Contributing Zone Plan Checklist

x **Edwards Aquifer Application Cover Page (TCEQ-20705)**

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

Attachment A - Road Map
Attachment B - USGS Quadrangle Map
Attachment C - Project Narrative
Attachment D - Factors Affecting Surface Water Quality
Attachment E - Volume and Character of Stormwater
~~Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)~~
~~Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)~~
~~Attachment H - AST Containment Structure Drawings (if AST is proposed)~~
~~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)~~
Attachment J - BMPs for Upgradient Stormwater
Attachment K - BMPs for On-site Stormwater
Attachment L - BMPs for Surface Streams
Attachment M - Construction Plans
Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
Attachment P - Measures for Minimizing Surface Stream Contamination

– ~~**Storm Water Pollution Prevention Plan (SWPPP)**~~

-OR-

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

Attachment A - Spill Response Actions
Attachment B - Potential Sources of Contamination
Attachment C - Sequence of Major Activities
Attachment D - Temporary Best Management Practices and Measures
Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
Attachment F - Structural Practices
Attachment G - Drainage Area Map
Attachment H - Temporary Sediment Pond(s) Plans and Calculations
Attachment I - Inspection and Maintenance for BMPs
Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

x **Copy of Notice of Intent (NOI)**

x **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

- [x] **Application Fee Form (TCEQ-0574)**
- [ ] ~~**Check Payable to the "Texas Commission on Environmental Quality"**~~
- [x] **Core Data Form (TCEQ-10400)**

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: HILLSIDE COURT						**2. Regulated Entity No.:**			
3. Customer Name: WESTLAKE OCELOT, LLC						**4. Customer No.:**			
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			**8. Site (acres):**			5.047
9. Application Fee:	$3,000.00		**10. Permanent BMP(s):**			0			
11. SCS (Linear Ft.):	1914 LF		**12. AST/UST (No. Tanks):**			0			
13. County:	TRAVIS		**14. Watershed:**			EANES CREEK			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	X	__
Region (1 req.)	__	X	__
County(ies)	__	X	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer SOUTHWESTERN TRAVIS COUNTY GCD	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley X 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. JP SULLIVAN, P.E.
Print Name of Customer/Authorized Agent 8/25/2025
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

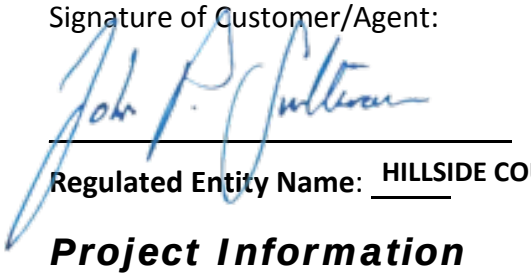
Signature

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

Print Name of Customer/Agent: **JP SULLIVAN, P.E.**

Date: **8/25/2025**

Signature of Customer/Agent:



Regulated Entity Name: **HILLSIDE COURT**

Project Information

1. County: **TRAVIS**
2. Stream Basin: **EANES CREEK**
3. Groundwater Conservation District (if applicable): **SOUTHWESTERN TRAVIS COUNTY GCD**
4. Customer (Applicant):

   Contact Person: **CONLEY COVERT**
   Entity: **WESTLAKE OCELOT, LLC**
   Mailing Address: **1824 OLTORF STREET STE. 300**
   City, State: **AUSTIN, TX** Zip: **78741**
   Telephone: **512-963-9833** Fax: _____
   Email Address: **CONLEY.COVERT@HELMCRE.COM**

5. Agent/Representative (If any):

Contact Person: **JP SULLIVAN**
Entity: **RADIUS CIVIL ENGINEERING**
Mailing Address: **10308 ANAHUAC TRL**
City, State: **AUSTIN, TX** Zip: **78747**
Telephone: **512-431-8510** Fax: _____
Email Address: **JP@RADIUSCIVIL.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 **WEST LAKE HILLS**.
☐ 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.

_____

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

[X] Existing paved and/or unpaved roads
[ ] Undeveloped (Cleared)
[ ] Undeveloped (Undisturbed/Not cleared)
[ ] Other: _____

12. The type of project is:

[X] Residential: # of Lots: **5**
[ ] Residential: # of Living Unit Equivalents: _____
[ ] Commercial
[ ] Industrial
[ ] Other: _____

13. Total project area (size of site): **5.047** Acres

Total disturbed area: **2.25** Acres

14. Estimated projected population: **20** (5 FAMILIES OF 4)

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	**20,000**	÷ 43,560 =	**0.459**
Parking	**17,338**	÷ 43,560 =	**0.398**
Other paved surfaces	**27,657**	÷ 43,560 =	**0.635**
Total Impervious Cover	**20,085**	÷ 43,560 =	**1.492**

Total Impervious Cover 1.492 ÷ Total Acreage 5.047 X 100 = 29.56% Impervious Cover

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

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

For Road Projects Only

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

[ ] N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

[X] 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.

[X] 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.

[X] N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

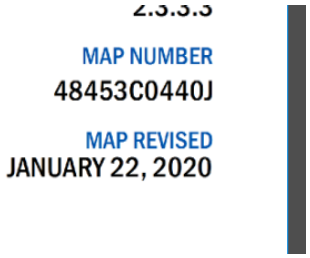
33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

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

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

Site Plan Requirements

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



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

    Site Plan Scale: 1" = 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 48453C0440J (JANUARY 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.

[x] N/A

56. [x] **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

    [x] 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.

    [x] 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.

    [x] N/A

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

59. [x] 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. [x] 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. [X] 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.

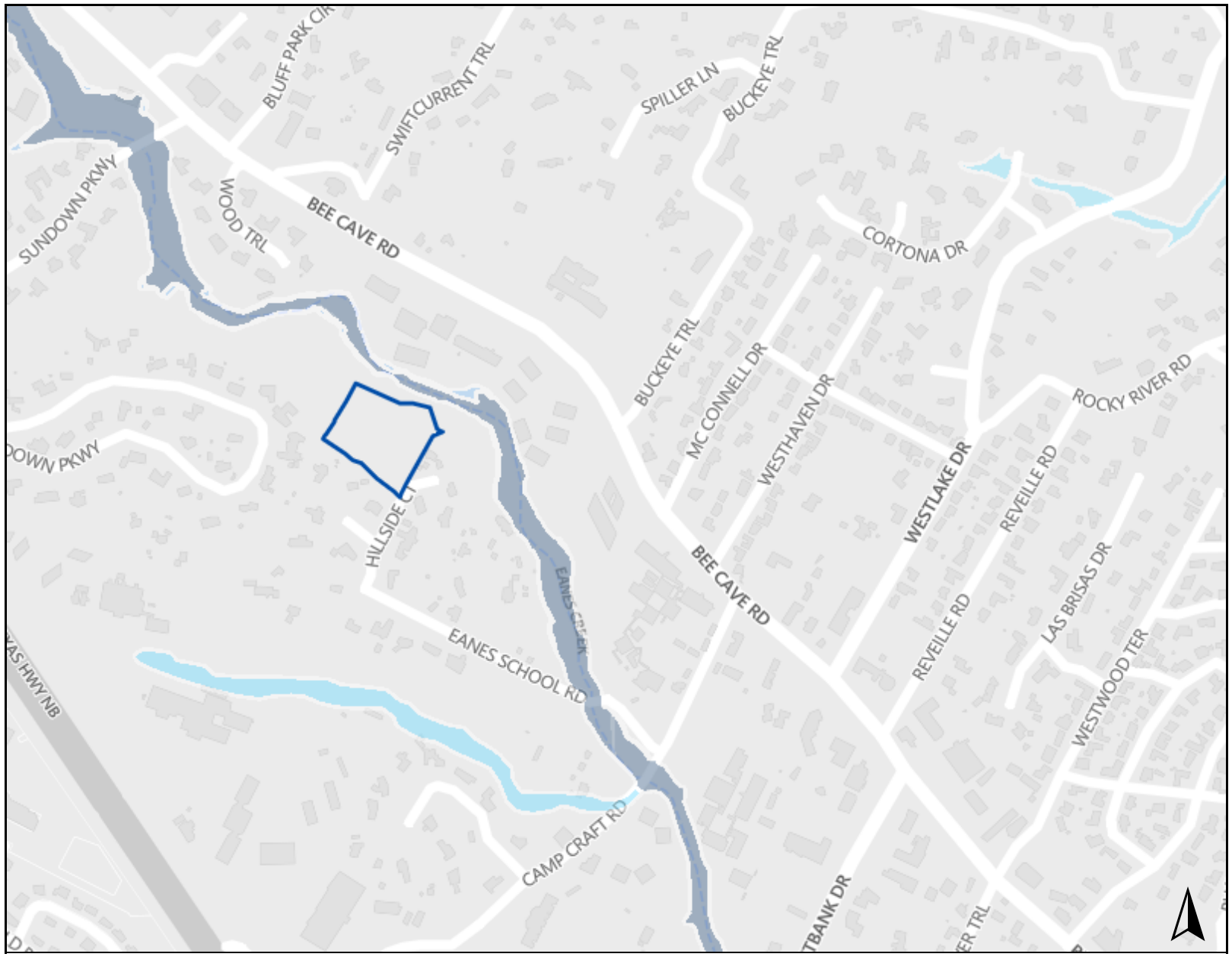
62. [X] Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

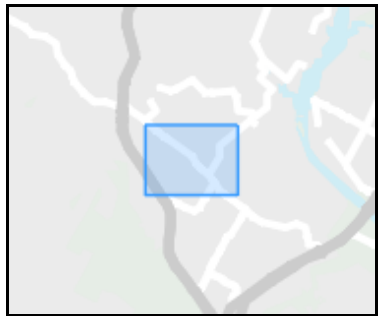
63. [X] The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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

[X] The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Property Profile

Attachment A - Road Map





Legend

- Environmental 2
  - Fully Developed Floodplain
    - City of Austin Fully Developed 100-Year Floodplain
    - City of Austin 25-year (FEMA 100-Year Detailed-AE)
    - City of Austin 25-year (FEMA 100-Year Approx-A)
  - FEMA Floodplain
    - 100 Year (Detailed-AE)
    - 500 Year; 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
    - 100 Year (Approx-A)

Notes

0 1000 2000 ft

8/12/2025

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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

The National Map US Topo

AUSTIN WEST QUADRANGLE
TEXAS - TRAVIS COUNTY
7.5-MINUTE SERIES



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

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

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

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

MN
GN
3°46′ 67 MILS
0°36′ 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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



QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Mansfield Dam
2 Jollyville
3 Pflugerville West
4 Bee Cave
5 Austin East
6 Signal Hill
7 Oak Hill
8 Montopolis

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

AUSTIN WEST, TX
2022

NSN 7643016394914
NGA REF NO.USGSX24K1908

Contributing Zone Plan Attachments

(TCEQ-10257)

ATTACHMENT C – PROJECT NARRATIVE

The proposed project is located on a 5.047-acre tract at 12 Hillside Court in West Lake Hills, Travis County, Texas. The site currently contains approximately **21,170 square feet (9.66%) of impervious cover** consisting of 3,946 square feet of building footprint, 15,992 square feet of driveway/parking, and 1,682 square feet of other paved surfaces. This impervious cover was **constructed prior to the adoption of the Contributing Zone Plan regulations (effective June 1, 1999)** and is therefore considered **pre-existing, grandfathered impervious cover under TCEQ guidelines.**

The project will subdivide the property into **five single-family lots of approximately one acre each** through a condominium regime. Impervious cover limits for each lot will be recorded as **restrictive covenants in the deed records** to ensure ongoing compliance. The developer intends to sell the five lots individually, with the future owners selecting home placement and layout within the allowable impervious cover restrictions.

The developer's scope of construction for this application will include **demolition of existing structures, installation of water lines (stubbed to each lot), construction of a joint-use driveway, and associated grading and clearing activities.**

The proposed development will establish a **maximum impervious cover of 29.66% (64,995 SF)** for the site. Because the site **contains 9.66% existing impervious cover constructed prior to TCEQ regulation**, this request represents an **increase of 20% impervious cover** beyond the grandfathered baseline. Per 30 TAC Chapter 213 and the Permanent Stormwater Section guidance (Form TCEQ-0600), **low-density single-family residential development with 20% or less increase above pre-existing conditions is exempt from permanent BMP requirements,** provided the restriction is recorded in county deed records. Accordingly, this project is requesting approval to proceed with the proposed increase in impervious cover without permanent BMPs, while committing to deed-recorded covenants that maintain the established impervious cover limits.

The joint-use driveway will total **17,338 square feet**, leaving **47,657 square feet of impervious cove**r to be distributed across the five lots. This results in an allocation of **9,531 square feet of impervious cover per lot,** enforceable by restrictive covenant.

For drainage analysis, hydrologic modeling was performed using **HEC-HMS with Atlas 14 rainfall data**. The analysis assumed a maximum of 4,000 square feet of roof area per lot draining to an **8-foot diameter by 8-foot tall rainwater cistern** via gutter systems. Under the proposed maximum impervious cover condition (64,995 SF), the cisterns demonstrated adequate capacity to control stormwater flows. **Existing and Proposed Drainage Area Maps** are included with this submittal, showing hydrologic parameters, curve numbers, and time of concentration calculations.

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

The proposed development may include factors that could affect storm and ground water quality:

- Disturbance of vegetated areas
- Construction spoils
- Leaking oil from parked vehicles
- Loss of vegetative ground cover due to inadequate watering or mismanagement
- Over fertilizing vegetative areas
- The use of roads by automotive traffic and subsequent oil / grease pollutants from normal use
- The accidental or improper discharge of the following:
    a. Concrete
    b. Cleaning solvents
    c. detergents
    d. Petroleum based products
    e. Paints
    f. Paint solvents
    g. Acids
    h. Concrete additives
    i. Portable restrooms

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

For the character and volume of the stormwater run-off, please see the accompanying Existing and Proposed Drainage Area Map sheets.

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

This attachment is not applicable for the proposed project. Each lot is 1 acre or larger and will be served by individual septic systems installed by future lot owners. No septic systems are being constructed or modified as part of this project by the developer. All future on-site wastewater systems will comply with applicable Travis County and TCEQ regulations at the time of installation.

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

This project qualifies for the exemption from permanent BMPs under 30 TAC §213.5(e)(1)(B) because it is a low-density single-family residential development with less than a 20% increase in impervious cover above pre-existing (grandfathered) conditions. Therefore, no permanent BMPs are required for upgradient stormwater.

ATTACHMENT K – BMPS FOR UPGRADIENT STORMWATER

Similarly, because the site meets the exemption criteria for low-density single-family residential development with less than a 20% increase in impervious cover beyond pre-1999 conditions, permanent onsite BMPs are not required. Temporary erosion and sedimentation controls will be implemented during construction in accordance with TCEQ requirements.

