVIS COUNTY ESD NO. 12. THE APPROVAL OF A SITE PLAN DOES NOT CONSTITUTE THE APPROVAL OF AN UNDERGROUND SYSTEM.

- 25) UNDERGROUND MAINS FEEDING HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24. THE FIRE CODE AND TRAVIS COUNTY ESD NO. 12 ADOPTED AMENDMENTS, BY A CONTRACTOR LICENSED TO PERFORM THE INSTALLATION. THE INSTALLATION MUST BE HYDRANT TESTING.

- 26) TRAVIS COUNTY ESD NO. 12 CONSIDERS THE PIPING FROM THE POINT OF CONNECTION AT THE MUNICIPAL WATER SUPPLY TO THE FIRE HYDRANTS AND THE BASE OF ANY FIRE SPRINKLER RISER PART OF A FIRE PROTECTION SYSTEM.

- 27) THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISER DOES NOT OVERRIDE ANY REQUIREMENTS OF TRAVIS COUNTY ESD NO. 12 OR NFPA 24. NFPA 24 SHALL APPLY TO ALL UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY TRAVIS COUNTY ESD NO. 12.

- 28) FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12. (M5115-17A) AND PAINTED RED.

- 29) THE 4.5" FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.

- 30) THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE 4.5" OPENING AT LEAST 18" ABOVE FINISHED GRADE.

- 31) HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.

- 32) HYDRANTS SHALL BE LOCATED SO THAT A HOSE LINE RUNNING BETWEEN THE HYDRANT AND THE FIRE DEPARTMENT CONNECTION(S) WILL NOT CROSS DRIVEWAYS, OBSTRUCT ROADS OR FIRE LANES, OR OTHERWISE INTERFERE WITH EMERGENCY VEHICLE RESPONSE AND EVACUATION OF SITE.

- 33) ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION.

- 34) HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12. (2015 IFC, TABLE C102.1)

- 35) HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED IN LANDSCAPE ISLANDS/PENINSULAS, STREET AND DRIVE ASLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS.

- 36) HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.

- 37) HYDRANTS SHALL NOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC).

- 38) A MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.

- 39) APPROVED FIRE HYDRANTS ARE TO BE CONSIDERED PART OF A FIRE PROTECTION SYSTEM AND SHALL NOT BE REMOVED OR TAMPERED WITH UNLESS APPROVED BY TRAVIS COUNTY ESD NO. 12. TAMPERING SHALL INCLUDE, BUT IS NOT LIMITED TO, PAINTING, MODIFYING, AND OBSTRUCTING ACCESS.

- 40) FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL FACE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.

- 41) ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A TRAVIS COUNTY ESD NO. 12 INSPECTOR OR TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG.

- 42) THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS HAVE TO BE AT LEAST 6" IN HEIGHT.

- 43) TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE INSPECTED BY TRAVIS COUNTY ESD NO. 12 TO ENSURE THE APPROPRIATE REQUIREMENTS ARE MET.

- 44) PRIOR TO OCCUPANCY, A CLOSE OUT INSPECTION TEST OF FIRE HYDRANT FLOW IS REQUIRED BY TRAVIS COUNTY ESD NO. 12. THE CONTRACTOR SHALL CONTACT TRAVIS COUNTY ESD NO. 12 TO SCHEDULE THE ACCEPTANCE TEST. IF ANY HYDRANT FAILS THE FIRE FLOW TEST, THE ENTIRE SYSTEM FAILS THE FIRE FLOW TEST.

- 45) APPROVAL OF THIS PLAN SUBMITTAL DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, CODES, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE LICENSED DESIGNER AND/OR PROFESSIONAL ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE SUBMITTAL WHETHER OR NOT THE PLAN SUBMITTAL IS REVIEWED AND APPROVED FOR CODE COMPLIANCE BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12.

DUST CONTROL

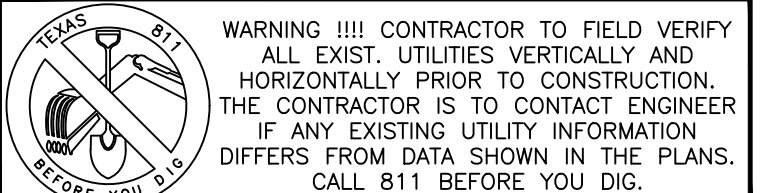
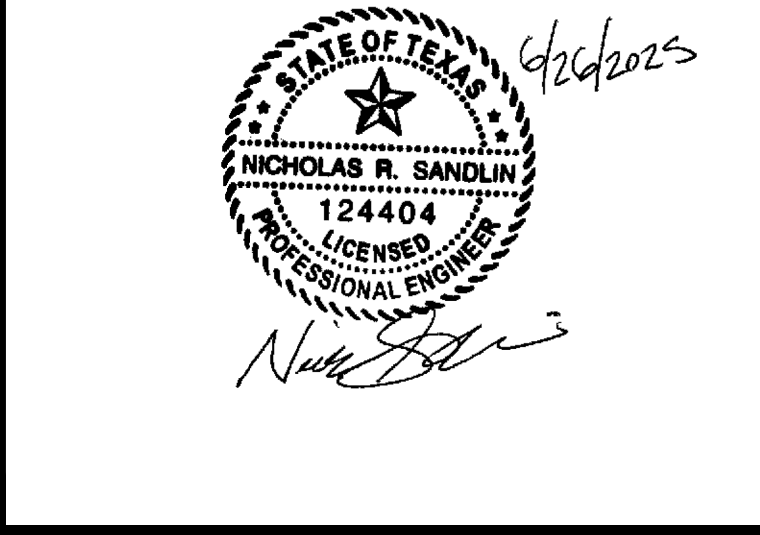
1. DESCRIPTION. CONTROLLING DUST MOVEMENT ON CONSTRUCTION-SITES AND ROADS.
2. PURPOSE. TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES. REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.
3. CONDITIONS WHERE PRACTICE APPLIES. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
4. PROCEDURES. TEMPORARY METHODS:
 - MULCHES -- SEE SECTION 1.4.4. CHEMICAL MULCH BINDERS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. BINDERS SUCH AS CURASOL OR TERRA TACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - VEGETATIVE COVER -- SEE SECTION 1.4.4.
 - SPRAY-ON ADHESIVES -- ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 1-5 SPRAY-ON ADHESIVES		
WATER TYPE OF	DILUTION NOZZLE	APPLY-- GALLONS/ACRE
ANIONIC ASPHALT EMULSION 7:1	FINE SPRAY	
LATEX EMULSION 12% :1	FINE SPRAY	
RESIN-IN-WATER EMULSION 4:1	FINE SPRAY	

SOURCE: CITY OF SAN MARCOS

TILLAGE -- TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
-- IRRIGATION -- THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED.
-- PERMANENT VEGETATION -- PERMANENT VEGETATION, SUCH AS CRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

PERMANENT METHODS.
-- PERMANENT VEGETATION -- SEE SECTION 1.4.3 AND SECTION 1.4.4 E. TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION LEFT IN PLACE.
-- TOPSOILING -- COVERING WITH LESS EROSION VULNERABLE MATERIAL. SEE 1.4.5 B.
-- STONE -- COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



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GENERAL NOTES
(2 OF 3)

PROJECT CASE: XXXXXXX

LEGACY TWO

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G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development Division\01-0162-003 Legacy Two\CAD\Construction Sheets\5 LEG2 CIV.dwg-GENERAL NOTES (3 OF 3) Plotted Jun 26, 2025 at 12:35pm by Engineer | Last Saved by: Engineer

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

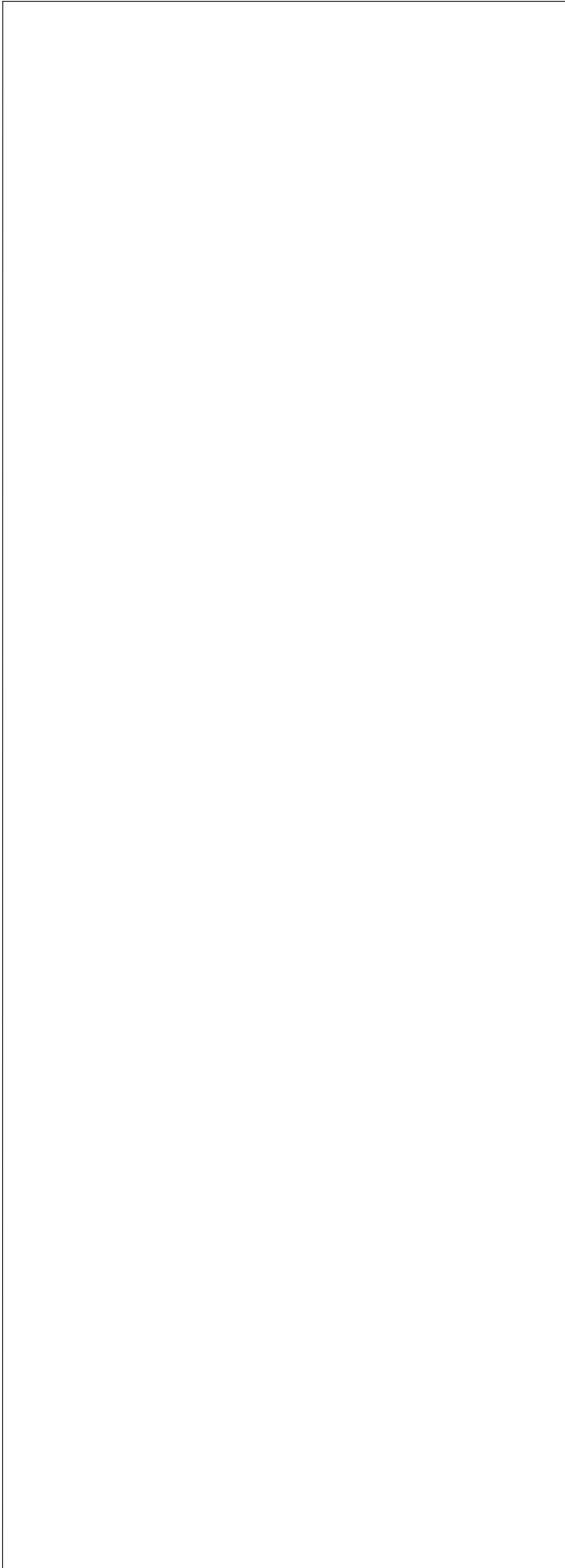
The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may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

- A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
- No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
- Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
- Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All excavated material that will be stored on-site must have proper E&S controls.
- If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
- The following records should be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
- The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
 - any change in the nature or character of the regulated activity from that which was originally approved;
 - any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
 - any development of land previously identified as undeveloped in the approved contributing zone plan.

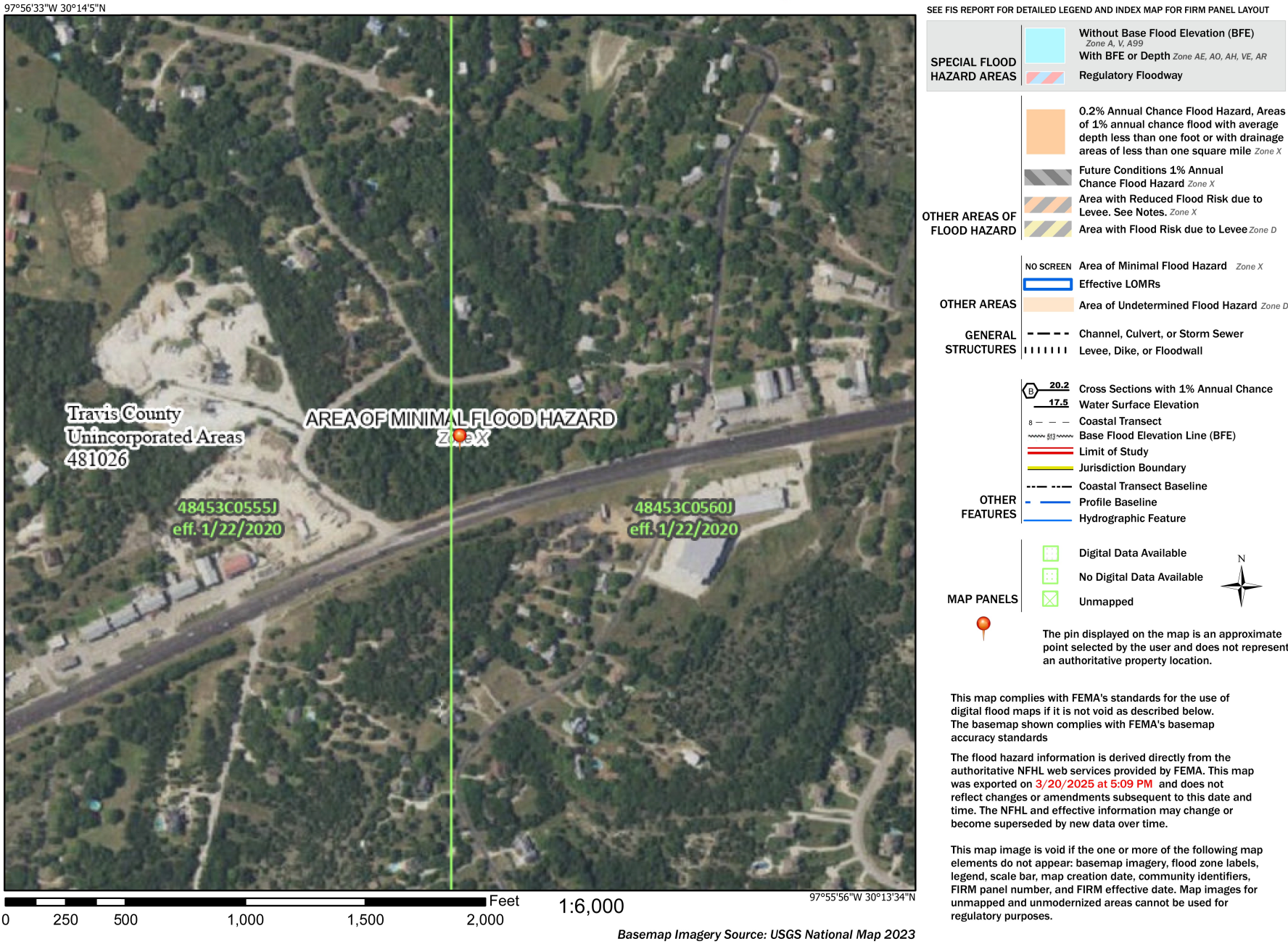
Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329
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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

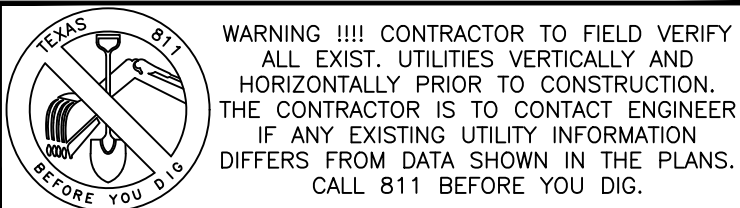
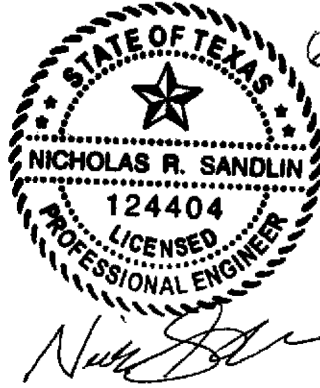
GEOTECHNICAL RECOMMENDATIONS PER XXX PROJECT #XXX DATED XXX



National Flood Hazard Layer FIRMette



NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48453C0555J, AND INCORPORATED AREAS EFFECTIVE DATE 1/22/2020 FOR TRAVIS COUNTY, TEXAS.



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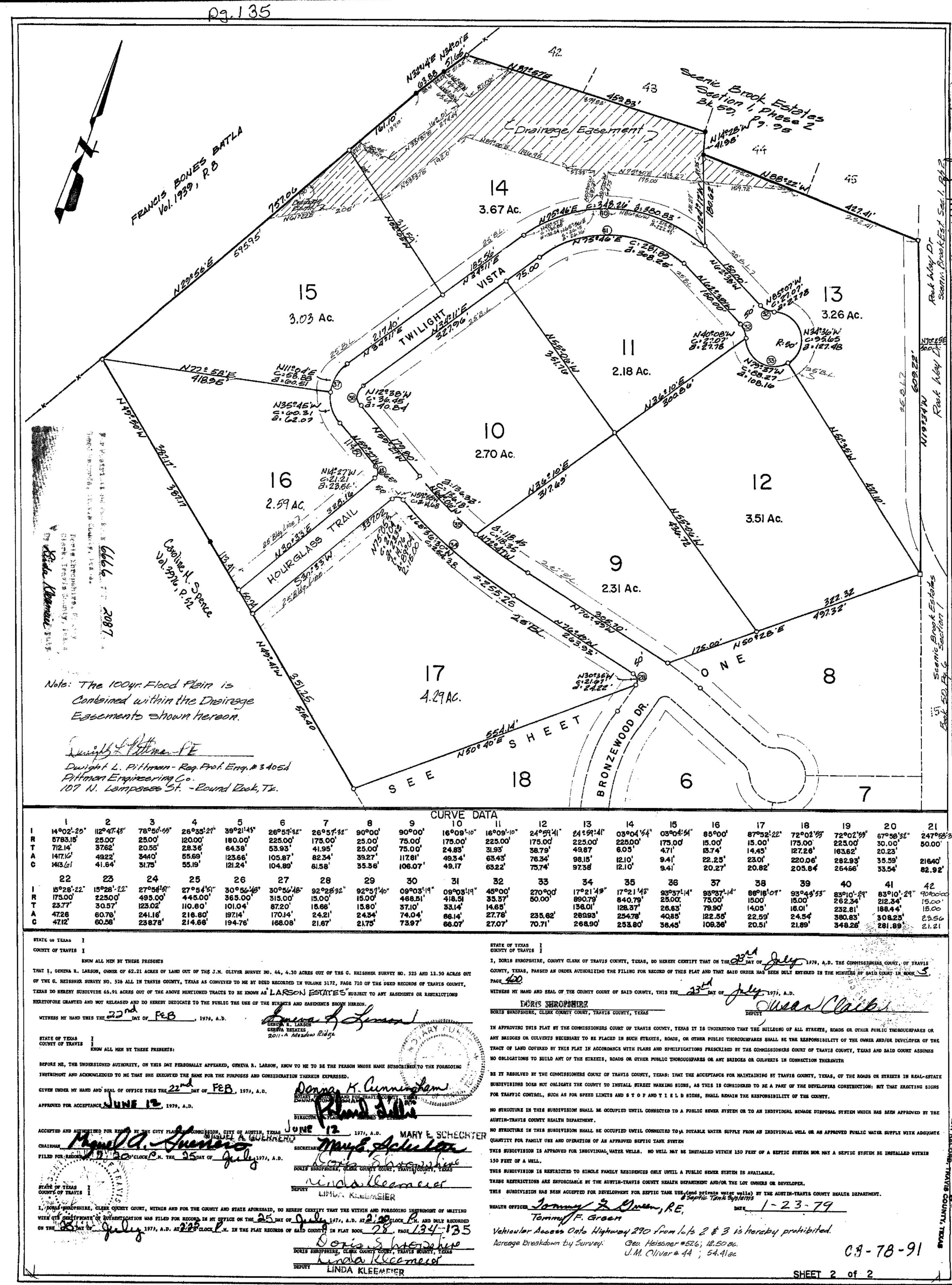
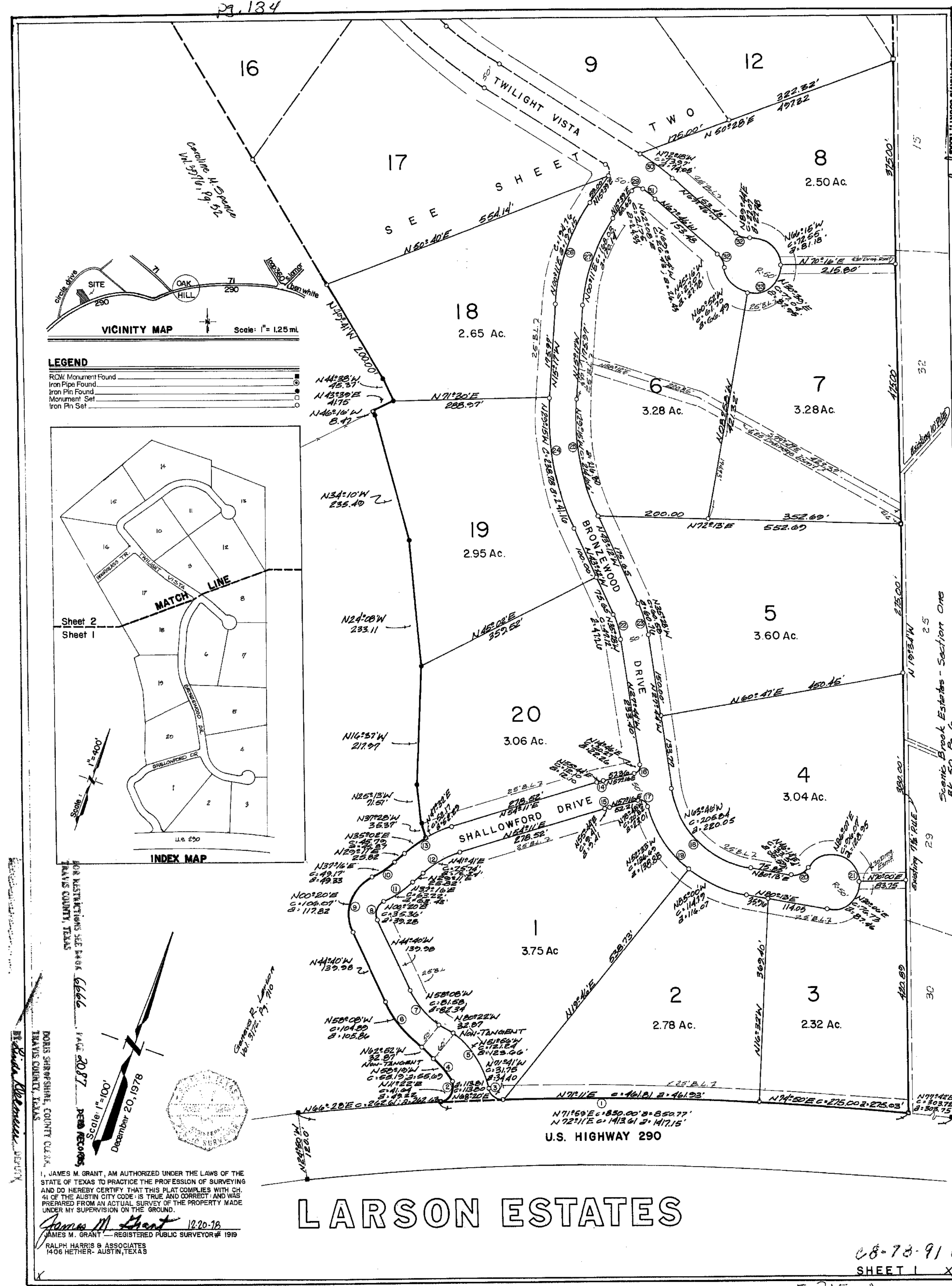
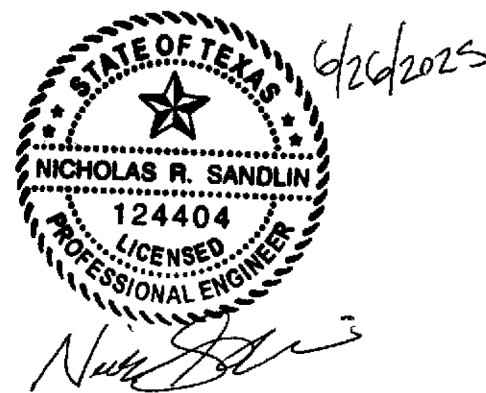
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GENERAL NOTES
(3 OF 3)

