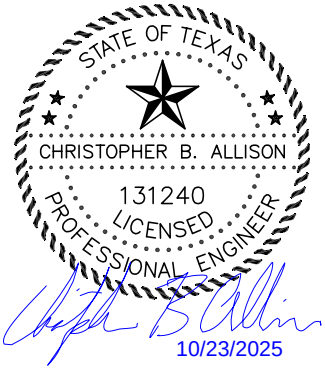
Contributing Zone Plan

For

Rinke DS Development

27010 RR 12
Dripping Springs, TX 78620



Prepared By
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Hill Country Civil
Engineers • Consultants

Contributing Zone Plan Checklist

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

- **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

- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

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

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Application Cover Page

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: Rinke DS Development						**2. Regulated Entity No.:**			
3. Customer Name: BR Dripping LP						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New (circled)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP (circled)	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential (circled)			**8. Site (acres):**		5.61	
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			Batch Detention			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Hays		**14. Watershed:**			Onion 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 X Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda X Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

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Contributing Zone Plan Application

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.

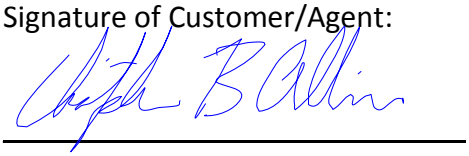
Signature

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: Christopher B. Allison

Date: 10/23/2025

Signature of Customer/Agent:



Regulated Entity Name: Rinke DS Development

Project Information

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

   Contact Person: Barry Rinke
   Entity: BR Dripping LP
   Mailing Address: 1820 W. 39th St.
   City, State: Austin, TX Zip: 78731
   Telephone: 512-689-3686 Fax: _____
   Email Address: barryrinke@me.com

5. Agent/Representative (If any):

Contact Person: Christopher B. Allison
Entity: Hill Country Civil
Mailing Address: 391 Landa St. Ste 1204
City, State: New Braunfels, TX Zip: 78130
Telephone: 817-659-9078 Fax: _____
Email Address: blake@hillcountrycivil.com

6. Project Location:

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

7. [x] 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.

27010 RR 12, Dripping Springs, TX. 78620

8. [x] **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. [x] **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:

[x] Project site boundaries.
[x] USGS Quadrangle Name(s).

10. [x] **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:

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

11. Existing project site conditions are noted below:

[ ] Existing commercial site
[ ] Existing industrial site
[ ] Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 5.61 Acres

Total disturbed area: 5.61 Acres

14. Estimated projected population: 20

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	56,900.00	÷ 43,560 =	1.31
Parking	40,135.00	÷ 43,560 =	0.92
Other paved surfaces	63,597.60	÷ 43,560 =	1.46
Total Impervious Cover	160,632.60	÷ 43,560 =	3.69

Total Impervious Cover 3.69 **÷ Total Acreage** 5.61 **X 100 =** 65.78 **% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

[x] On-Site Sewage Facility (OSSF/Septic Tank):

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

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

[ ] Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

[ ] Existing.
[ ] Proposed.

[x] 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): 48209C0115G effective 1/17/2025.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

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

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

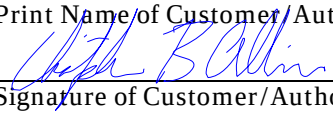
Administrative Information

61. [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.

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. Christopher B. Allison
Print Name of Customer/Authorized Agent
 10/23/2025
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):	

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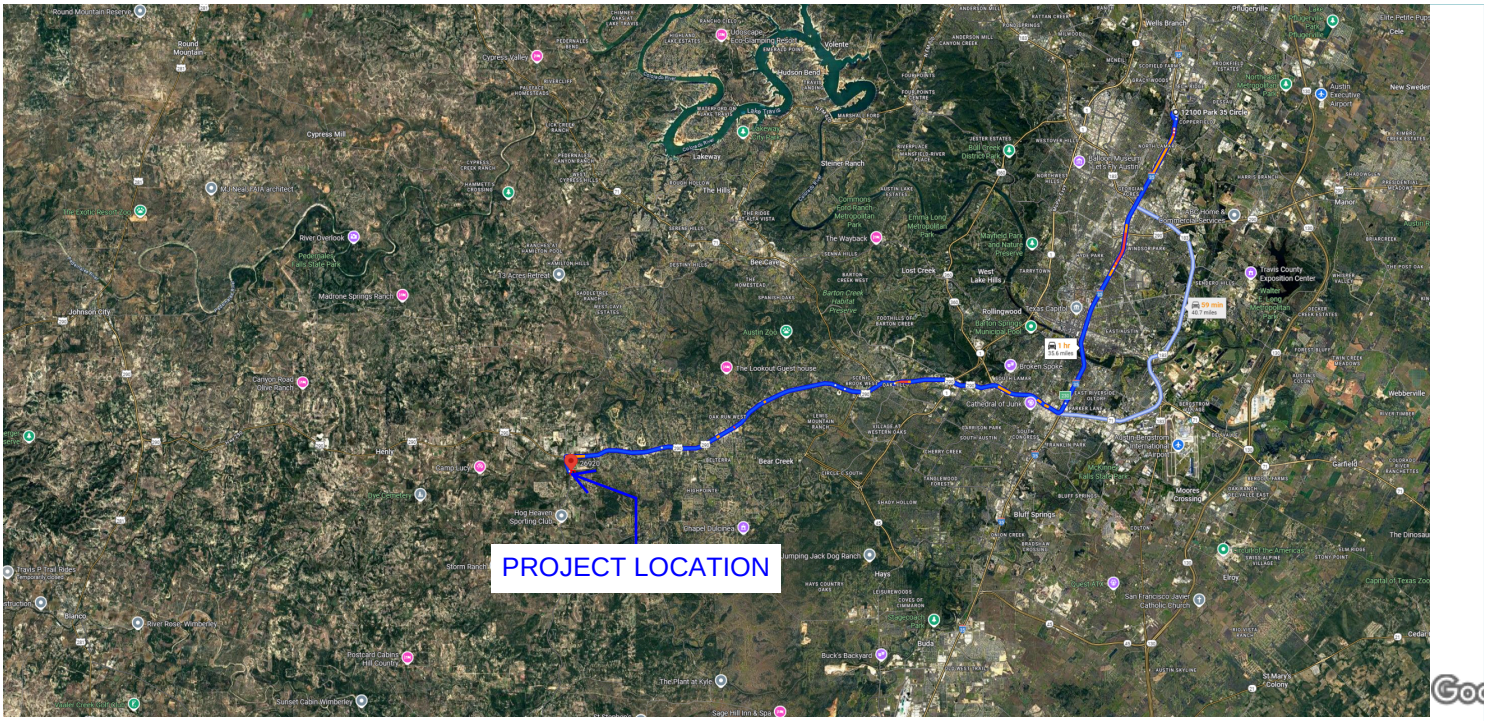
Attachment A-Road Map

Google Maps 27010 Ranch Rd 12



Map data ©2025 , Map data ©2025 Google 2 mi

via I-35 S and US-290 W — 1 hr
Best route, despite the usual traffic — 35.6 miles

via US-290 W — 59 min
Some traffic, as usual — 40.7 miles

via I-35 S, US-290 W and US-290 W — 1 hr
Some traffic, as usual — 35.6 miles

Explore Dripping Springs

Restaurants | Hotels | Gas stations | Parking Lots | More

27010 Ranch Rd 12
Building

Add stop | Save | Nearby | Send to phone | Share

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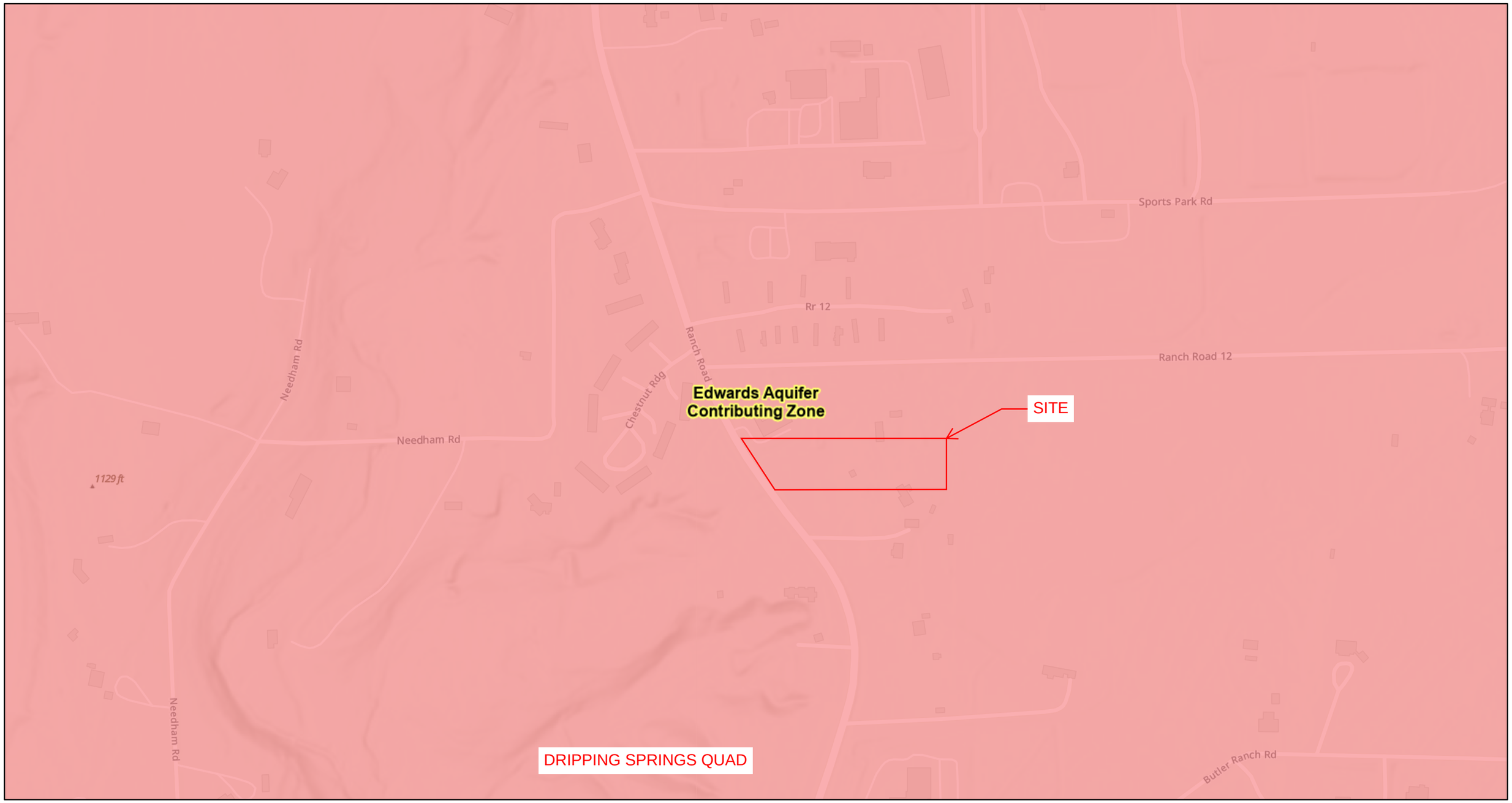
Attachment B-USGS Quadrangle Map

Edwards Aquifer Viewer Custom Print



10/6/2025, 8:55:42 AM

1:4,721

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

TCEQ_EDWARDS_OFFICIAL_MAPS

7.5 Minute Quad Grid

TX Counties

Groundwater Conservation Districts

Hays Trinity GCD

Edwards Aquifer Label

World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TCEQ, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

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Attachment C-Project Narrative

Attachment C: Project Narrative

The proposed Rinke DS Development is located at 27010 RR 12, Dripping Spring, TX. The 5.61-acre property is located fully within the city limits of Dripping Springs. No portion of the property is within the FEMA 100-yr Floodplain based on FIRM Panel 48209C0115G effective date 01/17/2025.

In accordance with 30 TAC Chapter 213, this CZP application is being submitted for the proposed development to occur onsite.

The property is currently partially developed with access to driveways throughout the lot and parking. There is a proposed Batch Detention Pond that has been designed to accept and treat the stormwater from the site in the ultimate conditions. The proposed development consists of 3 commercial buildings, associated parking, drainage facilities, and utility infrastructure.

The existing development currently contains an existing concrete driveway apron and an existing gravel pathway, consisting of 0.35 acres of impervious cover. New development will disturb approximately 5.61 acres, of which, 3.69 acres is proposed impervious cover. Based on the total site acreage of 5.61 acres, the total impervious cover percentage with the proposed improvements is 65.8%.

The proposed permanent BMP to treat the impervious cover is one (1) Batch Detention Pond adhering to TCEQ's Technical Guidance Manual (TGM) RG-348. Using the TCEQ spreadsheet, the Batch Detention Pond has a treatment removal efficiency of 91%.

Temporary stormwater BMPs will include a stabilized construction entrance, concrete washout, silt fence, and rock berm.

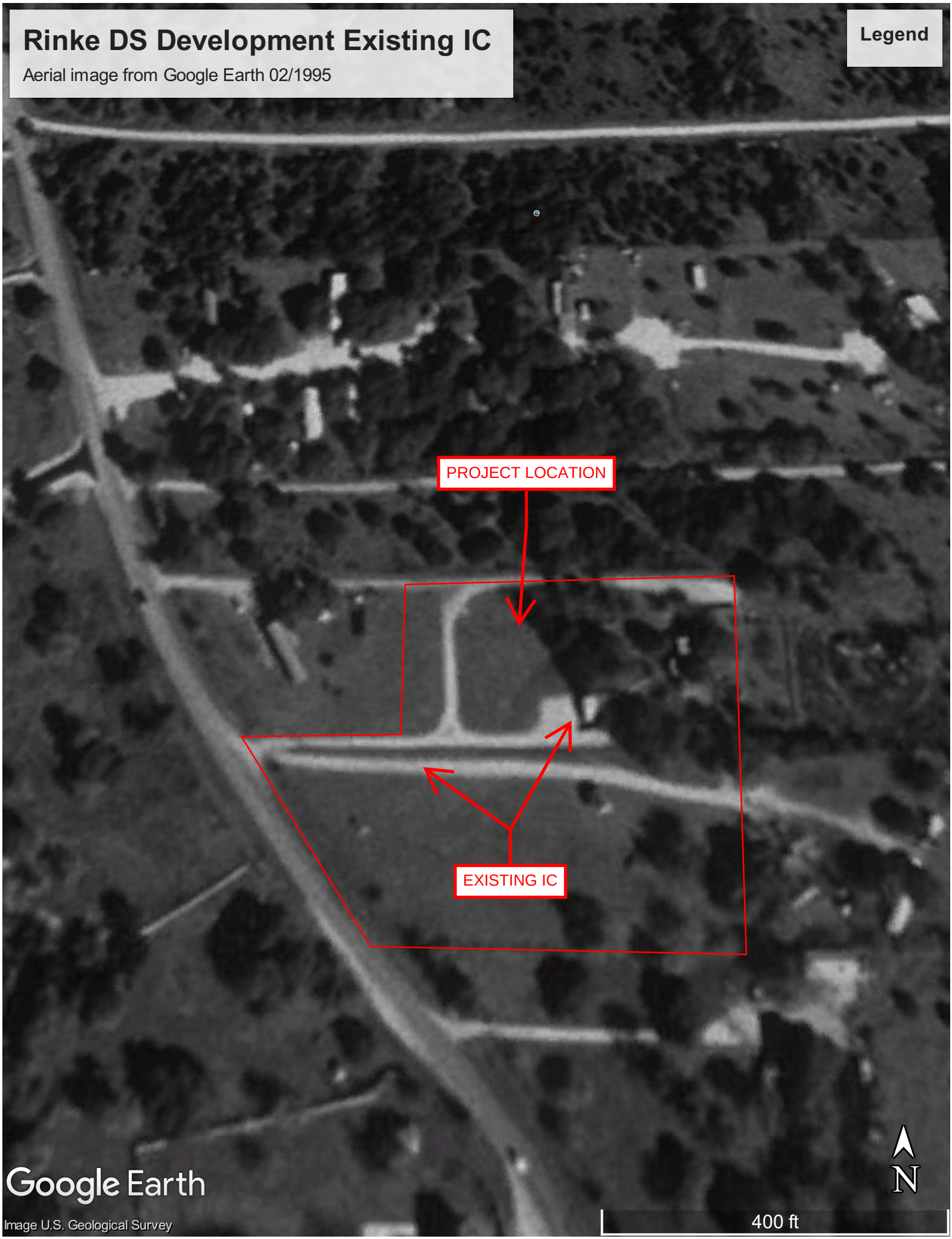
Wastewater flows generated by the project will be treated by an onsite septic system.

Water will be provided by the Dripping Springs Water Service District and the Hays Trinity Groundwater Conservation District, HTGCD Connection ID No. 4620.

Rinke DS Development Existing IC

Aerial image from Google Earth 02/1995

Legend



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Attachment D-Factors Affecting Surface Water Quality

Attachment D: Factors Affecting Surface Water Quality

The list below are potential sources of pollution that may be reasonably expected to impact the quality of stormwater runoff from the site during construction.