ATTACHMENT L – BMPS FOR SURFACE STREAMS

The site does not contain streams or surface waters within or adjacent to the project boundary. Furthermore, the project qualifies for the exemption from permanent BMPs under 30 TAC §213.5(e)(1)(B) as a low-density single-family residential development with less than a 20% increase in impervious cover beyond pre-1999 conditions. Therefore, no permanent BMPs are required for surface streams; however, temporary erosion and sedimentation controls will be implemented during construction to prevent downstream impacts.

ATTACHMENT M – CONSTRUCTION PLANS

This attachment is not applicable. The project qualifies for the exemption from permanent BMP requirements under 30 TAC §213.5(e)(1)(B) as a low-density single-family residential development with less than a 20% increase in impervious cover above pre-existing (grandfathered) conditions. Since no permanent BMPs are proposed, construction plans for BMPs are not required.

ATTACHMENT N – INSPECTION, MAINENANT, REPAIR AND RETROFIT PLAN

This attachment is not applicable. The project qualifies for the exemption from permanent BMP requirements under 30 TAC §213.5(e)(1)(B) as a low-density single-family residential development with less than a 20% increase in impervious cover above pre-existing (grandfathered) conditions. Since no permanent BMPs are proposed, a long-term maintenance plan is not required. Temporary erosion and sedimentation controls will be implemented during construction in accordance with TCEQ requirements.

ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

This attachment is not applicable. The project site does not contain or directly abut any streams, rivers, or other surface waters. Additionally, the project qualifies for the exemption from permanent BMP requirements under 30 TAC §213.5(e)(1)(B) as a low-density single-family residential development with less than a 20% increase in impervious cover above pre-existing (grandfathered) conditions. Temporary erosion and sedimentation controls will be implemented during construction in accordance with TCEQ requirements.

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.

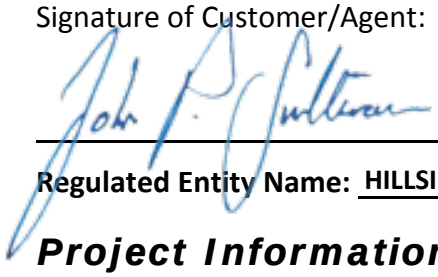
Signature

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: **JP SULLIVAN, P.E.**

Date: **8/25/2025**

Signature of Customer/Agent:



Regulated Entity Name: HILLSIDE COURT

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: EANES 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:

[X] 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.

[X] 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.

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

[X] 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.

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

9. [X] **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. [X] **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.

    [X] 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. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

21. [X] 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. [X] 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 Attachments

(TCEQ-0602)

ATTACHMENT A – Spill Response Actions

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

- We will hold regular safety meetings to discuss and reinforce appropriate disposal procedures.
- We will have our contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- 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 will be contained and cleaned up immediately.
- Any hazardous materials and waste on site will be stored in covered containers and protected from vandalism.
- Spill cleanup materials will be stockpiled on site where they will be readily accessible.
- All employees will be trained in spill prevention and cleanup.
- Spills, should they occur, will be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise cleanup activities.
- We will not allow water used for cleaning and decontamination to enter storm drains or watercourses. We will collect and dispose of contaminated water in accordance with applicable regulations.
- We will 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.

Cleanup

We will clean up leaks and spills immediately, using the following guidelines:

- 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.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of it properly.

For minor spills (small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill) we will use the following guidelines.

- Contain the spread of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Recover spilled materials.
- Absorbent materials should be promptly removed and disposed of properly.
- Clean the contaminated area and properly dispose of contaminated materials.

For semi-significant (spills which still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. but may require cessation of other activities) we will use the following guidelines:

- Spills should be cleaned up immediately.
- Contain spread of the spill.
- Notify the project foreman immediately.
- 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.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- 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 we will use the following guidelines:

- 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.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- 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.
- Other agencies which may need to be consulted include, but are not limited to, the West Lake Hills Police Department, Travis County Sheriff Office, West Lake Hills Fire Department, etc.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

The proposed development may include factors that could affect storm and ground water quality:

- Disturbance of vegetated areas
- Construction spills
- Leaking oil from parked vehicles
- Loss of vegetative ground cover
- Fertilization of vegetative areas

- The use of roads by automotive traffic and subsequent oil / grease pollutants from normal use
- The accidental or improper discharge of the following:
    - Concrete
    - Cleaning solvents
    - Detergents
    - Petroleum based products.
    - Paints
    - Paint solvents
    - Acids
    - Concrete additives
    - Portable restrooms

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The general sequence of construction activities is as follows:

1. Reach out to Travis County for a pre-construction meeting and construction permit.
2. Set up E/S controls and tree protection and reach out to the county for inspection.
3. Start utility, road, grading, franchise utility, and all necessary infrastructure construction.
4. Final Grading & Landscaping.
5. Request final walkthrough and conduct walkthrough with engineer of record and county development department.
6. Engineer of record is responsible to prepare and submit closeout documents for project closeout.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

<u>Silt Fences:</u>

Silt fence is used during the prior 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, correction 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:
The triangular sediment filter dike is used where there is no concentration of water in a channel or other drainage way above the barrier and the contributing drainage area is less than one acre. If the uphill slope above the dike exceeds 10%, the length of the slope above the dike should be less than 50 feet. If concentrated flow occurs after installation, corrective action should be taken such as placing rock berm in the areas of concentrated flow.

This measure is effective on paved areas where installation of silt fence is not possible or where vehicle access must be maintained. The advantage of these controls is the ease with which they can be moved to allow vehicle traffic, then reinstalled to maintain sediment control.

Pest Management: The control of insects and weeds will be with minimal use of insecticides and herbicides.

ATTACHMENT F – STRUCTURAL PRACTICES

A list 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 included below.

- Triangular Sediment Filter Dikes
- Stabilized Construction Entrance
- Silt Fences
- Mulch Socks
- Concrete Washouts

ATTACHMENT G – DRAINAGE AREA MAP

Please see plan sheets.

Temporary Stormwater Section Attachments

(TCEQ-0602)

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

Inspection Plan:

- A Weekly Inspection and Maintenance Form has been created to maintain the temporary BMPs onsite. The On-site Project Manager will be responsible for scheduling the weekly inspection and making sure all necessary repairs are made to ensure the proper performance of the onsite BMPs. The form consists of the BMP inspected, a list of items for each BMP, a date of last inspection/maintenance, the current condition of the item being inspected, a description of the maintenance or repair that is needed, and when the maintenance or repair was complete.

- During construction, the site will be inspected weekly. During each inspection, erosion areas inside and downstream of the site must be identified and repaired or revegetated immediately. If work must stop due to weather, hydro mulch will be applied to site to stabilize. With each inspection, any damage to the structural elements of the system will be identified and repaired immediately. Cracks, voids, and undermining will be patched/filled to prevent additional structural damage. Trees and root systems will be removed to prevent growth in cracks and joints that can cause structural damage.

Silt Fences:

Inspect all fencing weekly, and after any rainfall.

Remove sediment when buildup reaches 6 inches.

Replace any torn fabric or install a second line of fencing parallel to the torn section.

Replace or repair any sections crushed or collapsed in the course of construction activity.

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.

Triangular Filter Dikes:

Inspections should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.

Inspect and realign dikes as needed to prevent gaps between sections.

Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.

After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

Temporary Stormwater Section Attachments

(TCEQ-0602)

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Measures for temporary controls:

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.

Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

The following records shall be maintained and made available to the TCEQ upon request:

- The dates when major grading activities occur;
- The dates when construction activities temporarily or permanently cease on a portion of the site; and
- The dates when stabilization measures are initiated

Stabilization of Disturbed Areas with Temporary Vegetation:

Iterim or final grading must be completed prior to seeding, minimizing all steep slopes. Seedbed should be well pulverized, loose, and uniform. Fertiizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorous per acre, which is equivalent to about 1 lb each per 1000 square feet. Compost can be used instead of fertilizer and applied at the same time as the seed.

Species to be planted will be determined by the date and shall adhere to the table below:

Table 1-3 Temporary Seeding for Hays, Travis, and Williamson Counties (Northcutt, 1993)

Dates	Climate	Species (lb/ac)	
Sept 1 to Nov 30	Temporary Cool Season	Tall Fescue	4.0
		Oats	21.0
		Wheat (Red, Winter)	30.0
		Total	**55.0**
Sept 1 to Nov 30	Cool Season Legume	Hairy Vetch	8.0
May 15 to Aug 31	Temporary Warm Season	Foxtail Millet	30.0

The seed should be applied uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder.

Temporary irrigation should be provided according to the schedule described below. Significant rainfall on site (1/2" or greater) may allow watering to be postponed until the next scheduled irrigation.

Time Period	Irrigation Amount and Frequency
Within 2 hours of installation	Irrigate entire root depth, or to germinate seed
During the next 10 business days	Irrigate entire root depth every Monday, Wednesday, and Friday
During the next 30 business days or until Substantial Completion	Irrigate entire root depth a minimum of once per week, or as necessary to ensure vigorous growth
During the next 4 months or until Final Acceptance of the Project	Irrigate entire root depth once every two weeks, or as necessary to ensure vigorous growth

Temporary vegetation shall be inspected weekly and after each rain event to locate and repair any erosion. Erosion from storms or other damage should be repaired as soon as practical by regradin the area and applying new seed.

Vegetative Buffer Strips to be constructed on floodplains and on steep slopes.

Silt Fence:

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence will be used during the entire period of construction near the perimeter of a disturbed area to

intercept sediment while allowing water to percolate through. This fence will remain in place until the disturbed area is permanently stabilized. All fencing will be inspected weekly, and after any rainfall. Sediment will be removed when buildup reaches 6 inches. Any torn fabric will be replaced, or a second line of fencing will be installed parallel to the torn section. Any sections of fencing that are crushed or collapsed during construction activity will be replaced or repaired. If a section of fence is obstructing vehicular access it will be relocated to a spot where it will provide equal protection but will not obstruct vehicles. When construction is complete, the sediment will be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence will be revegetated. The fence itself will be disposed of in an approved landfill.

Stabilized Construction Entrance/Exit:

The purpose of a temporary 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 where traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice will be used at all points of construction ingress and egress. The entrance will 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. All sediment spilled, dropped, washed, or tracked onto public rights-of-way will be removed immediately by contractor. When necessary, wheels will be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it will be done on an area stabilized with crushed stone that drains into the appropriate designated area. All sediment will be prevented from entering a storm drain, ditch, or watercourse by using approved methods.

Measures for permanent control:

The site is exempt from providing permanent controls as it is a low-density residential development and we are limiting the impervious cover to no more than a 19.99% increase from the existing conditions.

Contributing Zone Plan (CZP) Notice of Intent (NOI)

Project: Hillside Court

Site Area: 5.047 acres

Prepared For: Westlake Ocelot, LLC

Prepared By: Radius Civil Engineering

Date: 08/25/2025

Project Description: The project proposes to subdivide a 5.047-acre tract into five single-family residential lots through a condominium regime. Existing impervious cover on the site totals 21,170 SF (9.66%), consisting of 3,946 SF of building footprint, 15,992 SF of driveways/parking, and 1,682 SF of other paved surfaces. All existing impervious cover was constructed prior to June 1, 1999, and is therefore considered pre-existing, grandfathered impervious cover under TCEQ Contributing Zone Plan rules (30 TAC Chapter 213).

The proposed development will construct new water lines (stubbed to each lot), a joint-use driveway totaling 17,338 SF, and associated grading and clearing. The total proposed impervious cover for the site, including the joint-use driveway and potential future residential structures, is 64,995 SF (29.66%).

CZP Compliance / BMP Exemption: Pursuant to 30 TAC §213.5(e)(1)(B) and TCEQ Permanent Stormwater guidance (Form TCEQ-0600), the project qualifies for the exemption from permanent BMPs, as it is a low-density single-family residential development with less than a 20% increase in impervious cover above the pre-existing grandfathered baseline.

- No permanent BMPs are proposed.
- Impervious cover limits will be recorded as restrictive covenants on each lot to ensure ongoing compliance.
- Temporary erosion and sedimentation controls will be implemented during construction in accordance with TCEQ requirements.

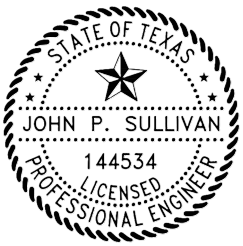
Attachments Included: - Attachment C: Project Narrative - Attachment D: Factors Affecting Surface Water Quality - Attachment E: Volume and Character of Stormwater - Attachment J: BMPs for Upgradient Stormwater - Attachment K: BMPs for Onsite Stormwater - Attachment L: BMPs for Surface Streams - Attachment M: Construction Plans - Attachment N: Inspection, Maintenance, Repair, and Retrofit Plan (Not Applicable) - Attachment P: Measures for Minimizing Surface Stream Contamination (Not Applicable)

Certification: The undersigned certifies that the information provided is true and correct, and that the project will comply with all applicable Contributing Zone Plan requirements and TCEQ regulations.