PROJECT CASE: XXXXXXXX

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				OF
				20



WARNING !!!! CONTRACTOR TO FIELD VERIFY
ALL EXIST. UTILITIES VERTICALLY AND
HORIZONTALLY PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CONTACT ENGINEER
IF ANY EXISTING UTILITY INFORMATION
DIFFERS FROM DATA SHOWN IN THE PLANS.
CALL 811 BEFORE YOU DIG.

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FINAL PLAT

PROJECT CASE: XXXXXXXX

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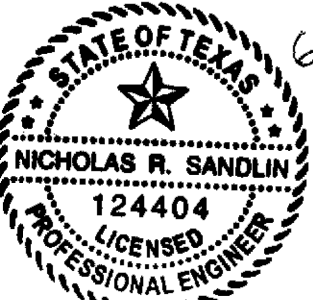
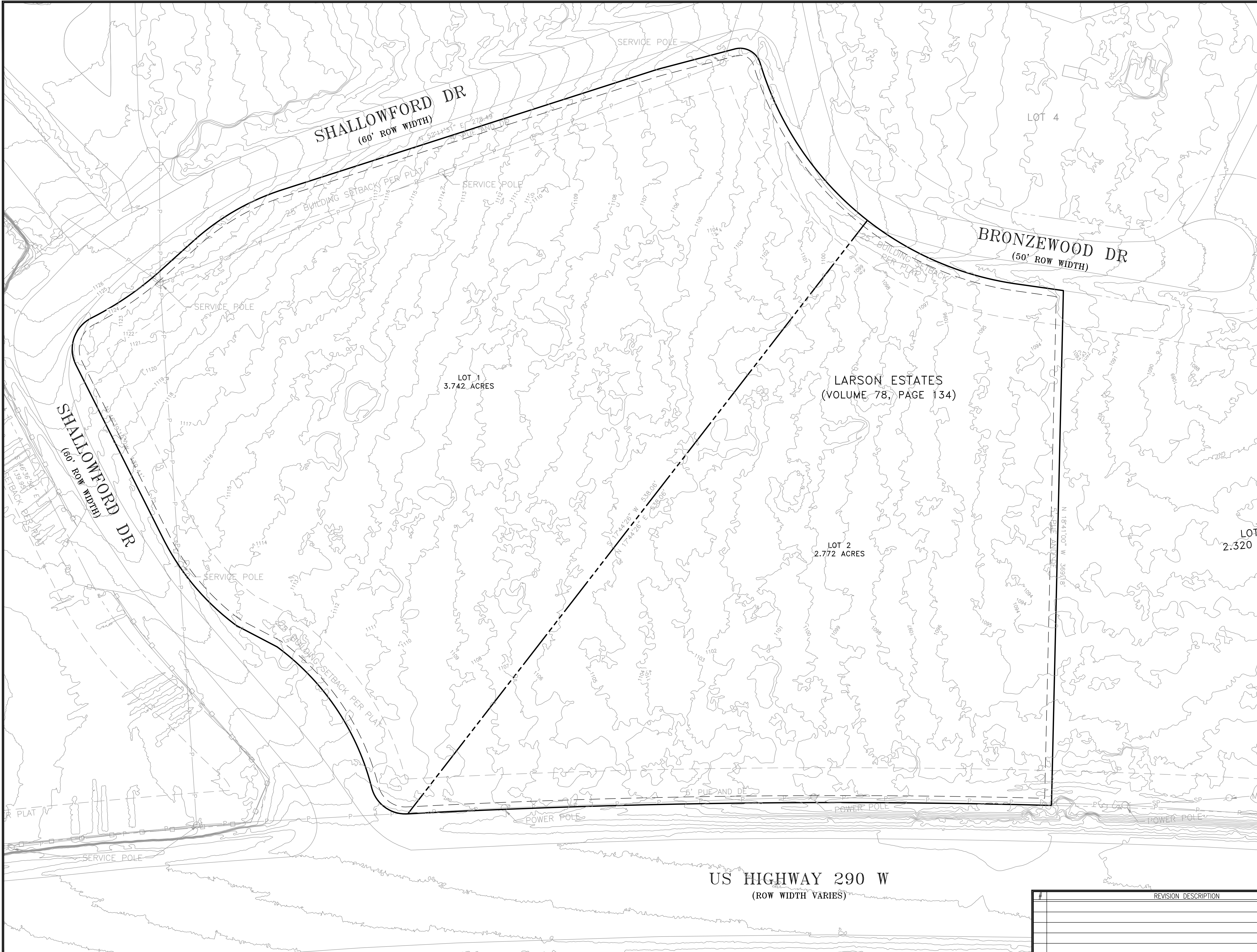
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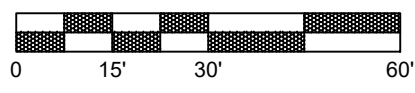
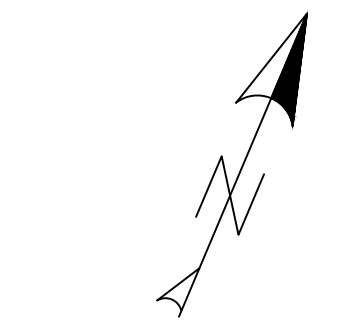


EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

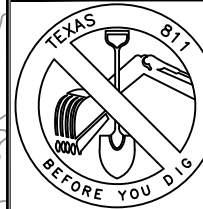
- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- STREET CENTERLINE
- FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING TRANSFORMER PAD
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- BACK FLOW PREVENTER
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)
- EXISTING CONTOURS
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- WW CLEAN OUT
- UTILITY POLE
- FLOW ARROW

DEMOLITION NOTES:

- CONTRACTOR SHALL CONFIRM DEMOLITION REQUIREMENTS WITH AAJ PRIOR TO CONSTRUCTION AND SUBMIT ANY REQUIRED PERMITS UNDER SEPARATE COVER.
- NO REGULATED TREES WITHIN THE TRAVIS COUNTY RIGHT-OF-WAY ARE PROPOSED FOR REMOVAL.



SCALE: 1" = 30'
IF DRAWING BAR DOES NOT MEASURE 2"
THIS PRINT IS NOT TO SCALE



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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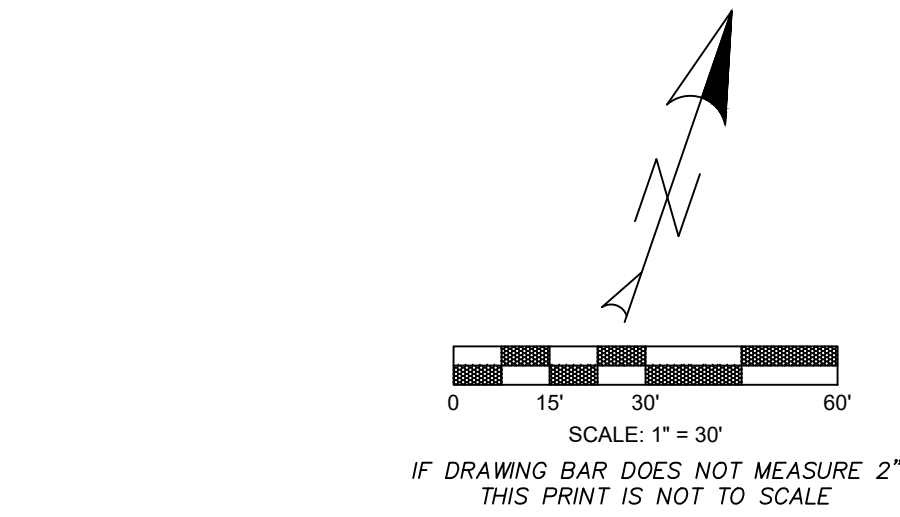
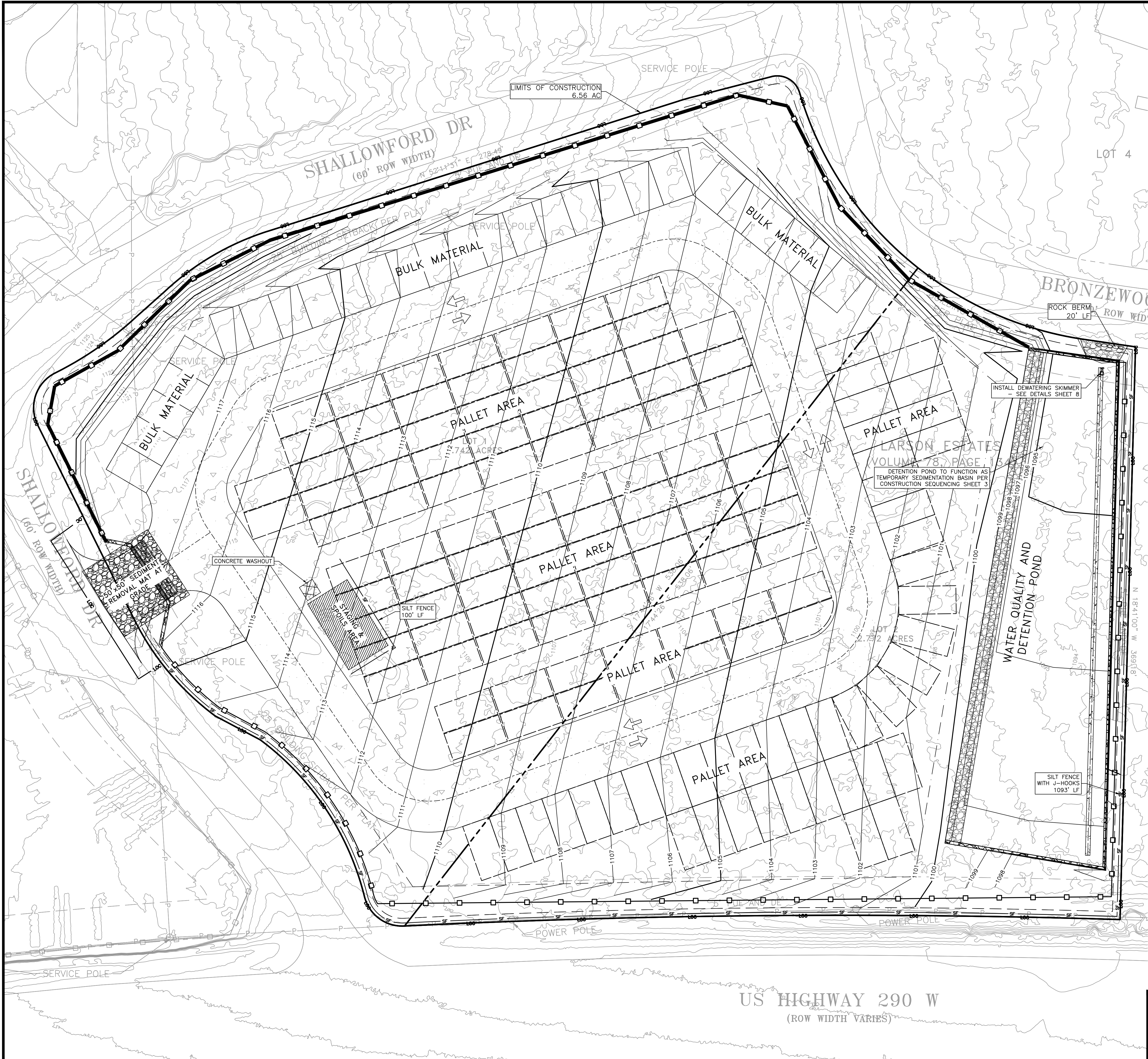
EXISTING CONDITIONS & DEMOLITION PLAN

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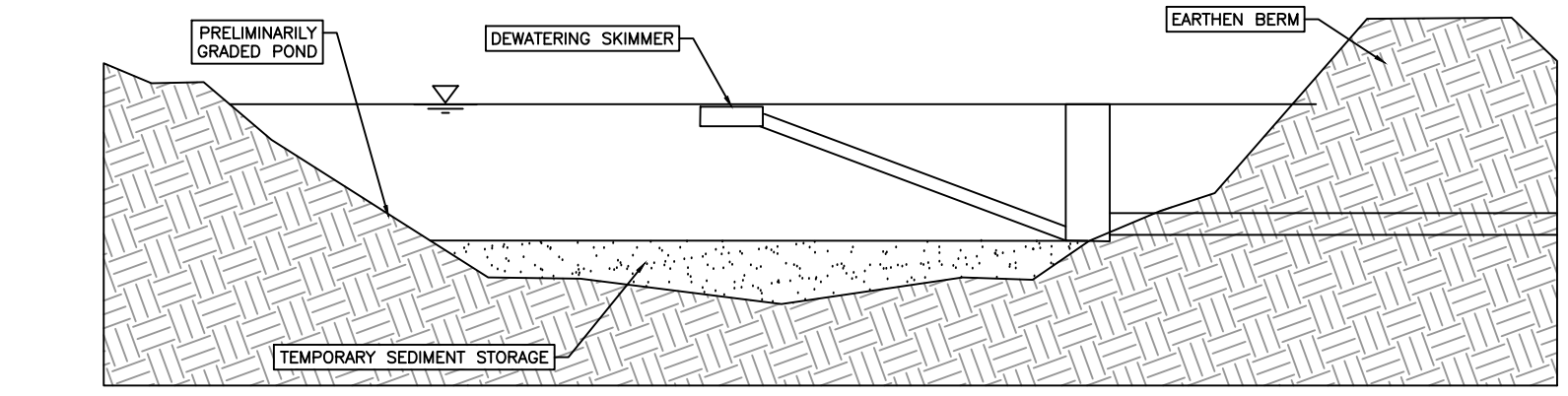
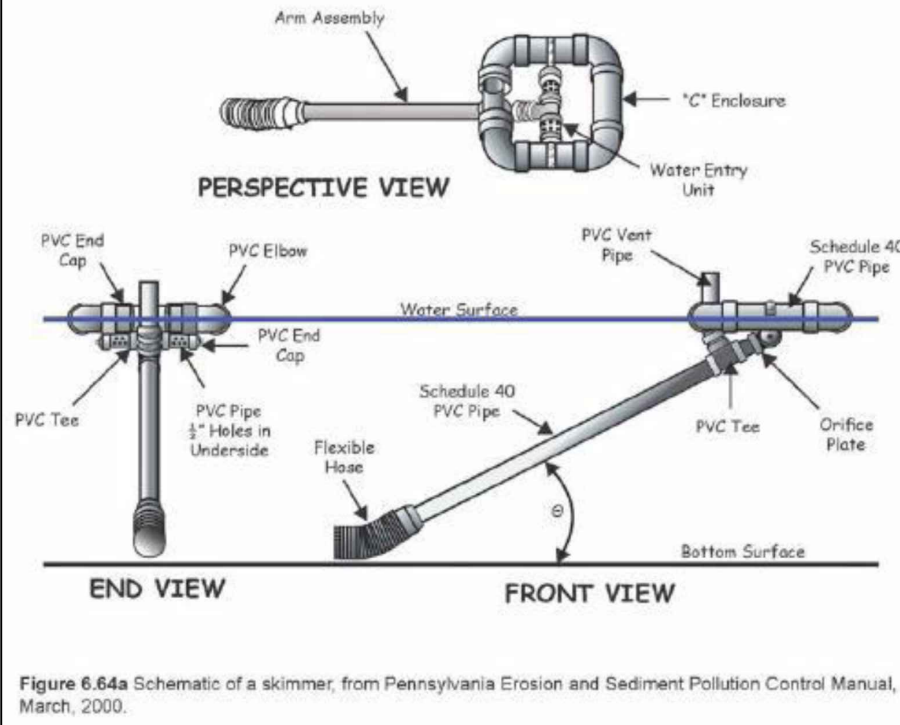
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DEWATERING SKIMMER TO BE UTILIZED DURING CONSTRUCTION



EROSION CONTROL NOTES:

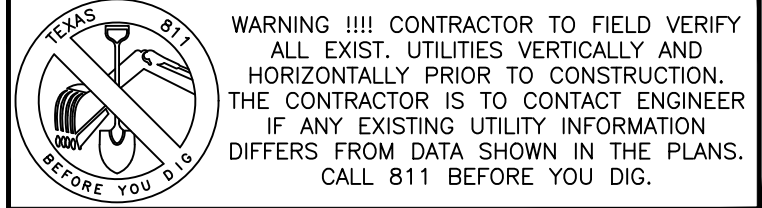
1. LIMITS OF CONSTRUCTION 6.56 AC (TOTAL DISTURBED ACREAGE)
2. ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
3. INSTALL EROSION CONTROLS PER PLAN. WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
4. CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
5. TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
6. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
7. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
8. STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE 1) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE.
9. CHANNEL STABILIZATION WILL USE TYPE 1.
10. ALL EROSION CONTROL DETAILS ON SHEET 8.
11. 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.
12. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
13. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
14. 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.
15. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
16. MUD AND OR DIRT TRACED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
17. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
18. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
19. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
20. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
21. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
22. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
23. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
24. 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.
25. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
26. TEMPORARY ESC MEASURES SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
27. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN BE OBTAINED.
28. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
29. 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 CONTROL LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- SILT FENCE
- TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.