- Hydrocarbons from asphalt paving construction
- Oil, fuel, grease and hydraulic fluid from construction equipment and automobiles
- Soil erosion due to site clearing, grading and demolition activities
- Trash, litter and construction debris from workers and construction activities
- Concrete truck washout
- Concrete/masonry
- Fertilizers
- Cleaning solvents

The list below are potential sources of pollution that may be reasonably expected to impact the quality of stormwater runoff from the site after construction or after development.

- Trash and litter typical of daily use from customers and tenants
- Oil, fuel, grease and hydraulic fluid from vehicles parked/traveling onsite
- Dirt and dust from landscape areas and vehicles
- Fertilizers
- Cleaning solvents

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Attachment E-Volume and Character of Stormwater

Attachment E: Volume and Character of Stormwater

The Rinke DS Development site will generate stormwater typical of commercial development, as outlined in the City of Austin Drainage Criteria Manual. Runoff will increase as a result of the development for all storm events. The proposed 100-year peak stormwater discharge is approximately 89.44 cfs. However, the site features a proposed Batch Detention Basin that will mitigate this increase in flows and flows ultimately leaving the tract is 87.69 cfs for the 100-year storm. The runoff coefficient Curve Number (CN) changes from 81 to 94 for the project.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: RINKE DEVELOPMENT
Date Prepared: 7/15/2025

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

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

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

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

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

County =	Hays	
Total project area included in plan * =	5.61	acres
Predevelopment impervious area within the limits of the plan * =	0.35	acres
Total post-development impervious area within the limits of the plan* =	3.69	acres
Total post-development impervious cover fraction * =	0.66	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	2998	lbs.

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

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

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

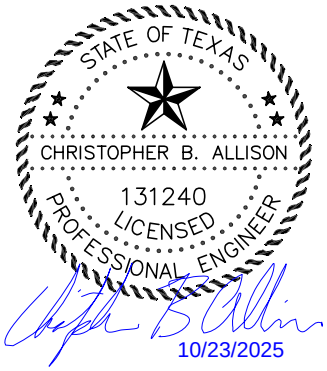
Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	4.73	acres
Predevelopment impervious area within drainage basin/outfall area =	0.34	acres
Post-development impervious area within drainage basin/outfall area =	3.64	acres
Post-development impervious fraction within drainage basin/outfall area =	0.77	
$L_{M\ THIS\ BASIN}$ =	2962	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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



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

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

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

A_C =	4.73	acres
A_I =	3.64	acres
A_P =	1.09	acres
L_R =	3800	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2998 lbs.

F = 0.79

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

Rainfall Depth =	1.04	inches
Post Development Runoff Coefficient =	0.58	
On-site Water Quality Volume =	10424	cubic feet

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

Off-site area draining to BMP =	2.60	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	196	cubic feet
Storage for Sediment =	2124	
Total Capture Volume (required water quality volume(s) x 1.20) =	12745	cubic feet (0.29 Acre-ft)

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	NA	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = NA cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

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Attachment F-Suitability Letter from Authorized Agent

CITY OF DRIPPING SPRINGS

"Gateway to the Hill Country"

PO Box 384, 511 Mercer St., Dripping Springs, Texas 78620
Tel: (512) 858-4725
www.cityofdrippingsprings.com

Hays Environmental Consulting
August 10, 2023
Attention: Andy G. Grubbs, R.S., P.G.

RE: Letter of Suitability for BR Dripping Subdivision containing 5.746 Acres

Mr. Grubbs,

This letter is regarding the Facility Plan presented for the BR Dripping Subdivision for a proposed combination of two lots and the need for a letter of suitability. I have reviewed the On-Site Sewage Facility (OSSF) Planning Report for this proposed project and the report's conclusions are ample enough for the proposed usage to reach agreement with the conclusions presented.

Based upon your findings, in the submitted preliminary facility plan, and the area being compatible and similar in nature to your findings, it is this office's opinion that the site is suitable for the proposed type of development and the requisite types of OSSF's to service the wastewater demand.

There may come about, at the time of the OSSF design, that there are restrictive elements on the lot or environmentally sensitive features that will narrow down the possibilities for the location and type of OSSF treatment and disposal. However, these elements will be discussed with the sanitarian, engineer, or installer at the time of the OSSF design review with the City's Environmental Health Department.

If there are any questions, please contact me at your earliest convenience.

Best regards,

Kyle B. DeHart, BS-B, RS, DR
City Sanitarian/ Environmental Health Inspector
City of Dripping Springs

Cc: Chad Gilpin P.E., City Engineer
Warlan Rivera, Planning Assistant

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Attachment G-Alternative Secondary Containment Methods
N/A

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Attachment H-AST Containment Structure Drawings
N/A

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Attachment I-20% of Less Impervious Cover Declaration
N/A

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Attachment J-BMPs for Upgradient Stormwater

Attachment J: BMPs for Upgradient Stormwater

There are two (2) existing offsite flows onto the site. No permanent BMPs are required to prevent pollution. Offsite drainage area ODA 2 is routed through the proposed Batch Detention Basin.

All temporary BMPs are shown on the plan set

Attachment K-BMPs for On-site Stormwater

Attachment K: BMPs for On-site Stormwater

Proposed on-site BMPs include one (1) Batch Detention Pond in accordance with TCEQ's Technical Guidance Manual (TGM) RG-348. The batch pond will be designed as an online facility. For online facilities the principal and emergency spillways must be sized to provide 1.0 foot of freeboard during the 25-year event and to safely pass the flow from the 100-year storm. The water quality volume required in the pond is 12,745 cuft. The water quality volume provided is 17,383 cuft. The overall volume of the pond is 67,853 cuft. Both the 25-year and 100-year storm events are contained within the pond with over 1 foot of freeboard. The batch detention pond is sized to treat a total of 2,998 lbs of TSS generated by the site.

Batch Detention basins capture and temporarily detain the water quality volume from a storm event, for a period of 12-48 hours, using an automated controller and valve. The batch detention outfall details and logic controls can be found on the attached Construction Drawings, reference the Batch Detention Pond Detail Sheets.

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Attachment L-BMPs for Surface Streams
N/A

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Attachment M-Construction Plans

HCC GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES APPLICABLE TO THIS PROJECT. FURTHERMORE, THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND SHALL NOTIFY ALL GOVERNMENT AGENCIES, TCEQ, AND/OR UTILITY AGENCIES AFFECTED BY THE PROPOSED CONSTRUCTION IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY SYSTEMS, PLANS AND DESIGNS APPLICABLE TO THE PROJECT. HILL COUNTRY CIVIL DOES NOT EXTEND TO OR INCLUDE DESIGNS OR PLANS PERTAINING TO THE SAFETY OF THE CONTRACTOR, SUBCONTRACTORS, EMPLOYEES OR PROJECT SITE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL SAFETY REGULATIONS, CODES AND ORDINANCES ARE BEING MET DURING THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL FOLLOW ALL SAFETY REQUIREMENTS AND REGULATIONS OUTLINED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
4. CONTRACTOR SHALL KEEP A COPY OF THE APPROVED PLANS AT THE JOBSITE THROUGHOUT THE DURATION AND COMPLETION OF THE PROJECT.
5. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH LOCAL TV, ELECTRIC, GAS, WATER, SEWER AND PHONE PROVIDERS AS REQUIRED TO PROVIDE SERVICE TO THE PROJECT SITE. IN ADDITION, CONTRACTOR SHALL COORDINATE ANY INTERRUPTIONS OF UTILITY SERVICE TO THE APPLICABLE SERVICE PROVIDER.
6. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN OPERATING NEAR OR AROUND EXISTING GAS LINES. CONTRACTOR SHALL NOTIFY GAS COMPANY 72 HOURS PRIOR TO CONSTRUCTION WHEN OPERATING NEAR GAS LINE FACILITIES.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES INCLUDING BUT NOT LIMITED TO UTILITIES, PAVEMENT, STREETS, CURB AND GUTTER, TREES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., IMPACTED BY THE PROJECT CONSTRUCTION LIMITS. CONTRACTOR RESTORE ANY DISTURBED AREAS IMPACTED BY CONSTRUCTION TO ITS ORIGINAL OR BETTER CONDITION, INCLUDING ANY AREAS DAMAGED REQUIRING REPAIR (NO SEPARATE PAY ITEM).
8. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITY (ON OR OFFSITE) FOR THE PROJECT. FURTHERMORE, CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, TELEPHONE, SEWER, FIBER OPTIC, ELECTRIC, DUCT BANKS, IRRIGATION LINES AND GAS LINES.
9. LOCATION AND DEPICTION OF UTILITIES SHOWN ARE FOR REFERENCE ONLY AND PER NOTE 8 ABOVE, SHOULD BE CONFIRMED BEFORE STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY REPAIR COSTS SHALL BE BORNE BY THE CONTRACTOR
10. CONTRACTOR SHALL PROTECT EXISTING TREES, BOTH DEPICTED ON THE CONSTRUCTION DRAWINGS AND THOSE TREES WHICH ARE NOT AS WELL. ANY TREES THAT EXIST ON SITE NOT SHOWN TO BE REMOVED, BUT APPEAR TO BE DISTURBED, OR REQUIRED TO BE REMOVED IN ORDER TO MEET THE PROPOSED SITE PLAN, SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT, CIVIL ENGINEER OR OWNER PRIOR TO REMOVAL.
11. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN UNRESTRICTED DRAINAGE. NO PONDING OF STORM DRAINAGE SHALL BE PERMITTED IN AREAS OF PREPARED SUBGRADE OR EXCAVATION, EMBANKMENT. IF PONDING SHOULD OCCUR, CONTRACTOR SHALL IMMEDIATELY PUMP OUT OR GRAVITY DRAIN PONDING WATER OUT OF IMPACTED AREAS. IF ANY DAMAGE OCCURRED TO SUBGRADE, BUILDING PAD OR EXCAVATION AREAS, THE SOILS MUST BE DRIED OUT, REMOVED, REPLACED AND RE-COMPACTED.
12. DISTURBED AREAS (CONSTRUCTION AREAS) SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, ORGANICS, BRUSH AND DEBRIS. AFTERWARDS, THE EXPOSED SUBGRADE SHALL SHALL BE PROOF ROLLED WITH A MINIMUM 25 TON PNEUMATIC ROLLER. ANY WEAK AREAS DETECTED SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS OF SIMILAR TYPE (CLASSIFICATION, MOISTURE CONTENT AND DENSITY).
13. IF REQUIRED TO MODIFY EXISTING GRADE, FILL MATERIALS SHOULD BE PLACED ON PREPARED SURFACES IN LIFTS NOT EXCEED 8 INCHES (LOOSE MEASURE), WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES OR AS INDICATED IN SITE GEOTECHNICAL REPORT. FILL SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OR UP TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-114-E OR AS DESCRIBED IN THE SITE GEOTECHNICAL REPORT.
14. ALL FILL MATERIALS SHALL BE CLEAR OF DEBRIS, ORGANICS AND VEGETATION. IF IMPORTED FILL IS USED, IT SHALL BE A RELATIVELY HOMOGENEOUS PARTICLE SIZE DISTRIBUTION, WITH MAX SIZE OF 3 INCHES , PLASTICITY INDEX BETWEEN 7 AND 20 AND A LIQUID LIMIT LESS THAN 40; OR AS INDICATED ON THE GEOTECHNICAL REPORT.
15. ANY EXCESS EXCAVATION MATERIALS NOT USED, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
16. CONTRACTOR IS RESPONSIBLE FOR FILING WITH THE TCEQ FOR THE TEMPORARY STORM WATER POLLUTION PREVENTION PLAN NOTICE TO PROCEED AND NOTICE OF TERMINATION AT THE START AND END OF CONSTRUCTION.
17. AFTER COMPLETION OF CONSTRUCTION, THE SITE SHALL BE THOROUGHLY CLEANED OF CONSTRUCTION DEBRIS, SEDIMENT, MATERIAL, ETC. PRIOR TO TURNING OVER TO OWNER.
18. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID ANY TRAFFIC AND/OR PEDESTRIAN CONTROL DEVICES, PLANS OR LAYOUT NECESSARY FOR CONSTRUCTION; INCLUDING SEQUENCING OF CONSTRUCTION, DELIVERIES OF CONSTRUCTION MATERIAL AND EQUIPMENT, AND DEMOLITION ACTIVITIES, SO THAT THE ADJACENT ROADWAYS AND NEIGHBORING PROPERTIES HAVE SUITABLE VEHICULAR AND PEDESTRIAN ACCESS.
19. NOTES, CALLOUTS OR ITEMS NOTED AS "BY-OTHERS" SHALL BE CONSIDERED OUTSIDE THE SCOPE OF SERVICES PERFORMED BY HILL COUNTRY CIVIL. THESE ITEMS ARE CALLED OUT FOR REFERENCE ONLY, AND THE CONTRACTOR SHALL CONFIRM WITH OWNER, OTHER CONSULTANT OR MANUFACTURE FOR PLANS, OR DESIGNS DETAILING THOSE SPECIFIC ITEMS.
20. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL THROUGHOUT CONSTRUCTION.

GENERAL CONSTRUCTION NOTES DRIPPING SPRINGS WSC MAY 2016:

1. ALL WATER LINES ARE TO BE C-900, DR-14, OR DR-15 PVC PIPE.
2. ALL WATER SYSTEM MATERIALS SHALL FULLY COMPLY WITH TCEQ AND AWWA STANDARDS. ALL CONSTRUCTION SHALL FULLY COMPLY WITH DSWSC CONSTRUCTION STANDARDS.
3. ALL FITTINGS SHALL BE DUCTILE IRON MANUFACTURED IN THE UNITED STATES OF AMERICA WITH MECHANICAL JOINTS (MJ) AND HAVE EBAA IRON, INC. RESTRAINT AT EACH MJ.
4. GATE VALVES SHALL CONFORM TO AWWA STANDARD C515 AND SHALL BE AMERICAN FLOW CONTROL, KENNEDY VALVE, OR MUELLER COMPANY.
5. VALVE BOXES SHALL BE CAST IRON WITH ADJUSTABLE BARREL HEIGHT SET PLUMB WITH 24" X 24" X 5" CONCRETE PAD AND TOP 1-INCH ABOVE FURNISHED GROUND SURFACE.
6. IF CONFLICT BETWEEN PROJECT SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM CONSTRUCTION STANDARDS OF DSWSC OCCURS, DSWSC CONSTRUCTION STANDARDS SHALL GOVERN, INCLUDING ANY OMITTED ITEMS FROM PROJECT SPECIFICATIONS.
7. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO BEGINNING WORK. DSWSC SHALL BE NOTIFIED A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE OF MEETING.
8. CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION TO DSWSC ON ALL MATERIALS PROPOSED TO BE INSTALLED FOR REVIEW AND TO DETERMINE CONFORMANCE WITH THE DSWSC CONSTRUCTION STANDARDS.
9. PIPE EMBEDMENT MATERIAL SHALL BE #5 TOPPING ROCK AND CHANAS AGGREGATE BLANCO LLC (WASHED CRUSHED ROCK) WITH SAMPLE PROVIDED TO AND APPROVED BY DSWSC. PROVIDE A MINIMUM OF 12 INCHES OVER TOP OF PIPE AND 4 INCHES UNDER PIPE.
10. FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 AND SHALL BE AMERICAN DARLING 5-1/4" B-84-B, KENNEDY VALVE GUARDIAN K81-D, OR MUELLER SUPERCENTURION 250 WITH HOSE OPENINGS AND ONE 5" STORZ QUICK CONNECT PUMPER NOZZEL WITH BLIND CAP AND AFFIXED TO THE STREAMER OUTLET AND INTEGRALLY CAST PENTAGON OPERATING NUT. THE 2.5" DISCHARGE OUTLETS MUST BE NATIONAL HOSE THREAD. A BLUE, DOUBLE-SIDED, REFLECTIVE MARKER MUST BE AFFIXED TO THE ROADWAY DIRECTLY IN LINE WITH THE FIRE HYDRANT. HYDRANTS SHALL HAVE ALUMINUM PAINT COATING. HYDRANTS SHALL BE PLACES SO THAT THEY ARE READILY ACCESSIBLE WITH NO OBSTRUCTION WITHIN 4 FEET OF HYDRANT. DO NOT PLACE WITHIN OR ADJACENT TO DRAINAGE STRUCTURE.
11. EACH SERVICE SADDLE SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
12. TOP OF METER BOX SHOULD BE 1 INCH ABOVE FINISHED GROUND LINE.
13. PIPE CROSSING UNDER STREET/DRIVEWAY PAVEMENT SHALL BE BACKFILLED USING CRUSHED LIMESTONE BASE, 6 INCH MAXIMUM LIFTS TO 95% STANDARD PROCTOR ABOVE THE PIPE EMBEDMENT MATERIAL, FLOWABLE FILL, OR SUCH OTHER BACKFILL AS MAY BE REQUIRED BY THE CITY OF DRIPPING SPRINGS AND/OR HAYS COUNTY.
14. CUSTOMER SHUT-OFF VALVE BOX SHALL BE SET BY BUILDING PLUMBER.
15. STATE HIGHWAY BORE SHALL BE IN COMPLIANCE WITH TXDOT PERMIT REQUIREMENTS.
16. ALL NEW WATER CONSTRUCTION MUST PASS PRESSURE TEST AND DISINFECTION TEST PRIOR TO BEING PLACED IN SERVICE.
17. DSWSC MAINTENANCE/REPAIR RESPONSIBILITY SHALL END AT EACH SERVICE METER WITHIN THE METER BOX AND AT THE FIRST GATE VALVE AFTER TEE IN DSWSC WATER LINE FOR BUILDING SPRINKLER SYSTEM LINE, FIRE LINE, OR IRRIGATION SYSTEM WATER SUPPLY LINE.
18. ANY UNDERGROUND ELECTRICAL CONDUIT/CONDUCTORS OR GAS LINE CROSSING DSWSC WATER LINE SHALL BE LOCATED MINIMUM 12 INCHES UNDER WATER LINE AT NEAR 90 DEGREE ANGLE AND BE ENCASED WITH MINIMUM 4 INCH THICK CONCRETE FOR A LENGTH OF NOT LESS THAN 24 INCHES EACH SIDE OF O.D. OF WATER LINE.