Signature: _____

Name / Title: John P. Sullivan, President

Date: 08/25/2025



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

I **CONLEY COVERT**,
Print Name

MANAGING MEMBER,
Title - Owner/President/Other

of **WESTLAKE OCELOT, LLC**,
Corporation/Partnership/Entity Name

have authorized **JOHN P. SULLIVAN, P.E.**
Print Name of Agent/Engineer

of **RADIUS CIVIL ENGINEERING**
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Conley A. Covert
Applicant's Signature

8/20/2025
Date

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared CONLEY COVERT 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 20TH day of AUGUST, 2025



NOTARY PUBLIC

GLYNN SULLIVAN
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/6/2027

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: **HILLSIDE COURT**
Regulated Entity Location: **12 HILLSIDE CT, WEST LAKE HILLS, TX**
Name of Customer: **WESTLAKE OCELOT, LLC**
Contact Person: **CONLEY COVERT** Phone: 512-**963**-9833
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	**5.047** Acres	$ **3,000**
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Conley A. Covert Date: **8/20/2025**

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

WESTLAKE OCELOT, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
805990167		33-4559469	

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

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

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

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

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

15. Mailing Address:

1824 E. OLTORF STREET							
STE 300							
City	AUSTIN	**State**	TX	**ZIP**	78741	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	CONLEY.COVERT@HELMCRE.COM

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*
(512 **)** 963-9833		**(** **)** -

SECTION III: Regulated Entity Information

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

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

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

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

HILLSIDE COURT

23. Street Address of the Regulated Entity: *(No PO Boxes)*	12 HILLSIDE COURT							
	City	WESTLAKE HILLS	**State**	TX	**ZIP**	78746	**ZIP + 4**	
24. County	TRAVIS							

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

25. Description to Physical Location:					
26. Nearest City			**State**	**Nearest ZIP Code**	
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).					
27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6514			

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

BUILDING/MANAGING A CONDO REGIME

34. Mailing Address:	**1824 E. OLTORF STREET**							
	STE 300							
	City	**AUSTIN**	**State**	**TX**	**ZIP**	**78741**	**ZIP + 4**	
35. E-Mail Address:	**conley.covert@helmcre.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 963-9833		**( ) -**

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

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

SECTION IV: Preparer Information

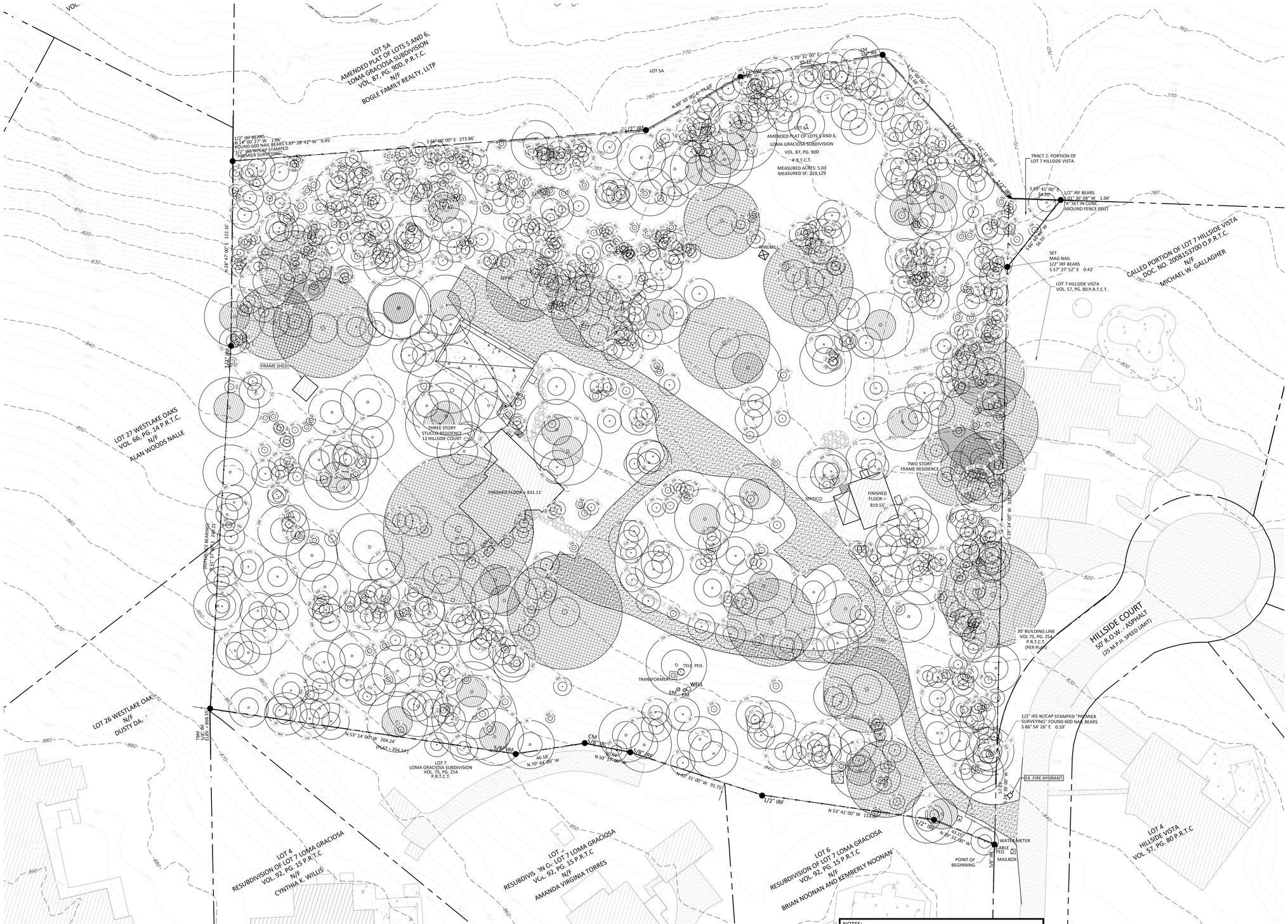
40. Name:	JOHN P. SULLIVAN,, P.E.	**41. Title:**	PRESIDENT

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 431-8510		**( ) -**	JP@RADIUSCIVIL.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:	RADIUS CIVIL ENGINEERING	**Job Title:**	PRESIDENT
Name *(In Print):*	JOHN P. SULLIVAN, P.E.	**Phone:**	**(** 512 **)** 431- **8510**
Signature:		**Date:**	8/20/2025



0' 15' 30' 60'

SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 512 EXISTING MAJOR CONTOUR
- 512 EXISTING MINOR CONTOUR
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING
- SD STORM DRAIN LINE
- W WATER LINE
- WW WASTEWATER LINE
- OHE OVERHEAD ELECTRIC
- GAS GAS LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WW WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BFP BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- T TRANSFORMER
- AC AIR CONDITIONER UNIT
- GAS GAS METER
- EM ELECTRIC MANHOLE
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- SURVEY ROD/NAIL
- BENCHMARK
- TREE - REMOVE
- TREE W/ TAG

ATTENTION:

THE EXISTING UTILITIES INDICATED ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES WERE LOCATED, IN PART, BASED ON RECORD DRAWINGS, WHICH MAY BE INACCURATE OR INCOMPLETE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN UTILITY LOCATIONS IN THE FIELD, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY.

AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY TO REQUEST EXACT FIELD LOCATIONS AS REQUIRED. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 800-344-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.

Texas 811

NOTES:

1. EXISTING CONDITIONS SURVEY PREPARED BY SURVEYING, LLC ON 01/25/2019.
2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
3. WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ.
4. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.

ON SITE BENCHMARK

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10d)-EASEMENT, VOL. 6570, PG. 1196, D.R.T.C.T.
(10e)-EASEMENT, VOL. 6636, PG. 1235, D.R.T.C.T.
TBM= TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS ARE BASED ON BENCHMARK "H-24-4002"
WITH AN ELEVATION OF 547.04' (NAVD 1988).

NO.	DATE	REVISION

RADIUS
CIVIL ENGINEERING
FIRM NO.: F-23684
WWW.RADIUSCIVIL.COM
10308 ANAHUAC TRL, AUSTIN, TEXAS 78747
(512) 431-8510 INFO@RADIUSCIVIL.COM

JOHN P. SULLIVAN
144534
LICENSED
PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

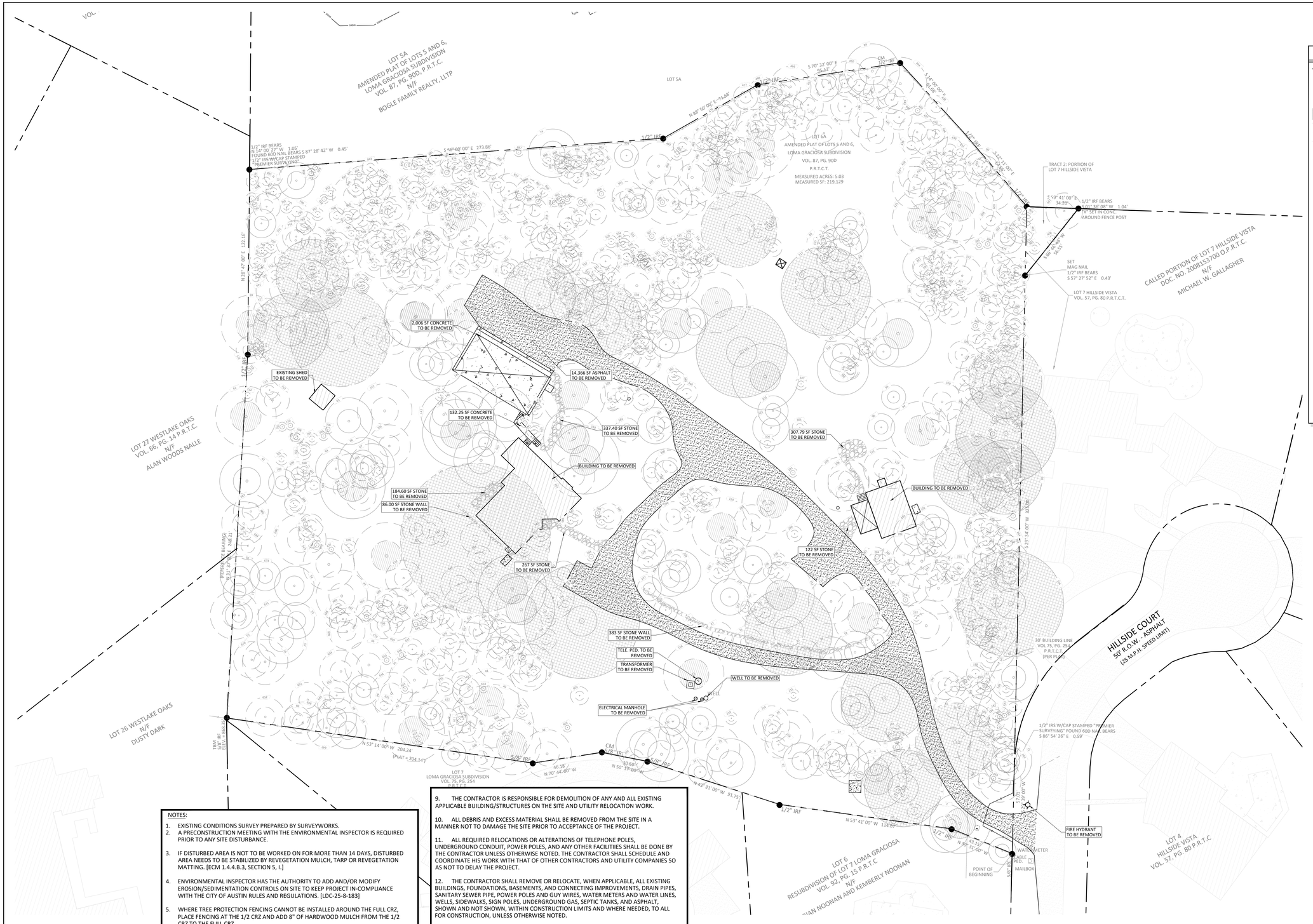
EXISTING CONDITIONS PLAN

SHEET
04
OF 21

XXX

Plot Date: 27/08/2025 @ 4:24 PM

D:\Shared drives\Radius Civil Engineering\Projects\A179 - 12 Hillside Ct\Civil\Construction Drawings\Sheets\EXISTING CONDITIONS PLAN.dwg



0' 15' 30' 60'
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 512 EXISTING MAJOR CONTOUR
- 512 EXISTING MINOR CONTOUR
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING
- SD STORM DRAIN LINE
- W WATER LINE
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- GAS GAS LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WW WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BFP BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- T TRANSFORMER
- AC AIR CONDITIONER UNIT
- GAS GAS METER
- EM ELECTRIC MANHOLE
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- SURVEY ROD/NAIL
- BENCHMARK
- 215 TREE - REMOVE
- 219 TREE W/ TAG

NOTES:

1. EXISTING CONDITIONS SURVEY PREPARED BY SURVEYWORKS.
2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
4. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC-25-8-183]
5. WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ.
6. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TURCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
7. WHEN INSTALLING MULCH LOGS, IF DAYLIGHT CAN BE SEEN UNDER MULCH DUE TO TOPOGRAPHIC CHANGES, ADD ADDITIONAL ROWS OF MULCH LOG TO CLOSE GAPS.
8. OFFSITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY OF AUSTIN ENVIRONMENTAL INSPECTION AT 512-974-2278 AT LEAST FOURTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFCATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
9. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING APPLICABLE BUILDING/STRUCTURES ON THE SITE AND UTILITY RELOCATION WORK.
10. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
11. ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
12. THE CONTRACTOR SHALL REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALL FOR CONSTRUCTION, UNLESS OTHERWISE NOTED.
13. A DEMOLTION PERMIT IS REQUIRED TO BE OBTAINED FROM THE CITY OF AUSTIN PRIOR TO ANY DEMOLITION.
14. CONTRACTOR TO PROTECT ALL UTILITIES THAT ARE TO REMAIN.
15. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
16. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A DESIGN SURVEY. ALL UTILITIES SHOWN WERE LOCATED USING CITY MAPS. LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS.
17. EXISTING WASTEWATER, WATER & STORM SERVICES LOCATED ON PROJECT SITE ARE NOT SHOWN.

ATTENTION:

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STATE OF TEXAS
JOHN C. SULLIVAN
144534
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PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