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EROSION CONTROL PLAN

PROJECT CASE: XXXXXXX
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CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

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

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

- AFTER CONSTRUCTION
- TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.

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

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

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

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

DUST CONTROL

- DESCRIPTION: CONTROLLING DUST MOVEMENT ON CONSTRUCTION-SITES AND ROADS.
- PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.
- CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
- PROCEDURES: TEMPORARY METHODS:
 - MULCHES - SEE SECTION 1.4.4. CHEMICAL MULCH BINDERS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. BINDERS SUCH AS CURASOL OR TERRA TACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - VEGETATIVE COVER - SEE SECTION 1.4.4.
 - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 1-5 SPRAY-ON ADHESIVES		
ANIONIC ASPHALT EMULSION	WATER TYPE OF DILUTION NOZZLE	APPLY- GALLONS/ACRE
7:1 FINE SPRAY	2 1/2" FINE SPRAY	1
LATEX EMULSION	2 1/2" FINE SPRAY	1
RESIN-IN-WATER EMULSION	4:1 FINE SPRAY	1
SOURCE: CITY OF SAN MARCOS		

- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART. SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

PERMANENT METHODS:

- PERMANENT VEGETATION --- SEE SECTION 1.4.3 AND SECTION 1.4.4 E. TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS ERODSIVE SOIL MATERIAL. SEE 1.4.5 B.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

APPENDIX P-1 -- EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE COA ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TRAP REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY COA EV PLAN REVIEWERS AS WELL AS COA EV INSPECTORS.
- THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, 974-2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE. COA APPROVED ESC PLAN AND TPDES SWPPP (IF REQUIRED) SHOULD BE REVIEWED BY COA EV INSPECTOR AT THIS TIME.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED COA STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR WITH EITHER A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), CERTIFIED EROSION, SEDIMENT AND STORMWATER- INSPECTOR (CESSWI) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC) CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- ANY 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.
- TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
 - A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 6015.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 6015.

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 6015 BY PROVIDING ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

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

- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.8 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRASS (SECALIA CEREALIS) AT 45 POUNDS PER ACRE; CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
- FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 6045 OR 6095.
- A FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S. FERTILIZER, FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.
- HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
- TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
- WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND STANDARD SPECIFICATIONS 6045 OR 6095.

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

PERMANENT VEGETATIVE STABILIZATION:

- 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-SEEDING IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, THE COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDAGRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
- FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEMS 6045 OR 6095.
 - A. FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S, FERTILIZER, APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD ALONG WITH A COPY OF THE APPLICATOR'S LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
 - B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
 - C. WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
 - D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 16 SQUARE FEET.
 - E. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 6045 AND 6095.

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX	80% THERMALLY	6 MONTHS	ON SLOPES UP TO 2:1 AND ERODSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER AC. (SEE MANUFACTURER)
FIBER REINFORCED MATRIX	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS 10% TACKIFIER	12 MONTHS	ON SLOPES UP TO 1:1 AND ERODSIVE SOIL CONDITIONS	3000 TO 4000 LBS PER AC. (SEE MANUFACTURER)

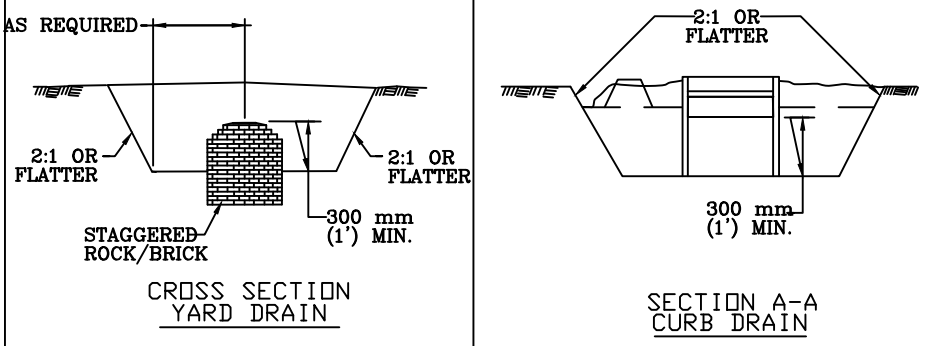
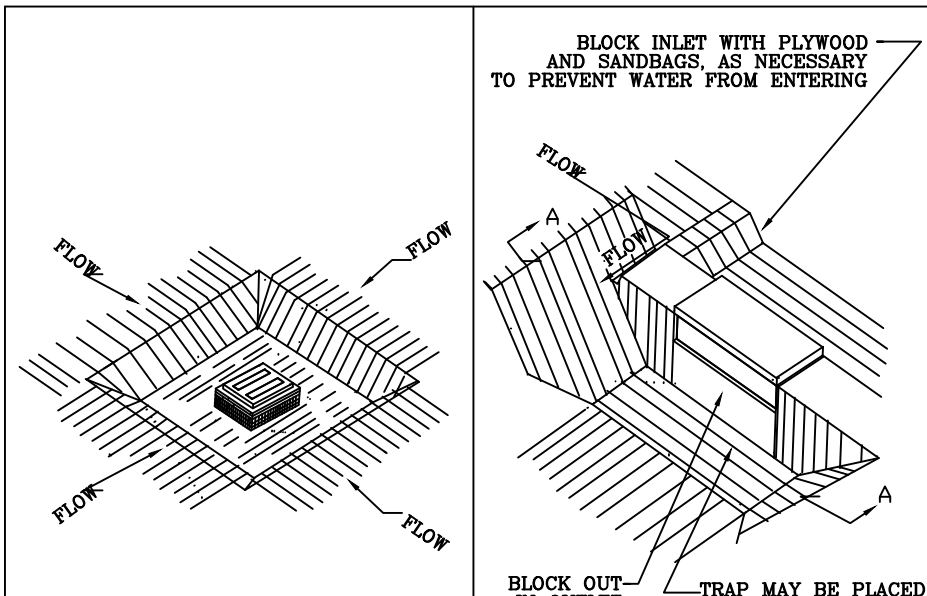
10. DEVELOPER INFORMATION:
COBRA STONE, INC.
ADDRESS: 1085 CR 239, FLORENCE, TX 76257

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS, NICHOLAS SANDLIN, PE.
PHONE # (806) 679-7303

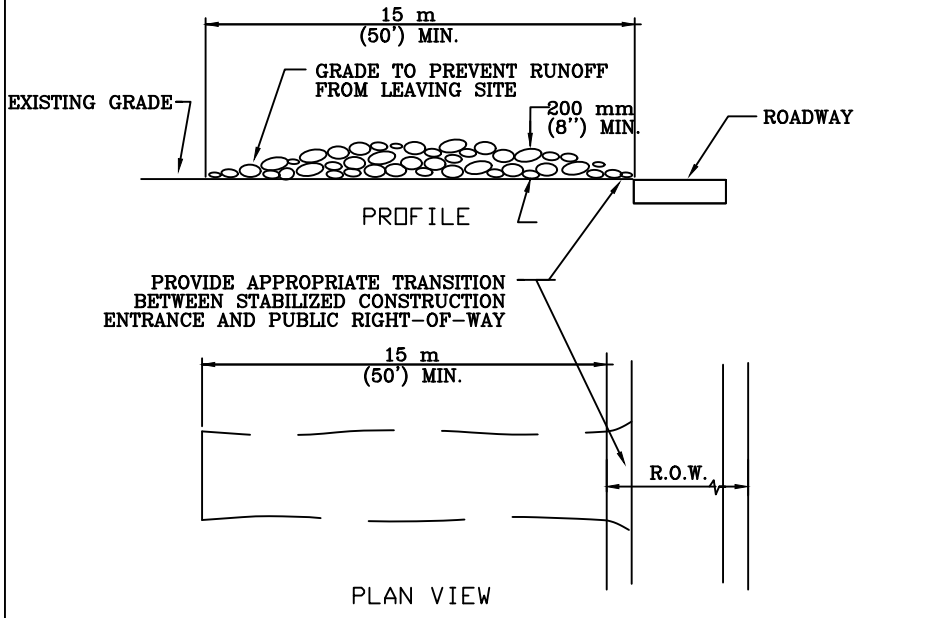
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
CONTRACTOR PHONE # _____

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
CONTRACTOR PHONE # _____

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.



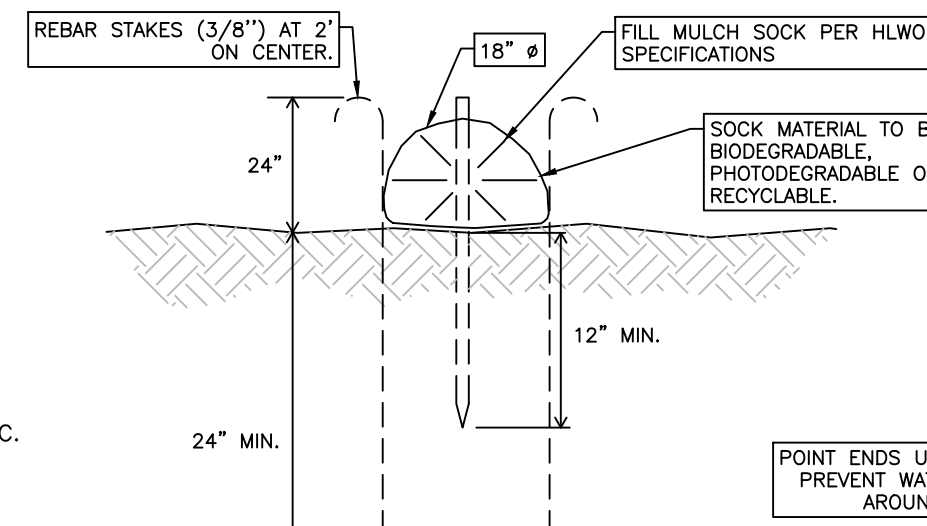
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/27/00	STANDARD NO. 632S-1
ADOPTED	ADOPTED



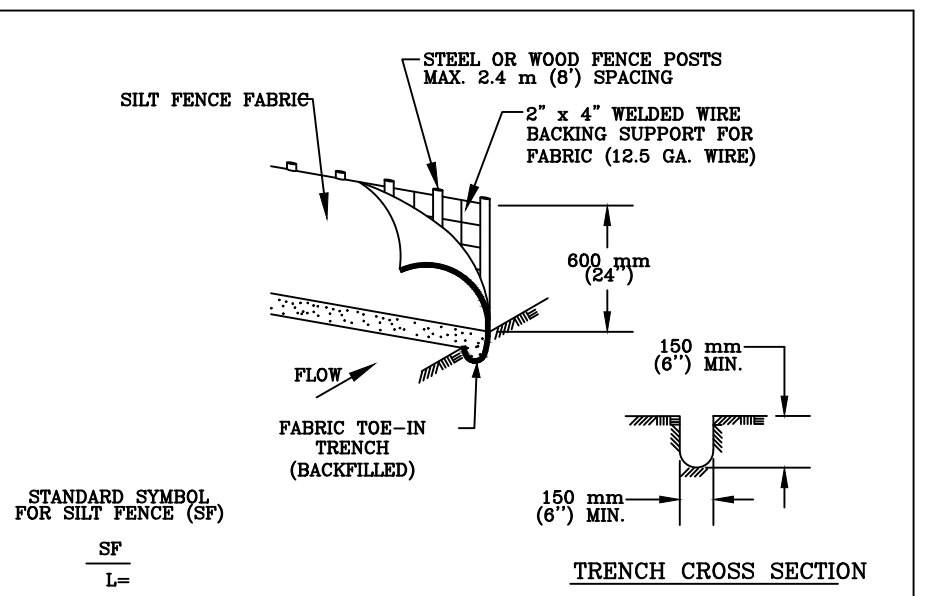
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE
RECORD COPY SIGNED BY J. PATRICK MURPHY 6/23/00	STANDARD NO. 641S-1
ADOPTED	ADOPTED

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
RECORD COPY SIGNED BY J. PATRICK MURPHY 6/24/2010	STANDARD NO. 639S-1
ADOPTED	ADOPTED

MULCH SOCK DETAIL
N.T.S.

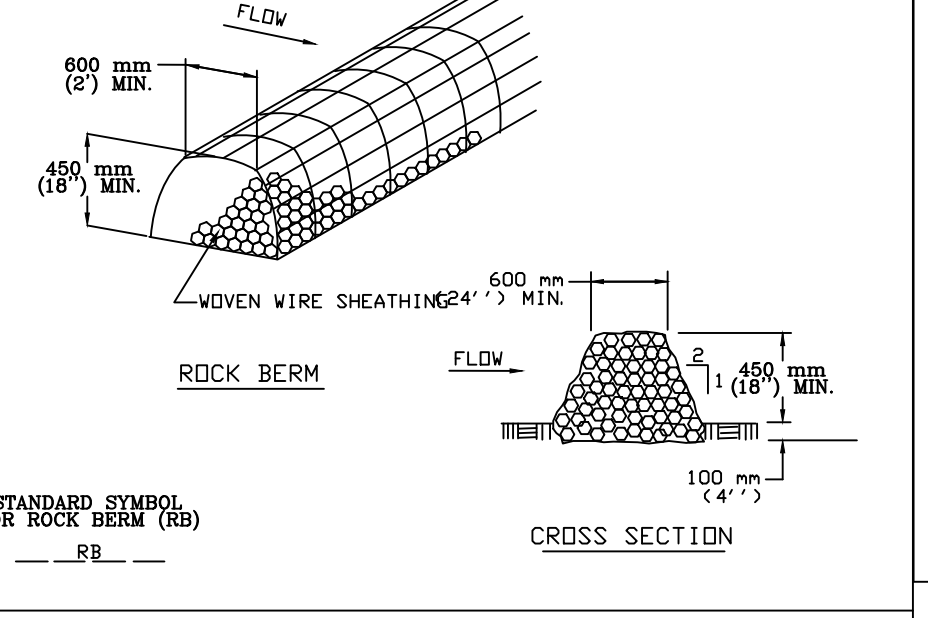


NOTE:
1. SEE LCRA HLWO FOR MULCH SPECIFICATIONS AND INSTALLATION REQUIREMENTS.



- 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.
- THE TOP 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.
- 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.
- 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.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPURE STORM FLOW OR DRAINAGE.
- 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.

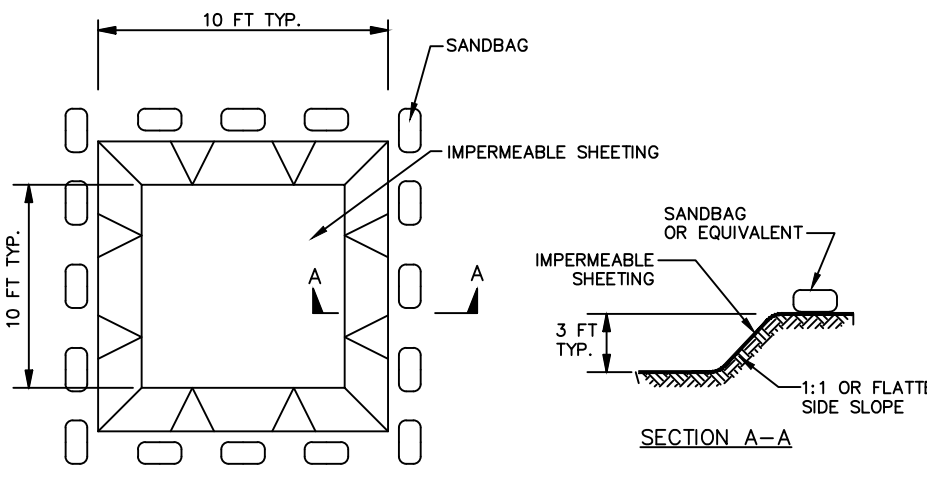
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011	STANDARD NO. 642S-1
ADOPTED	ADOPTED



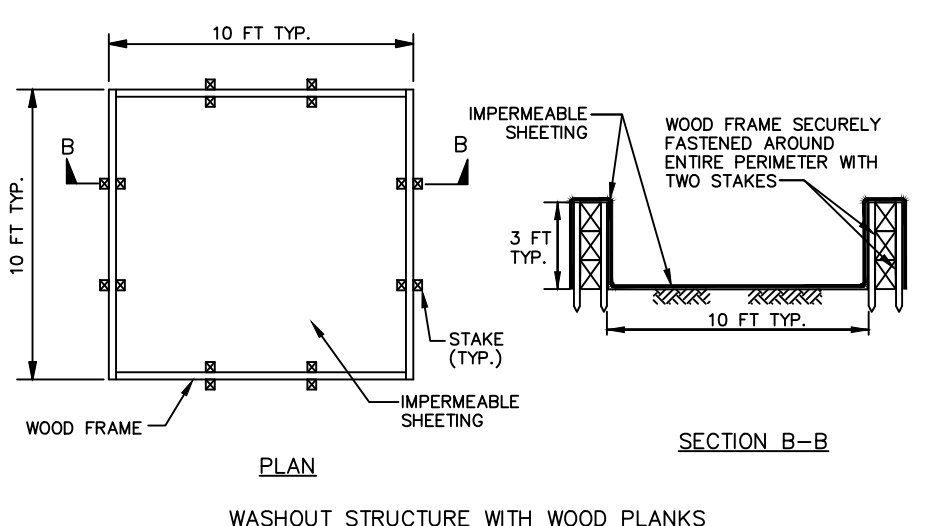
- NOTES:
- USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
 - THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND A MINIMUM DIAMETER OF 12.9 mm (20 GAUGES).
 - THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STRUCTURE CHANGES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS. WASHOUT CONSTRUCTION TRAFFIC DAMAGE, ETC.
 - IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
 - WHEN THE SITE IS COMPLETELY STABILIZED THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010	STANDARD NO. 639S-1
ADOPTED	ADOPTED