TREE TABLE

TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES	MT (IN)	TO BE REMOVED
1450	15	30	LIVE OAK	11 7	
1451	42	84	LIVE OAK	26 16 16	
1452	26	52	LIVE OAK		TO BE REMOVED
1453	13	26	CEDAR ELM		TO BE REMOVED
1454	20	40	LIVE OAK		TO BE REMOVED
1455	8	16	RED OAK		TO BE REMOVED
1456	8	16	RED OAK		TO BE REMOVED
1457	9	18	RED OAK	6 5	TO BE REMOVED
1458	8	16	RED OAK		TO BE REMOVED
1459	8	16	LIVE OAK		TO BE REMOVED
1460	18	36	LIVE OAK		TO BE REMOVED
1461	10	20	LIVE OAK		TO BE REMOVED
1462	12	24	LIVE OAK		TO BE REMOVED
1463	12	24	LIVE OAK		TO BE REMOVED
1464	12	24	LIVE OAK		TO BE REMOVED
1465	12	24	LIVE OAK		
1466	25	50	LIVE OAK	14 13 10	
1467	21	42	LIVE OAK	16 10	
1468	13	26	LIVE OAK	9 8	
1469	23	46	CEDAR ELM		
1470	35	70	LIVE OAK		
1471	37	74	LIVE OAK		
1473	14	28	LIVE OAK		TO BE REMOVED
1474	20	40	LIVE OAK		TO BE REMOVED
1475	20	40	LIVE OAK	14 12	TO BE REMOVED
1476	13	26	LIVE OAK		TO BE REMOVED
1477	25	50	LIVE OAK		
1478	9	18	CEDAR ELM		
2000	10	20	LIVE OAK		TO BE REMOVED
2001	12	22	LIVE OAK	9 6	TO BE REMOVED
2002	16	32	LIVE OAK		TO BE REMOVED
2003	10	20	LIVE OAK		TO BE REMOVED
2004	16	32	LIVE OAK		TO BE REMOVED
2005	11	22	LIVE OAK		TO BE REMOVED
2006	16	32	LIVE OAK		TO BE REMOVED
2007	37	74	LIVE OAK	24 12 15	
2008	65	130	LIVE OAK	31 18 12 12 11 8	
2009	16	32	LIVE OAK	11 10	
2010	22	44	PECAN		
2011	12	24	CEDAR ELM		
2012	32	64	POST OAK		TO BE REMOVED
2013	17	34	SYCAMORE		

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. 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.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil

stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

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

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER
THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

5. 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.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL TCEQ-0592A (REV. JULY 15, 2015) PAGE 2 OF 2

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.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A
PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED
CONTRIBUTING ZONE PLAN.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

Hill Country Civil
Engineers • Consultants
Texas Firm License No. F-22872
391 Landa Street, Ste. 1204, New Braunfels, TX 78130
Phone: 817-659-9078 or 210-378-4953
www.hillcountrycivil.com

STATE OF TEXAS
ROSS T. CORDER
125401
LICENSED
PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620

HCC JOB No.: 070-01 DRAWN BY.: RTC

GENERAL CONSTRUCTION NOTES

SHEET No.
2
OF 28

LEGAL DESCRIPTION:
BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BENCHMARK NOTE:
BENCHMARK #200
ELEVATION: 1141.99' NAVD88, GEOID18
DESCRIPTION: "X" CUT IN TOP OF CULVER HEADWALL, LOCATED APPROXIMATELY 137 FEET SOUTHEAST FROM THE SUBJECT TRACT NORTHWEST CORNER ON RR12. [SHOWN HEREON]

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83). VERTICAL DATUM IS NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.000078.

UNITS: US SURVEY FEET.

CONTOUR INTERVAL: 1 FOOT

UTILITY NOTE:
UTILITIES SHOWN ARE BASED UPON THE MARKED LOCATIONS SET BY THE UTILITY COMPANIES. SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TREE SURVEY NOTE:
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) x 2 = DIAMETER OF CANOPY/ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK. MULTI-TRUNK TREES ARE IDENTIFIED IN THE COLUMN LABELED "MT" .

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0115F, HAYS COUNTY, TEXAS DATED 9/2/2005. PER FEMA, UNSHADED ZONE "X" IS THE AREA OF MINIMAL FLOOD HAZARD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S NOTES:

1. CONSTRUCTION CLEARING, AND DEMOLITION WAS OBSERVED DURING AND AT THE TIME OF THIS SURVEY. SOME UTILITIES AND IMPROVEMENTS SHOWN HEREON MAY NO LONG EXIST AND MAY HAVE POSSIBLY BEEN REMOVED OR DISTURBED.
2. RECORD BEARINGS AND DISTANCES AROUND THE PERIMETER BOUNDARY ARE SHOWN IN PARENTHESIS.

TITLE COMMITMENT NOTES:
FOR 3.021 ACRE TRACT (SOUTH TRACT) ONLY COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, GF. NO. T-136665, EFFECTIVE DATE OF 9/15/2021, AND ISSUED ON 11/23/2020.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [ ].

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

1. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
2. A PIPELINE EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 199, PAGE 543 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [ADJACENT TO IN RIGHT OF WAY - SHOWN HEREON]
3. AN ELECTRIC DISTRIBUTION LINE AND COMMUNICATION CABLE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPEARTIVE INC. AND GTE SOUTHWEST INCORPORATED AS DESCRIBED IN DOCUMENT NO. 9800974 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SHOWN HEREON]
4. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN TEMPORARY EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 18008780 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [PER EASEMENT DOCUMENT, TEMPORARY EASEMENT EXPIRED IN 2019]
5. SUBJECT TO THE RESERVATION OF A STATED UNDIVIDED 1/16TH NON-PARTICIPATING ROYALTY INTEREST IN AND TO ALL OF THE OIL, GAS, AND OTHER MINERALS IN, ON, OR UNDER THE SUBJECT PROPERTY, AS RETAINED IN AN INSTRUMENT OF RECORD IN VOLUME 136, PAGE 490 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
FOR 2.723 ACRE TRACT (NORTH TRACT) ONLY COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. 21-3976-D, EFFECTIVE DATE OF 8/31/2021, AND ISSUED ON 9/17/2021.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [ ].

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

e. TERMS,CONDITIONS AND STIPULATIONS REGARDING WELL WATER USE AND INGRESS AND EGRESS THERETO, AS SET FORTH IN VOLUME 187, PAGE 587, DEED RECORDS, HAYS COUNTY, TEXAS. (EASEMENT ONLY) [WATER WELL RIGHT OF WAY ACCESS SHOWN HEREON PER FOUND LOCATION OF OLD WELL]

f. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORP., RECORDED IN VOLUME 200, PAGE 1, OF THE DEED RECORDS OF HAYS COUNTY,TEXAS. [ON ADJOINING TRACT - SHOWN HEREON]

g. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE,INC.,DATED FEBRUARY 2, 1998, RECORDED IN VOLUME 1393, PAGE 317, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,TEXAS. [SHOWN HEREON]

h. EASEMENT GRANTED TO CITY OF DRIPPING SPRINGS,DATED MARCH 8, 2007 RECORDED IN VOLUME 3177, PAGE 265, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [ON ADJOINING TRACT TO EAST - SHOWN HEREON]

i. TERMS,CONDITIONS,AND STIPULATIONS IN THAT CERTAIN BOUNDARY LINE AGREEMENT, BY AND BETWEEN GARY PENNINGTON AND VIKTOR KOPPONEN AND SIRKKA KOPPONEN, AS RECORDED IN DOCUMENT NO.18006095, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,TEXAS. [SUBJECT TO - EXISTING BOUNDARY HONORS BOUNDARY LINE AGREEMENT]

j. TERMS,CONDITIONS,AND STIPULATIONS IN THAT CERTAIN BOUNDARY LINE AGREEMENT, BY AND BETWEEN GARYF.PENNINGTON AND JOHN G. DUFFEY AND MARY ROBERTA DUFFEY, AS RECORDED IN DOCUMENT NO. 18006180, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,TEXAS. [SUBJECT TO - EXISTING BOUNDARY HONORS BOUNDARY LINE AGREEMENT]

LINE TABLE (SURVEYED)

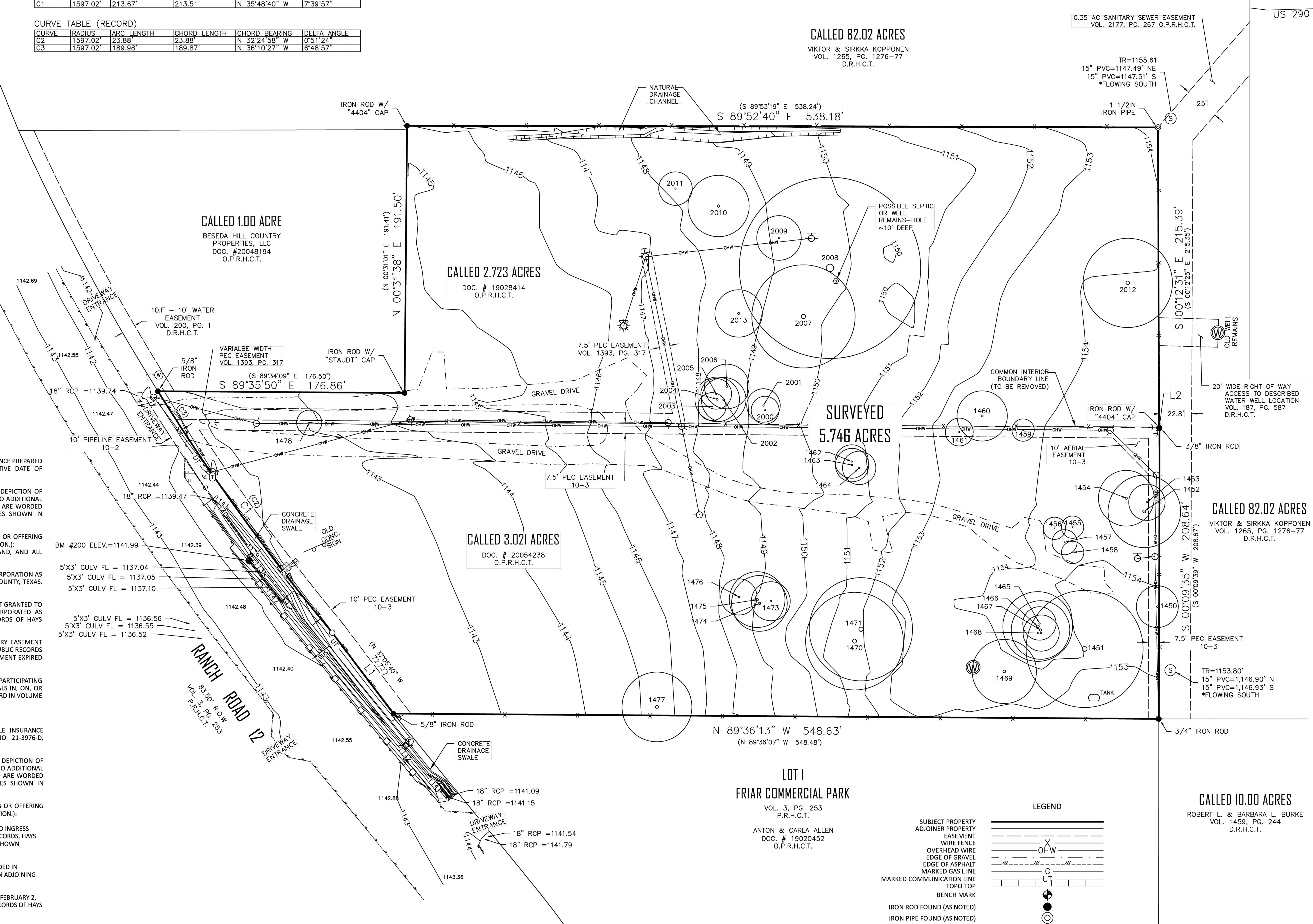
LINE	BEARING	DISTANCE
L1	N 37°05'46" W	72.72'
L2	N 88°30'52" W	0.41'

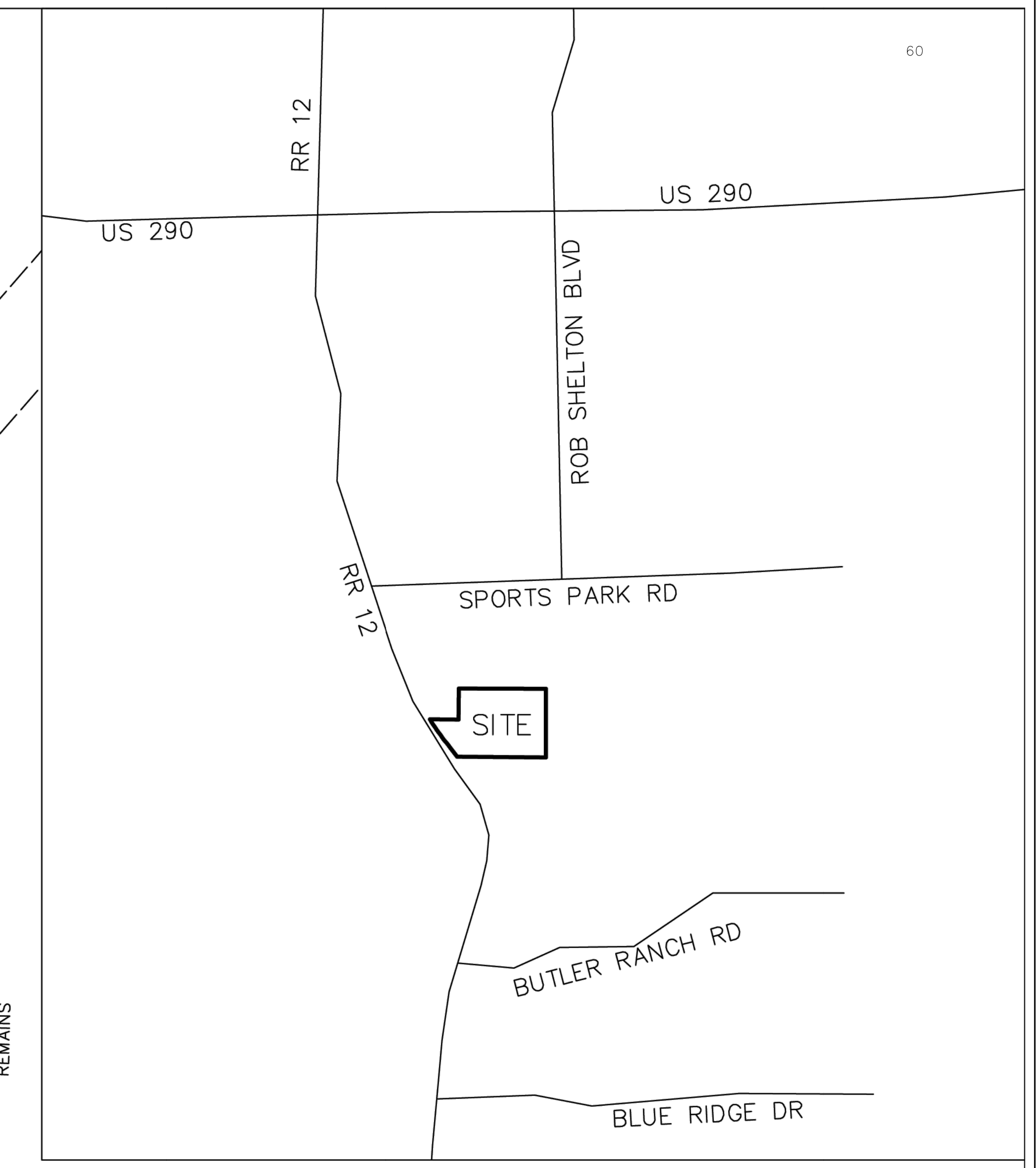
CURVE TABLE (SURVEYED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1597.02'	213.67'	213.51'	N 35°48'40" W	7°39'57"

CURVE TABLE (RECORD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	1597.02'	23.88'	23.88'	N 32°24'58" W	0°51'24"
C3	1597.02'	189.98'	189.87'	N 36°10'27" W	6°48'57"





VICINITY MAP
NOT TO SCALE

LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- EASEMENT
- WIRE FENCE
- OVERHEAD WIRE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- MARKED GAS LINE
- MARKED COMMUNICATION LINE
- TOPO TOP
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
- UTILITY POLE
- METER POLE
- GUY WIRE
- SANITARY MANHOLE
- FIBER OPTIC CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WELL
- FIRE HYDRANT
- WATER VALVE
- PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- TELEPHONE PEDESTAL
- MAIL BOX
- SPOT ELEVATION — 1142.47
- PLAT RECORDS HAYS COUNTY TEXAS — P.R.H.C.T.
- DEED RECORDS HAYS COUNTY TEXAS — D.R.H.C.T.
- OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS — O.P.R.H.C.T.