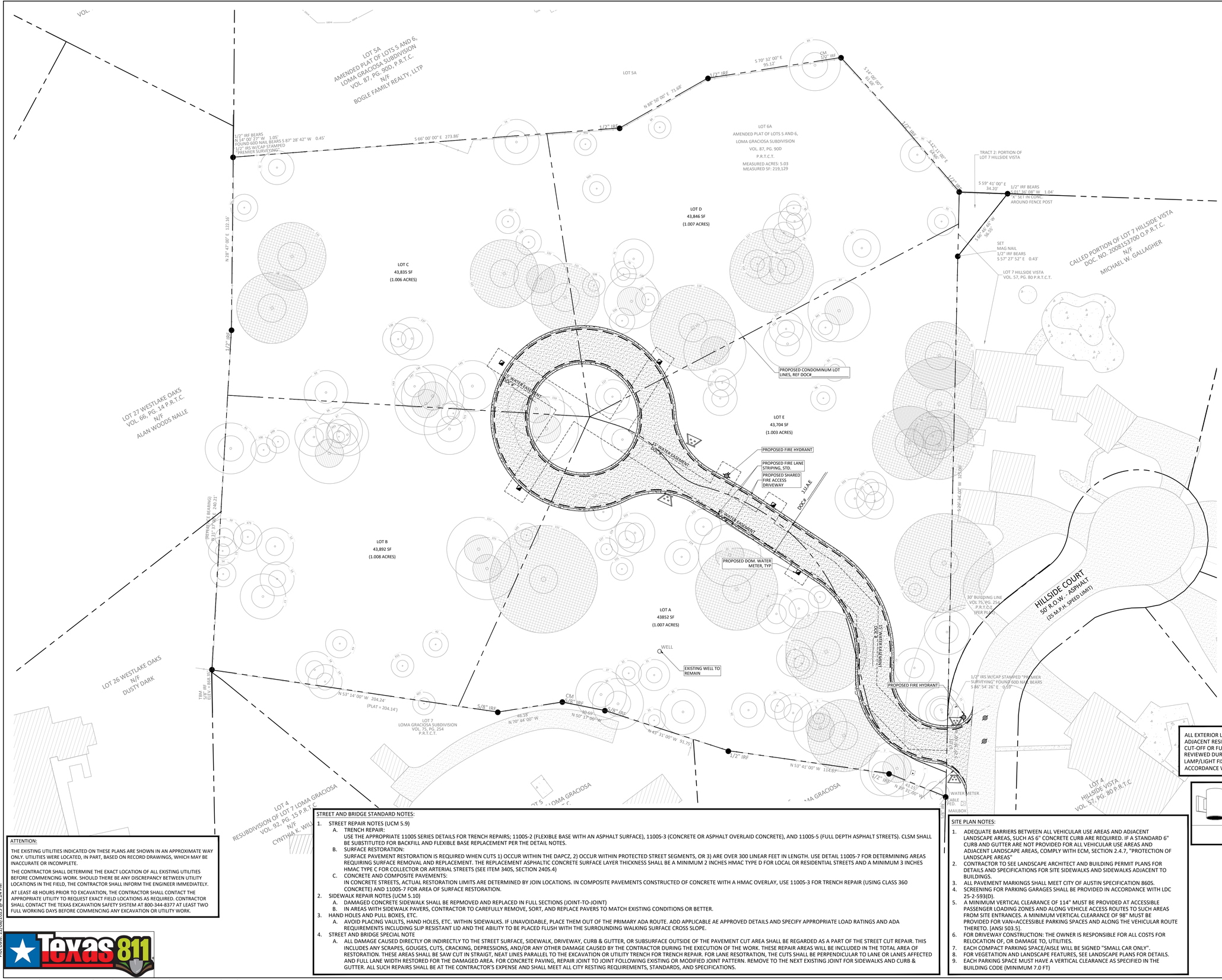
DEMOLITION PLAN

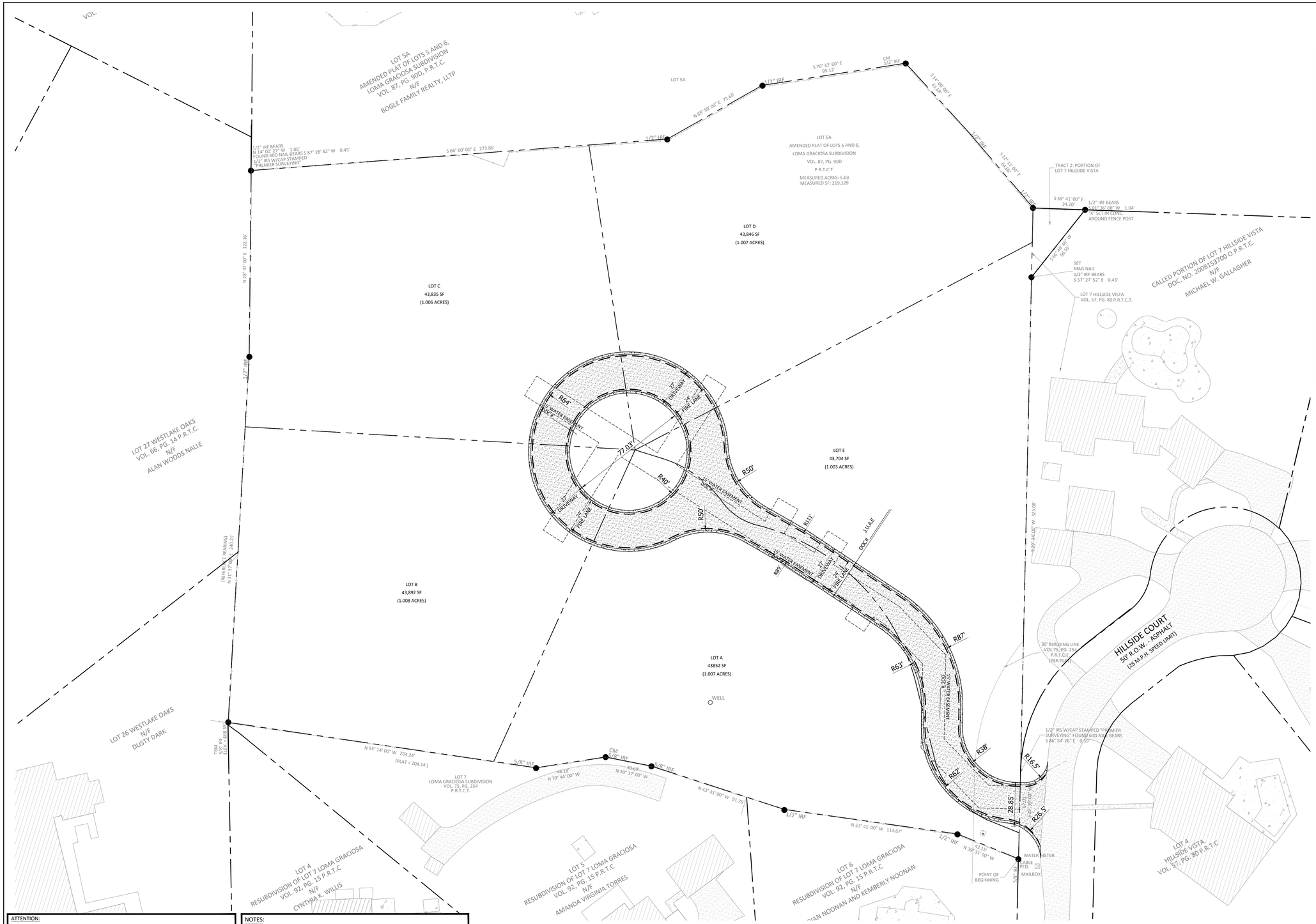
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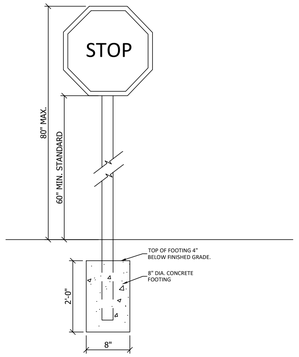
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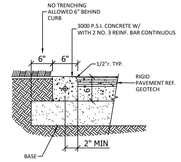

LOT 5A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D, P.R.T.C.
N/F
BOGLE FAMILY REALTY, LLTP
LOT 6A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D
P.R.T.C.T.
MEASURED ACRES: 5.03
MEASURED SF: 219,129
1/2" IRF BEARS
N 14° 00' 27" W 1.05'
FOUND 60D NAIL BEARS S 87° 28' 42" W 0.45'
1/2" IRS W/CAP STAMPED
"PREMIER SURVEYING"
S 66° 00' 00" E 273.86'
N 88° 55' 00" E 71.88'
1/2" IRF
S 70° 32' 00" E
95.12'
CM
1/2" IRF
S 14° 00' 00" E
67.00'
S 32° 11' 00" E
84.46'
1/2" IRF
1/2" IRF
TRACT 2: PORTION OF
LOT 7 HILLSIDE VISTA
S 59° 41' 00" E
34.20'
1/2" IRF BEARS
S 01° 36' 08" W 1.04'
"X" SET IN CONC.
AROUND FENCE POST
S 86° 44' 46" W
98.53'
SET
MAG NAIL
1/2" IRF BEARS
S 57° 27' 52" E 0.43'
LOT 7 HILLSIDE VISTA
VOL. 57, PG. 80 P.R.T.C.T.
CALLED PORTION OF LOT 7 HILLSIDE VISTA
DOC. NO. 2008153700 O.P.R.T.C.
N/F
MICHAEL W. GALLAGHER
LOT C
43,835 SF
(1.006 ACRES)
LOT D
43,846 SF
(1.007 ACRES)
LOT E
43,704 SF
(1.003 ACRES)
LOT B
43,892 SF
(1.008 ACRES)
LOT A
43852 SF
(1.007 ACRES)
LOT 27 WESTLAKE OAKS
VOL. 66, PG. .14 P.R.T.C.
N/F
ALAN WOODS NALLE
LOT 26 WESTLAKE OAKS
N/F
DUSTY DARK
LOT 4
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
CYNTHIA K. WILL
LOT 7
LOMA GRACIOSA SUBDIVISION
VOL. 75, PG. 254
P.R.T.C.T.
LOT 4
HILLSIDE VISTA
VOL. 57, PG. 80 P.R.T.C
N 53° 14' 00" W 204.24'
(PLAT = 204.14')
46.18'
N 70° 44' 00" W
N 50° 17' 00" W
38.69'
N 43° 31' 00" W 91.71'
N 53° 41' 00" W 114.67'
N 39° 34' 00" W 43.15'
N 39° 34' 00" W 225.00'
N 28° 47' 00" E 122.16'
(RECORD BEARING)
N 28° 47' 00" E 240.23'
PROPOSED CONDOMINIUM LOT
LINES, REF DOC#
PROPOSED FIRE HYDRANT
PROPOSED FIRE LANE
STRIPING, STD.
PROPOSED SHARED
FIRE ACCESS
DRIVEWAY
PROPOSED DOM. WATER
METER, TYP
EXISTING WELL TO
REMAIN
WELL
WATER METER
CABLE PED.
MAILBOX
HILLSIDE COURT
50' R.O.W. - ASPHALT
(25 M.P.H. SPEED LIMIT)
30' BUILDING LINE
VOL 75, PG. 254
P.R.T.C.T.
(PER PLAT)
1/2" IRS W/CAP STAMPED "PREMIER
SURVEYING" FOUND 60D NAIL BEARS
S 86° 54' 26" E 0.59'
15' WATER EASEMENT
DOC#
11U.A.E.
DOC#
1/2" IRF
1/2" IRF
5/8" IRF
CM
1/2" IRF
1/2" IRF
1/2" IRF


LOT 5A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D, P.R.T.C.
N/F
BOGLE FAMILY REALTY, LLTP
LOT 5A
LOT 6A
AMENDED PLAT OF LOTS 5 AND 6,
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VOL. 87, PG. 90D
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MAG NAIL
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S 57° 27' 52" E 0.43'
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MICHAEL W. GALLAGHER
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LOT D
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WELL
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VOL. 66, PG. 14 P.R.T.C.
N/F
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LOT 26 WESTLAKE OAKS
N/F
DUSTY DARK
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LOMA GRACIOSA SUBDIVISION
VOL. 75, PG. 254
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LOT 4
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
CYNTHIA K. WILLIS
LOT 5
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
AMANDA VIRGINIA TORRES
LOT 6
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
LOT 4
HILLSIDE VISTA
VOL. 57, PG. 80 P.R.T.C
HILLSIDE COURT
50' R.O.W. - ASPHALT
(25 M.P.H. SPEED LIMIT)
30' BUILDING LINE
VOL 75, PG. 254
P.R.T.C.T.
(PER PLAT)
1/2" IRS W/CAP STAMPED "PREMIER SURVEYING" FOUND 60D NAIL BEARS
S 86° 54' 26" E 0.59'
TBM
1/2" IRF
ELEV = 498.68
(RECEIVED BEARING)
N 13° 00' 00" E 240.21'
N 28° 47' 00" E 122.16'
N 53° 14' 00" W 204.24'
(PLAT = 204.14')
5/8" IRF
CM
1/2" IRF
5/8" IRF
N 50° 17' 00" W
30.69'
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1/2" IRF
N 39° 31' 00" W
43.15'
POINT OF
BEGINNING
1/2" IRF
WATER METER
CABLE PED.
MAILBOX
S 39° 34' 00" W 325.00'
R64'
R40'
R50'
R50'
R87'
R63'
R38'
R62'
R16.5'
R26.5'
28.85'
77.03'
13' WATER EASEMENT
DOC#
13' WATER EASEMENT
VOL. 87, PG. 90D
P.R.T.C.T.
27' DRIVEWAY
24' FIRE LANE
311'
311.4'
311.4' E
DOC#
DOC#
DOC#

IMPERVIOUS COVER SUMMARY TABLE				
Gross Site Area (GSA)	**219,129**	**SF**	**5.031**	**AC**
Net Site Area (NSA)	**219,129**	**SF**	**5.031**	**AC**
IC Allowed by Zoning (GR-NP)	**208,173**	**SF**	**95.0%**	**GSA**
	Existing Total	**Existing (Removed)**	**Proposed Addition**	**Proposed Total**
Building Footprint (SF and % GSA)	3,496	3,496		-
	1.60%	1.60%	0.00%	0.00%
Driveways & Parking (SF)	15,992	15,992	17338	17,338
Sidewalks & Others (SF)	1,682	1,682	0	-
Wooden Decks (50% SF)	-	-	-	-
Total (SF)	21,170	21,170	17,338	17,338
Total (AC)	0.486	0.486	0.398	**0.398**
Total (% GSA)	9.66%	9.66%	7.91%	**7.91%**
Total (% NSA)	9.66%	9.66%	7.91%	**7.91%**



1 STOP SIGN DETAIL
N.T.S.



2 RIBBON CURB DETAIL
N.T.S.

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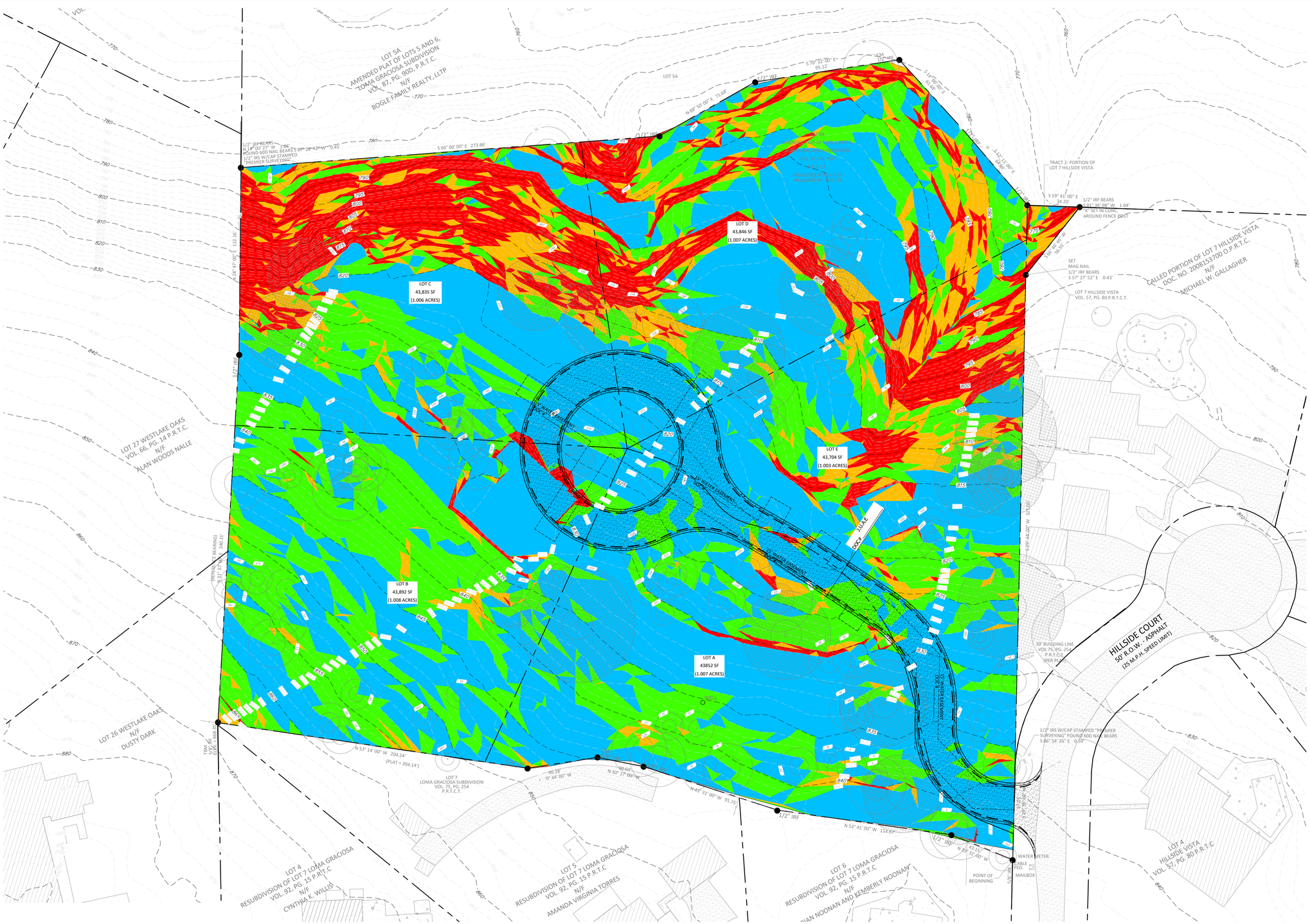
SITE PLAN CALCULATIONS & DETAILS