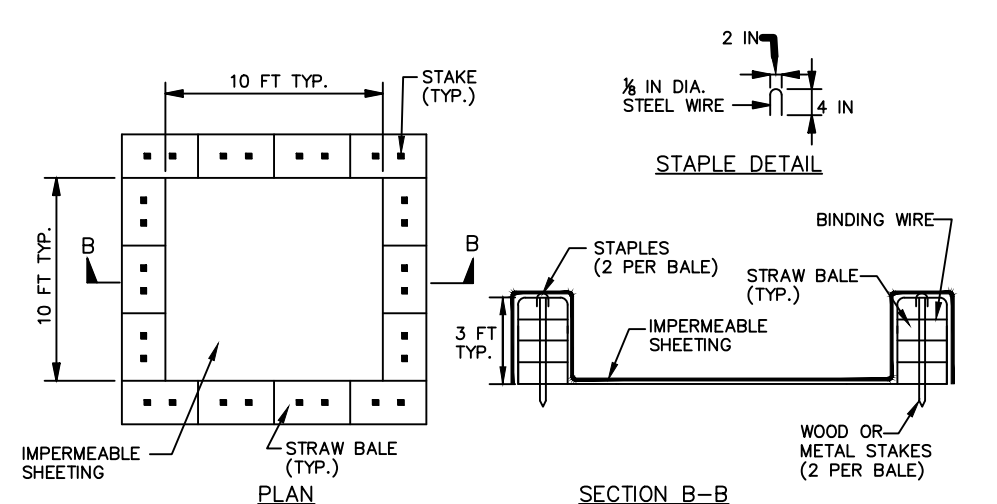
ONSITE CONCRETE WASHOUT STRUCTURE



EXCAVATED WASHOUT STRUCTURE



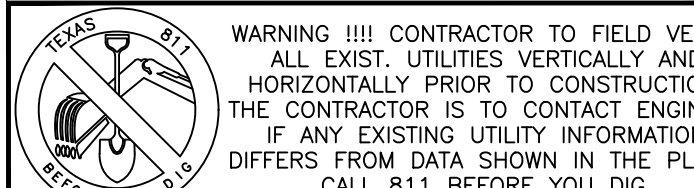
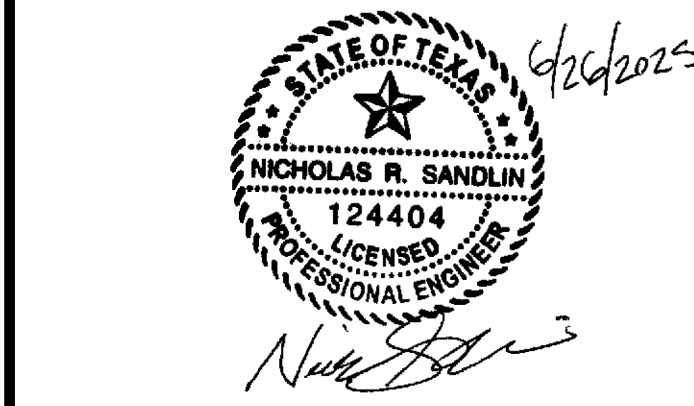
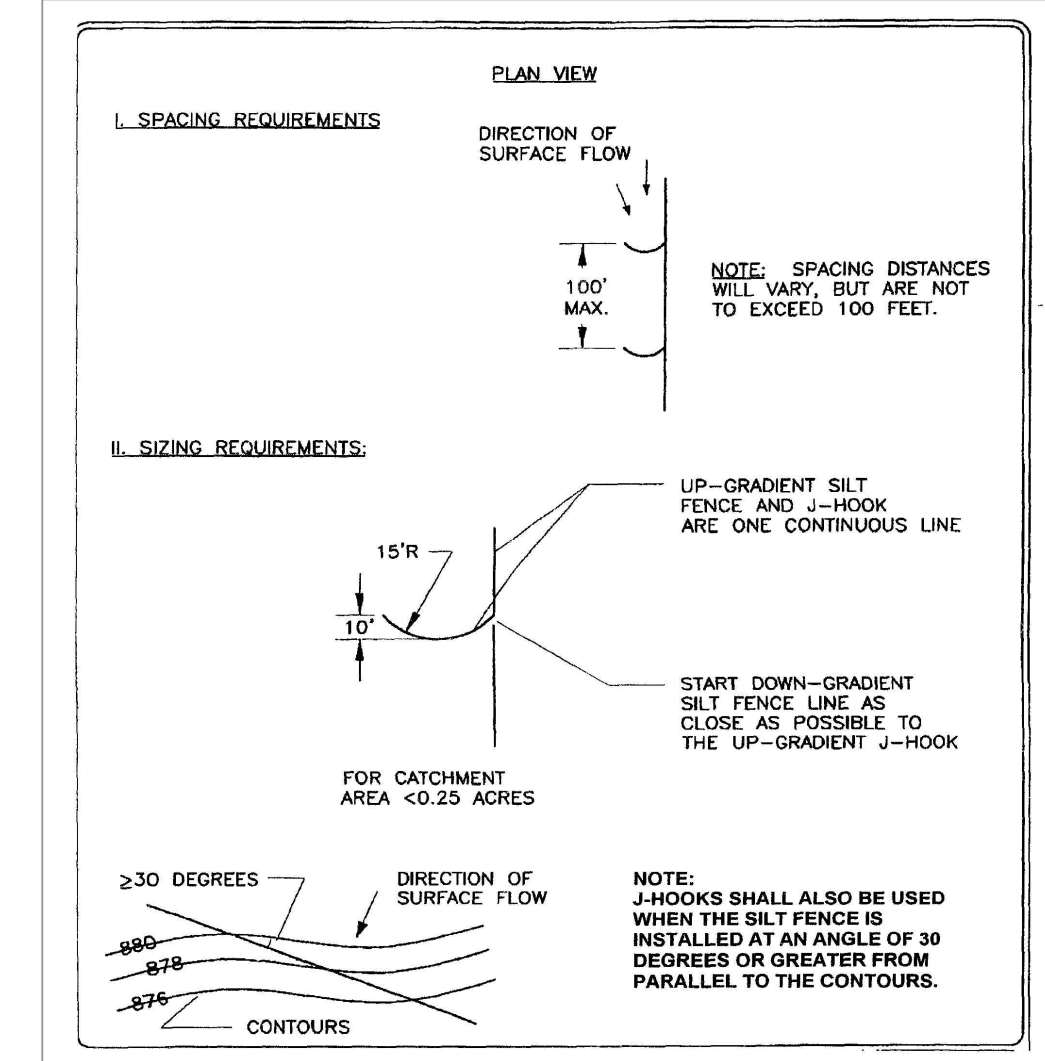
WASHOUT STRUCTURE WITH WOOD PLANKS



WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOILS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 ML OR THICKER UV RESISTANT IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUATE WASHOUT LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINFALLS, REMOVE LIQUIDS OR COVER WASHOUT STRUCTURE TO PREVENT OVERFLOW. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



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SANDLIN
SERVICES, LLC

TPPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

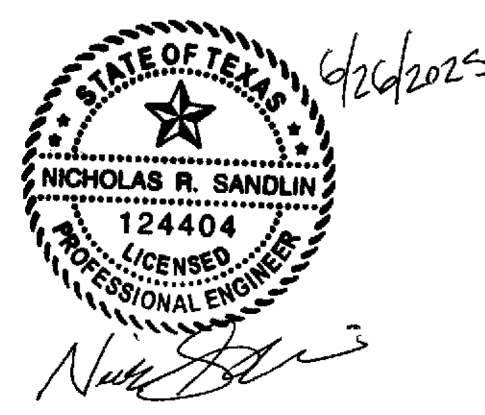
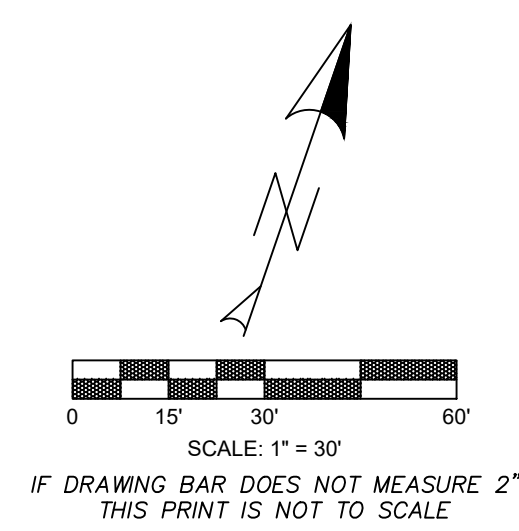
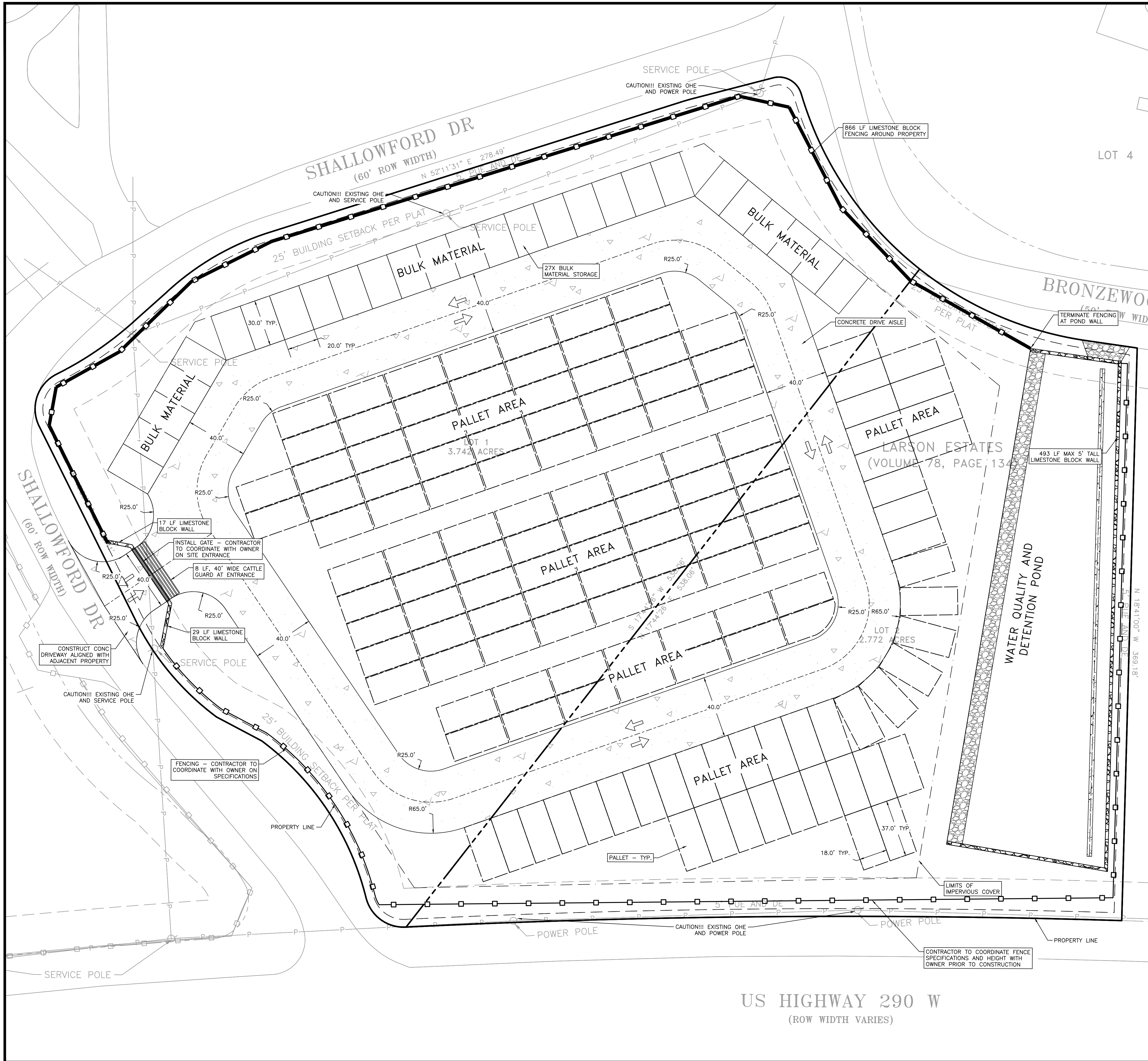
EROSION CONTROL DETAILS

PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				8
				OF
				20

G:\Shared drives\Sandlin Services Projects\Land Development Division\01-0162-003 Legacy Two\CAD\Construction Sheets\LEG2 SITE.dwg-SITE PLAN Plotted Jun 26, 2025 at 12:34pm by Engineer | Last Saved by: Engineer



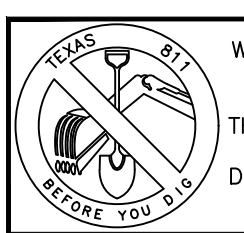
SITE PLAN LEGEND

- PROPOSED PROPERTY/PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- PR. WATER LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FLOW ARROW
- EX. UTILITY POLE

SITE DATA	
PROPOSED	
TOTAL SITE AREA	6.51 AC = 283,726 SF
IMPERVIOUS COVER	4.52 AC = 196,760 SF = 69.3%

- SITE LEGEND**
 - A 6" CURB & GUTTER. SEE DETAIL SHEET.
 - B RIBBON CURB. SEE DETAIL SHEET.
 - C CASTELLATED CURB. SEE DETAIL SHEET.
 - D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
 - E CONCRETE SIDEWALK. SEE DETAIL SHEET.
 - F PEDESTRIAN CROSSWALK.
 - G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
 - H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
 - I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
 - J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
 - K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN

PROJECT CASE: XXXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				10
				OF
				20

G:\Shared drives\Sandlin Services Projects\Land Development Division\01-0162-003 Legacy Two\CAD Construction Sheets\LEG2 EDAM.dwg-EXISTING DRAINAGE AREA MAP Plotted Jun 26, 2025 at 12:34pm by Engineer | Last Saved by Engineer

Time of Concentration Calculations				Sheet Flow							Shallow Conc. Flow					Channel Flow			Total	
Existing Flows			Area	Area	L (Unpaved)	L (Paved)	n (Unpaved)	n (Paved)	S (Unpaved)	S (Paved)	T _i	L (Unpaved)	L (Paved)	S (Unpaved)	S (Paved)	T _i	L	V	T _i	T _c
From		To	(Ac)	(sf)	(ft)	(ft)	-	-	(ft/ft)	(ft/ft)	(min)	(ft)	(ft)	(ft/ft)	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
EX DA-1		ANALYSIS POINT 1	6.51	283,576	100	0	0.130	0.016	0.0700	0.0000	4.62	666	0	0.0345	0.0000	3.70	0	0.000	0.00	8.32
OS DA-1		ANALYSIS POINT 1	0.60	26,136	0	40	0.130	0.016	0.0000	0.0750	0.40	158	0	0.0424	0.0000	0.79	0	0.000	0.00	5.00

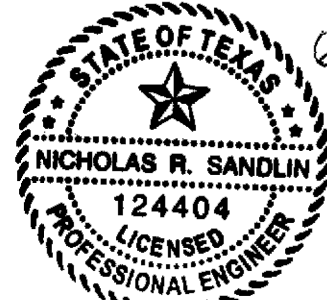
EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious* (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	6.51	283,576	0	0.00	0.0%	283,576	6.51	100.0%
OS DA-1	0.60	26,136	14,239	0.33	54.5%	11,897	0.27	45.5%

Drainage Basin Characteristics - Existing Conditions										
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	T _c (min)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
EX DA-1	6.51	0.0%	84	8.32	24.66	34.29	43.52	56.34	66.28	76.98
OS DA-1	0.60	54.5%	84	5.00	3.09	4.04	4.95	6.20	7.18	8.26

CITY OF AUSTIN ATLAS 14 RAINFALL DATA
UTILIZED FOR CALCULATIONS

Table 2-1A, Depth-Duration-Frequency Values (Zone 1—South)									
Duration	Depth of Precipitation (inches) by Recurrence Interval								
	2-yr.	5-yr.	10-yr.	25-yr.	50-yr.	100-yr.	200-yr.	500-yr.	
5-min.	0.53	0.57	0.80	0.98	1.12	1.28	1.45	1.68	
10-min.	0.88	1.07	1.28	1.57	1.80	2.04	2.30	2.66	
15-min.	1.06	1.35	1.60	1.96	2.24	2.54	2.87	3.34	
30-min.	1.49	1.90	2.25	2.75	3.13	3.54	4.01	4.69	
1-hr.	1.96	2.51	2.99	3.66	4.19	4.77	5.45	6.45	
2-hr.	2.42	3.15	3.82	4.81	5.63	6.57	7.65	9.27	
3-hr.	2.70	3.54	4.34	5.55	6.60	7.81	9.21	11.31	
6-hr.	3.17	4.20	5.21	6.78	8.17	9.79	11.65	14.48	
12-hr.	3.64	4.84	6.02	7.85	9.47	11.37	13.58	16.94	
24-hr.	4.14	5.51	6.84	8.90	10.69	12.80	15.27	19.05	

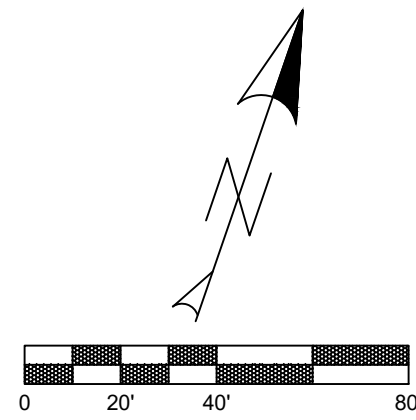
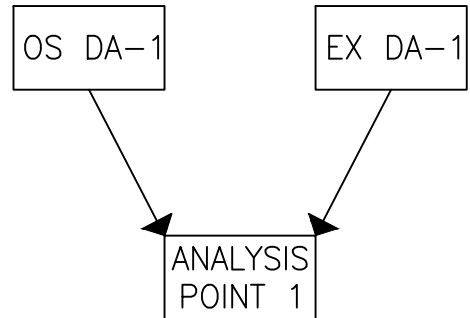
Analysis Point 1		
2 YR	27.51	CFS
5 YR	37.93	CFS
10 YR	47.98	CFS
25 YR	61.91	CFS
50 YR	72.73	CFS
100 YR	84.36	CFS



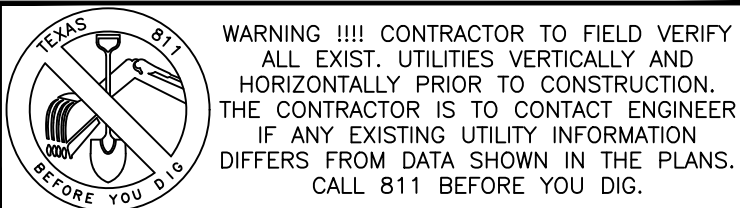
EXISTING DRAINAGE LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- EX DA-X
XXX AC
- DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- EXISTING CONTOURS
- PROPOSED CONTOURS

FLOW PATTERNS



SCALE: 1" = 40'
IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE



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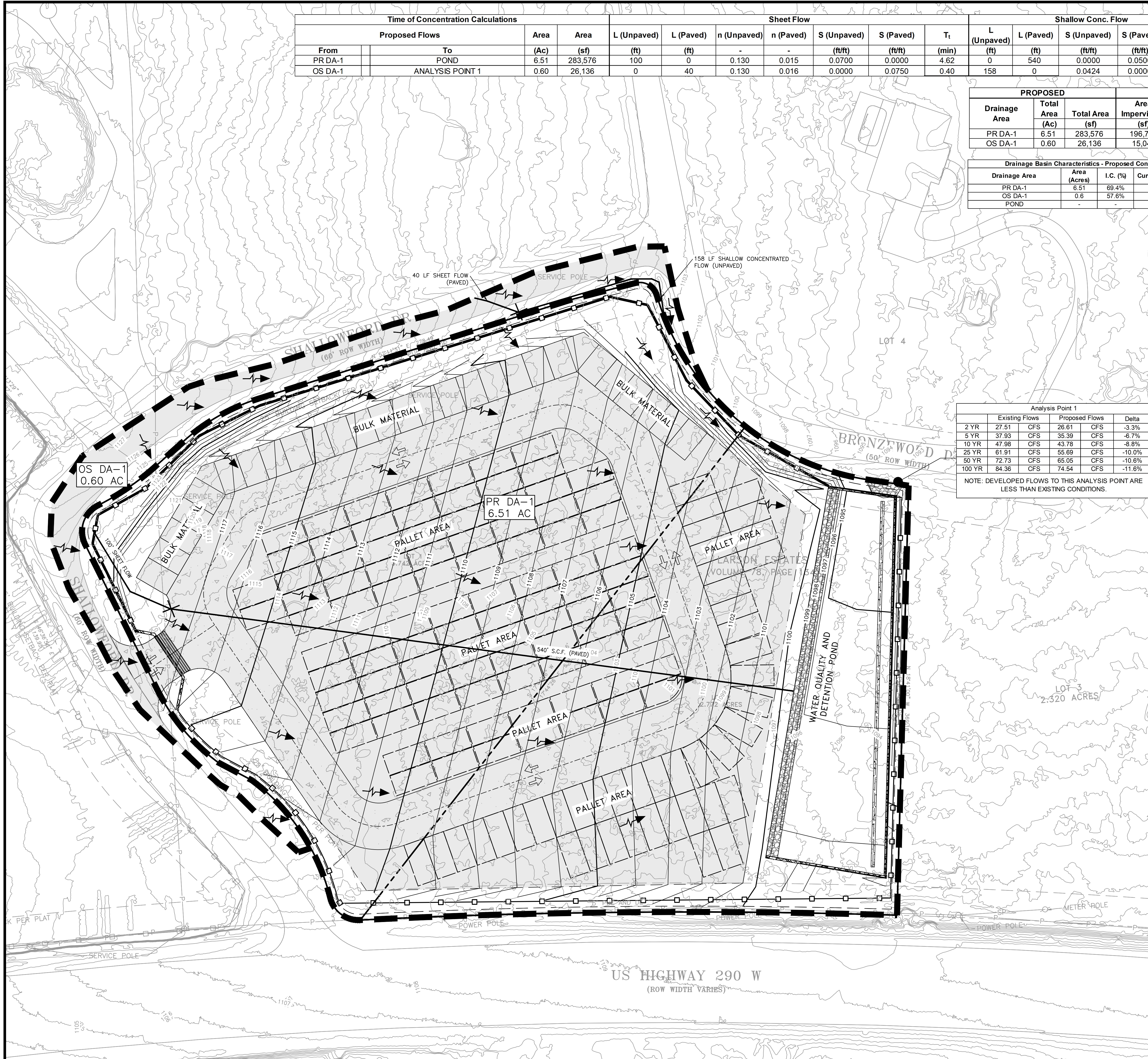
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EXISTING DRAINAGE
AREA MAP