TREE TABLE

TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES	MT (IN)
1450	15	30	LIVE OAK	11 7
1451	42	84	LIVE OAK	26 16 16
1452	26	52	LIVE OAK	
1453	13	26	CEDAR ELM	
1454	20	40	LIVE OAK	
1455	8	16	RED OAK	
1456	8	16	RED OAK	
1457	9	18	RED OAK	6 5
1458	8	16	RED OAK	
1459	8	16	LIVE OAK	
1460	18	36	LIVE OAK	
1461	10	20	LIVE OAK	
1462	12	24	LIVE OAK	
1463	12	24	LIVE OAK	
1464	12	24	LIVE OAK	
1465	12	24	LIVE OAK	
1466	25	50	LIVE OAK	14 13 10
1467	21	42	LIVE OAK	16 10
1468	13	26	LIVE OAK	9 8
1469	23	46	CEDAR ELM	
1470	35	70	LIVE OAK	
1471	37	74	LIVE OAK	
1473	14	28	LIVE OAK	
1474	20	40	LIVE OAK	
1475	20	40	LIVE OAK	14 12
1476	13	26	LIVE OAK	
1477	25	50	LIVE OAK	
1478	9	18	CEDAR ELM	
2000	10	20	LIVE OAK	
2001	12	22	LIVE OAK	9 6
2002	16	32	LIVE OAK	
2003	10	20	LIVE OAK	
2004	16	32	LIVE OAK	
2005	11	22	LIVE OAK	
2006	16	32	LIVE OAK	
2007	37	74	LIVE OAK	24 12 15
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2009	16	32	LIVE OAK	11 10
2010	22	44	PECAN	
2011	12	24	CEDAR ELM	
2012	32	64	POST OAK	
2013	17	34	SYCAMORE	

Rev: *#1 – ADDED NEW TITLE COMMITMENT AND EASEMENTS. MH INVERTS. LOCATED WELL.*
Rev: *#2 – UPDATE TO TRACT BOUNDARY WITH NEW FOUND EVIDENCE.*

Date: 11/24/2021	GF No. T–136665	
Job No. 22–HY415B	Scale: 1"=40'	Size: 22x34
Address: RR 12,		Drawn By:GC
City,State Dripping Springs	Zip: 78620	Rev: 2

MC SURVEYING, LLC
192 Pink Granite Blvd, Dripping Springs, TX 78620
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678

STATE OF TEXAS REGISTERED GARRETT CAVAIUOLO 6714 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY, AND A CATEGORY 6 CONDITION II TOPOGRAPHIC SURVEY.

GARRETT CAVAIUOLO 11/24/2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
TBPELS FIRM REG. NO. 10194678

0 40 80

5.746 ACRE TOPOGRAPHIC & BOUNDARY SURVEY CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS

Hill Country Civil
Engineers • Consultants

ROSS T. CORDER
STATE OF TEXAS
125401
LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620
HCC JOB NO.: 070-01
DRAWN BY.: RTC

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET No.
3
OF 28

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SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
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DRIPPING SPRINGS, TX 78620
PH: 737.202.8333
TBPELS Firm #10194678

LEGAL DESCRIPTION

BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TREE TABLE

TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES	MT (IN)
1450	15	30	LIVE OAK	11 7
1451	42	84	LIVE OAK	26 16 16
1452	26	52	LIVE OAK	
1453	13	26	CEDAR ELM	
1454	20	40	LIVE OAK	
1455	8	16	RED OAK	
1456	8	16	RED OAK	
1457	9	18	RED OAK	6 5
1458	8	16	RED OAK	
1459	8	16	LIVE OAK	
1460	18	36	LIVE OAK	
1461	10	20	LIVE OAK	
1462	12	24	LIVE OAK	
1463	12	24	LIVE OAK	
1464	12	24	LIVE OAK	
1465	12	24	LIVE OAK	
1466	25	50	LIVE OAK	14 13 10
1467	21	42	LIVE OAK	16 10
1468	13	26	LIVE OAK	9 8
1469	23	46	CEDAR ELM	
1470	35	70	LIVE OAK	
1471	37	74	LIVE OAK	
1473	14	28	LIVE OAK	
1474	20	40	LIVE OAK	
1475	20	40	LIVE OAK	14 12
1476	13	26	LIVE OAK	
1477	25	50	LIVE OAK	
1478	9	18	CEDAR ELM	
2000	10	20	LIVE OAK	
2001	12	22	LIVE OAK	9 6
2002	16	32	LIVE OAK	
2003	10	20	LIVE OAK	
2004	16	32	LIVE OAK	
2005	11	22	LIVE OAK	
2006	16	32	LIVE OAK	
2007	37	74	LIVE OAK	24 12 15
2008	65	130	LIVE OAK	31 18 12 12 11 8
2009	16	32	LIVE OAK	11 10
2010	22	44	PECAN	
2011	12	24	CEDAR ELM	
2012	32	64	POST OAK	
2013	17	34	SYCAMORE	

LINE TABLE (SURVEYED)

LINE	BEARING	DISTANCE
L1	N 37°05'46" W	72.72'
L2	N 88°30'52" W	0.41'

CURVE TABLE (SURVEYED)

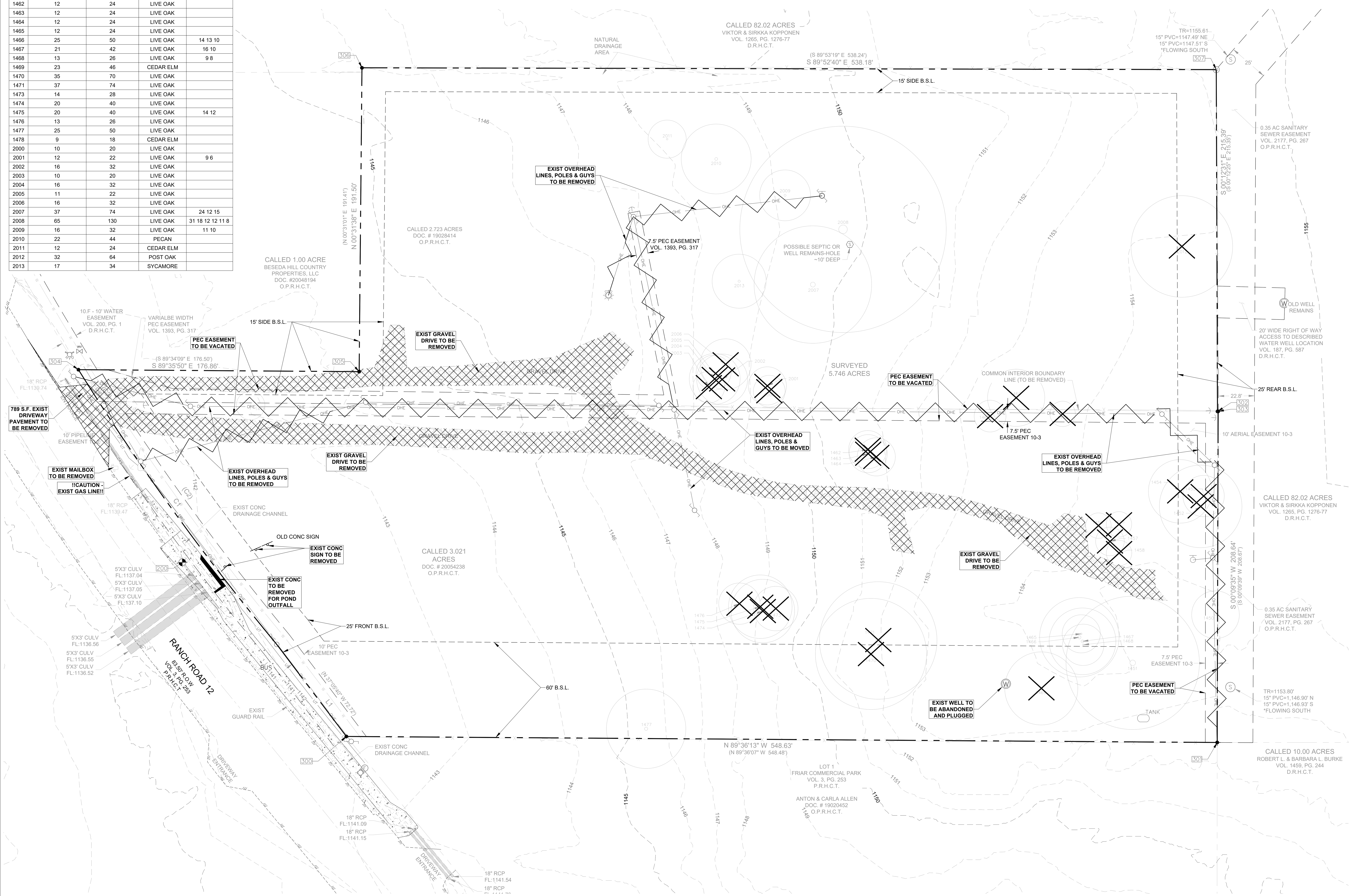
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1597.02'	213.67'	213.51'	N 35°48'40" W	7°39'57"

CURVE TABLE (RECORD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	1597.02'	23.88'	23.88'	N 32°24'58" W	0°51'24"
C3	1597.02'	189.98'	189.87'	N 36°10'27" W	6°48'57"

Point Table

Point #	Elevation	Northing	Easting	Description
200	1141.99	13978691.00	2257576.86	CBM200/X CUT Head Wall
300	1142.74	13978581.32	2257680.21	BIR58
301	1152.32	13978577.52	2258228.83	3/4" IRON ROD
302	1154.35	13978786.17	2258229.01	BIRC / 4404
303	1154.21	13978786.16	2258229.41	3/8" IRON ROD
304	1141.79	13978812.47	2257511.43	5/8" IRON ROD
305	1143.54	13978811.22	2257688.28	IRON ROD W/ "STAUDT" CAP
306	1146.03	13979002.71	2257690.04	IRON ROD W/ "4404" CAP
307	1154.08	13979001.57	2258228.22	BIP /1 1/2IN



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY
- EXIST EASEMENT
- BUILDING SETBACK LINE
- WIRE FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- MARKED GAS LINE
- MARKED COMMUNICATION LINE
- WATER LINE
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
- UTILITY POLE
- METER POLE
- GUY WIRE
- SANITARY MANHOLE
- FIBER OPTIC CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WELL
- FIRE HYDRANT
- WATER VALVE
- PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- MAIL BOX
- SPOT ELEVATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- 580 EXIST MAJOR CONTOUR LINES
- 581 EXIST MINOR CONTOUR LINES
- EXIST TO BE DEMOLISHED
- EXIST TREE
- EXIST TREE TO BE REMOVED

DEMOLITION PLAN NOTES:

1. PRIOR TO START OF CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONSTRUCT ALL REQUIRED EROSION CONTROL AND TREE PROTECTION MEASURES AS INDICATED ON STORM WATER POLLUTION PREVENTION PLAN AND/OR LANDSCAPE ARCHITECT DRAWINGS.
2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH LOCAL TV, ELECTRIC, GAS, WATER, SEWER AND PHONE PROVIDERS AS REQUIRED TO PROVIDE SERVICE TO THE PROJECT SITE.
3. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITY (ON OR OFFSITE) FOR THE PROJECT.
4. ANY GARBAGE OR DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE.
5. REMOVAL , RELOCATION OR DISCONNECTION FROM A UTILITY SERVICE (ELECTRIC, GAS, WATER, SEWER, CABLE, TV, FIBER, ETC.) SHALL BE COORDINATED WITH APPROPRIATE UTILITY SERVICE PROVIDER PRIOR TO START OF DEMOLITION ACTIVITIES.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. FURTHERMORE, HAZARDOUS MATERIALS SHALL BE HANDLED BY PROPERLY LICENSED AND TRAINED HAZARDOUS MATERIAL SUB-CONTRACTORS/INDIVIDUALS.
7. CONTRACTOR SHALL COORDINATE ALL REMOVED ITEMS WITH OWNER. CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL AND HAULING COSTS AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR DISPOSING OF DEMOLISHED MATERIALS.

CAUTION!

CONTRACTOR SHALL EXERCISE CAUTION DURING DEMOLITION, EXCAVATION, CLEARING AND CONSTRUCTION ACTIVITIES NEAR OVERHEAD ELECTRIC LINES. CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS WHEN OPERATING NEAR POWER LINES.

DIG TESS:

CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITY (ON OR OFFSITE) FOR THE PROJECT.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR, SUB-CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE, OR STRUCTURAL/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, SHALL REVIEW THESE PLANS AND GEOTECHNICAL REPORT, THE INSTALLATION SITES WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION PLAN, SYSTEMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM OSHA STANDARDS, SPECIFICALLY , CONTRACTOR AND/OR RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PLAN IN ACCORDANCE WITH OSHA REGULATIONS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND/OR AROUND THE EXPOSED TRENCH EXCAVATION.

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EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET No.
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Point Table

Point #	Elevation	Northing	Easting	Description
200	1141.99	13978691.00	2257576.86	CBM200/X CUT Head Wall
300	1142.74	13978581.32	2257680.21	BIR58
301	1152.32	13978577.52	2258228.83	3/4" IRON ROD
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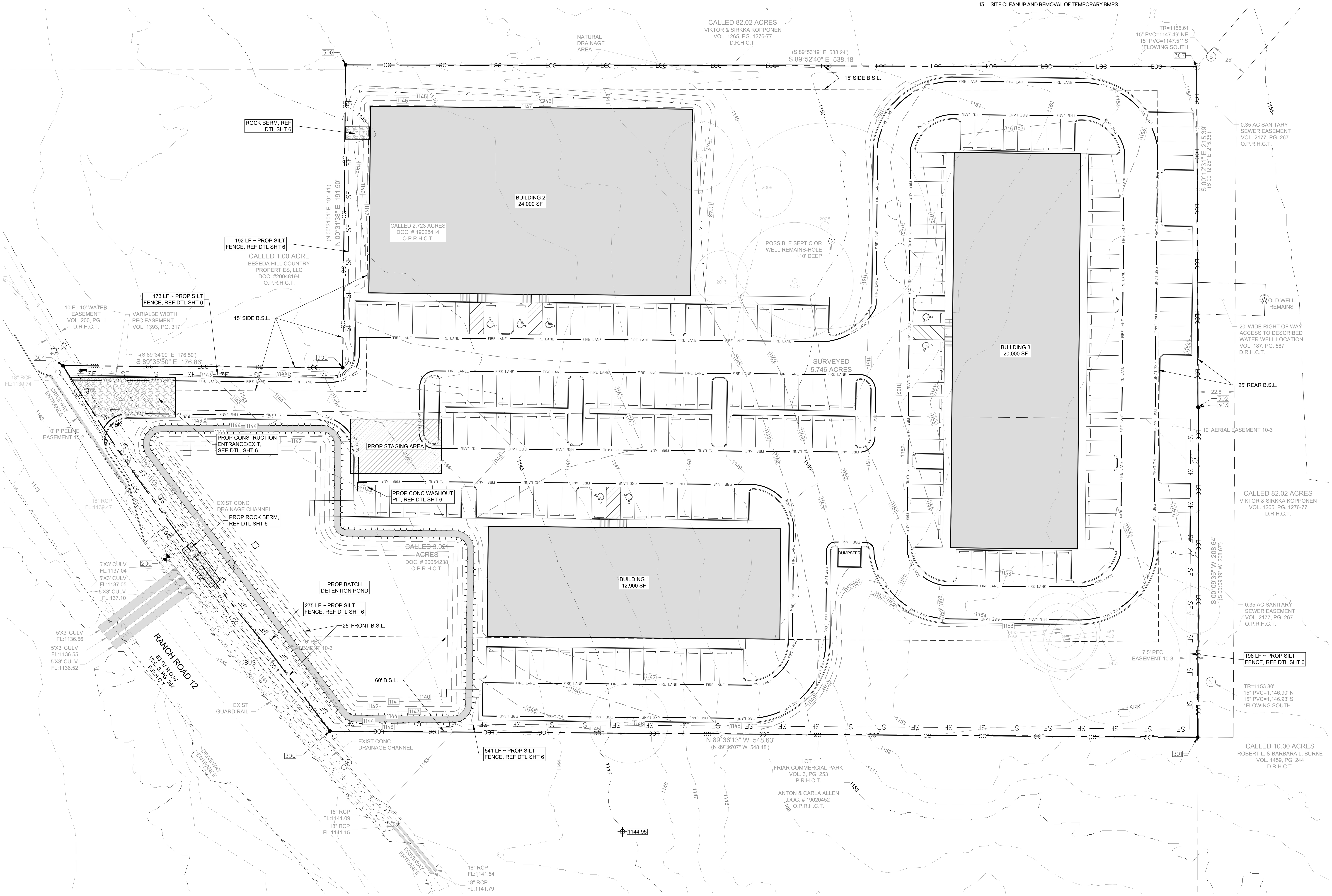
307	1154.08	13979001.57	2258228.22	BIP /1 1/2IN

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES:

1. INSTALLATION OF TEMPORARY BMPS.
2. SITE CLEARING AND GRUBBING.
3. SITE DEMOLITION ACTIVITIES.
4. ROUGH SITE GRADING AND SUBGRADE PREPARATION.
5. STORMWATER FACILITIES CONSTRUCTED.
6. UTILITY CONSTRUCTION.
7. FINAL SITE GRADING AND SUBGRADE PREPARATION.
8. PAVEMENT INSTALLATION, INCLUDING BASE MATERIALS AND CONCRETE/ASPHALT PAVEMENT AND CURBS.
9. BUILDING PAD CONSTRUCTION.
10. BUILDING CONSTRUCTION.
11. LANDSCAPING AND IRRIGATION CONSTRUCTION.
12. SITE STABILIZATION, REVEGETATION OF DISTURBED AREAS.
13. SITE CLEANUP AND REMOVAL OF TEMPORARY BMPS.