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0' 15' 30' 60'

SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- FIRE LANE STRIPING
- RETAINING / SCREENING WALL
- BUILDING PAD AREA
- PAVEMENT / ASPHALT
- PAVEMENT / CONCRETE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- TRANSFORMER
- AIR CONDITIONER UNIT
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- DUMPSTER
- MAIL BOX
- PARKING BUMPER
- ACCESSIBLE PARKING (ADA)
- CROSSWALK

SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	15.00%		110884.33
2	15.00%	25.00%		62899.29
3	25.00%	35.00%		18761.52
4	35.00%	817.64%		27096.46

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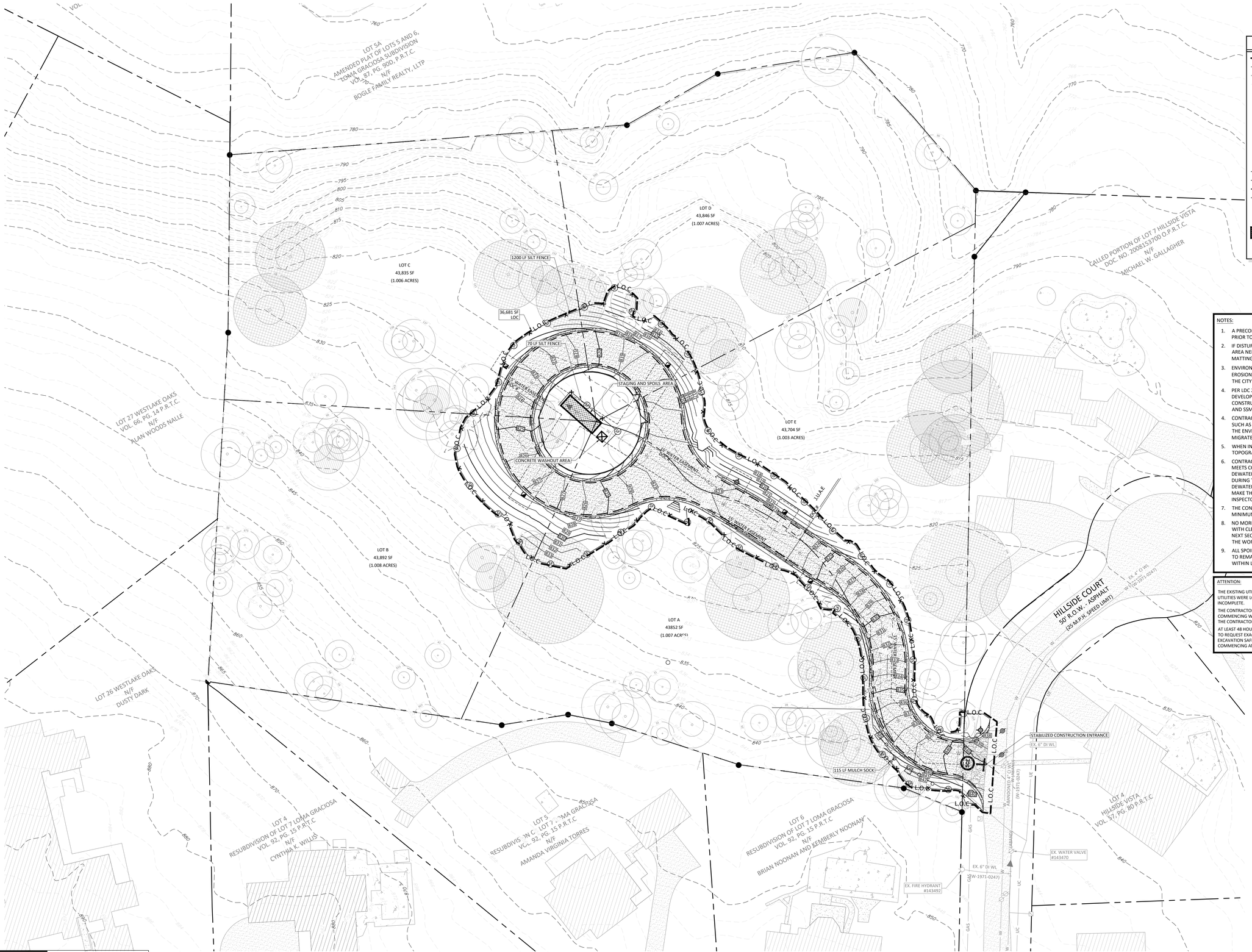
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12 HILLSIDE CT
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EXISTING SLOPE MAP

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OF 21

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NOTES:

1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. IF DISTURBED AREA IS NOT BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
4. PER LDC 25-8-323(C), FOR AREAS ON THE SITE THAT ARE TO REMAIN PERVIOUS AFTER DEVELOPMENT, ANY SOILS THAT ARE COMPACTED DURING SITE GRADING AND CONSTRUCTION OPERATIONS MUST BE DECOMPACTED IN COMPLIANCE WITH THE ECM AND SSM.
4. CONTRACTOR SHALL USE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
5. WHEN INSTALLING MULCH LOGS, IF DAYLIGHT CAN BE SEEN UNDER MULCH DUE TO TOPOGRAPHIC CHANGES, ADD ADDITIONAL ROWS OF MULCH LOG TO CLOSE GAP.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN A DEWATERING SYSTEM TO ENSURE IT MEETS COMPLIANCE WITH TITLE 6, ARTICLE V OF THE AUSTIN CITY CODE. THE DEWATERING PLANS MUST BE APPROVED BY THE ENVIRONMENTAL INSPECTOR DURING THE PRE-CONSTRUCTION CONFERENCE. IF THE PERFORMANCE OF THE DEWATERING SYSTEM IS NOT IN COMPLIANCE, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION, TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
7. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
8. NO MORE THAN 2,000 FEET OF CONSTRUCTION ZONE SHALL BE OPEN AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURRING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORK PROGRESSES.
9. ALL SPOILS ARE TO BE PLACED BACK IN TRENCH EVERY NIGHT; OR IF SPOILS PILES ARE TO REMAIN OVERNIGHT, SPOILS MUST BE PLACED ON THE UPHILL SIDE OF TRENCH WITHIN LOC.

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EROSION AND SEDIMENTATION CONTROL PLAN

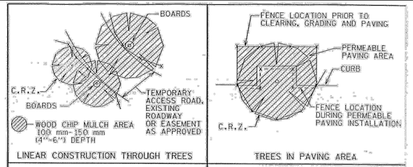
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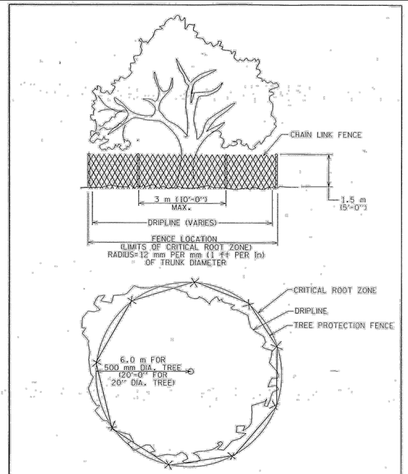
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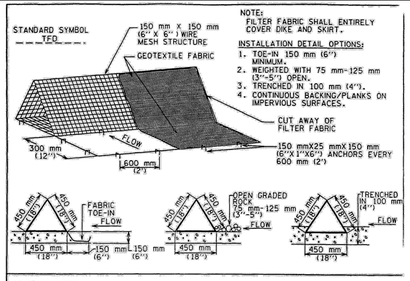
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CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
ADOPTED 11/5/09	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
ADOPTED 11/5/09	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

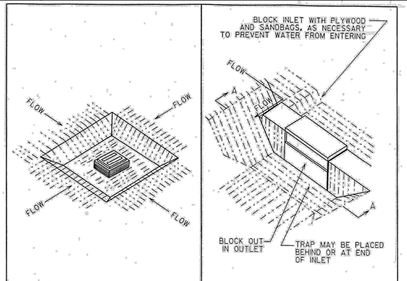


NOTE:
FILTER FABRIC SHALL ENTIRELY COVER DIKE AND SKIRT.

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

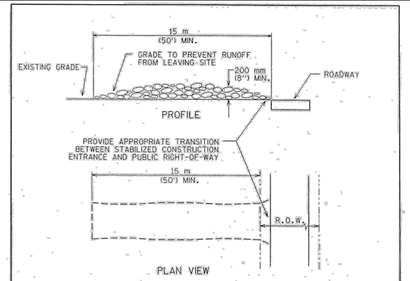
GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (⅜") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETLY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE	
ADOPTED 3-27-00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



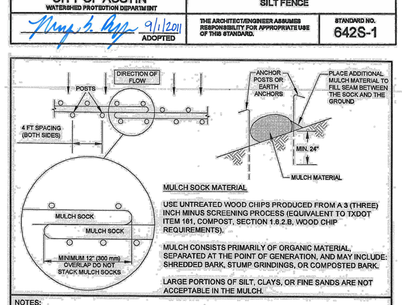
NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
ADOPTED 3-27-00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1



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

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



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

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

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

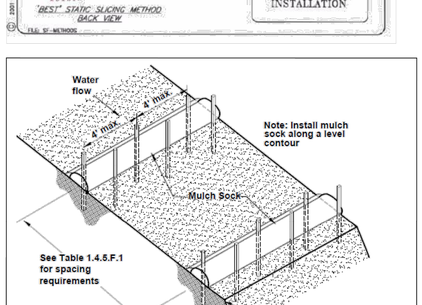
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

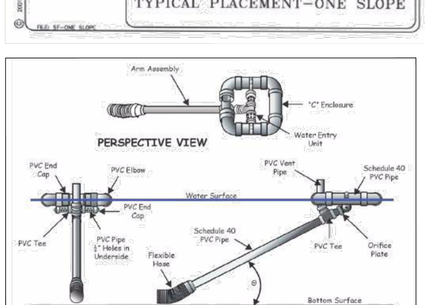
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

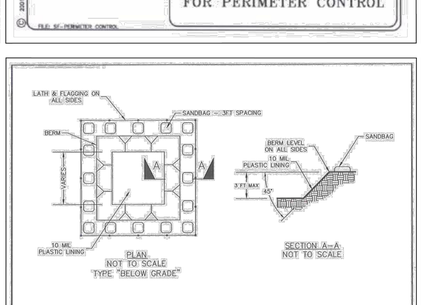
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

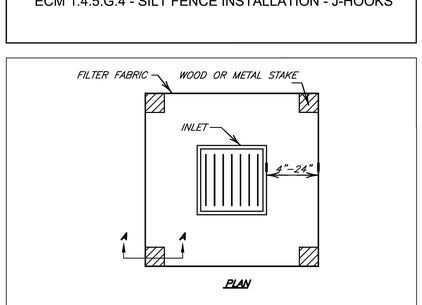
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/2004	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1









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

MULCH SOCK MATERIAL

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

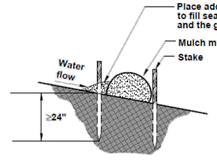
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

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

NOTES:
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 Inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 Inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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

TYPICAL MULCH SOCK INSTALLATION
N.T.S.



MULCH SOCK
N.T.S.

Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

CONCRETE WASHOUT DETAIL

GRATE INLET PROTECTION
SCALE: N.T.S.