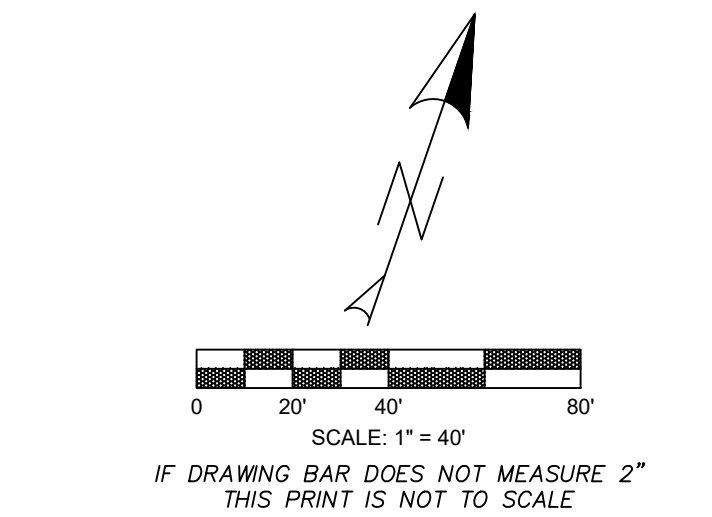
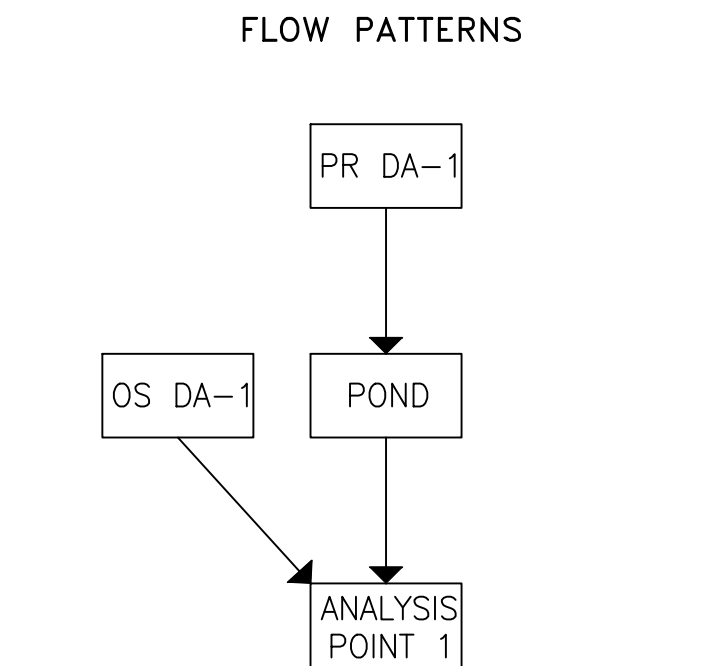
PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
				20



CITY OF AUSTIN ATLAS 14 RAINFALL DATA
UTILIZED FOR CALCULATIONS

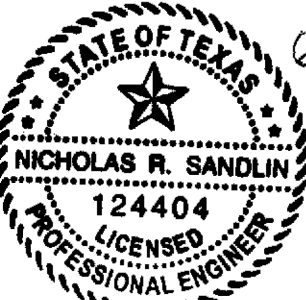


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PROPOSED DRAINAGE AREA MAP

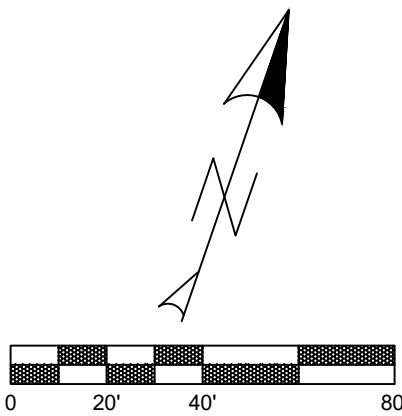
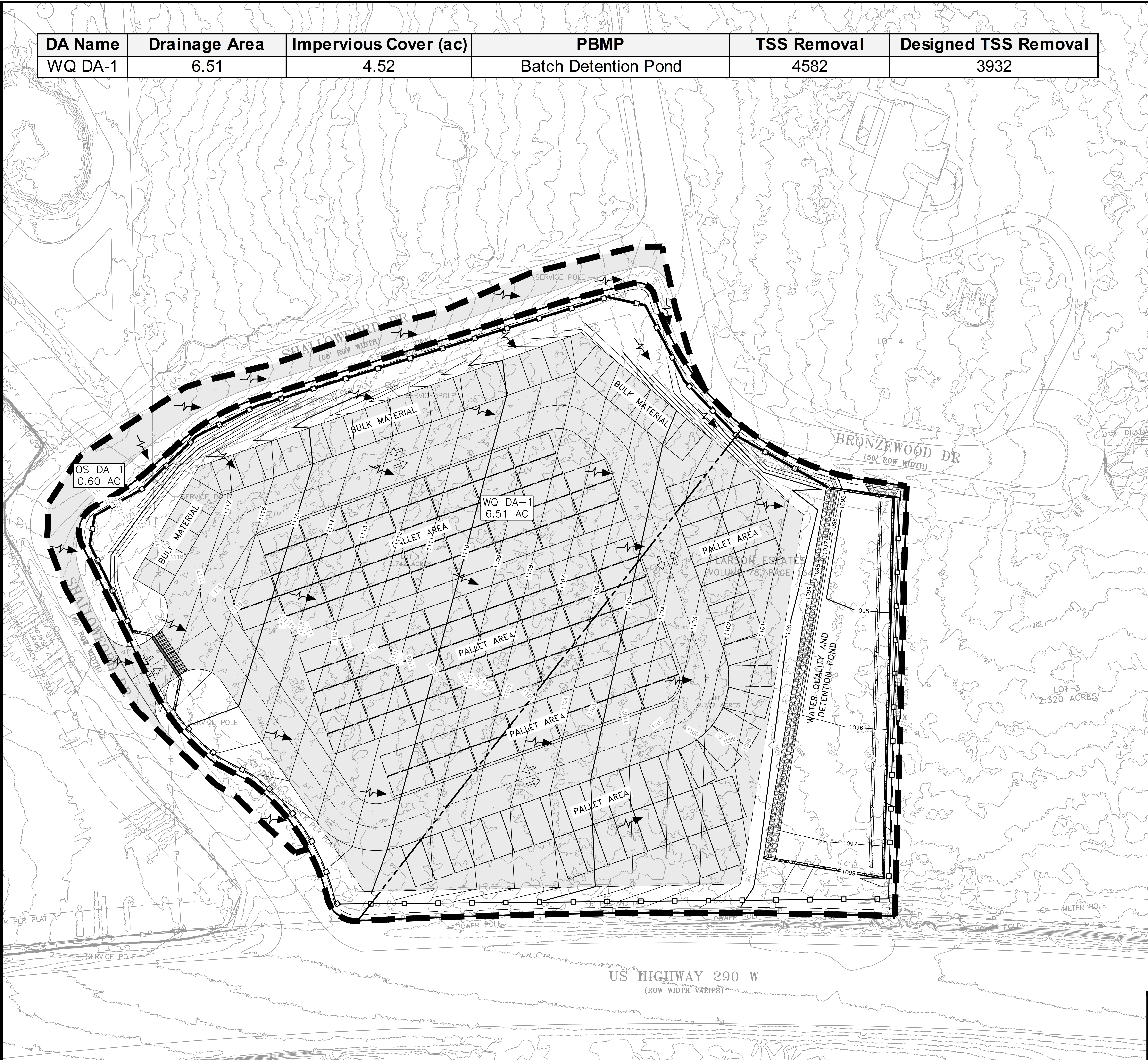
#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET 13 OF 20

DA Name	Drainage Area	Impervious Cover (ac)	PBMP	TSS Removal	Designed TSS Removal
WQ DA-1	6.51	4.52	Batch Detention Pond	4582	3932



WATER QUALITY LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- WQ DA-X
XXXX AC
- DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- EXISTING CONTOURS
- PROPOSED CONTOURS



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WATER QUALITY PLAN

PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				14
				OF
				20

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

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

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

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

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

County = Travis
Total project area included in plan = 6.51 acres
Predevelopment impervious area within the limits of the plan = 0.000 acres
Total post-development impervious area within the limits of the plan = 4.52 acres
Total post-development impervious cover fraction = 0.69
 P = 32 inches

L_M TOTAL PROJECT = 3932 lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1 "PR DA-1"

Total drainage basin/outfall area = 6.51 acres
Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
Post-development impervious area within drainage basin/outfall area = 4.52 acres
Post-development impervious fraction within drainage basin/outfall area = 0.69
 L_M THIS BASIN = 3932 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C = 6.51 acres
 A_i = 4.52 acres
 A_p = 1.99 acres
 L_R = 4582 lbs

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

Desired L_M THIS BASIN = 3932 lbs.
 F = 0.86

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

Rainfall Depth = 1.38 inches
Post Development Runoff Coefficient = 0.50
On-site Water Quality Volume = 16292 cubic feet

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

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 3258
Total Capture Volume (required water quality volume(s) x 1.20) = 19550 cubic feet

BATCH DETENTION POND		
Contributing Drainage Area =	"PR DA-1"	
Total Drainage Area =	6.51	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	4.52	acre
Post-Development I.C. Fraction =	0.69	
L_M TOTAL PROJECT =	3932	lbs
A_C =	6.51	acre
A_i =	4.52	acre
A_p =	1.99	acre
L_R =	4582	lbs
Fraction of Annual Runoff (F) =	0.86	
Rainfall Depth =	1.38	inch
Post Development Runoff Coefficient =	0.50	
On-site Water Quality Volume =	16292	cubic ft
Off-site area draining to BMP =	0.00	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	3258	cubic ft
Total Capture Volume Required =	19550	cubic ft
Total Capture Volume Provided =	26996	cubic ft



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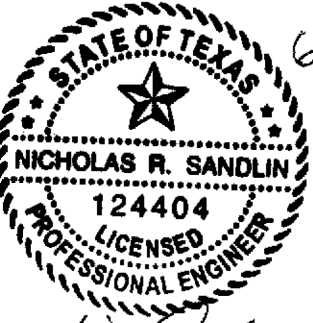
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WATER QUALITY CALCULATIONS

PROJECT CASE: XXXXXXXX
LEGACY TWO

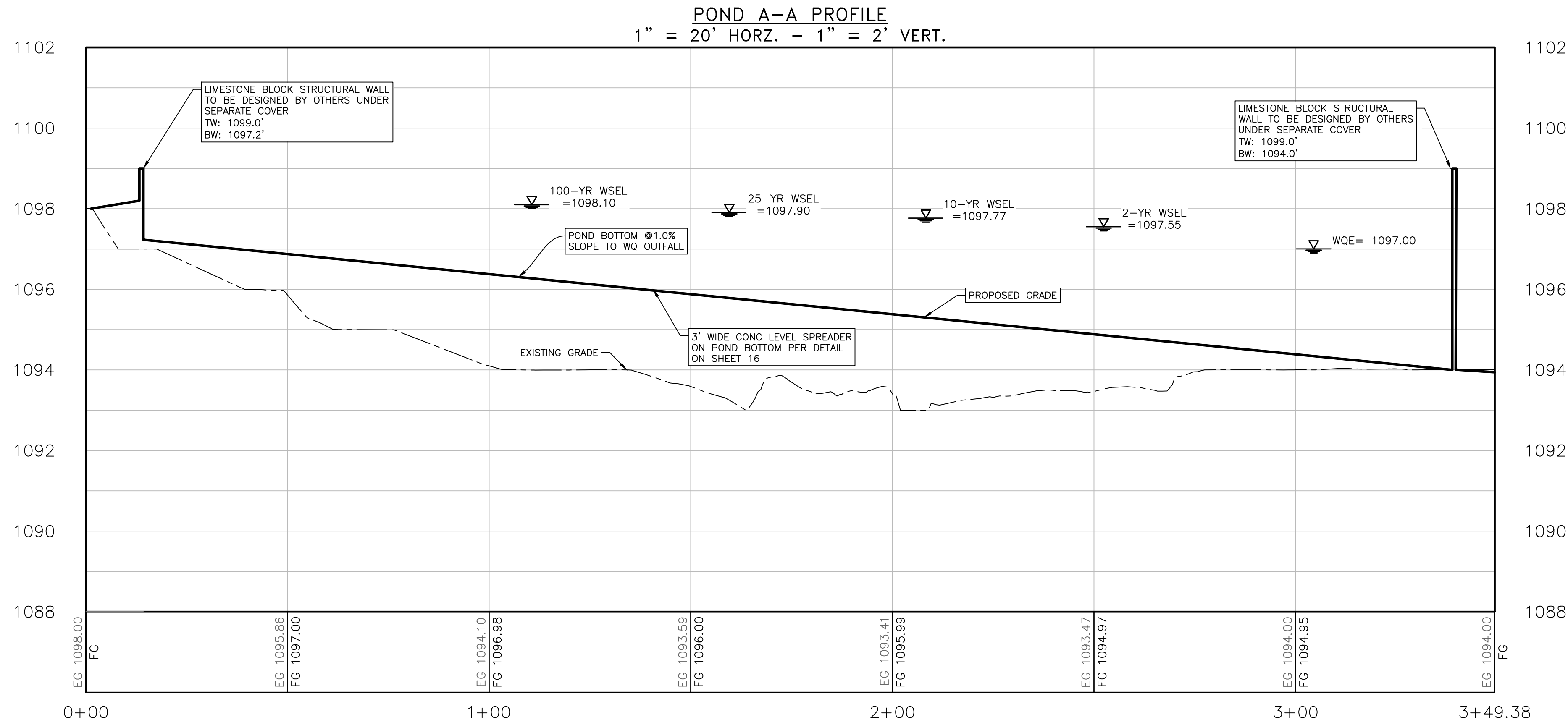
#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
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6/26/2025

Nicholas R. Sandlin





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DETENTION POND
PROFILE

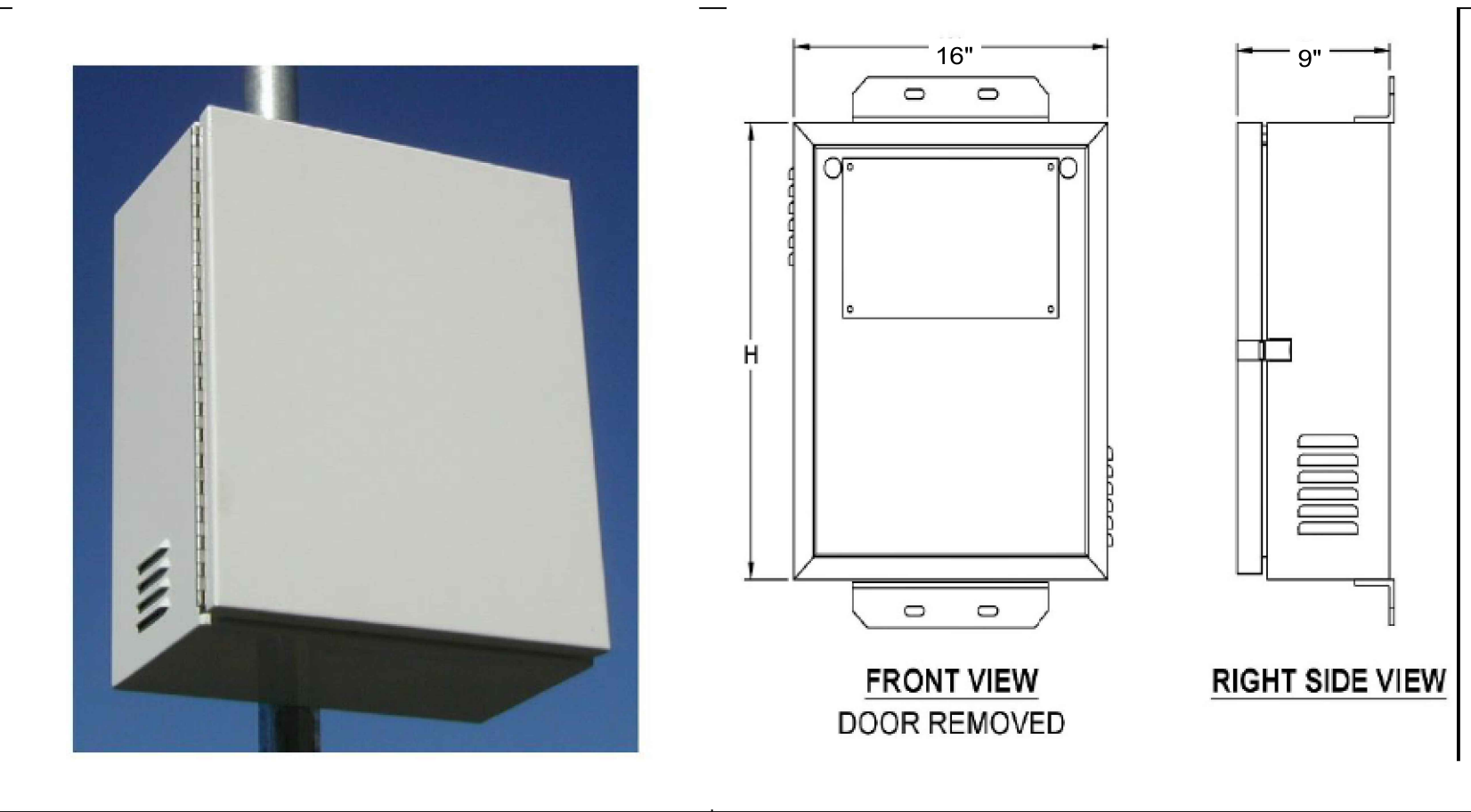
PROJECT CASE: XXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
				20