0 15 30 60
SCALE (FEET)

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY
	EASEMENT
X	WIRE FENCE
	GUARD RAIL
OHW	OVERHEAD WIRE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
GAS	MARKED GAS L INE
UT	MARKED COMMUNICATION LINE
W	WATER LINE
	BENCH MARK
	IRON ROD FOUND (AS NOTED)
	IRON PIPE FOUND (AS NOTED)
	1/2" IRON ROD SET "RPLS 6714" WITH CAP
	LIGHT POLE
	UTILITY POLE
	METER POLE
	GUY WIRE
S	SANITARY MANHOLE
F	FIBER OPTIC CABLE PEDESTAL
T	TELEPHONE PEDESTAL
W	WELL
	FIRE HYDRANT
WV	WATER VALVE
TANK	PROPANE TANK
	SIGN (AS NOTED)
	TRAFFIC SIGNAL AHEAD POLE
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P.R.H.C.T.	PLAT RECORDS HAYS COUNTY TEXAS
D.R.H.C.T.	DEED RECORDS HAYS COUNTY TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
580	EXIST MAJOR CONTOUR LINES
581	EXIST MINOR CONTOUR LINES
	EXIST TREE
SF	SILT FENCE
IP	INLET PROTECTION
<	PROP DRAINAGE SWALE
	STAGING AREA
	STABILIZED CONSTRUCTION ENTRANCE
	ROCK FILTER DAM
	PROP BUILDING
	CONCRETE WASHOUT PIT
LOC	LIMITS OF CONSTRUCTION
FIRE LANE	FIRE LANE
860	PROP MAJOR CONTOUR
861	PROP MINOR CONTOUR

EROSION CONTROL PLAN NOTES:

1. CONTRACTOR SHALL FILE STORM WATER POLLUTION PREVENTION PLAN WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND POST A SITE NOTICE AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL FILE THE NOTICE OF INTENT AND NOTICE OF TERMINATION WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PRIOR TO START OF CONSTRUCTION AND AT THE END OF THE PROJECT.
3. ALL STRUCTURAL BMP'S SHALL BE INSTALLED PRIOR TO START OF ANY DISTURBANCE OR CONSTRUCTION ACTIVITY ONSITE, INCLUDING BUT NOT LIMITED TO EXCAVATION, CLEARING, GRUBBING, OR GRADING.
4. CONTRACTOR SHALL INSTALL BMP'S AS REQUIRED BY PHASE FOR THE PROJECT OR AS SPECIFICALLY INDICATED PER PLAN. ALL PHASING OR ADJUSTMENTS TO THE EROSION CONTROL PLAN SHALL TAKE IN TO ACCOUNT UP-GRADIENT STORM WATER FLOWS FOR PLACEMENT OF BMP'S.
5. CONTRACTOR SHOULD IN BEST EFFORT, ONLY DISTURB AREAS WHERE CONSTRUCTION ACTIVITY IS REQUIRED IN AN EFFORT TO REDUCE POTENTIAL OF STORM WATER POLLUTION RUNOFF FROM THE SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING STRUCTURAL BMP'S DAILY AND ESPECIALLY AFTER STORM EVENTS TO ENSURE BMP'S ARE FUNCTIONING PROPERLY. THE CONTRACTOR MAY MODIFY CONTROLS AS REQUIRED TO PREVENT SEDIMENT RUNOFF DOWNSTREAM IMPACTS.
7. CONTRACTOR SHALL USE DUST CONTROL MEASURES DURING CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS REQUIRED.
8. CONTRACTOR SHALL CLEAN UP ANY SEDIMENTATION RUNOFF OR SPOILS THAT MIGRATE ONTO ADJACENT ROADWAYS AFTER A STORM EVENT OR AS REQUIRED BY THE LOCAL INSPECTOR.
9. CONTRACTOR SHALL SEED OR SOD DISTURBED AREAS WITH BERMUDA GRASS OR SOME OTHER FORM OF HARD GRASS AS SOON AS POSSIBLE TO AVOID SOIL RUNOFF AFTER CONSTRUCTION IN THAT AREA IS COMPLETED.
10. TREES PROPOSED TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND MUST MEET THE FOLLOWING CRITERIA:
    - 10.1. MINIMUM OF 50% OF THE CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.
    - 10.2. CUT OR FILL IS LIMITED TO 4-INCHES FROM THE $\frac{1}{2}$ CRITICAL ROOT ZONE TO THE $\frac{1}{4}$ CRITICAL ROOT ZONE.
    - 10.3. NO CUT OR FILL IS PERMITTED WITHIN THE $\frac{1}{4}$ CRITICAL ROOT ZONE.
11. BMP'S MAY ONLY BE REMOVED ONCE THE SITE ACHIEVES 80% RE-VEGETATION IN DISTURBED AREAS.

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EROSION CONTROL PLAN

SHEET No.
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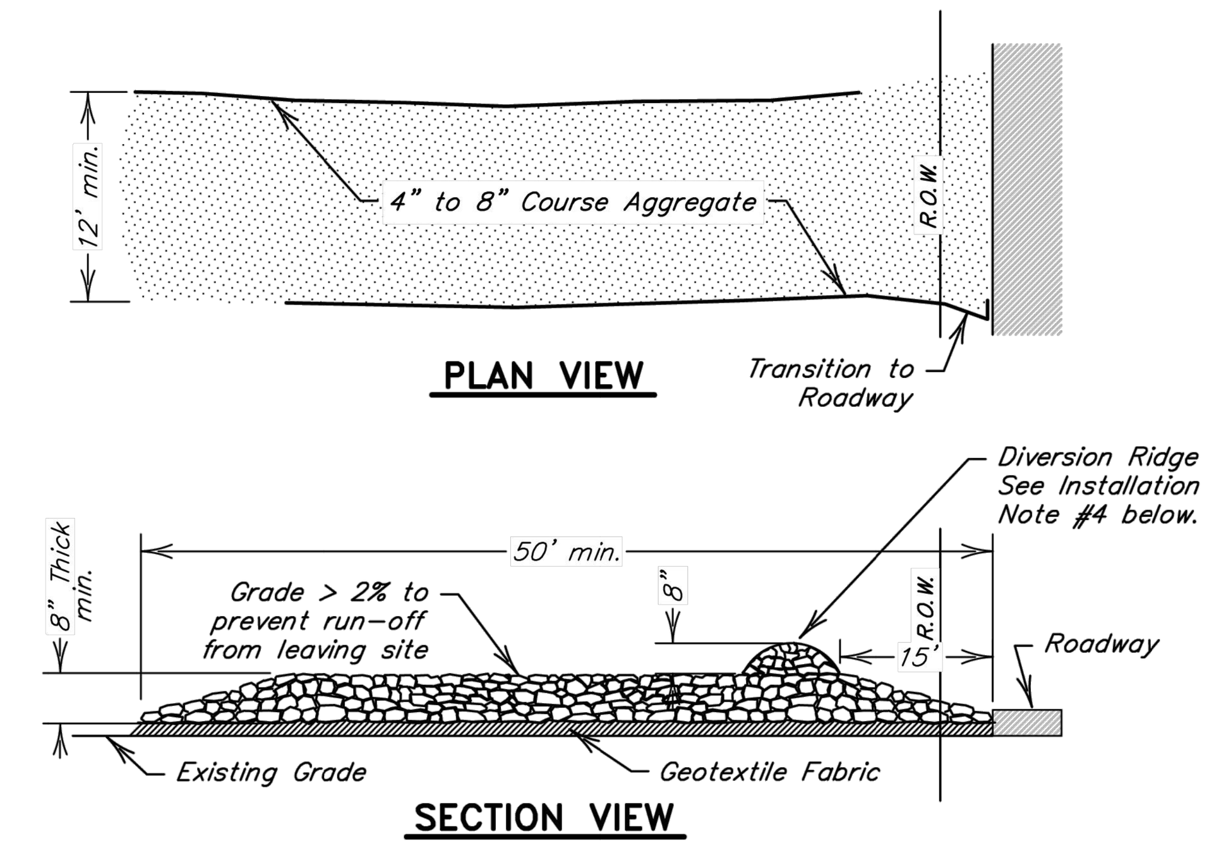


MATERIALS:

1. The aggregate should consist of four (4) inch to eight (8) inch washed stone over a stable foundation as specified in the plan.
2. The aggregate should be placed with a minimum thickness of eight (8) inches.
3. The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz./sq.yd., a Mullen burst rating of 140 #/sq.in., and an equivalent opening size greater that a U.S. Sieve No. 50.
4. If a washing facility is required, a level area with a minimum of four (4) inch diameter washed stone or commercial rack should be included in the plans. Wastewater should be diverted to a sediment trap or basin.

INSTALLATION:

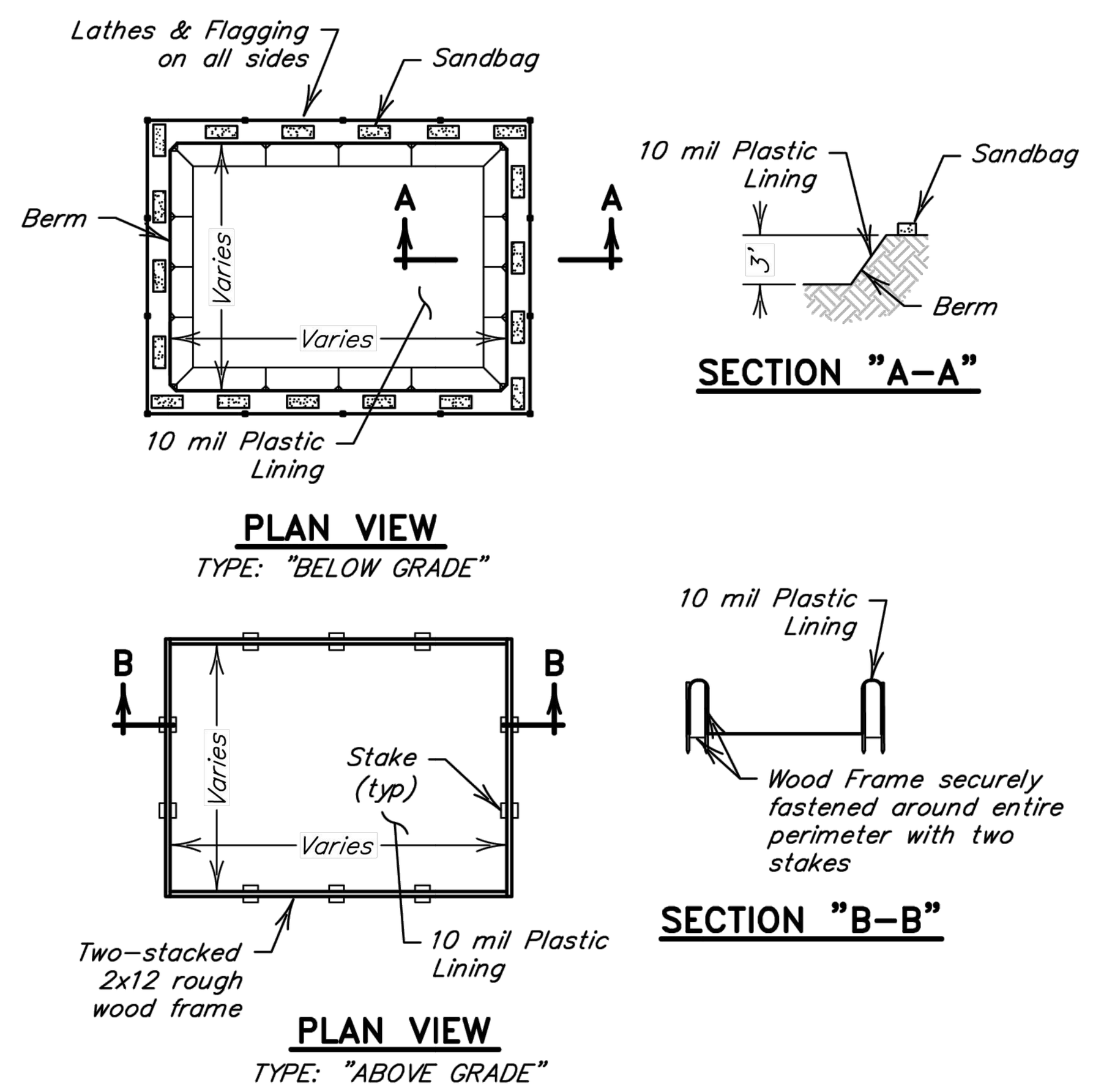
1. Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade a crown in the center of the foundation for positive drainage.
2. The minimum width of the facility should be either twelve (12) feet or the full width of Exit roadway, whichever is greater.
3. The Construction Entrance should be at least fifty (50) feet long.
4. If the slope toward the road exceeds two (2) percent, construct a ridge six (6) inches to eight (8) inches high with three to one (3H:1V) side slopes across the foundation approximately fifteen (15) feet from the Entrance to divert runoff away from the public road.
5. Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
6. Place stone to dimensions and grade shown on plans. Leave the surface smooth and sloped for drainage.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
8. Install a pipe under pad as needed to maintain proper public road drainage.

INSPECTION AND MAINTENANCE GUIDELINES:

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

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

(NTS)

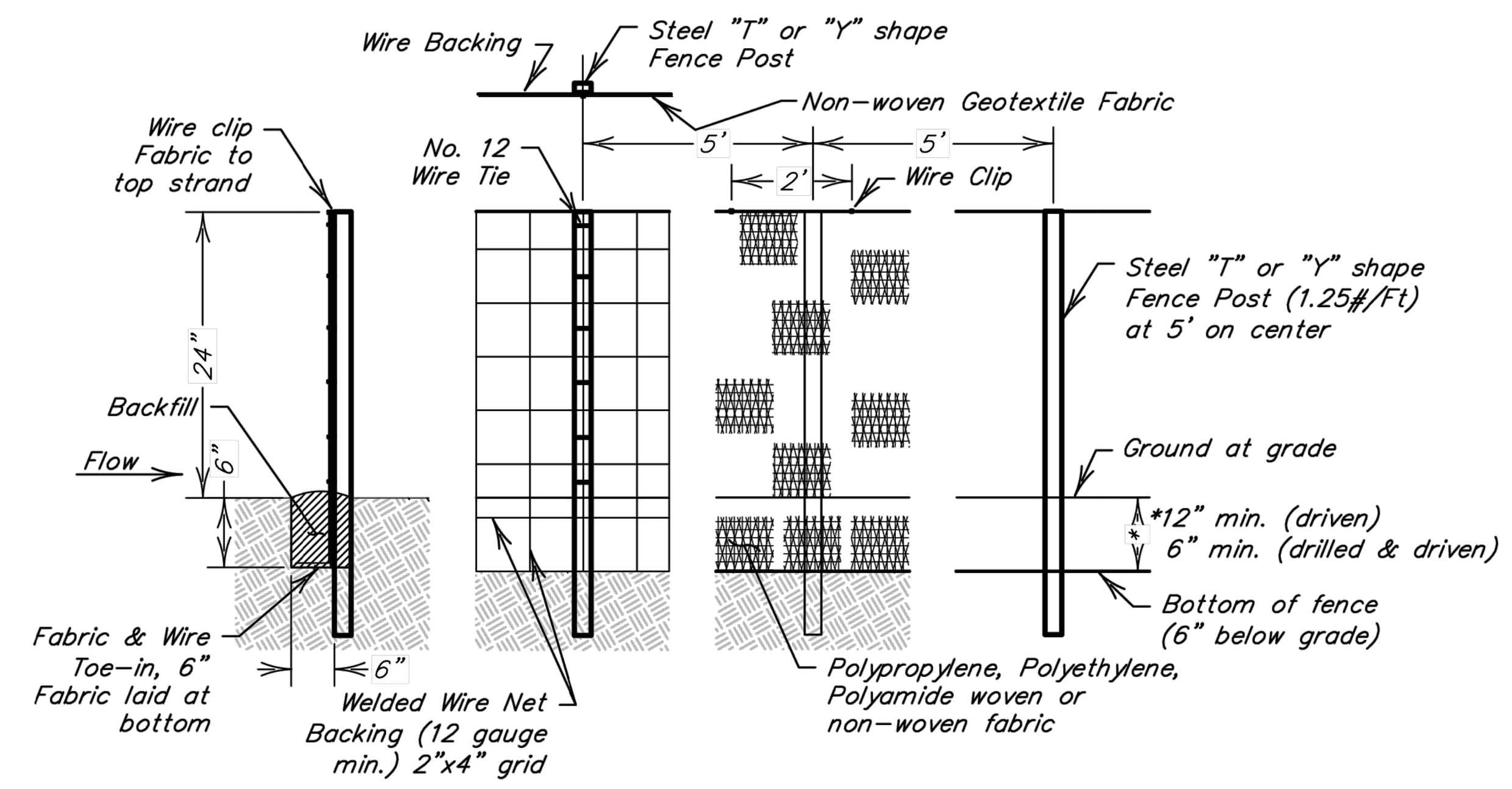


NOTES:

1. Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
2. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
3. Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
4. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

CONCRETE WASHOUT AREA

(NTS)



MATERIALS:

1. Silt fence material should be polypropylene, polyethylene or polyamide woven or non-woven fabric. The fabric width should be thirty-six (36) inches with a minimum unit weight of 4.5 oz./sq.yd., a mullen burst strength exceeding 190 #/sq.in., ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
2. Fence posts should be made of hot rolled steel, at least four (4) feet long with Tee or Y-bar cross section, surface painted or galvanized, minimum nominal weight 1.25 #/ft, and Brindell hardness exceeding 140.
3. Woven wire backing to support the fabric should be galvanized twelve (12) gauge minimum two by four (2x4) inch welded wire.