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NO.	DATE	REVISION

JOHN P. SULLIVAN
144534
LICENSED PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET 12 OF 21

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LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- RETAINING / SCREENING WALL
- 100 EXISTING MAJOR CONTOUR
- 101 EXISTING MINOR CONTOUR
- 200 PROPOSED MAJOR CONTOUR
- 201 PROPOSED MINOR CONTOUR
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN GRATE INLET
- TC → TC DRAINAGE SWALE FLOW LINE
- DRAINAGE AREA
- A-1 / 2.45 AC / 99.5 DRAINAGE AREA NAME AREA/IC %
- FLOW DIRECTION

0' 20' 40' 80'

SCALE: 1"=40'

Existing Conditions HEC-HMS Summary Table

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A1	Point of Analysis 1	2.385	7.97%	8.6	16.1	21.2	29.6
A2	Point of Analysis 2	2.644	11.19%	9.3	17.4	22.9	31.8
OS-1-EX	Point of Analysis 1	1.932	24.34%	7.5	13.4	17.4	23.9
OS-2-EX	Point of Analysis 2	2.394	21.72%	7.9	14.2	18.5	25.5
Point of Analysis 1				**0.5**	**0.7**	**0.8**	**1.1**
Point of Analysis 2				**0.5**	**0.7**	**0.8**	**1.1**

EXISTING TIME OF CONCENTRATION CALCULATIONS

Sub Basin	Total Reach (ft)	Pervious Curve Number	Impervious Curve Number	Compound Curve Number	Total Tc (min)	Sheet Flow Reach (L) (ft)	Sheet Flow Manning's (n)	Sheet Flow Slope (s) (ft/ft)	Sheet Flow Tc (min)	Shallow Concentrated Flow Reach (L) (ft)	Shallow Concentrated Flow Surface	Shallow Concentrated Flow Slope (s) (ft/ft)	Shallow Concentrated Flow Tc (min)
A1	461	80	98	81	4.1	100	0.130	0.17	3.3	361	Unpaved	0.205	0.8
A2	553	80	98	82	4.6	100	0.130	0.15	3.4	453	Unpaved	0.155	1.2
OS-1-EX	165	80	98	84	4.4	100	0.130	0.09	4.2	65	Unpaved	0.200	0.2
OS-2-EX	530	80	98	84	9.0	100	0.130	0.02	7.7	430	Unpaved	0.107	1.4

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NO.	DATE	REVISION

STATE OF TEXAS
JOHN P. SULLIVAN
144534
LICENSED
PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

EXISTING DRAINAGE AREA MAP

SHEET
13
OF 21

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Texas 811

Plot Date: 22/08/2025 @ 4:25 PM

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NOTE:

STAGE-STORAGE-ELEVATION TABLE IS FOR A SINGLE CISTERN AND IS ASSUMING 4000 SF OF IMPERVIOUS COVER (ROOF AREA) DRAINS TO THE 8'X8' CISTERN. ELEVATION IS UNKNOWN AT THIS TIME SO WE CAN ASSUME 0 ELEVATION = FFE OF THE HOUSE THE CISTERN TREATS)

STAGE DISCHARGE TABLE

Elevation	Area (SF)	Area (Acre)	Volume (CF)	Volume (Ac-Ft)	Discharge(cfs)
0.00	50.27	0.00115	0	0.00000	0.00
1.00	50.27	0.00115	50.27	0.00115	0.02
2.00	50.27	0.00115	100.53	0.00231	0.04
3.00	50.27	0.00115	150.80	0.00346	0.04
4.00	50.27	0.00115	201.06	0.00462	0.05
5.00	50.27	0.00115	251.33	0.00577	0.06
6.00	50.27	0.00115	301.59	0.00692	0.15
7.00	50.27	0.00115	351.86	0.00808	0.36
8.00	50.27	0.00115	402.12	0.00923	0.40

ORIFACES

Orifice	Center Elevation	Diameter (in)
1	0.00	1.00
2	6.00	4.00

PEAK ELEVATIONS

Storm	Elevation
2 yr	6.50
10 yr	7.55
25 yr	8.27
100 yr	9.59

NOTE:

THE DEVELOPER PLANS TO SELL EACH OF THE 5 LOTS INDIVIDUALLY AND LET THE FUTURE OWNERS DESIGN THEIR HOMES. THIS PERMIT WILL COVER THE DEVELOPMENT OF THE UTILITIES AND SHARED USE DRIVE. THEREFORE WE HAVE MODELED THE PROPOSED FLOWS USING A CONSERVATIVE (WORST CASE) ESTIMATE OUTLINED BELOW

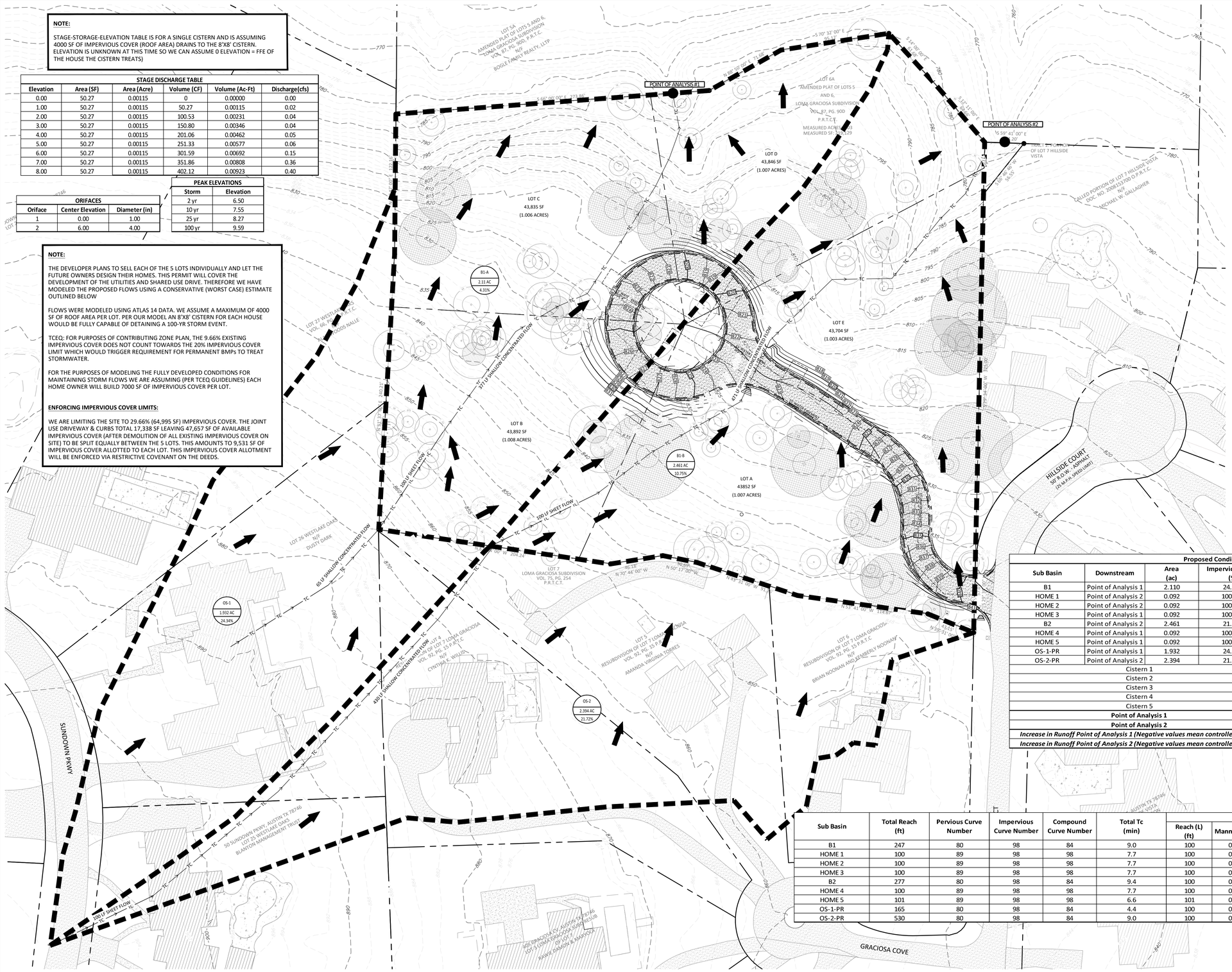
FLOWS WERE MODELED USING ATLAS 14 DATA. WE ASSUME A MAXIMUM OF 4000 SF OF ROOF AREA PER LOT. PER OUR MODEL AN 8'X8' CISTERN FOR EACH HOUSE WOULD BE FULLY CAPABLE OF DETAINING A 100-YR STORM EVENT.

TCEQ: FOR PURPOSES OF CONTRIBUTING ZONE PLAN, THE 9.66% EXISTING IMPERVIOUS COVER DOES NOT COUNT TOWARDS THE 20% IMPERVIOUS COVER LIMIT WHICH WOULD TRIGGER REQUIREMENT FOR PERMANENT BMPs TO TREAT STORMWATER.

FOR THE PURPOSES OF MODELING THE FULLY DEVELOPED CONDITIONS FOR MAINTAINING STORM FLOWS WE ARE ASSUMING (PER TCEQ GUIDELINES) EACH HOME OWNER WILL BUILD 7000 SF OF IMPERVIOUS COVER PER LOT.

ENFORCING IMPERVIOUS COVER LIMITS:

WE ARE LIMITING THE SITE TO 29.66% (64,995 SF) IMPERVIOUS COVER. THE JOINT USE DRIVEWAY & CURBS TOTAL 17,338 SF LEAVING 47,657 SF OF AVAILABLE IMPERVIOUS COVER (AFTER DEMOLITION OF ALL EXISTING IMPERVIOUS COVER ON SITE) TO BE SPLIT EQUALLY BETWEEN THE 5 LOTS. THIS AMOUNTS TO 9,531 SF OF IMPERVIOUS COVER ALLOTTED TO EACH LOT. THIS IMPERVIOUS COVER ALLOTMENT WILL BE ENFORCED VIA RESTRICTIVE COVENANT ON THE DEEDS.



Proposed Conditions HEC-HMS Summary Table

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
B1	Point of Analysis 1	2.110	24.91%	7.1	12.7	16.4	22.6
HOME 1	Point of Analysis 2	0.092	100.00%	0.5	0.7	0.8	1.1
HOME 2	Point of Analysis 2	0.092	100.00%	0.5	0.7	0.8	1.1
HOME 3	Point of Analysis 1	0.092	100.00%	0.5	0.7	0.8	1.1
B2	Point of Analysis 2	2.461	21.97%	8.0	14.4	18.7	25.8
HOME 4	Point of Analysis 1	0.092	100.00%	0.5	0.7	0.8	1.1
HOME 5	Point of Analysis 1	0.092	100.00%	0.5	0.7	0.8	1.1
OS-1-PR	Point of Analysis 1	1.932	24.34%	7.5	13.4	17.4	23.9
OS-2-PR	Point of Analysis 2	2.394	21.72%	7.9	14.2	18.5	25.5
Cistern 1				0.4	0.6	0.7	0.9
Cistern 2				0.4	0.6	0.7	0.9
Cistern 3				0.4	0.6	0.7	0.9
Cistern 4				0.4	0.6	0.7	0.9
Cistern 5				0.4	0.6	0.7	0.9
Point of Analysis 1				**14.2**	**26.5**	**34.1**	**46.4**
Point of Analysis 2				**16.2**	**29.7**	**38.5**	**52.8**
Increase in Runoff Point of Analysis 1 (Negative values mean controlled flows)				***-1.8***	***-3.0***	***-4.5***	***-7.1***
Increase in Runoff Point of Analysis 2 (Negative values mean controlled flows)				***-0.7***	***-0.9***	***-1.3***	***-2.0***

Sub Basin	Total Reach (ft)	Pervious Curve Number	Impervious Curve Number	Compound Curve Number	Total Tc (min)	Sheet Flow Reach (L) (ft)	Sheet Flow Manning's (n)	Sheet Flow Slope (s) (ft/ft)	Sheet Flow Tc (min)	Shallow Concentrated Flow Reach (L) (ft)	Shallow Concentrated Flow Surface	Shallow Concentrated Flow Slope (s) (ft/ft)	Shallow Concentrated Flow Tc (min)
B1	247	80	98	84	9.0	100	0.130	0.02	7.7	147	Unpaved	0.014	1.3
HOME 1	100	89	98	98	7.7	100	0.130	0.02	7.7	0	Unpaved		0.0
HOME 2	100	89	98	98	7.7	100	0.130	0.02	7.7	0	Unpaved		0.0
HOME 3	100	89	98	98	7.7	100	0.130	0.02	7.7	0	Unpaved		0.0
B2	277	80	98	84	9.4	100	0.130	0.02	7.7	177	Unpaved	0.011	1.7
HOME 4	100	89	98	98	7.7	100	0.130	0.02	7.7	0	Unpaved		0.0
HOME 5	101	89	98	98	6.6	101	0.130	0.03	6.6	0	Unpaved		0.0
OS-1-PR	165	80	98	84	4.4	100	0.130	0.09	4.2	65	Unpaved	0.200	0.2
OS-2-PR	530	80	98	84	9.0	100	0.130	0.02	7.7	430	Unpaved	0.107	1.4

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- RETAINING / SCREENING WALL
- 100 EXISTING MAJOR CONTOUR
- 101 EXISTING MINOR CONTOUR
- 200 PROPOSED MAJOR CONTOUR
- 201 PROPOSED MINOR CONTOUR
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN GRATE INLET
- TC → TC DRAINAGE SWALE FLOW LINE
- DRAINAGE AREA
- A-1 / 2.45 AC / 99.5 DRAINAGE AREA NAME AREA/IC %
- FLOW DIRECTION

0' 20' 40' 80'
SCALE: 1"=40'

NO.	DATE	REVISION

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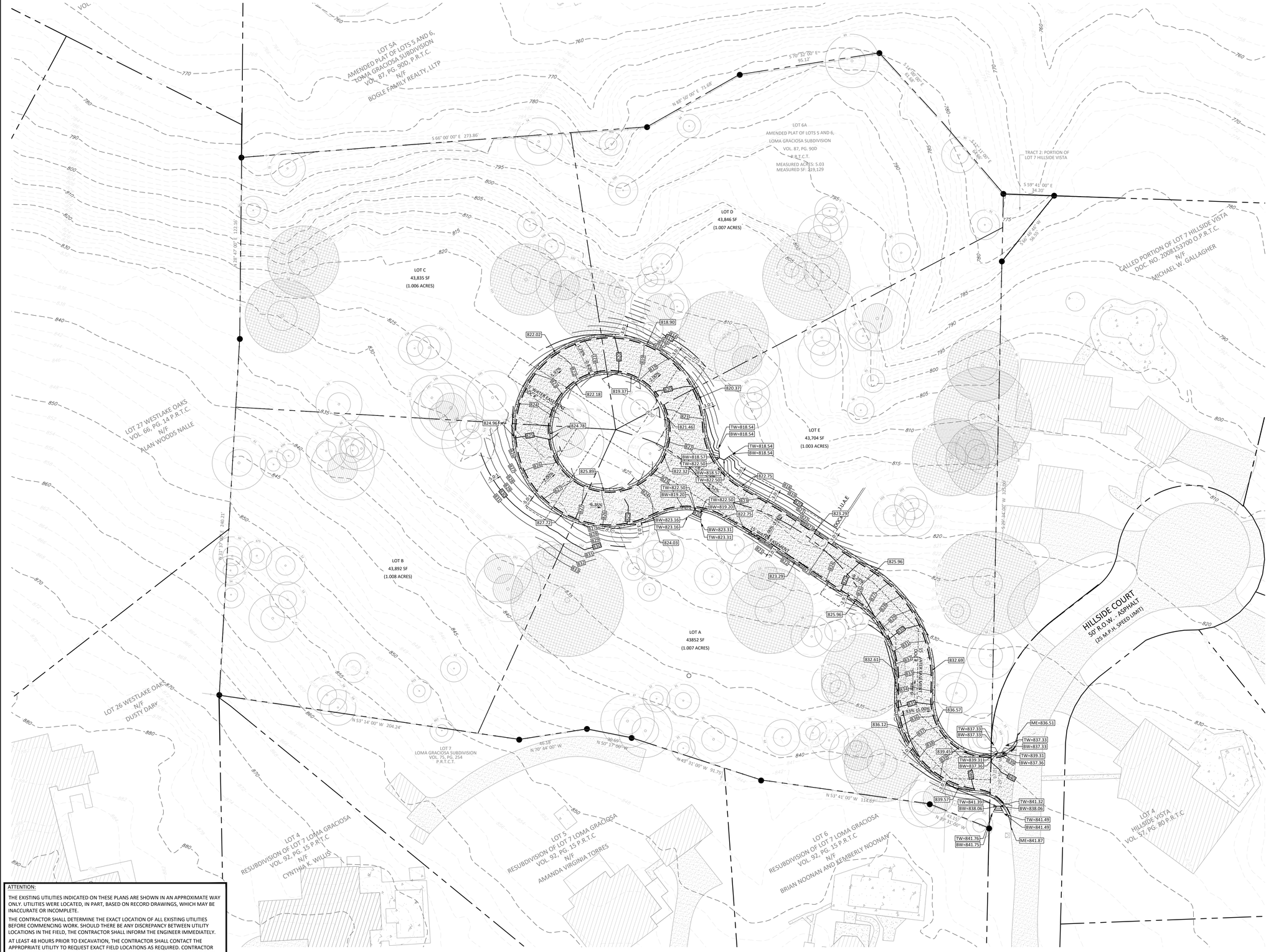
PROPOSED DRAINAGE AREA MAP