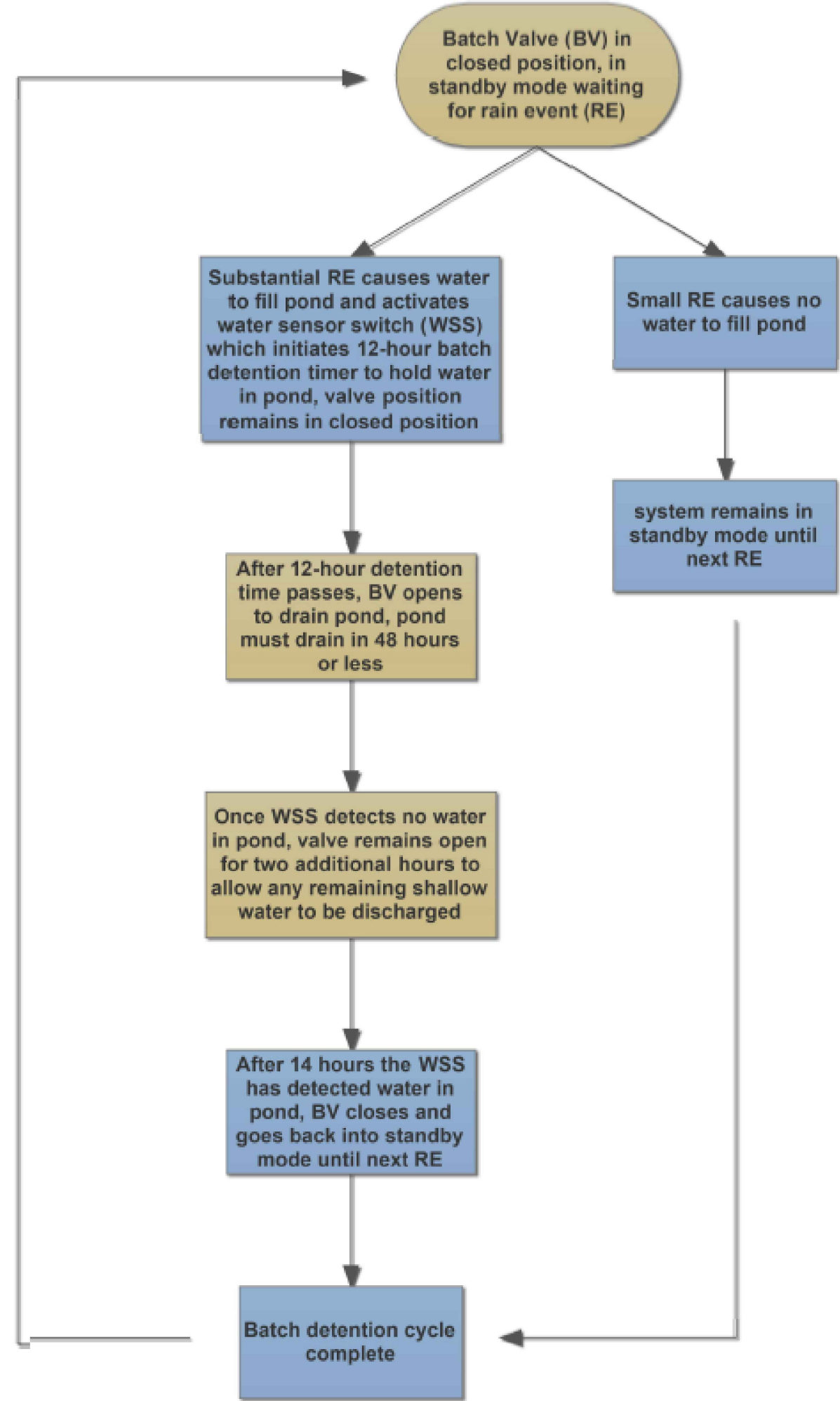
G:\Shared drives\Sandlin Services Projects\Land Development Division\01-0162-003 Legacy Two\CAD\Construction Sheets\S LE62 WOP-dwg-WATER QUALITY DETAILS Plotted Jun 26, 2025 at 12:35pm by Engineer | Last Saved by: Engineer

Ground Mount Controller and Battery Enclosure



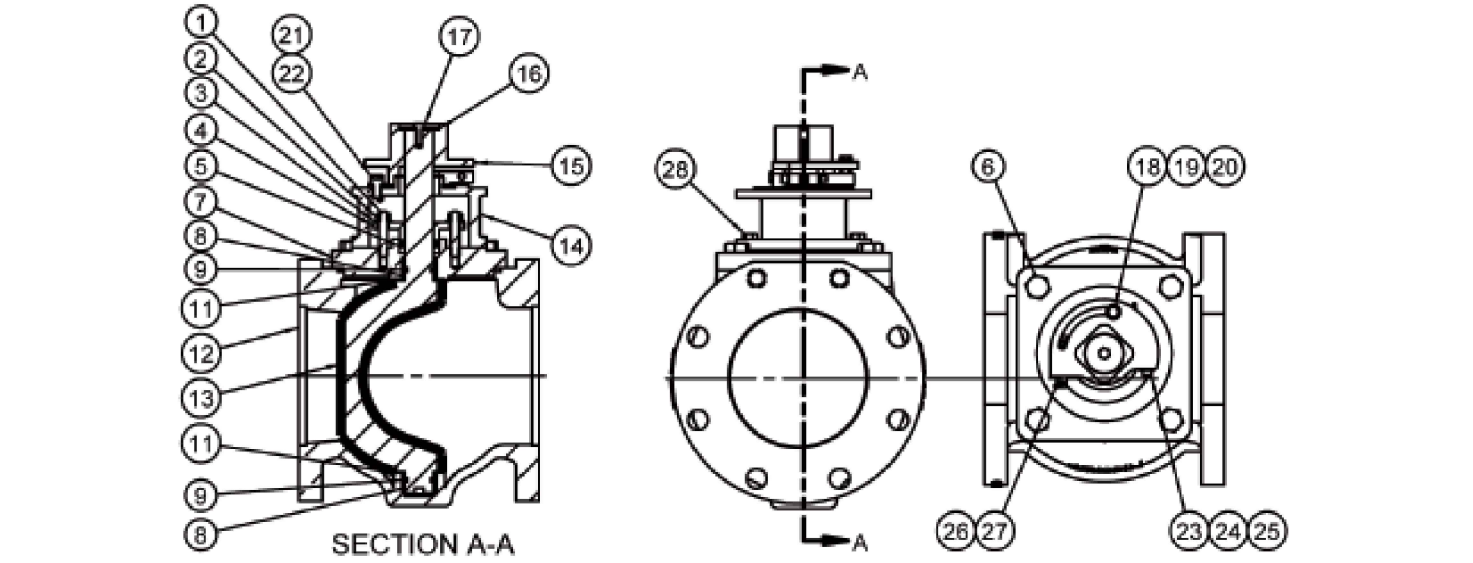
- Standard boxes are fabricated from .125" thick 5052-H32 aluminum
- Standard finish is a bright white polyester powder-coat inside and out
- Heavy-duty stainless steel continuous
- Two 7/8" diameter wire holes
- Heavy-duty stainless steel continuous hinge
- Built to NEMA 3R specifications
- Seams are continuously welded and then sanded smooth
- Filtered or screened ventilation louvers
- Adjustable tension stainless steel padlock hasp
- Hinged front door with PORON door gasket
- Removable component mounting plate
- Supplied with u-bolts (when pole specified)

Batch Valve Programmable Logic Flow Chart



800 SERIES MATERIAL LIST

2.5" to 12", 212F Max Temp., 175 psi Max Press, Bi-Directional



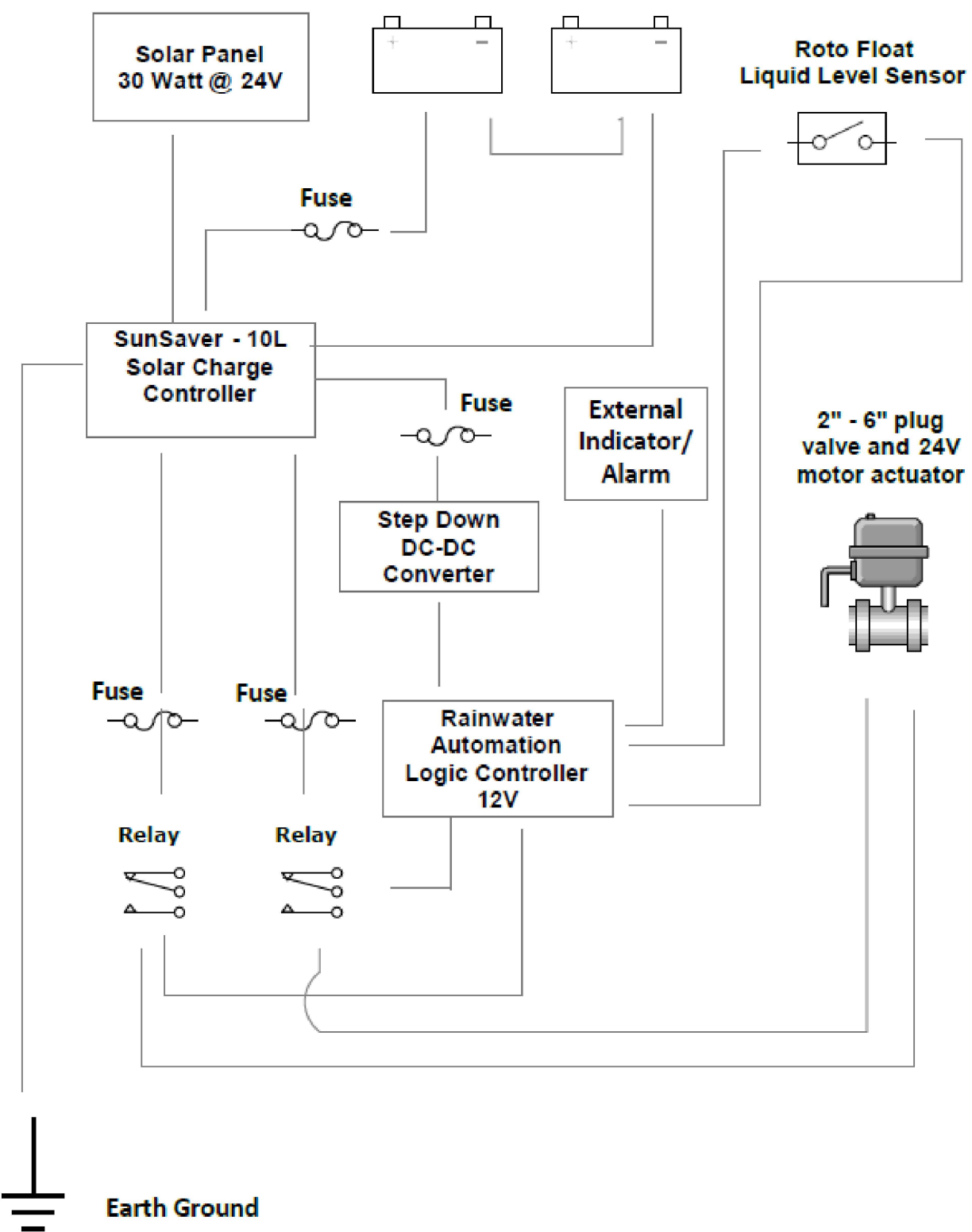
Item	Description	Material	Item	Description	Material
1	Gland Stud	Stainless Steel	15	Torque Collar	A536 GR 65-45-12
2	Hex Nut	Stainless Steel	16	Flat Washer	Q235-A Zinc Plated
3	Flat Washer	Stainless Steel	17	Socket Head Capscrew	Stainless Steel
4	Gland	ASTM A126 CL B	18	Hex Head Capscrew	Stainless Steel
5	V-Ring Set	NBR	19	Hex Nut	Stainless Steel
6	Hex Head Capscrew	Stainless Steel	20	Flat Washer	Stainless Steel
7	Cover	ASTM A126 CL B	21	Socket Head Capscrew	Stainless Steel
8	Bearing	SST, Sintered	22	Lock Washer	Stainless Steel
9	O-Ring	NBR	23	Socket Head Capscrew	Stainless Steel
10	O-Ring	NBR	24	Hex Nut	Stainless Steel
11	Thrust Washer	PTFE	25	Flat Washer	Stainless Steel
12	Body	ASTM A126 CL B	26	Hex Head Capscrew	Stainless Steel
13	Plug Molded	A536 GR 65-45-12 +NBR	27	Hex Nut	Stainless Steel
14	Torque Collar Adapter (Buried)	ASTM A126 CL B	28	Hex Head Capscrew	Stainless Steel

800 SERIES Cv Data (GPM@1PSI)

Size	2.5	3	4	5	6	8	10	12
Cv	425	680	1190	2000	2400	4600	5800	9100

Crispin/K-Flo Valves, 600 Fowler Ave., Berwick PA 18603 T: 800-247-VALV W: www.kflovalves.com

Circuit Block Diagram



Actuator Specifications	P4	P5	P6
Torque *lb/Nm	3500"lbs/400Nm	4400"lbs/500Nm	5750"lbs/650Nm
Supply Voltage	12vac/vdc 24vac/vdc	12vac/vdc 24vac/vdc	12vac/vdc 24vac/vdc
Max Inrush Current	16.1A	9.2A	13.5A
Running Current	16.1A	8.5A	14.1A
Motor	DC Brush Type		
Runtime (90°@60Hz/vdc)	16 sec	22 sec	28 sec
Runtime (90°@50Hz)	16 sec	22 sec	28 sec
Duty Cycle	75%		
Motor Starts	1200 per hour		
Weight	47lbs/22kg		
Mechanical Connections	ISO5211 F10 8pt 35mm		
Electrical Entry	(2) 3/4" NPT		
Electrical Terminations	12-16ga		
Environmental Rating	NEMA 4/4X		
Manual Override	7.6" Handwheel		
Control	On/Off-Jog, Proportional		
Actuator Case material	Aluminum Alloy, Powder coated		
Motor Protection	230°F/110°C Thermal F° Class		
Ambient Temperature Operating Range	*Totally Enclosed Non-Ventilated Motors -22°F to +125°F -30°C to +52°C		

POND LINER TO FOLLOW RG-348 SEC. 3.4.2. TABLE 3-7: GEOTEXTILE FABRIC SPECIFICATIONS OR APPROVED EQUAL

Property	Test Method	Unit	Specification (min)
Unit Weight	ASTM D-5261	oz/yd ²	8
Filtration Rate	ASTM D-4491	cm/sec	0.20
Puncture Strength	ASTM D-4833	lb	125
Mullen Burst Strength	ASTM D-3786	psi	400
Tensile Strength	ASTM D-4632	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

LINER NOTES:

- GEOMEMBRANE LINER SHALL BE ULTRAVIOLET RESISTANT AND POSSESS MIN. THICKNESS OF 30 MILS.
- FABRIC SHALL BE PLACED ON TOP AND BOTTOM OF MEMBRANE FOR PUNCTURE PROTECTION AND COVERED WITH MIN. 6" COMPACTED TOPSOIL.
- GEOTEXTILE FABRIC SHALL BE STABILIZED WITH APPROPRIATE VEGETATION, AND NONWOVEN PER TABLE 3-7 SPECIFICATIONS.



Technical Specifications

Versions	SS-10L-24V, SS-10L-12V, SS-6-12V, SS-6L-12V, SS-20L-12V, SS-10-12V, SS-30L-24V		
Electrical			
Max. PV and load ratings	Shown to the right		
System voltage	12V or 24V		
Min. battery voltage	6V*		
Regulation voltage	12 volt	24 volt	
Sealed battery	14.1 V	28.2 V	
Flooded battery	14.6 V	29.2 V	
Load disconnect	11.5 V	23.0 V	
LVD reconnect	12.6 V	25.2 V	
Max. solar voltage			
12V battery	30 volts		
24V battery	60 volts		
Load in-rush capability			
SunSaver-6	45 amps		
SunSaver-10	65 amps		
SunSaver-20	140 amps		
Self-consumption	< 8 mA		
Voltage accuracy	12V: +/- 25 mV (typical) 24V: +/- 48 mV (typical)		
Transient surge protection	1500W per connection		
Mechanical			
Wire size	5 mm ² / #10 AWG		
Weight (unpacked)	0.23kg / 8 oz		
Dimensions	15.2 x 5.5 x 3.2 cm 6.0 x 2.2 x 1.3 inch		
Environmental			
Ambient temperature	-40°C to +60°C		
Storage temperature	-55°C to +80°C		
Humidity	100% non-condensing		
Tropicalization	Epoxy encapsulation Marine rated terminals Anodized aluminum case		

WARRANTY: Five year warranty period.
Contact Morningstar or your authorized distributor for complete terms.

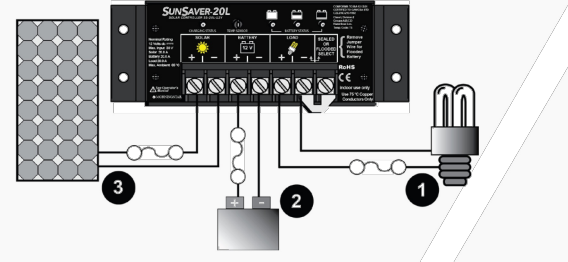
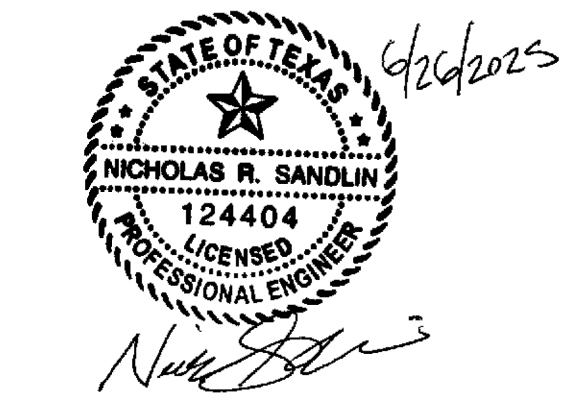
*In periods following excessive battery drain, provided the controller is not power cycled, the controller can self-recover from a battery voltage of 0V and provide intermittent charging operation up to 6V at which normal operation will resume.

8 Pheasant Run, Newtown, PA 18940 USA Control # MS-002634 REV 8/2022-EN www.morningstarcorp.com

Due to Morningstar's policy of continuous improvement, product availability, features and specifications are subject to change without notice. Information in this publication has been checked for accuracy; however, no responsibility is assumed for typos or errors.

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NOTE: CONTRACTOR TO USE 30W @ 24V SOLAR PANEL WITH THIS CONTROLLER OR APPROVED EQUAL

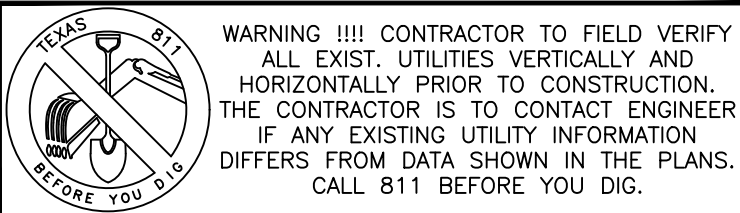


Specification Summary			
Ratings	SS-6/L	SS-10/L	SS-20/L
System voltage	12V	12V or 24V	12V or 24V
Min. battery voltage	6V*	6V*	6V*
Max. solar voltage	30V	30V or 60V	30V or 60V
Max. solar current	6.5A	10A	20A
Max. load current	6A	10A	20A

- Battery Charging**
- Charging method: 4 stage series PWM Bulk, absorption, float, equalize
 - Charging stages
 - Temperature compensation
 - Coefficient: 12V: -30mV/°C
 - Range: 24V: -80mV/°C
 - Set points: -30°C to +50°C
- LED Indications**
- Status LED (1): Charging or not charging
 - Battery LED's (3): Solar error conditions
 - Battery level
 - Charging stage

- Certifications**
- Hazardous Locations:
 - UL121201/CSA C22.2 #213
 - Class I, Div. 2 Groups A-D T5
 - ATEX II 3G Ex ec IIC T4...T5 Gc
 - IECEX Ex ec IIC T4...T5 Gc
 - CE, RoHS and REACH Compliant
 - IECEN 62109-1 Ed.1 2016
 - UL 1604/ANSI/ISA 12.12.01-2000 (USA) and CSA C22.2 No. 213-M1987 (Reaffirmed 2004) (CANADA) Listed
 - ETL Listed: UL 1741 (terminal cover required for compliance)
 - FCC Title 47 (CFR), Part 15 Subpart B for Class B Device
 - Manufactured in a Certified ISO 9001 Facility

- Electronic Protections**
- Solar: Overload, short-circuit, high voltage
 - Load: Overload, short-circuit, high voltage
 - Battery: High voltage
 - All: Reverse polarity, high temperature, lightning and transient surges
 - Reverse current at night



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TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WATER QUALITY DETAILS

PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				18
				OF
				20



Contributing Zone Plan Application (TCEQ-10257)

Attachment N: Inspection, Maintenance, Repair and Retrofit Plan

Recommended Maintenance Guidelines for Batch Detention Basin BMP

Batch detention basins capture and temporarily detain the water quality volume. They capture the first flush of stormwater, allowing the solids fraction to settle, and they limit downstream erosion by controlling peak flow rates during erosive events. A batch detention basin can be used in combination with grassy swales to achieve water quality and drainage goals. Batch detention basins may have moderate to somewhat higher maintenance requirements since they are active stormwater controls. There are many factors that may affect a batch detention basin's operation and that will be periodically checked. These factors can include mowing, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the batch detention basin area.