INSTALLATION:

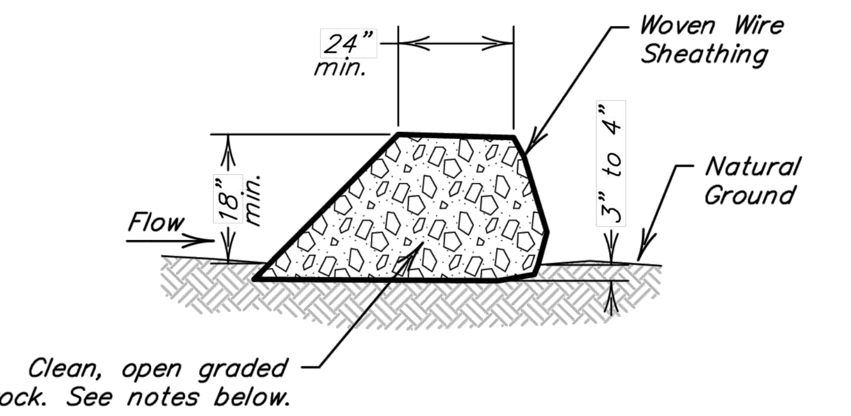
1. Steel posts which support the silt fence should be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of one (1) foot deep and spaced not more than eight (8) feet on center. Where water concentrates the maximum spacing should be six (6) feet.
2. Lay out fencing down-slope of disturbed area following the contour as closely as possible. The fence should be sited so that the maximum drainage area is one-quarter (1/4) acre per one-hundred (100) feet of fence.
3. The toe of the silt fence should be trenched in with a spade or mechanical trencher so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement or rock outcrop) weight fabric flap with three (3) inches of pea gravel on uphill side to prevent flow from seeping under the fence.
4. The trench must be a minimum of six (6) inches deep and six (6) inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
5. Silt fence should be securely fastened to each steel support post or to woven wire which is in turn attached to the steel fence post. There should be a securely fastened three (3) foot overlap where ends of the fabric meet.
6. Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

INSPECTION AND MAINTENANCE GUIDELINES:

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

SILT FENCE

(NTS)



MATERIALS:

1. The berm structure should be secured with a woven wire sheathing having a maximum opening of one (1) inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.
2. Clean, open graded three (3) inch to five (5) inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected five (5) inch to eight (8) inch diameter rocks may be used.

INSTALLATION:

1. Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be twenty (20) gauge woven wire mesh with one (1) inch openings.
2. Berm should have a top width of two (2) feet minimum with side slopes being two to one (2H:1V) ratio slope or flatter.
3. Place the rock along the sheathing as shown above to a height not less than eighteen (18) inches.
4. Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least two (2) inches. The berm should retain its shape when walked upon.
5. Berm should be built along the contour at zero percent grade or as near as possible.
6. The ends of the berm should be tied into existing up-slope grade and the berm should be buried in a trench approximately three (3) to four (4) inches deep to prevent failure of the control.

INSPECTION AND MAINTENANCE GUIDELINES:

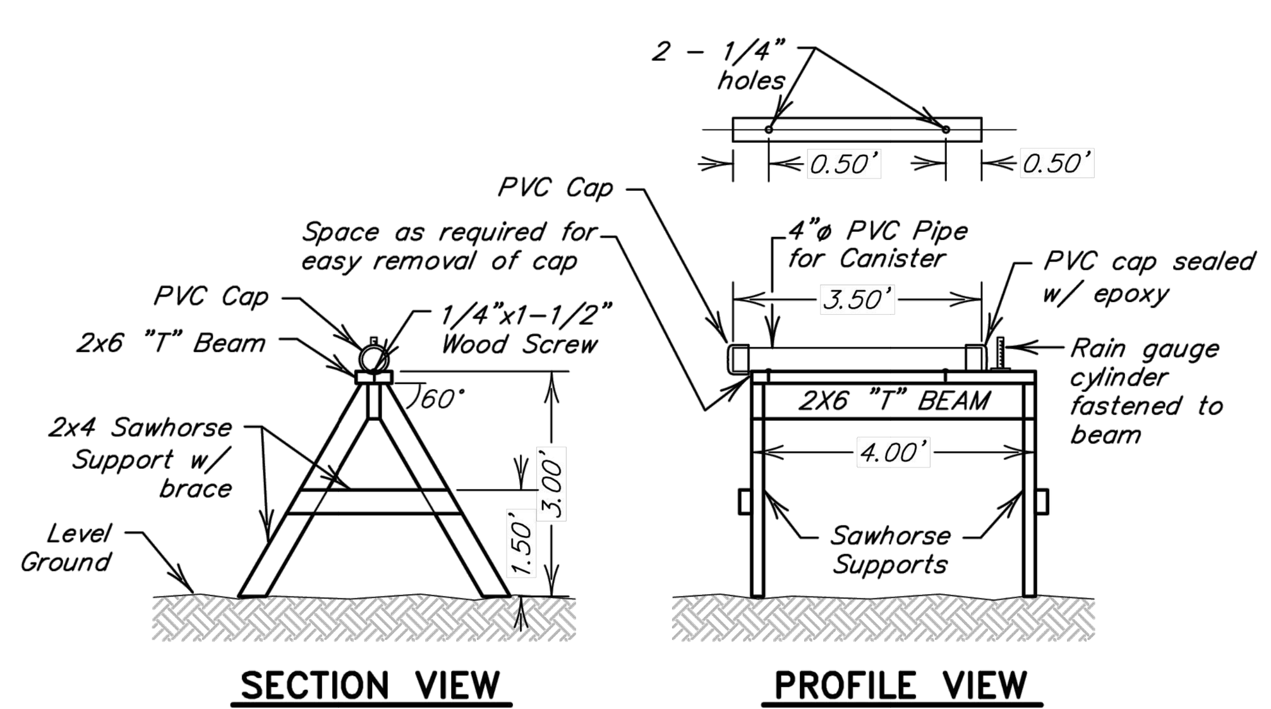
1. Inspection should be made weekly and after each rainfall by the responsible party. For installations in stream beds additional daily inspections should be made.
2. Remove sediment and other debris when buildup reaches six (6) inches and dispose of the accumulated silt in a approved manner that will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

ROCK BERM

(NTS)

GENERAL S.W.P.P.P. NOTES:

1. The location of Erosion and Sedimentation Control facilities are approximate. Contractor may modify, relocate, or add facilities with prior authorization from the Engineer.
2. Where a note or detail differs from the official Texas Commission On Environmental Quality (TCEQ) latest edition regulations, the TCEQ note or detail shall apply.



NOTES:

1. This canister shall be used to store the complete Storm Water Pollution Prevention Plan (SWPPP) and all other related documents so that they are available on-site for the Inspector.
2. The canister shall be located on solid level ground adjacent to the construction entrance and on the opposite side of the Concrete Washout Area.

S.W.P.P.P. DOCUMENT CONTAINER

(NTS)

GUIDELINES FOR INSTALLATION:

1. Preserve natural vegetation or planting in clumps, blocks or strips in generally the easiest and most successful method.
2. All unstable steep slopes should be left in natural vegetation.
3. Fence or flag clearing limits and keep all equipment and construction debris out of the natural areas.
4. Keep all excavations outside the dripline of trees and shrubs.
5. Debris or extra soil should be pushed into the buffer zone area because it will cause from burying and smothering.
6. The minimum width of a vegetative buffer used for sediment control should be fifty (50) feet.

INSPECTION AND MAINTENANCE GUIDELINES:

Inspection and careful maintenance are important to ensure healthy vegetation. The need for routine maintenance such as mowing, fertilizing, irrigating, and weed and pest control will depend on the species of plants and trees, soil types, location, and climatic conditions. County agricultural extension agencies are a good source of this type of information.

VEGETATIVE BUFFER

(NTS)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

5. 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.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL TCEQ-0592A (REV. JULY 15, 2015) PAGE 2 OF 2

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.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone (210) 490-3096
Fax (210) 545-4329

Hill Country Civil
Engineers • Consultants

ROSS T. CORDER
125401
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
23 October 2025

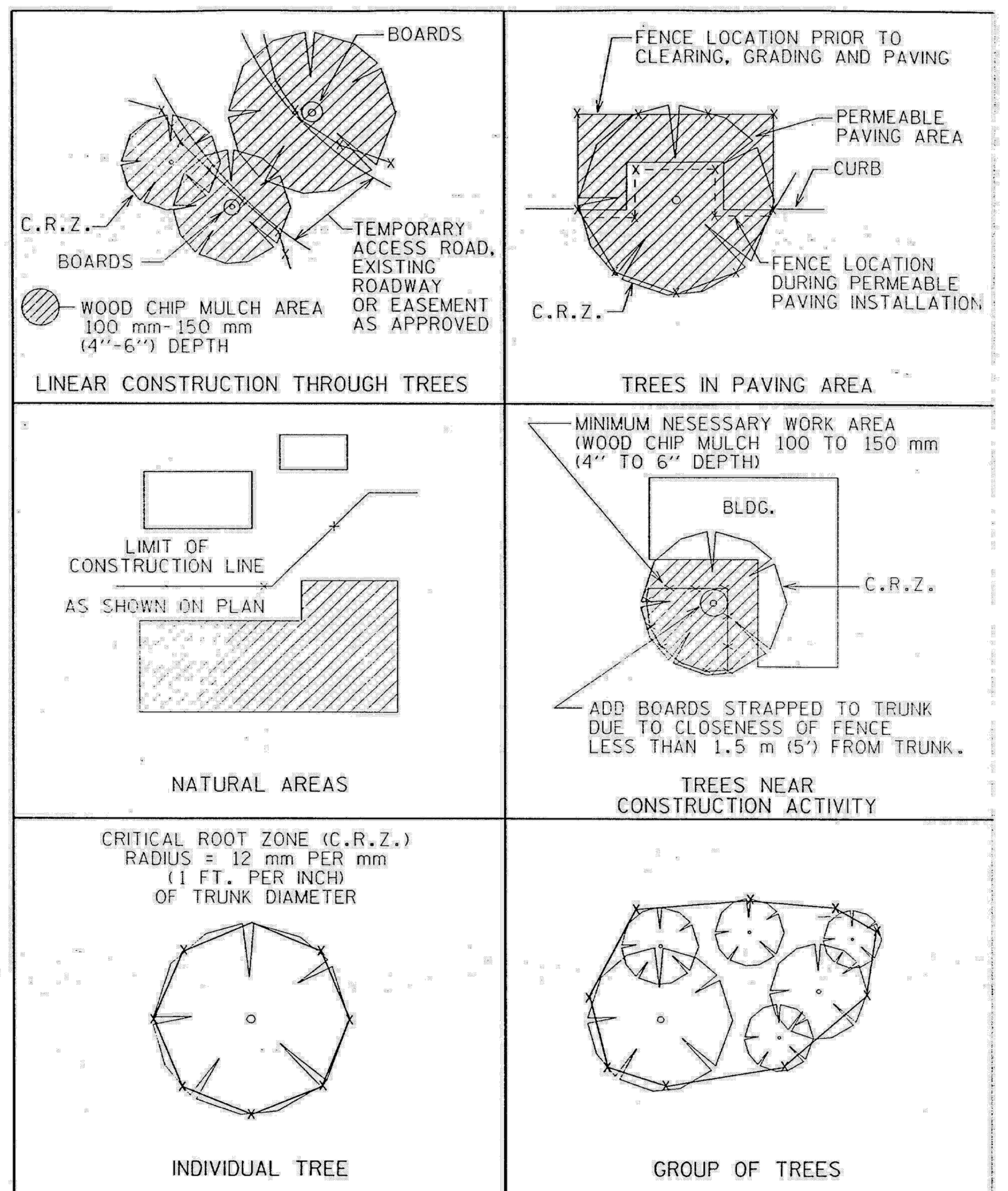
No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620

HCC JOB No.: 070-01
DRAWN BY.: RTC

EROSION CONTROL DETAILS
(1 OF 2)

SHEET No.
6
OF 28



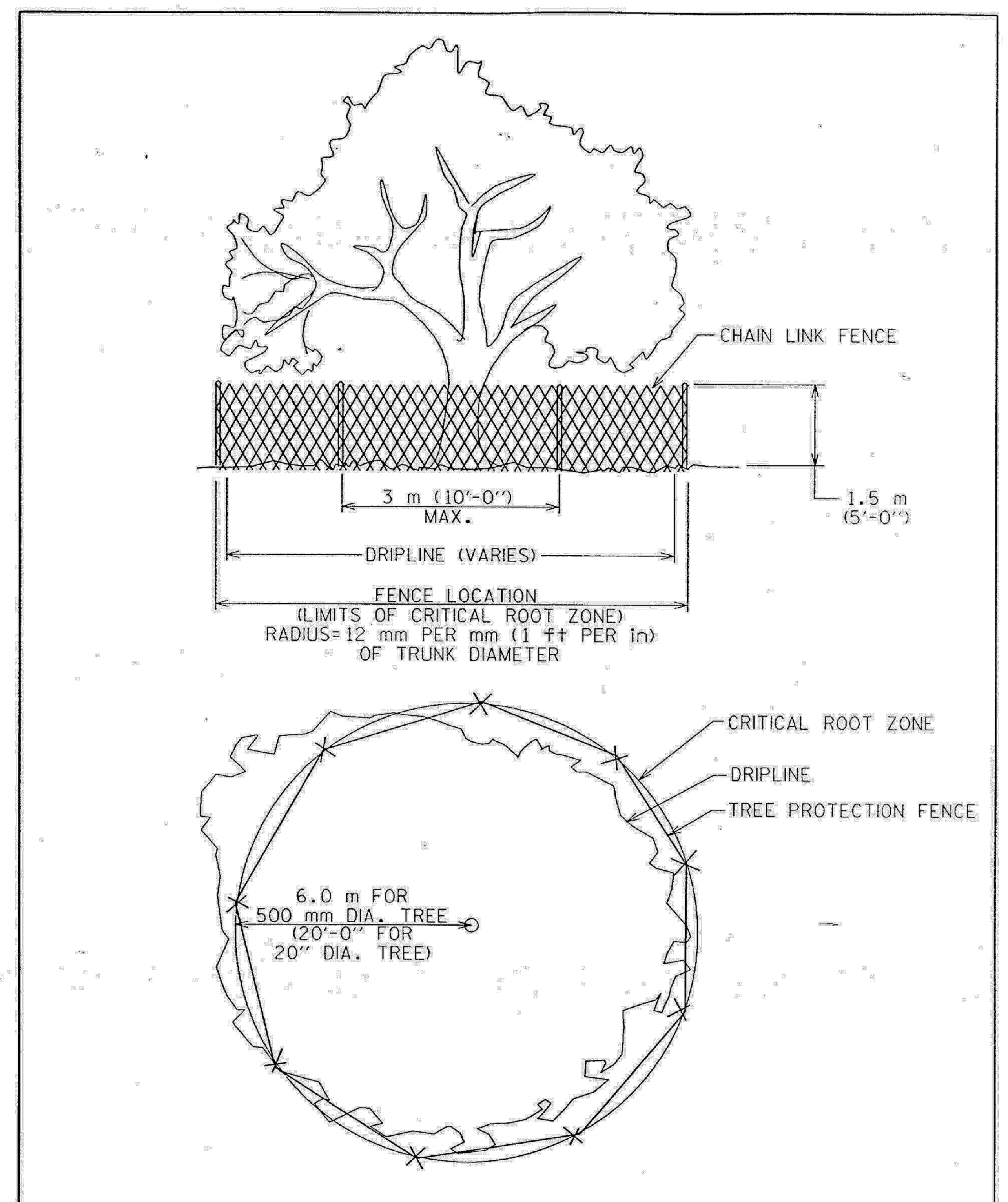
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE LOCATIONS