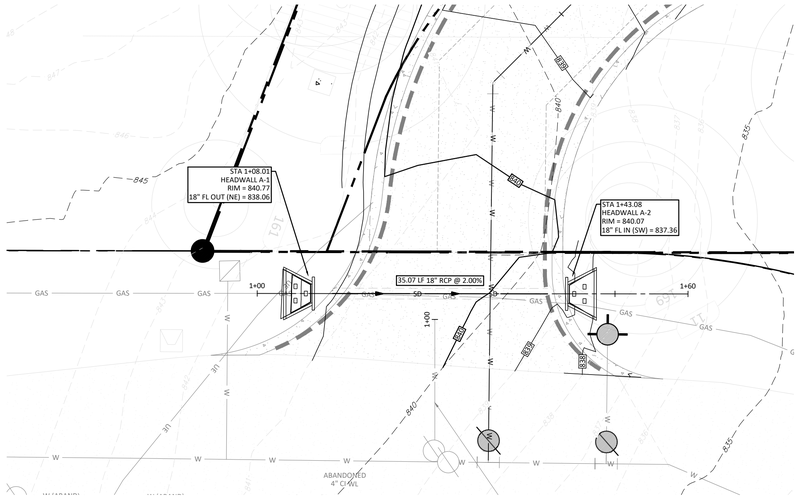
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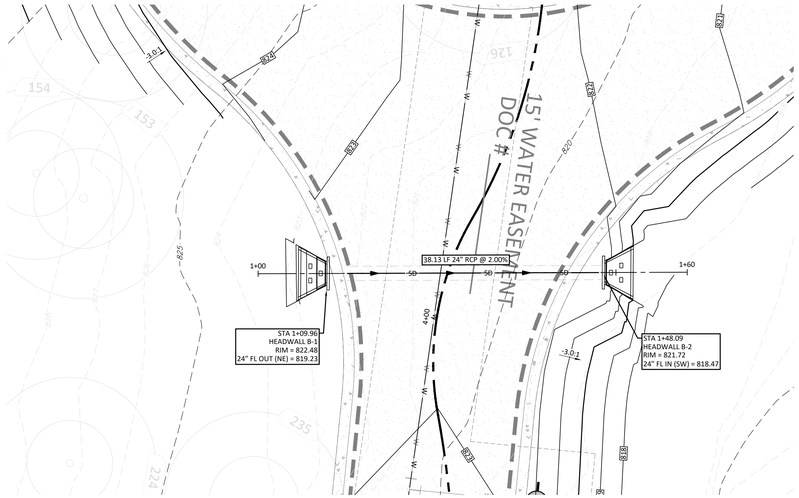
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LOT 5A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D, P.R.T.C.
N/F
BOGLE FAMILY REALTY, LLTP
LOT 6A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D
P.R.T.C.
MEASURED ACRES: 5.03
MEASURED SF: 219,129
TRACT 2: PORTION OF
LOT 7 HILLSIDE VISTA
CALLED PORTION OF LOT 7 HILLSIDE VISTA
DOC. NO. 2008153700 O.P.R.T.C.
N/F
MICHAEL W. GALLAGHER
LOT C
43,835 SF
(1.006 ACRES)
LOT D
43,846 SF
(1.007 ACRES)
LOT E
43,704 SF
(1.003 ACRES)
LOT B
43,892 SF
(1.008 ACRES)
LOT A
43852 SF
(1.007 ACRES)
LOT 27 WESTLAKE OAKS
VOL. 66, PG. 14 P.R.T.C.
N/F
ALAN WOODS NALLE
LOT 26 WESTLAKE OAKS
N/F
DUSTY DARV
LOT 7
LOMA GRACIOSA SUBDIVISION
VOL. 75, PG. 254
P.R.T.C.T.
LOT 4
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
CYNTHIA K. WILLIS
LOT 5
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
AMANDA VIRGINIA TORRES
LOT 6
RESUBDIVISION OF LOT 7 LOMA GRACIOSA
VOL. 92, PG. 15 P.R.T.C
N/F
BRIAN NOONAN AND KEMBERLY NOONAN
LOT 4
HILLSIDE VISTA
VOL. 57, PG. 80 P.R.T.C
HILLSIDE COURT
50' R.O.W. - ASPHALT
(25 M.P.H. SPEED LIMIT)
S 70° 32' 00" E 95.12'
N 68° 00' 00" E 71.86'
S 66° 00' 00" E 273.86'
N 28° 47' 00" E 122.16'
S 70° 00' 00" E 67.00'
S 33° 11' 00" E 62.00'
S 59° 41' 00" E 34.20'
S 49° 38' 45" E 98.59'
N 53° 14' 00" W 204.24'
N 70° 44' 00" W 46.18'
N 50° 17' 00" W 80.69'
N 45° 31' 00" W 91.73'
N 53° 41' 00" W 114.67'
N 39° 31' 00" W 43.17'
S 39° 34' 00" W 235.00'
N 31° 37' 00" E 200.21'
818.90
822.02
820.37
822.18
819.37
824.96
824.78
821.46
825.89
822.32
822.75
827.72
823.29
824.03
825.96
832.61
832.69
836.57
836.12
839.57
837.33
839.45
837.36
841.32
838.06
841.49
841.76
841.75
841.87
836.51
839.31
TW=818.54
BW=818.54
BW=818.57
TW=822.50
TW=822.50
BW=819.70
TW=822.50
BW=819.20
TW=823.16
BW=823.31
BW=823.31
TW=837.33
BW=837.33
TW=839.31
BW=837.36
TW=841.39
BW=838.06
TW=841.49
BW=841.49
TW=841.76
BW=841.75
6.35%
5.00%
5.00%
5.00



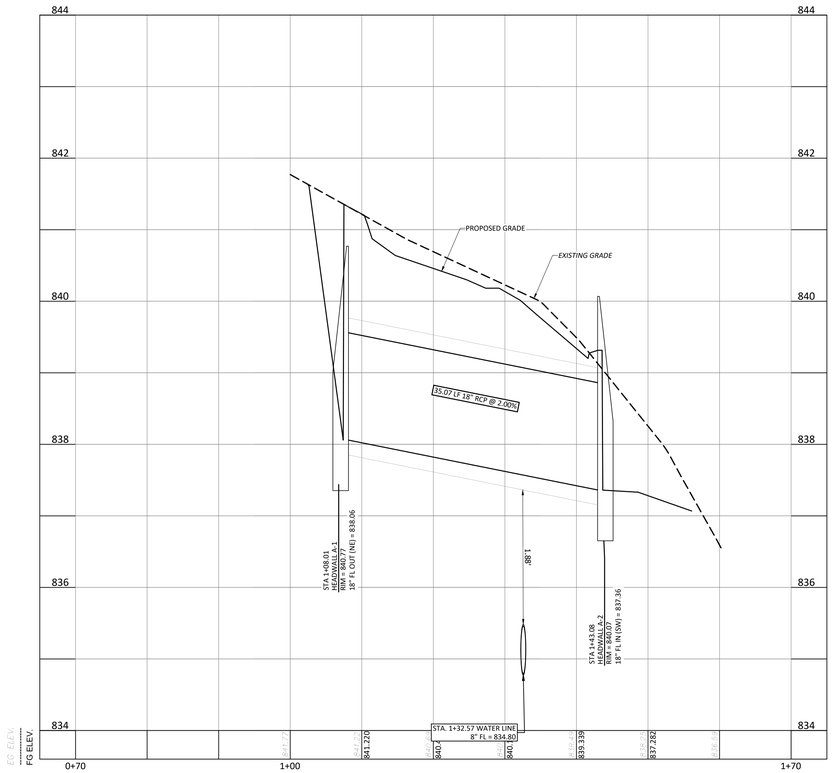
CULVERT LINE A PLAN



CULVERT LINE B PLAN

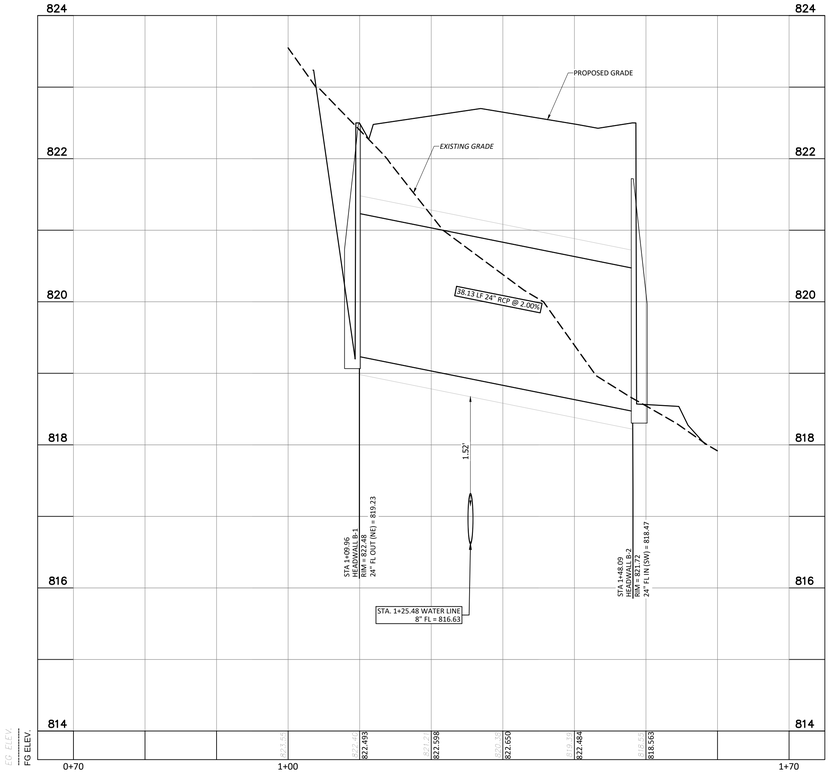
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- RETAINING / SCREENING WALL
- 100 EXISTING MAJOR CONTOUR
- 101 EXISTING MINUS CONTOUR
- 200 PROPOSED MAJOR CONTOUR
- 201 PROPOSED MINUS CONTOUR
- SD STORM DRAIN LINE
- W WATER LINE
- WW WASTEWATER LINE
- OHE OVERHEAD ELECTRIC
- GAS GAS LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN GRATE INLET
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WW WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BFP BACKFLOW PREVENTER
- T TRANSFORMER
- AC AIR CONDITIONER UNIT
- UTILITY POLE
- GUY WIRE



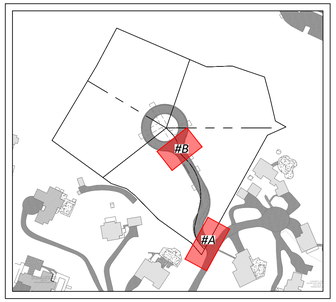
CULVERT LINE A PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



CULVERT LINE B PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



KEY MAP
SCALE: 1"=200'

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NO.	DATE	REVISION

STATE OF TEXAS
JOHN P. SULLIVAN
144536
LICENSED
PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