Inspections

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

Mowing

The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Basin access is along the western portion of the water quality and detention pond, sloped at 4:1 down to the pond bottom.

Litter and Debris Removal

Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.



Erosion Control

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

Nuisance Control

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

Structural Repairs and Replacement

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

Sediment Removal

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

Logic Controller

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

Record Keeping

Maintenance and inspection records should be kept on file by the Owner of the permanent BMPs for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMPs for a period of at least five (5) years.



General Owner Responsibility

The OWNER or SUBSEQUENT OWNER shall bear all expenses for the operation and maintenance of this Permanent Water Quality Control (PWQC) system including but not limited to all general maintenance activities needed to keep this system in proper operation condition. If this system is abused or not maintained, then it may contribute to malfunction of the storm water system. All designated PWQC areas shall remain free of construction, development, and encroachments.

You as the OWNER of this property have a responsibility to provide any SUBSEQUENT OWNER or your real estate agent with a copy of this Best Management Practices (BMP) Maintenance Plan if this facility is sold so that the BMPs can be properly maintained and operated. The same rights, duties, and responsibilities borne by the current OWNER shall be borne by each subsequent OWNER.


An amended copy of this document will be provided to the TCEQ within thirty (30) days of any changes in the following information:

Responsible Party for Maintenance: FP HACIENDA PROPERTIES, LLC
Address: 297 LOGAN RANCH RD
City, State, Zip: GEORGETOWN, TX 78628
Telephone Number: (512) 914-3963

OWNER ACKNOWLEDGEMENT AND ACCEPTANCE:


Pedro Aguado
Print Name

Manager
Title


Signature

06 / 27 / 2025
Date

PREPARED AND CERTIFIED BY ENGINEER:


Nick Sandlin, P.E.

6/27/2025
Date



Contributing Zone Plan Application (TCEQ-10257)

Attachment O: Pilot-Scale Field Testing Plan, if BMPs not based on complying with Edwards Aquifer Rules: Technical Guidance for BMPs (NOT APPLICABLE)

A pilot-scale field testing plan is not applicable. All BMP design and calculations are based on and comply with Edwards Aquifer Technical Guidance for Edwards Aquifer Rules (RG-348, revised July 2005).



Contributing Zone Plan Application (TCEQ-10257)

Attachment P: Measures for Minimizing Surface Stream Contamination

No surface streams flow across the property. The property drains east to Slaughter Creek. The Batch detention Basin BMP will address onsite water quality and stormwater drainage to mitigate and minimize offsite surface stream contamination.



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

SWPPP or Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

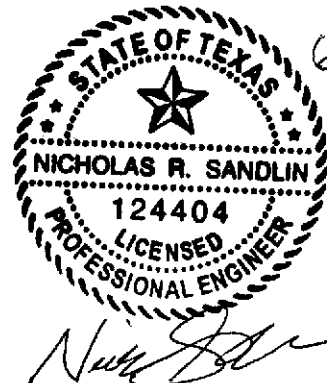
Print Name of Customer/Agent: NICK SANDLIN, P.E.

Date: 6/26/25

Signature of Customer/Agent:



Regulated Entity Name: LEGACY TWO



Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: SLAUGHTER CREEK

Temporary Best Management Practices (TBMPs)

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

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

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☒ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.



Temporary Stormwater Section (TCEQ-0602)

Attachment A: Spill Response Actions

Spill Response Actions

In the event of an accidental spill, immediate action shall be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste (if applicable), shall be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill shall be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States shall be properly reported. The General Contractor shall prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, whichever is less. The General Contractor shall provide notice to the Owner immediately upon identification of a reportable spill.

All spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the State or Local agency regulations, shall be immediately reported within 24 hours to the EPA National Response Center (1-800-424-8802), TCEQ (1-800-832-8224), and local Fire Department (911).

The reportable quantity for hazardous materials can be found in 40 CFR 302:

Reportable Quantities		
Material	Media Released to	Reportable Quantities
Engine Oil, Fuel, Hydraulic & Brake Fluid	Land	25 gallons
Engine Oil, Fuel, Hydraulic & Brake Fluid	Water	Visible sheen
Antifreeze	Land	100 lbs (13 gal.)
Battery Acid	Land, Water	100 lbs
Refrigerant	Air	1 lb
Gasoline	Air, Land, Water	100 lbs
Engine Degreasers	Air, Land, Water	100 lbs

Please visit https://www.tceq.texas.gov/response/spills/spill_rq.html for more information.

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with stormwater, the following steps shall be implemented.

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids paints, paint solvents, additives for soil stabilization,



concrete curing compounds and additives, etc.) shall be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.

- b) The minimum practical quantity of all such materials shall be kept on the job site and scheduled for delivery as close to time of use as practical. Post Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- c) A spill control and containment kit (containing for example: absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) shall be provided on the construction site and construction employees shall be trained in when and how to use spill containment materials.
- d) The contractor personnel will immediately clean up any oil, fuel or hydraulic fluid if observed being released from equipment or vehicles. Vehicles or equipment will cease operation until required repairs are made to the equipment.
- e) All of the product in a container shall be used before the container is disposed of. All such containers shall be triple rinsed with water prior to disposal. The rinse water used in these containers shall be disposed of in a manner in compliance with State and Federal regulations and shall not be allowed to mix with stormwater discharges.
- f) All products shall be stored in and used from the original container with the original product label.
- g) All products shall be used in strict compliance with instructions on the product label.
- h) The disposal of the excess or used products shall be in strict compliance with instructions on the products label.

Spill Prevention and Control

Education

- 1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when a spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
- 2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- 3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- 4) Establish a continuing education program to indoctrinate new employees.
- 5) Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.



General Measures

- 1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- 2) Store hazardous materials and wastes in covered containers and protect from vandalism.
- 3) Place a stockpile of spill cleanup materials where it will be readily accessible.
- 4) Train employees in spill prevention and cleanup.
- 5) Designate responsible individuals to oversee and enforce control measures.
- 6) Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities.
- 7) Do not bury or wash spills with water.
- 8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- 9) Do not allow water used for leaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- 10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- 11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- 12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

- 1) Clean up leaks and spills immediately.
- 2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- 3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of it properly. See the waste management BMPs in this section for specific information.

Minor Spills

- 1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- 2) Use absorbent materials on small spills rather than hosing down or burying the spill.
- 3) Absorbent materials should be promptly removed and disposed of properly.



- 4) Follow the practice below for a minor spill:
- 5) Contain the spread of the spill.
- 6) Recover spilled materials.
- 7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. Spills should be cleaned up immediately.

- 1) Contain spread of the spill.
- 2) Notify the project foreman immediately.
- 3) If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- 4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- 5) If the spill occurs during rain, cover the spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- 1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor’s responsibility to have all emergency phone numbers at the construction site.
- 2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,009, and 302, the contractor should notify the National Response Center at (800)424-8802.
- 3) Notification should first be made by telephone and followed up with a written report.
- 4) The services of a spill’s contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
- 5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at:
<https://www.tceq.texas.gov/downloads/compliance/investigations/spills/spill-poster-x.pdf>

Vehicle and Equipment Maintenance

- 1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage course, to prevent the runoff of stormwater and the runoff of spills.



- 2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- 3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- 4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- 5) Place drip pans or absorbent materials under paving equipment when not in use.
- 6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of them properly.
- 7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
- 8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
- 9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

- 1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- 2) Discourage 'topping off' of fuel tanks.

Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

SPILL REPORT FORM

Notes to General Contractor:

- Control and contain the spill.
- Contact the appropriate regulatory agencies if the spill exceeds the applicable reportable quantity.
- Clean up the spill and dispose of waste according to federal, state and local regulations.
- Complete the Spill Report Form in full for each spill that exceeds the applicable reportable quantity and submit to the Owner.
- Call the Owner.
- Resolve as appropriate and as required by regulatory authorities.



SPILL REPORT FORM

DATE:
PROJECT:
PROJECT ADDRESS:

Spill Reported By: _____

Date / Time of Spill: _____

Describe spill location and events leading to spill: _____

Material Spilled: _____

Source of Spill: _____

Amount Spilled: _____

Amount Spilled to Waterway (Name Waterway): _____

Containment or Clean up Action: _____

Approximate depth (yards) of soil excavation: _____

List injuries or Personal Contamination: _____

Action to be taken to prevent future spills:

Agencies notified of spill:

Contractor Signature and Printed Name

Date

**AFTER NOTIFYING GOVERNING AUTHORITIES, IMMEDIATELY COMPLETE THIS FORM
AND CONTACT THE OWNER IF THE SPILL EXCEEDS THE REPORTABLE QUANTITY FOR
THE GOVERNING AGENCY**



Temporary Stormwater Section (TCEQ-0602)

Attachment B: Potential Sources of Contamination

Potential Sources of Contamination and Preventive Measures:

Potential Source: Concrete and concrete products used on-site during construction.

Preventive Measures: Concrete washout structure will be used if necessary.

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed at a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction debris

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.

Potential Source: Soil and mud from construction vehicle tires as they leave the site.

Preventative Measures: a stabilized construction exit shall be utilized as vehicles leave the site. And soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel, and excavated materials stockpiled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stockpiled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.



Temporary Stormwater Section (TCEQ-0602)

Attachment C: Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage (AC) to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities. (See Permanent Stormwater Section – Attachment F)
2. A pre-construction conference prior to commencement of construction. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. Contractors must follow requirements as outlined in TCEQ General Construction Notes for the Contributing Zone Plan (CZP). CZP Construction Notes are listed in the Construction Plans (Attachment M of the Contributing Zone Plan Application section).
4. Prior to beginning any construction activity, all temporary erosion and sedimentation BMPs and control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications (6.56 Acres).
5. Evaluate temporary erosion control installation. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Review construction schedule and the Contributing Zone Plan (CZP) requirements.
7. Complete Permanent BMP construction and install landscaping (6.56 Acres).
8. Topsoil, Irrigation and Landscaping: Revegetate all disturbed areas according to plan.
9. Site cleanup and removal of temporary erosion/sedimentation BMP controls. (6.56 Acres)

Maximum total construction time is not expected to exceed 6 months.



Temporary Stormwater Section (TCEQ-0602)

Attachment D: Temporary Best Management Practices and Measures

1. There is approximately 0.0 AC of storm water that originates up gradient from the site and flows across the site through an onsite BMP. No upstream stormwater exists that will flow through an on-site BMP.
2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property and limits of construction to prevent silt from escaping the construction area during permanent BMP construction.
3. A stabilized construction entrance is proposed to reduce vehicle “tracking” onto adjoining streets. A concrete washout pit may be used to collect all excess concrete during construction, if needed.

Temporary BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil and other contaminants, which may mobilize in stormwater flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to establishment of temporary vegetation; establishment of permanent vegetation; mulching; geotextiles; sod stabilization; vegetative buffer strips; protection of existing trees and vegetation; and other similar measures.

4. There are no sensitive features or surface streams within the boundaries of the project that would require temporary BMPs. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering surface streams or any sensitive features down gradient of the site.



**Temporary Stormwater Section
(TCEQ-0602)**

**Attachment E:
Request to Temporarily Seal a Feature
(NOT APPLICABLE)**



Temporary Stormwater Section (TCEQ-0602)

Attachment F: Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs are shown within the Site Plans.

Description of Temporary BMPs

Construction Entrance/Exit:

The purpose of a gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way. This practice should be used at all points of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance exists and will be used at all designated access points.

Silt Fence:

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Triangular Sediment Filter Dikes

Triangular sediment filter dikes (18"x18"x18" filter material with 6" square folded wire mesh frame) will be installed downgradient of the AST construction area with filter cloth placed over any existing stormwater



collection drains. The dike and filter cloth will be held in place with cloth sandbags. The facility existing topography will not change as the AST will be placed on existing crushed rock.

Concrete Washout Area (if applicable)

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area 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.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.



Temporary Stormwater Section (TCEQ-0602)

Attachment G: Drainage Area Map

G:\Shared drives\Sandlin Services Projects\Land Development Division\01-0162-003 Legacy Two\CAD Construction Sheets\LEG2 EDAM.dwg-EXISTING DRAINAGE AREA MAP Plotted Jun 26, 2025 at 12:34pm by Engineer | Last Saved by Engineer

Time of Concentration Calculations				Sheet Flow							Shallow Conc. Flow					Channel Flow			Total	
Existing Flows			Area	Area	L (Unpaved)	L (Paved)	n (Unpaved)	n (Paved)	S (Unpaved)	S (Paved)	T _i	L (Unpaved)	L (Paved)	S (Unpaved)	S (Paved)	T _i	L	V	T _i	T _c
From		To	(Ac)	(sf)	(ft)	(ft)	-	-	(ft/ft)	(ft/ft)	(min)	(ft)	(ft)	(ft/ft)	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
EX DA-1		ANALYSIS POINT 1	6.51	283,576	100	0	0.130	0.016	0.0700	0.0000	4.62	666	0	0.0345	0.0000	3.70	0	0.000	0.00	8.32
OS DA-1		ANALYSIS POINT 1	0.60	26,136	0	40	0.130	0.016	0.0000	0.0750	0.40	158	0	0.0424	0.0000	0.79	0	0.000	0.00	5.00

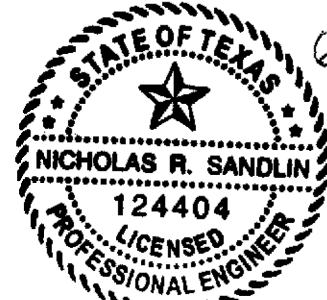
EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious* (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	6.51	283,576	0	0.00	0.0%	283,576	6.51	100.0%
OS DA-1	0.60	26,136	14,239	0.33	54.5%	11,897	0.27	45.5%

Drainage Basin Characteristics - Existing Conditions										
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	T _c (min)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
EX DA-1	6.51	0.0%	84	8.32	24.66	34.29	43.52	56.34	66.28	76.98
OS DA-1	0.60	54.5%	84	5.00	3.09	4.04	4.95	6.20	7.18	8.26

CITY OF AUSTIN ATLAS 14 RAINFALL DATA UTILIZED FOR CALCULATIONS

Table 2-1A, Depth-Duration-Frequency Values (Zone 1—South)										
Duration	Depth of Precipitation (inches) by Recurrence Interval									
	2-yr.	5-yr.	10-yr.	25-yr.	50-yr.	100-yr.	200-yr.	500-yr.		
5-min.	0.53	0.57	0.80	0.98	1.12	1.28	1.45	1.68		
10-min.	0.88	1.07	1.28	1.57	1.80	2.04	2.30	2.66		
15-min.	1.06	1.35	1.60	1.96	2.24	2.54	2.87	3.34		
30-min.	1.49	1.90	2.25	2.75	3.13	3.54	4.01	4.69		
1-hr.	1.96	2.51	2.99	3.66	4.19	4.77	5.45	6.45		
2-hr.	2.42	3.15	3.82	4.81	5.63	6.57	7.65	9.27		
3-hr.	2.70	3.54	4.34	5.55	6.60	7.81	9.21	11.31		
6-hr.	3.17	4.20	5.21	6.78	8.17	9.79	11.65	14.48		
12-hr.	3.64	4.84	6.02	7.85	9.47	11.37	13.58	16.94		
24-hr.	4.14	5.51	6.84	8.90	10.69	12.80	15.27	19.05		

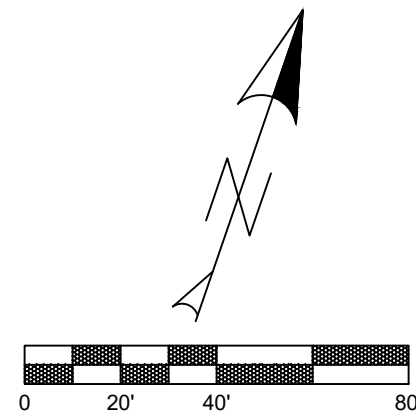
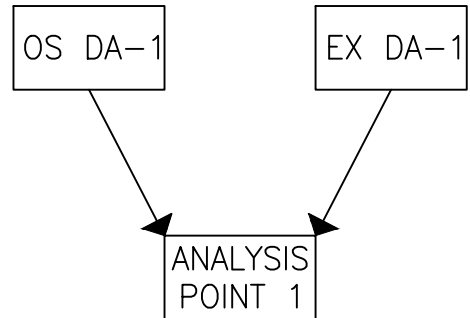
Analysis Point 1		
2 YR	27.51	CFS
5 YR	37.93	CFS
10 YR	47.98	CFS
25 YR	61.91	CFS
50 YR	72.73	CFS
100 YR	84.36	CFS



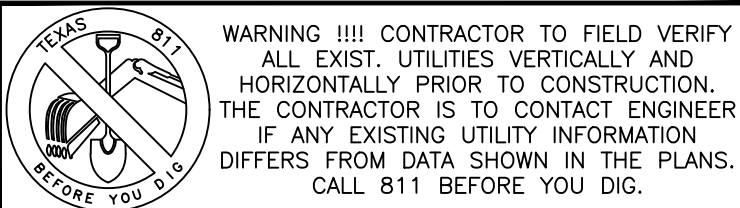
EXISTING DRAINAGE LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- EX DA-X
XXX AC
- DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- EXISTING CONTOURS
- PROPOSED CONTOURS

FLOW PATTERNS



SCALE: 1" = 40'
IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE



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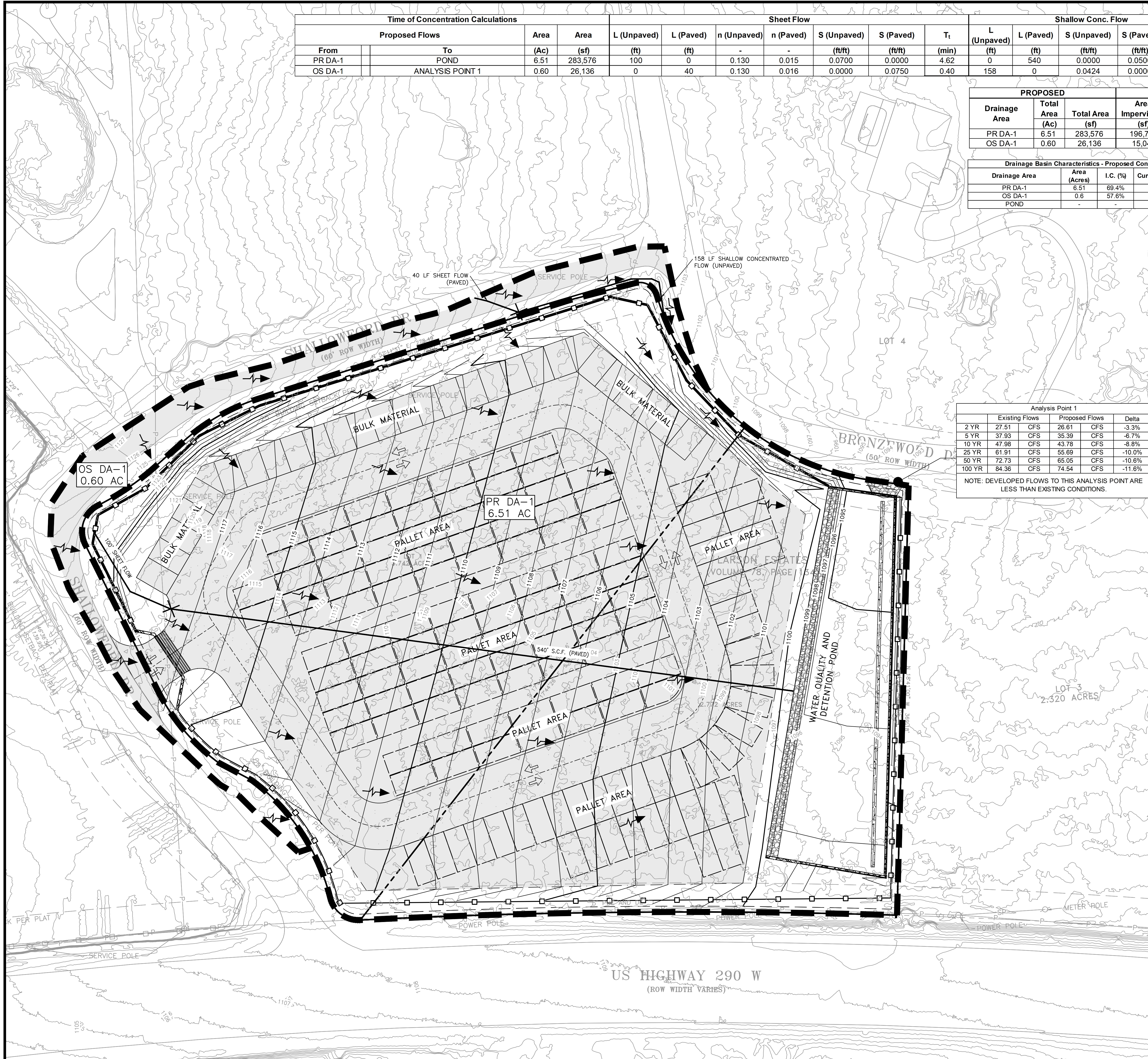
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING DRAINAGE AREA MAP