11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S-1



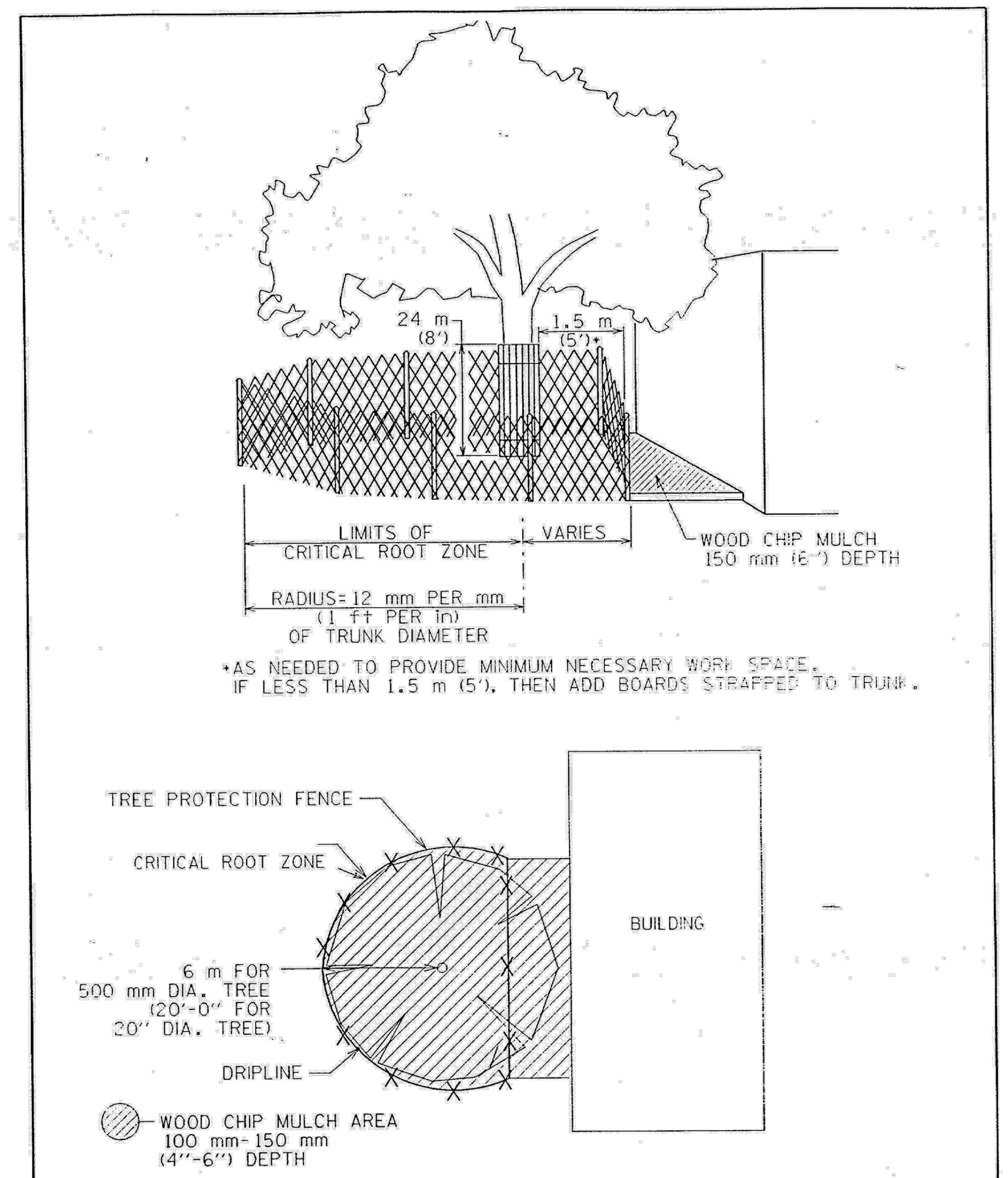
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROPTECTION FENCE TYPE A - CHAIN LINK

11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S-2



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK

11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S-4

Hill Country Civil
Engineers • Consultants

ROSS T. CORDER
125401
LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620

HCC JOB No.: 070-01
DRAWN BY.: RTC

EROSION CONTROL DETAILS (2 OF 2)

SHEET No.
7
OF 28

SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
192 PINK GRANITE BLVD
DRIPPING SPRINGS, TX 78620
PH: 737.202.8333
TBPELS Firm #10194678

LEGAL DESCRIPTION

BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Point Table

Point #	Elevation	Northing	Easting	Description
200	1141.99	13978691.00	2257576.86	CBM200/X CUT Head Wall
300	1142.74	13978581.32	2257680.21	BIR58
301	1152.32	13978577.52	2258228.83	3/4" IRON ROD
302	1154.35	13978786.17	2258229.01	BIRC / 4404
303	1154.21	13978786.16	2258229.41	3/8" IRON ROD
304	1141.79	13978812.47	2257511.43	5/8" IRON ROD
305	1143.54	13978811.22	2257688.28	IRON ROD W/ "STAUDT" CAP
306	1146.03	13979002.71	2257690.04	IRON ROD W/ "4404" CAP
307	1154.08	13979001.57	2258228.22	BIP /1 1/2IN

Required Parking Stalls Calculation

Total Proposed Building	56900	SF	
USE	Parking Ratio	SQ FT	Required
Contractor Office Light Industrial	1 per 1000	44000	44
Retail	1 per 200	12900	65
Commercial; Rock Climbing Club	6 per wall	10	60
Required Parking Stalls			**168.5**

RINKE DS DEVELOPMENT SITE SUMMARY TABLE

Zoning:	CS
PROPOSED USE:	Mixed Use
SITE AREA:	5.75 AC
No. OF EXISTING BUILDINGS:	0
No. OF PROPOSED BUILDINGS:	3
Existing Impervious Cover	0.00 AC
Proposed Additional Impervious Cover	3.86 AC
Total Impervious Cover	3.86 AC
% Impervious Cover	67%

RINKE DS DEVELOPMENT Parking SUMMARY TABLE

Required Total Number Parking Stalls:	169
Proposed Total Number Parking Stalls:	207
Required ADA Standard Stalls:	5
Required ADA Van Stalls:	2
Provided ADA Standard Stalls:	5
Provided ADA Van Stalls:	2

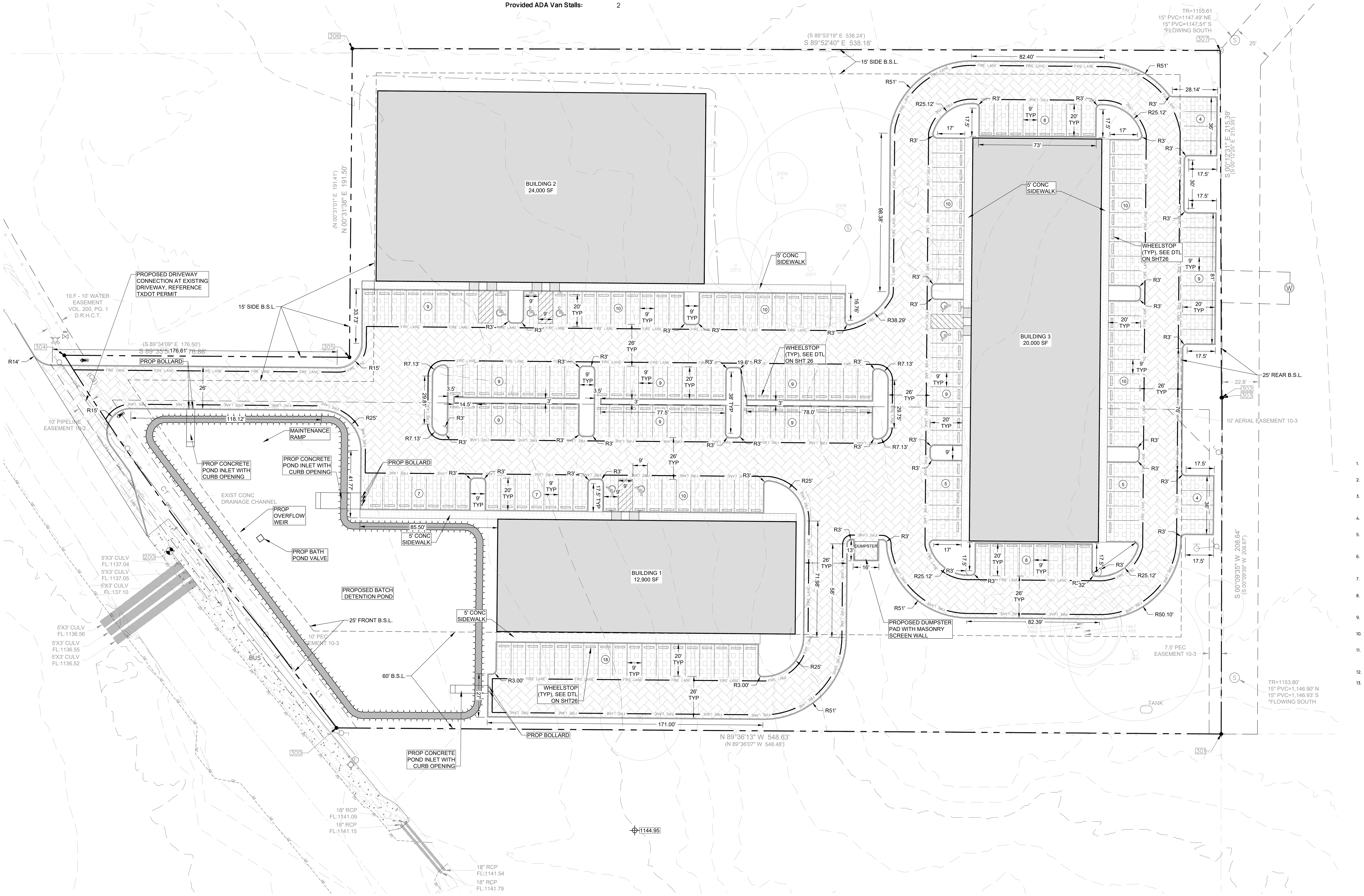
Light Duty Flexible Pavement (Automobile Parking Areas)	
Hot Mix Asphaltic Concrete	2"
Crushed Limestone Base Material (TxDOT Item 247 Type A; Gr. 1-2)	9"
Compacted Subgrade	8"

Heavy Duty Flexible Pavement (Driveways and Service Areas)	
Hot Mix Asphaltic Concrete	2"
Crushed Limestone Base Material (TxDOT Item 247 Type A; Gr. 1-2)	12"
Compacted Subgrade	8"

Rigid Pavement	Light Duty	Heavy Duty
Reinforced Concrete	6"	8"
Compacted Subgrade	8"	8"

ALL PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT PREPARED BY ROCK ENGINEERING AND LABORATORY TESTING, REPORT NO. G323048 DATED APRIL 6, 2023. REFERENCE REPORT FOR MORE DETAILS.

0 15 30 60
SCALE (FEET)



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY
- EASEMENT
- WIRE FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- MARKED GAS LINE
- MARKED COMMUNICATION LINE
- WATER LINE
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
- UTILITY POLE
- METER POLE
- GUY WIRE
- SANITARY MANHOLE
- FIBER OPTIC CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WELL
- FIRE HYDRANT
- WATER VALVE
- PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- MAIL BOX
- SPOT ELEVATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- 580 EXIST MAJOR CONTOUR LINES
- 581 EXIST MINOR CONTOUR LINES
- EXIST TREE
- PROP FIRELANE
- PROP FIRE HYDRANT
- PROP HEAVY DUTY PAVEMENT
- PROP LIGHT DUTY PAVEMENT

SITE PLAN NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
2. CONTRACTOR SHALL KEEP A COPY OF APPROVED CONSTRUCTION DRAWINGS ONSITE AT ALL TIMES.
3. PROPERTY LIES IN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48209C0115G.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS STATED OTHERWISE.
5. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH LOCAL TV, ELECTRIC, GAS, WATER, SEWER AND PHONE PROVIDERS AS REQUIRED TO PROVIDE SERVICE TO THE PROJECT SITE.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITY (ON OR OFFSITE) FOR THE PROJECT.
7. ALL RAMPS, ACCESSIBLE PATHS, AND ACCESSIBLE PARKING SPOTS SHALL BE IN COMPLIANCE WITH THE LATEST TEXAS ACCESSIBILITY STANDRS (TAS).
8. WHEELSTOPS SHALL BE PRE-CAST CONCRETE AND AND 6' IN LENGTH, OR AS SPECIFICALLY CALLED OUT ON PLANS. FURTHERMORE, WHEELSTOPS SHALL BE DOWELED IN PLACE A MINIMUM OF 12" INTO PAVEMENT AND BASE SECTION.
9. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL ENGINEER OR LIGHTING CONSULTANT FOR LAYOUT OF PARKING LOT LIGHTS.
10. ALL DUMPSTER PADS AND APRONS SHALL BE CONSTRUCTED OF 6" REINFORCED CONCRETE PAVEMENT, WITH #4 BARS, 18" O.C.E.W.
11. DUMPSTER'S SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. SCREENING SHALL BE A MINIMUM OF 7' TALL. GATES TO ACCESS DUMPSTER'S SHALL BE A MINIMUM OF 12' WIDE.
12. PROPOSED PAVEMENT SECTIONS SHALL BE PER THE SITE GEOTECH REPORT.
13. FIRE LANE STRIPING SHALL BE RED PAINT STRIPING WITH 4" TYPE D BLOCK WHITE LETTERING SPACED EVERY 40'. WHITE LETTERING SHALL STATE: "FIRE LANE - NO PARKING - TOW AWAY ZONE".

CAUTION!

CONTRACTOR SHALL EXERCISE CAUTION DURING DEMOLITION, EXCAVATION, CLEARING AND CONSTRUCTION ACTIVITIES NEAR OVERHEAD ELECTRIC LINES. CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS WHEN OPERATING NEAR POWER LINES.

DIG TESS:

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TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR, SUB-CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE, OR STRUCTURAL/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, SHALL REVIEW THESE PLANS AND GEOTECHNICAL REPORT, THE INSTALLATION SITES WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION PLAN, SYSTEMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM OSHA STANDARDS, SPECIFICALLY , CONTRACTOR AND/OR RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PLAN IN ACCORDANCE WITH OSHA REGULATIONS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND/OR AROUND THE EXPOSED TRENCH EXCAVATION.