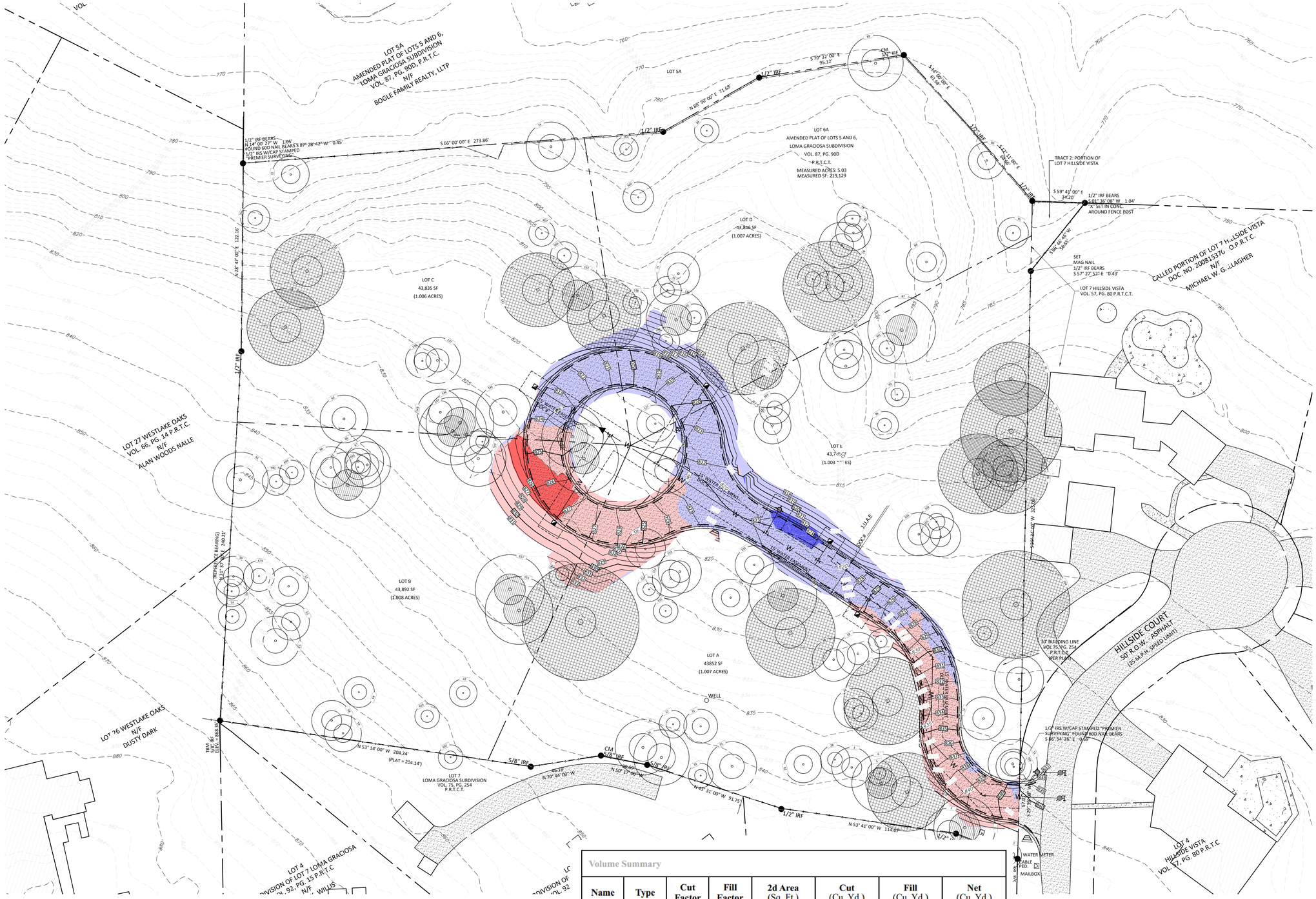
CULVERT PLAN AND PROFILE

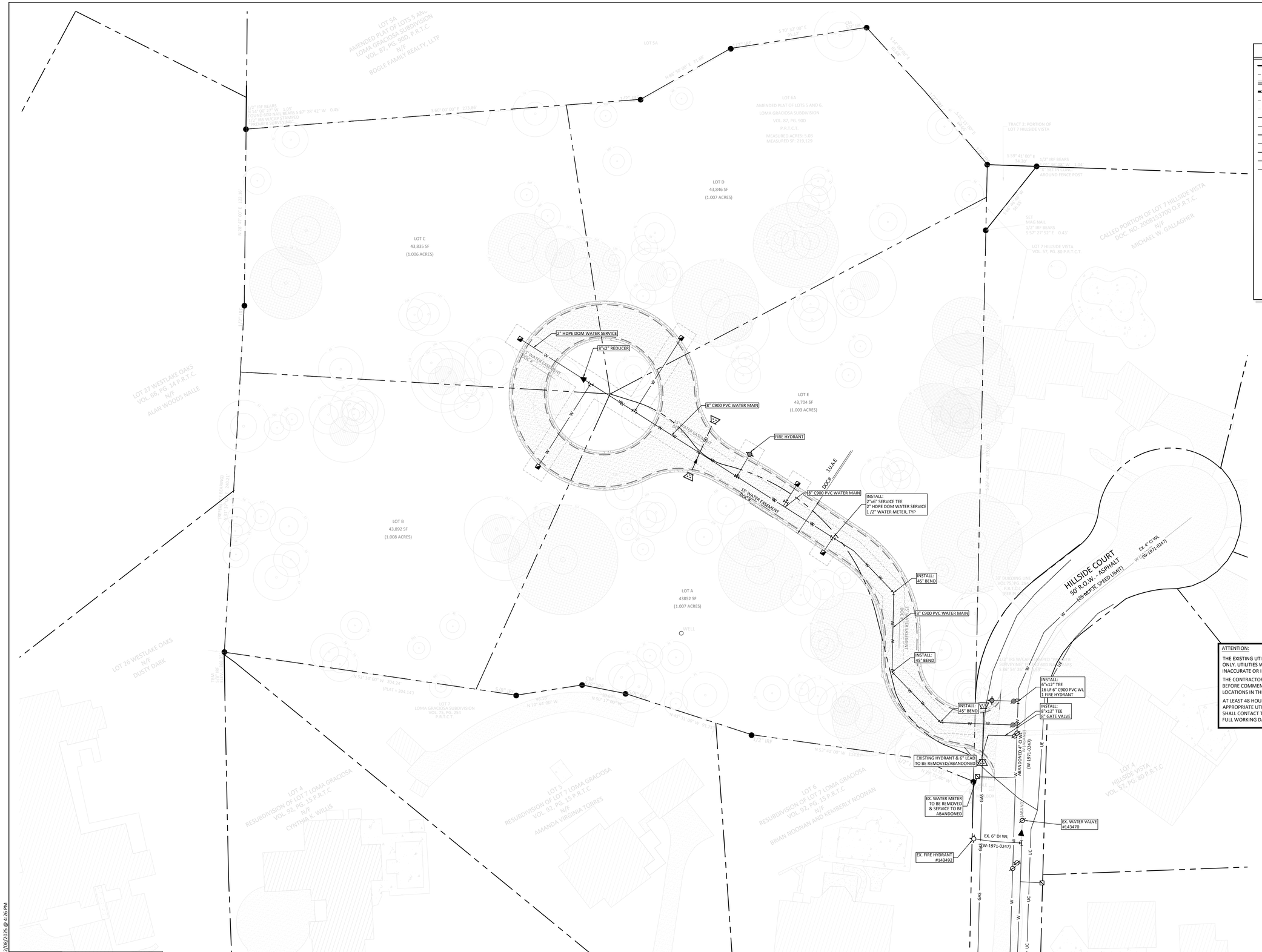
SHEET
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OF 21

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Plot Date: 22/08/2023 @ 4:26 PM

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LOT 5A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D, P.R.T.C.
N/F
BOGLE FAMILY REALTY, LLTP
1/2" IRF BEARS
N 14° 00' 27" W 1.06'
FOUND 60D NAIL BEARS S 87° 28' 42" W 0.45'
1/2" IRS W/CAP STAMPED
"PREMIER SURVEYING"
S 66° 00' 00" E 273.86'
N 08° 00' 00" E 71.68'
1/2" IRF
S 70° 32' 00" E
95.12'
CM
1/2" IRF
S 47° 00' 00" E
67.18'
S 41° 00' 00" E
62.46'
LOT 6A
AMENDED PLAT OF LOTS 5 AND 6,
LOMA GRACIOSA SUBDIVISION
VOL. 87, PG. 90D
P.R.T.C.
MEASURED ACRES: 5.03
MEASURED SF: 219,129
TRACT 2: PORTION OF
LOT 7 HILLSIDE VISTA
S 59° 41' 00" E
34.20'
1/2" IRF BEARS
S 01° 36' 08" W 1.04'
"X" SET IN CONC.
AROUND FENCE POST
S 06° 46' 46" W
34.63'
SET
MAG NAIL
1/2" IRF BEARS
S 57° 27' 52" E 0.43'
CALLED PORTION OF LOT 7 HILLSIDE VISTA
DOC. NO. 2008153760 O.P.R.T.C.
N/F
MICHAEL W. GALLAGHER
LOT 7 HILLSIDE VISTA
VOL. 57, PG. 80 P.R.T.C.
LOT C
43,835 SF
(1.006 ACRES)
LOT D
43,846 SF
(1.007 ACRES)
LOT E
43,765 SF
(1.003 ACRES)
LOT B
43,892 SF
(1.008 ACRES)
LOT A
43852 SF
(1.007 ACRES)
WELL
LOT 27 WESTLAKE OAKS
VOL. 66, PG. 14 P.R.T.C.
N/F
ALAN WOODS NALLE
LOT 76 WESTLAKE OAKS
N/F
DUSTY DARK
LOT 7
LOMA GRACIOSA SUBDIVISION
VOL. 75, PG. 254
P.R.T.C.T.
LOT 4
LOMA GRACIOSA SUBDIVISION OF LOT 7
VOL. 92, PG. 15 P.R.T.C
N/F
WILLIS
1/2" IRF
TBM
ELEV. = 868.11'
N 53° 14' 00" W 204.24'
(PLAT = 204.14')
5/8" IRF
CM
5/8" IRF
5/8" IRF
N 70° 44' 00" W
46.19'
N 55° 17' 00" W
46.65'
N 43° 31' 00" W 91.75'
1/2" IRF
N 53° 41' 00" W 114.67'
1/2" IRF
N 36° 34' 00" E 123.16'
(TIE LINE BEARING)
N 31° 34' 00" E 240.21'
10' WATER EASEMENT
VOL. 87, PG. 90D
P.R.T.C.T.



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JOHN P. SULLIVAN
144534
LICENSED PROFESSIONAL ENGINEER
08/24/2023

12 HILLSIDE CT
12 HILLSIDE COURT
AUSTIN, TRAVIS COUNTY, TEXAS, 78746

OVERALL UTILITY PLAN

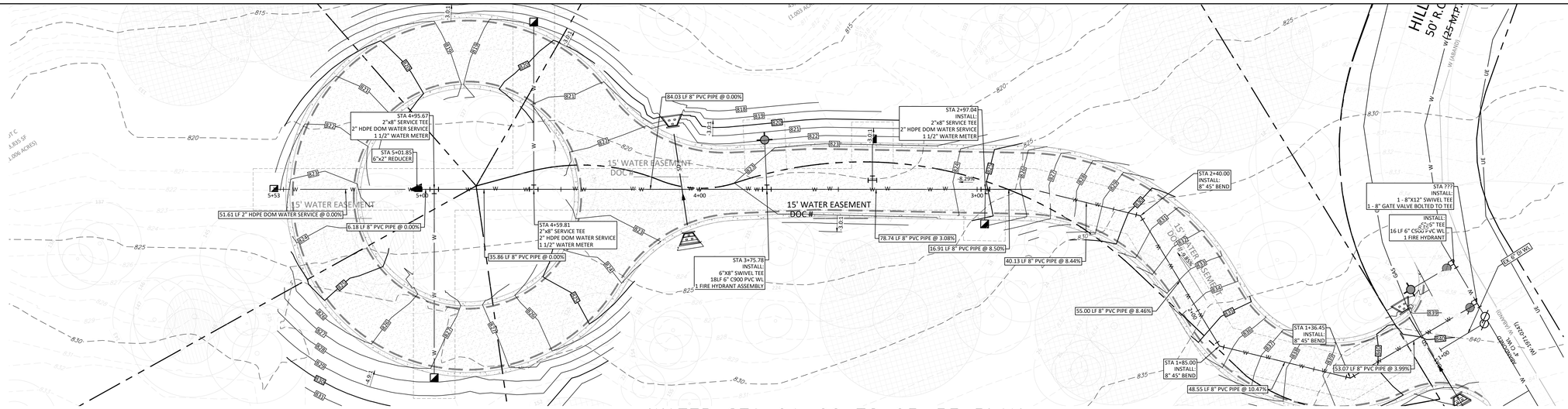
SHEET
18
OF 21

XXX

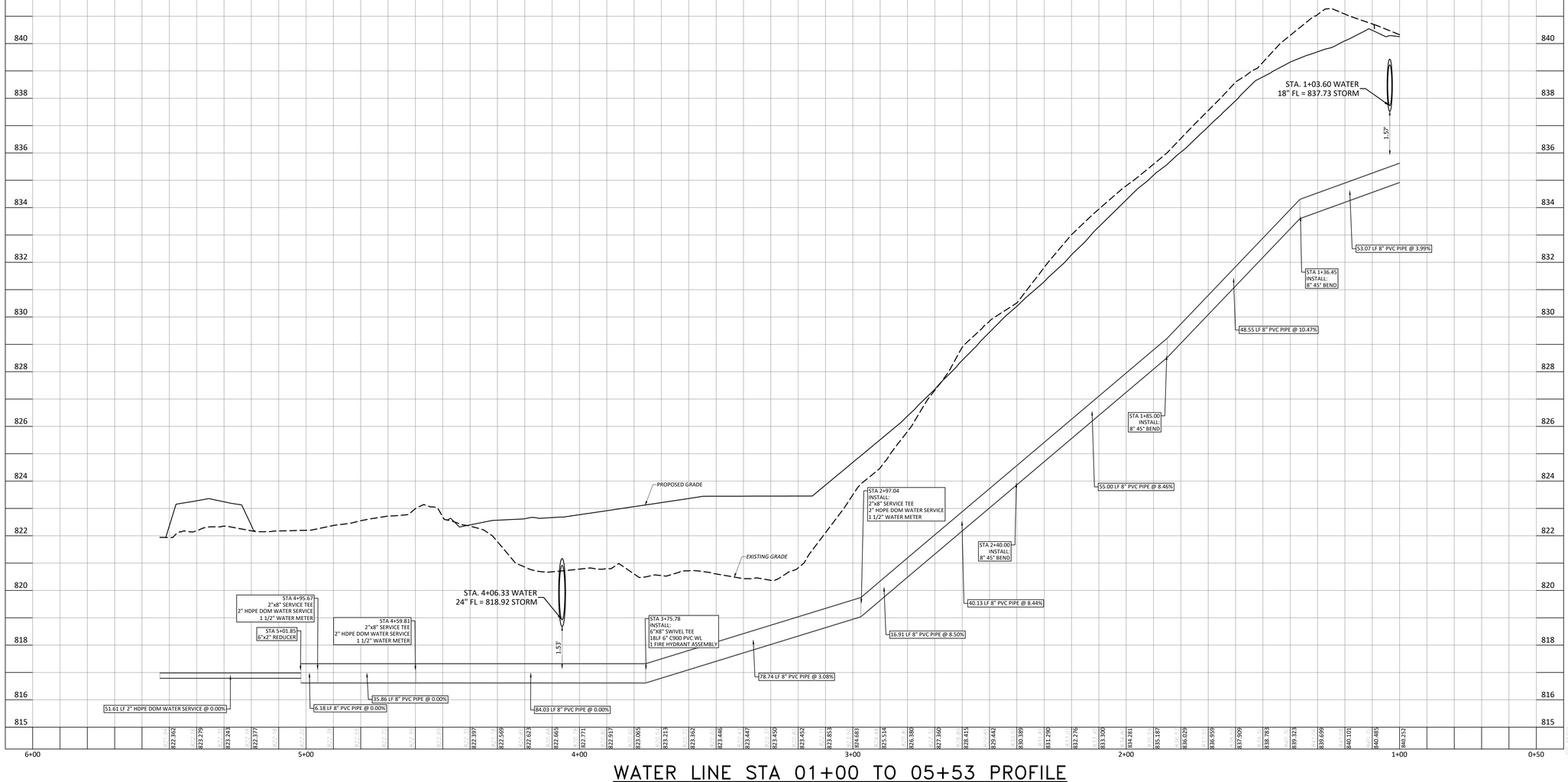
Texas 811

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WATER STA 01+00 TO 05+53 PLAN



WATER LINE STA 01+00 TO 05+53 PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- RETAINING / SCREENING WALL
- 100 EXISTING MAJOR CONTOUR
- 101 EXISTING MINUS CONTOUR
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- STORM DRAIN GRATE INLET
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WW WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BFP BACKFLOW PREVENTER
- T TRANSFORMER
- AC AIR CONDITIONER UNIT
- UTILITY POLE
- GUY WIRE

0' 10' 20' 40'
SCALE: 1"=20'

NO.	DATE	REVISION

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WATER PLAN AND PROFILE

SHEET
19
OF 21

XXX

Plot Date: 22/08/2023 @ 4:26 PM

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