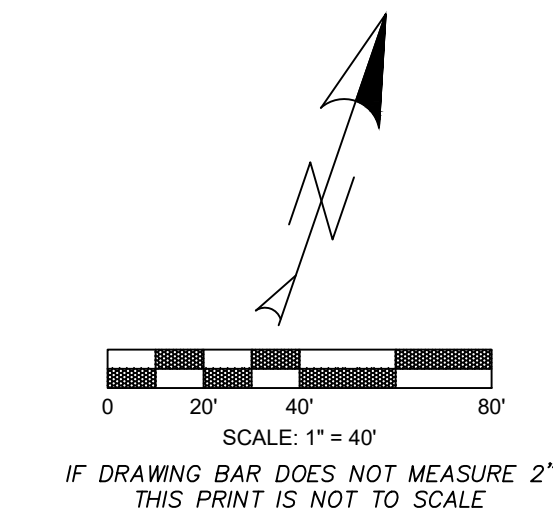
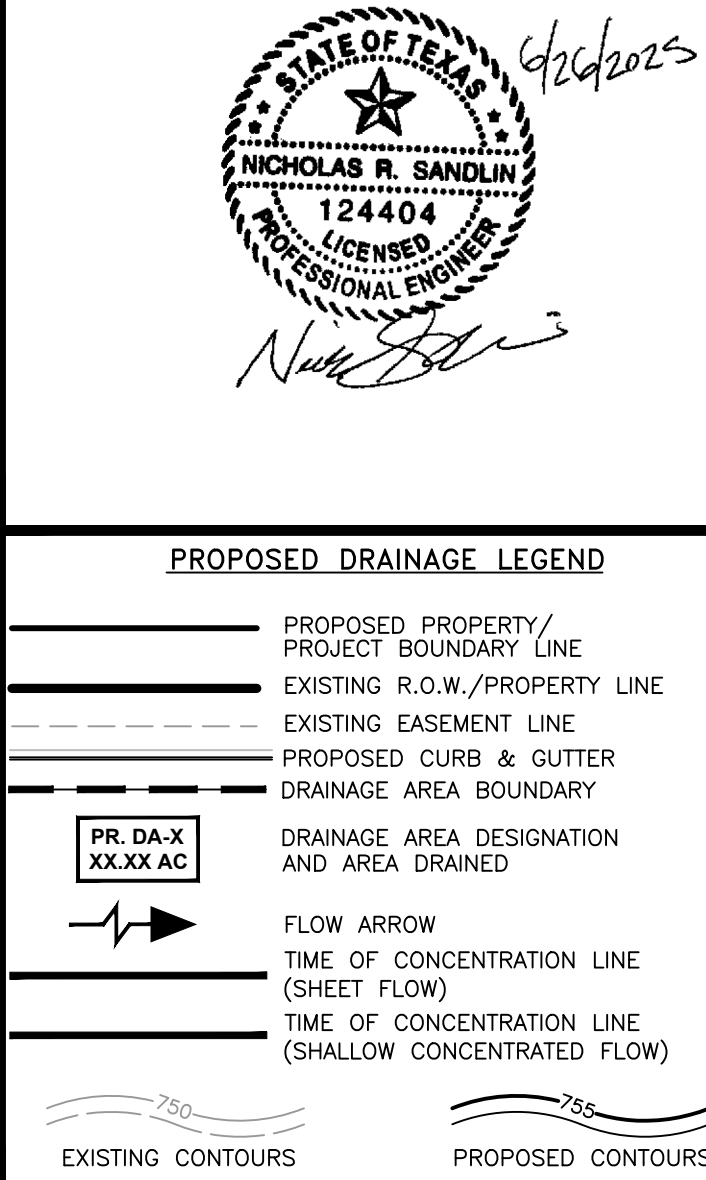
PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				12
				OF
				20



CITY OF AUSTIN ATLAS 14 RAINFALL DATA
UTILIZED FOR CALCULATIONS

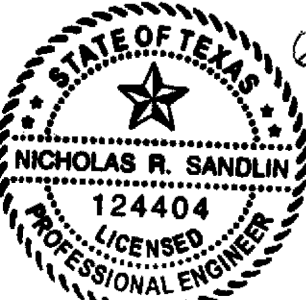


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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

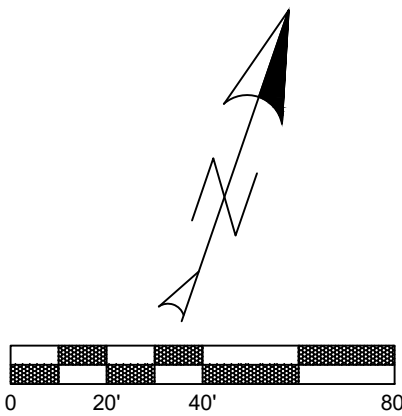
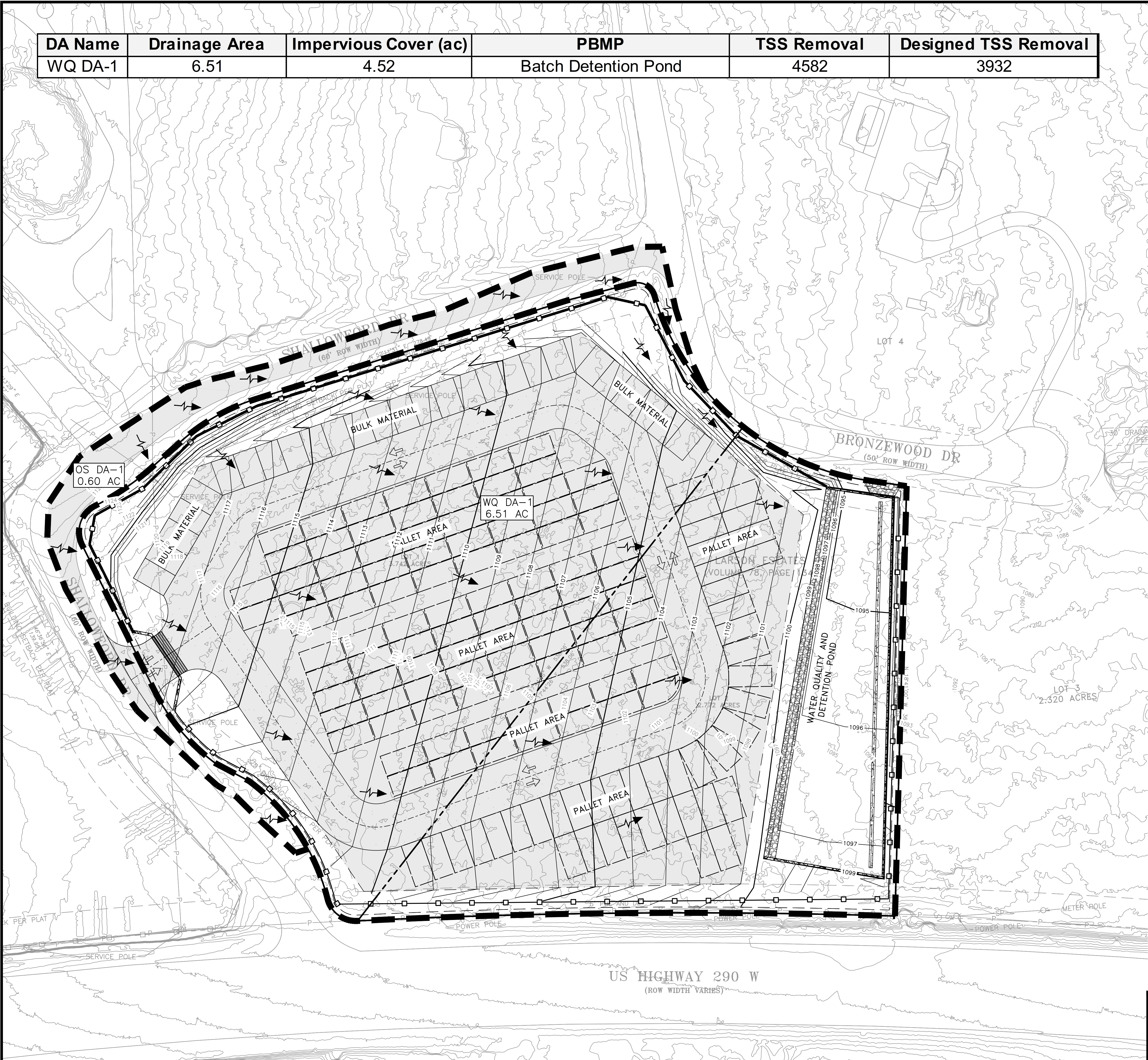
PROJECT CASE: XXXXXXXX

DA Name	Drainage Area	Impervious Cover (ac)	PBMP	TSS Removal	Designed TSS Removal
WQ DA-1	6.51	4.52	Batch Detention Pond	4582	3932



WATER QUALITY LEGEND

- PROPOSED PROPERTY / PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- WQ DA-X
XXXX AC
- DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- EXISTING CONTOURS
- PROPOSED CONTOURS



WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WATER QUALITY PLAN

PROJECT CASE: XXXXXXX

LEGACY TWO

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				14
				OF
				20



**Temporary Stormwater Section
(TCEQ-0602)**

**Attachment H:
Temporary Sediment Basin(s) Plans and Calculations
(NOT APPLICABLE)**



Temporary Stormwater Section (TCEQ-0602)

Attachment I: Inspection and Maintenance for BMPs

Inspection and Maintenance Guidelines for Construction BMPs

Silt Fence – Section 1.4.3

- (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.

Rock Berms – Section 1.4.5

- (1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- (2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- (3) Repair any loose wire sheathing.
- (4) The berm should be reshaped as needed during inspection.
- (5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- (6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit – Section 1.4.2

- (1) The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- (2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- (3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.



- (4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- (5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
 - Locate washout area 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.
 - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

- ☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
- ☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of “dry” season and beginning of “wet” season).



If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized
- areas used for storage of materials that are exposed to precipitation
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system)
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly), and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking)

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are



modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.



Inspector Qualifications Log*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

☐ Training Course _____

☐ Supervised Experience _____

☐ Other _____

*The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

Construction Activity Sequence Log*

Name of Operator	Projected Dates Month/Year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

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

Stormwater Control Installation and Removal Log

[illegible]

Stabilization Activities Log*

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

*Stabilization and erosion control practices may include, but are not limited to, establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

[illegible]

General Information				
Name of Project		Tracking Number		Inspection Date
Inspector Name, Title & Contact Information				
Present Phase of Construction				
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)				
Inspection Frequency Standard Frequency: <input type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.25” rain Increased Frequency: <input type="checkbox"/> Every 7 days and within 24 hours of a 0.25” rain Reduced Frequency: <input type="checkbox"/> Once per month (for stabilized areas) <input type="checkbox"/> Once per month and within 24 hours of a 0.25” rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought) <input type="checkbox"/> Once per month (for frozen conditions where earth-disturbing activities are being conducted)				
Was this inspection triggered by a 0.25” storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how did you determine whether a 0.25” storm event has occurred? <input type="checkbox"/> Rain gauge on site <input type="checkbox"/> Weather station representative of site. Specify weather station source. Total rainfall amount that triggered the inspection (in inches):				
Unsafe Conditions for Inspection Did you determine that any portion of your site was unsafe for inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes,” complete the following: <ul style="list-style-type: none"> ○ Describe the conditions that prevented you from conducting the inspection in this location: ○ Location(s) where conditions were found: 				



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type / Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance of Corrective Action First Identified?	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Condition and Effectiveness of Pollution Prevention (P ₂) Practices				
Type / Location of P ₂ Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

Stabilization of Exposed Soil			
Stabilization Area	Stabilization Method	Have you Initiated Stabilization?	Notes
1.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
2.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
3.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
4.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
Description of Discharges			
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? <input type="checkbox"/> YES <input type="checkbox"/> NO If "YES," provide the following information for each point of discharge:			
Discharge Locations	Observations		
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> YES. <input type="checkbox"/> NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> YES. <input type="checkbox"/> NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> YES. <input type="checkbox"/> NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation:

Certification and Signature by Permittee

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

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation:



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action.)			
Name of Project:	Tracking Number:	Today's Date	
Date Problem First Discovered:	Time Problem First Discovered:		
Name of Individual Completing this Form:	Contact Information:		
<p>What site conditions triggered the requirement to conduct corrective action:</p> <p><input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3</p> <p><input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards</p> <p><input type="checkbox"/> A prohibited discharge has occurred or is occurring</p> <p>Provide a description of the problem:</p> <p>Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):</p> <p>If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:</p>			
Section B – Corrective Action Progress (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)			
Section B.1 – Why the Problem Occurred			
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause		
1.	1.		
2.	2.		
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action.)			
Name of Project:	Tracking Number:	Today's Date	
Date Problem First Discovered:	Time Problem First Discovered:		
Name of Individual Completing this Form:	Contact Information:		
<p>What site conditions triggered the requirement to conduct corrective action:</p> <p><input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3</p> <p><input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards</p> <p><input type="checkbox"/> A prohibited discharge has occurred or is occurring</p> <p>Provide a description of the problem:</p> <p>Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):</p> <p>If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:</p>			
Section B – Corrective Action Progress (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)			
Section B.1 – Why the Problem Occurred			
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause		
1.	1.		
2.	2.		
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	

Contractor or Subcontractor Certification and Signature
--



**LEGACY TWO
CONTRIBUTING ZONE PLAN**

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

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

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

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation: _____



Temporary Stormwater Section TCEQ-0602)

Attachment J: Schedule of Interim and Permanent Soil Stabilization Practices

Interim Vegetative Stabilization

Interim soil stabilization will not be required.

Permanent Vegetative Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project, the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

1. The dates when major grading activities occur,
2. The dates when construction activities temporarily or permanently cease on a portion of the site, and
3. The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:



***LEGACY TWO
CONTRIBUTING ZONE PLAN***

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Copy of Notice of Intent (NOI)



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Agent Authorization Form (TCEQ-0599)



Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, Pedro Aguado of FP HACIENDA PROPERTIES LLC

am the owner of the property located at:

TCAD ID # 315506, LOT 1 LARSON ESTATES

TCAD ID #315507, LOT 2 LARSON ESTATES

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

I do hereby authorize Nick Sandlin, P.E. (Sandlin Services, LLC)

To conduct Contributing Zone Plan

At 30°13'49.14"N, 97°56'18.49"W

Landowner Acknowledgement

I understand that FP HACIENDA PROPERTIES LLC

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

Landowner Signature

Pedro Aguado
Landowner Signature

June 11, 2025
Date

THE STATE § OF TX

County § of *Williamson*

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

Pedro Aguado

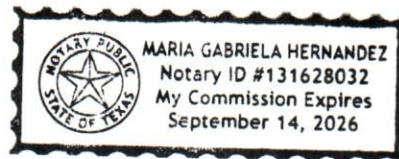
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this *11* day of *June, 2025*

[Signature]
NOTARY PUBLIC

Maria G. Hernandez

MY COMMISSION EXPIRES: *Sep/14/2026*



Optional Attachments

Select All that apply:

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Restricted Easement
- ☐ Other legally binding documents

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

I Pedro Aguado,
Print Name
Manager,
Title - Owner/President/Other
of FP HACIENDA PROPERTIES LLC,
Corporation/Partnership/Entity Name
have authorized Nick Sandlin, P.E.
Print Name of Agent/Engineer
of Sandlin Services, LLC
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

Pedro Aguado
June 11, 2025
Date

THE STATE OF Texas §

County of Williamson §

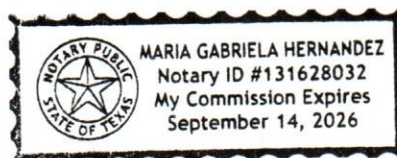
BEFORE ME, the undersigned authority, on this day personally appeared Pedro Aguado known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 11 day of June 2025.

[Signature]
NOTARY PUBLIC

Maria G. Hernandez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Sep/14/2026





*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: LEGACY TWO

Regulated Entity Location: 9608 BRONZEWOOD DR., AUSTIN, TX 78736

Name of Customer: FP HACIENDA PROPERTIES LLC

Contact Person: PEDRO AGUADO

Phone: 512-914-3963

Customer Reference Number (if issued): CN CN605334903

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

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	6.51 Acres	\$ 5,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 6/26/2025

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

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

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

**Check Payable to the “Texas Commission on Environmental
Quality”**



*LEGACY TWO
CONTRIBUTING ZONE PLAN*

Core Data Form (TCEQ-10400)



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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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 605334903		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		6/26/2025					
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership									
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)									
<i>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).</i>									
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>					
FP HACIENDA PROPERTIES, LLC									
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)				
0802459118		32060519033		(9 digits)					
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited				
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:					
12. Number of Employees				13. Independently Owned and Operated?					
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following									
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:									
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant									
15. Mailing Address:		297 LOGAN RANCH RD							
City		GEORGETOWN		State	TX	ZIP	78628	ZIP + 4	
16. Country Mailing Information (if outside USA)						17. E-Mail Address (if applicable)			
						pedro@cobrastone.com			

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 914-3963		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>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).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
LEGACY TWO								
23. Street Address of the Regulated Entity: (No PO Boxes)	9608/9612 BRONZEWOOD DR.,							
	City	AUSTIN	State	TX	ZIP	78736	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		
AUSTIN					TX	78736		
<i>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).</i>								
27. Latitude (N) In Decimal:		30.230136			28. Longitude (W) In Decimal:		-97.938764	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	13	48.49	-97	56	19.55			
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)			
5032			423320					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
MATERIALS STORAGE/SALE								
34. Mailing Address:	9608/9612 BRONZEWOOD DR.							
	City	AUSTIN	State	TX	ZIP	78736	ZIP + 4	
35. E-Mail Address:	PEDRO@COBRASTONE.COM							
36. Telephone Number	37. Extension or Code				38. Fax Number (if applicable)			
(512) 914-3963					() -			

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.


<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	NICK SANDLIN, P.E.	41. Title:	PROFESSIONAL ENGINEER
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(806) 679-7303		() -	operations@sandlinservices.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:	SANDLIN SERVICES, LLC	Job Title:	PRINCIPAL AND PROFESIONAL ENGINEER
Name (In Print):	NICHOLAS SANDLIN, P.E.	Phone:	(806) 679- 7303
Signature:		Date:	6/26/2025