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ROSS T. CORDER 125401 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620

HCC JOB No.: 070-01
DRAWN BY.: RTC

OVERALL SITE PLAN

SHEET No.
8
OF 28

SURVEY NOTE
Survey Prepared by: MC SURVEYING, LLC 192 PINK GRANITE BLVD DRIPPING SPRINGS, TX 78620 PH: 737.202.8333 TBPELS Firm #10194678

LEGAL DESCRIPTION
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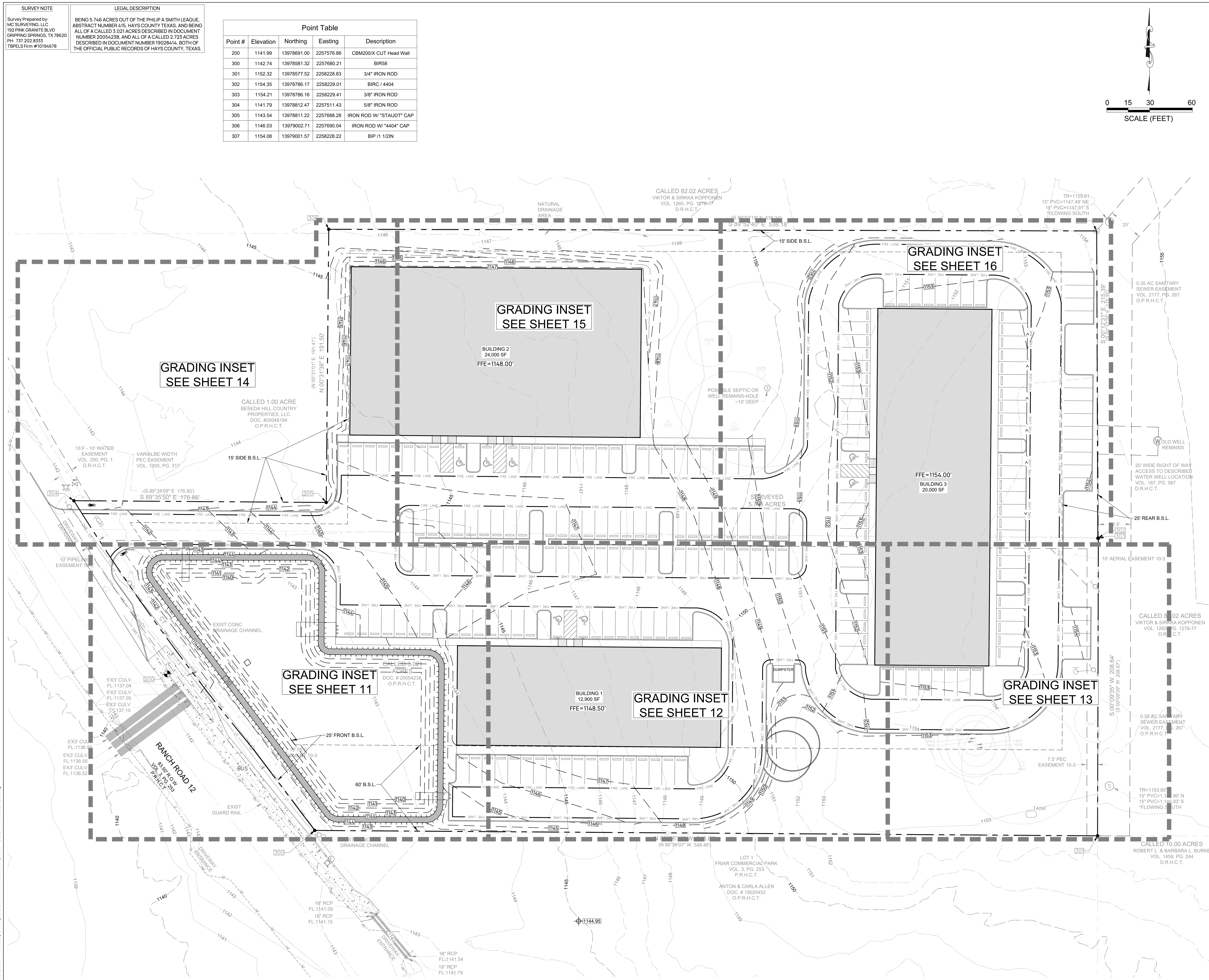

LEGEND

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- WIRE FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
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- O.P.R.H.C.T. — OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- 580 — EXIST MAJOR CONTOUR LINES
- 581 — EXIST MINOR CONTOUR LINES
- EXIST TREE
- EXIST FLOW ARROW
- 860 — PROP MAJOR CONTOUR
- 861 — PROP MINOR CONTOUR
- PROP FLOW ARROW
- PROP DRAINAGE SWALE
- 600.00 — PROP SPOT ELEVATION
- HIGH POINT
- FIRE LANE — PROP FIRELANE

GRADING NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
2. CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN INCLUDING BUT NOT LIMITED TO STRUCTURES, PAVEMENT, TREES, FENCES LANDSCAPING, UTILITIES, ETC. ALL EXISTING FACILITIES SHALL BE IN ORIGINAL OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.
3. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN UNRESTRICTED DRAINAGE. NO PONDING OF STORM DRAINAGE SHALL BE PERMITTED IN AREAS OF PREPARED SUBGRADE OR EXCAVATION, EMBANKMENT. IF PONDING SHOULD OCCUR, CONTRACTOR SHALL IMMEDIATELY PUMP OUT OR GRAVITY DRAIN PONDING WATER OUT OF IMPACTED AREAS. IF ANY DAMAGE OCCURRED TO SUBGRADE, BUILDING PAD OR EXCAVATION AREAS, THE SOILS MUST BE DRIED OUT, REMOVED, REPLACED AND RE-COMPACTED.
4. DISTURBED AREAS (CONSTRUCTION AREAS) SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, ORGANICS, BRUSH AND DEBRIS. AFTERWARDS, THE EXPOSED SUBGRADE SHALL SHALL BE PROOF ROLLED WITH A MINIMUM 25 TON PNEUMATIC ROLLER. ANY WEAK AREAS DETECTED SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS OF SIMILAR TYPE (CLASSIFICATION, MOISTURE CONTENT AND DENSITY).
5. IF REQUIRED TO MODIFY EXISTING GRADE, FILL MATERIALS SHOULD BE PLACED ON PREPARED SURFACES IN LIFTS NOT EXCEED 8 INCHES (LOOSE MEASURE), WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES OR AS INDICATED IN SITE GEOTECHNICAL REPORT. FILL SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OR UP TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-114-E OR AS DESCRIBED IN THE SITE GEOTECHNICAL REPORT.
6. ALL FILL MATERIALS SHALL BE CLEAR OF DEBRIS, ORGANICS AND VEGETATION. IF IMPORTED FILL IS USED, IT SHALL BE A RELATIVELY HOMOGENEOUS PARTICLE SIZE DISTRIBUTION, WITH MAX SIZE OF 3 INCHES , PLASTICITY INDEX BETWEEN 7 AND 20 AND A LIQUID LIMIT LESS THAN 40; OR AS INDICATED ON THE GEOTECHNICAL REPORT.
7. ANY EXCESS EXCAVATION MATERIALS NOT USED, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS.
8. CONTRACTOR IS RESPONSIBLE FOR FILING WITH THE TCEQ FOR THE TEMPORARY STORM WATER POLLUTION PREVENTION PLAN NOTICE TO PROCEED AND NOTICE OF TERMINATION AT THE START AND END OF CONSTRUCTION.
9. CONTRACTOR SHALL KEEP A COPY OF APPROVED CONSTRUCTION DRAWINGS ONSITE AT ALL TIMES.
10. ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/GUTTER LINE OF CURB, FINISHED GRADE, FINISHED GRADE ADJACENT TO WALLS UNLESS OTHERWISE SPECIFIED AS BELOW

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TC	TOP OF CURB AT BACK
TS	TOP OF STRUCTURE
TW	TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE

11. STORM SEWER PIPE SHALL BE ADS HP STORM (HPPP) PIPE, OR AS CALLED OUT ON PLANS.
12. ALL ADA PARKING STALLS, WALKING AISLES AND PATHWAYS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. RAMPS SHALL NOT EXCEED 8.033% SLOPE.

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ROSS T. CORDER
125401
LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620

HCC JOB No.: 070-01
DRAWN BY.: RTC

OVERALL GRADING

SHEET No.
10
OF 28

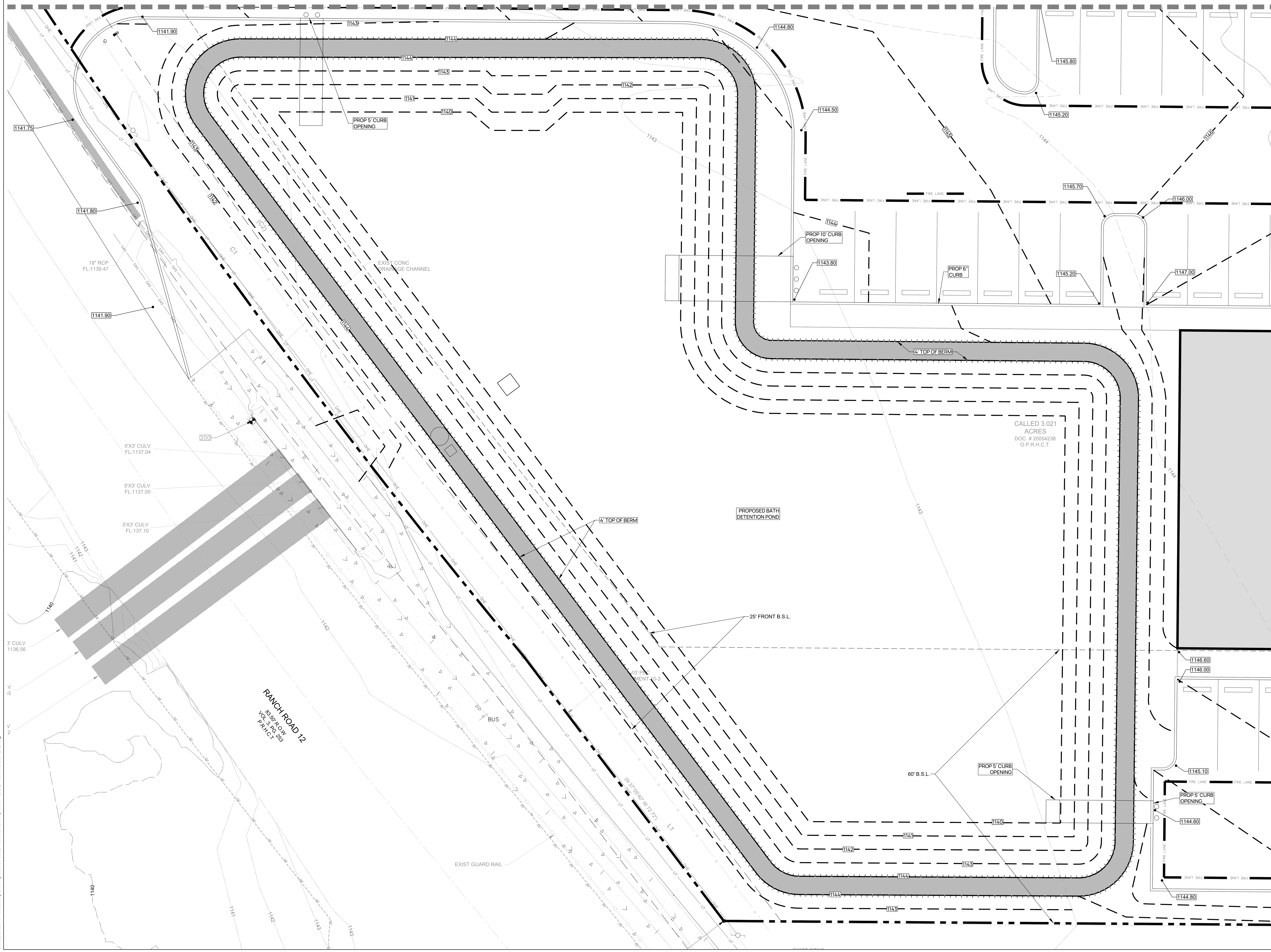
SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
192 PINK GRANITE BLVD
DRIPPING SPRINGS, TX 78620
PH: 737.202.8333
TBPELS Firm #10194678

LEGAL DESCRIPTION

BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

MATCHLINE SEE SHEET 14



MATCHLINE SEE SHEET 12

0 5 10 20
SCALE (FEET)

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY
- EASEMENT
- WIRE FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- MARKED GAS L INE
- MARKED COMMUNICATION LINE
- WATER LINE
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
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- SANITARY MANHOLE
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- TELEPHONE PEDESTAL
- WELL
- FIRE HYDRANT
- WATER VALVE
- PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- MAIL BOX
- SPOT ELEVATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
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- 580 EXIST MAJOR CONTOUR LINES
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- EXIST TREE
- EXIST FLOW ARROW
- 860 PROP MAJOR CONTOUR
- 861 PROP MINOR CONTOUR
- PROP FLOW ARROW
- PROP DRAINAGE SWALE
- 600.00 PROP SPOT ELEVATION
- HIGH POINT
- FIRE LANE PROP FIRELANE

GRADING NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
2. CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN INCLUDING BUT NOT LIMITED TO STRUCTURES, PAVEMENT, TREES, FENCES LANDSCAPING, UTILITIES, ETC. ALL EXISTING FACILITIES SHALL BE IN ORIGINAL OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.
3. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN UNRESTRICTED DRAINAGE. NO PONDING OF STORM DRAINAGE SHALL BE PERMITTED IN AREAS OF PREPARED SUBGRADE OR EXCAVATION, EMBANKMENT. IF PONDING SHOULD OCCUR, CONTRACTOR SHALL IMMEDIATELY PUMP OUT OR GRAVITY DRAIN PONDING WATER OUT OF IMPACTED AREAS. IF ANY DAMAGE OCCURRED TO SUBGRADE, BUILDING PAD OR EXCAVATION AREAS, THE SOILS MUST BE DRIED OUT, REMOVED, REPLACED AND RE-COMPACTED.
4. DISTURBED AREAS (CONSTRUCTION AREAS) SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, ORGANICS, BRUSH AND DEBRIS. AFTERWARDS, THE EXPOSED SUBGRADE SHALL SHALL BE PROOF ROLLED WITH A MINIMUM 25 TON PNEUMATIC ROLLER. ANY WEAK AREAS DETECTED SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS OF SIMILAR TYPE (CLASSIFICATION, MOISTURE CONTENT AND DENSITY).
5. IF REQUIRED TO MODIFY EXISTING GRADE, FILL MATERIALS SHOULD BE PLACED ON PREPARED SURFACES IN LIFTS NOT EXCEED 8 INCHES (LOOSE MEASURE), WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES OR AS INDICATED IN SITE GEOTECHNICAL REPORT. FILL SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OR UP TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-114-E OR AS DESCRIBED IN THE SITE GEOTECHNICAL REPORT.
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HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TC	TOP OF CURB AT BACK
TS	TOP OF STRUCTURE
TW	TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE

11. STORM SEWER PIPE SHALL BE ADS HP STORM (HPPP) PIPE, OR AS CALLED OUT ON PLANS.
12. ALL ADA PARKING STALLS, WALKING AISLES AND PATHWAYS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. RAMPS SHALL NOT EXCEED 8.033% SLOPE.

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GRADING INSET (1 OF 6)

SHEET No.
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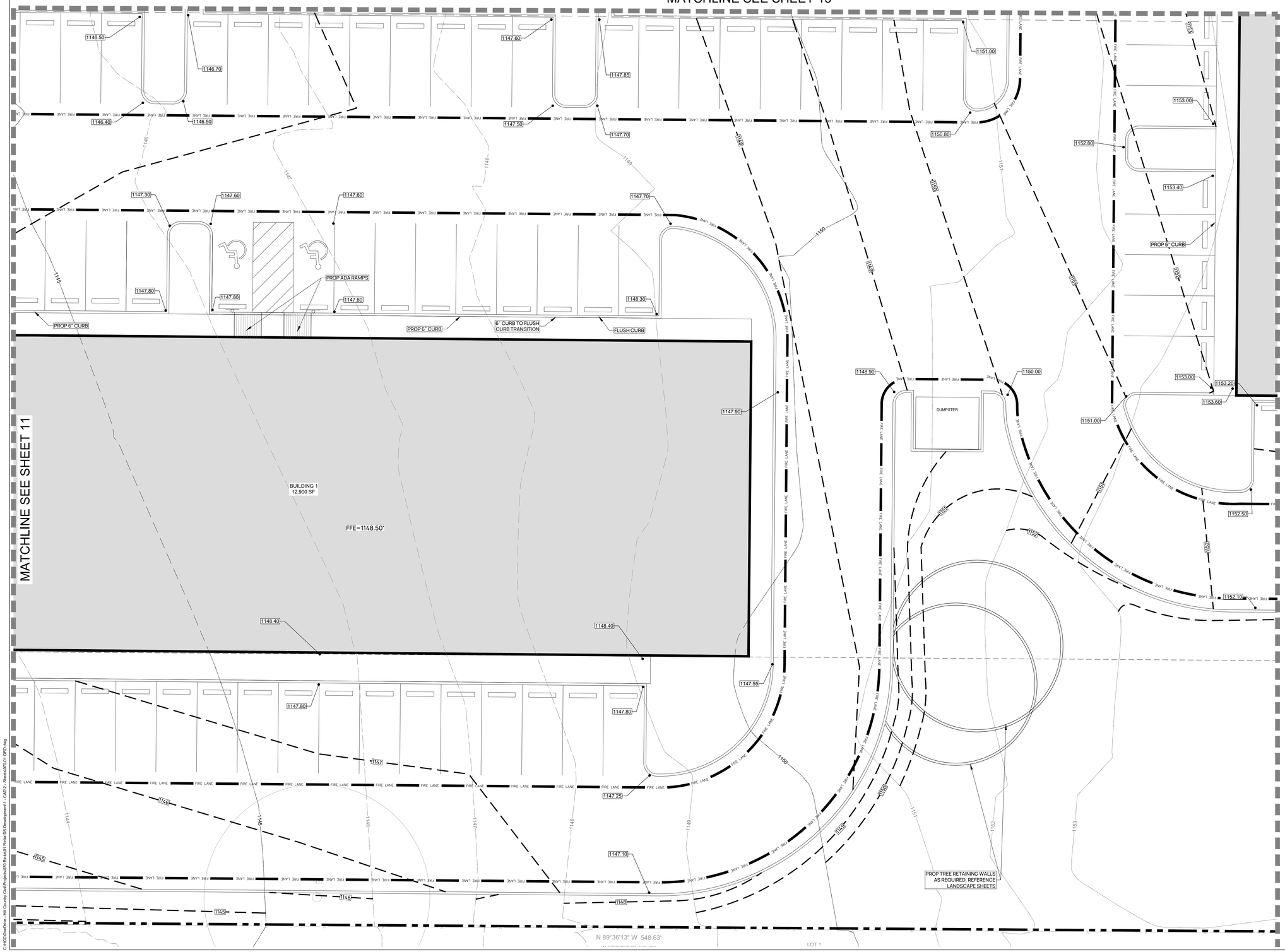

0 5 10 20
SCALE (FEET)

LEGEND

- PROPERTY LINE
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- EASEMENT
- WIRE FENCE
- GUARD RAIL
- OHE — OVERHEAD ELECTRIC
- EDGE OF GRAVEL
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- GAS — MARKED GAS LINE
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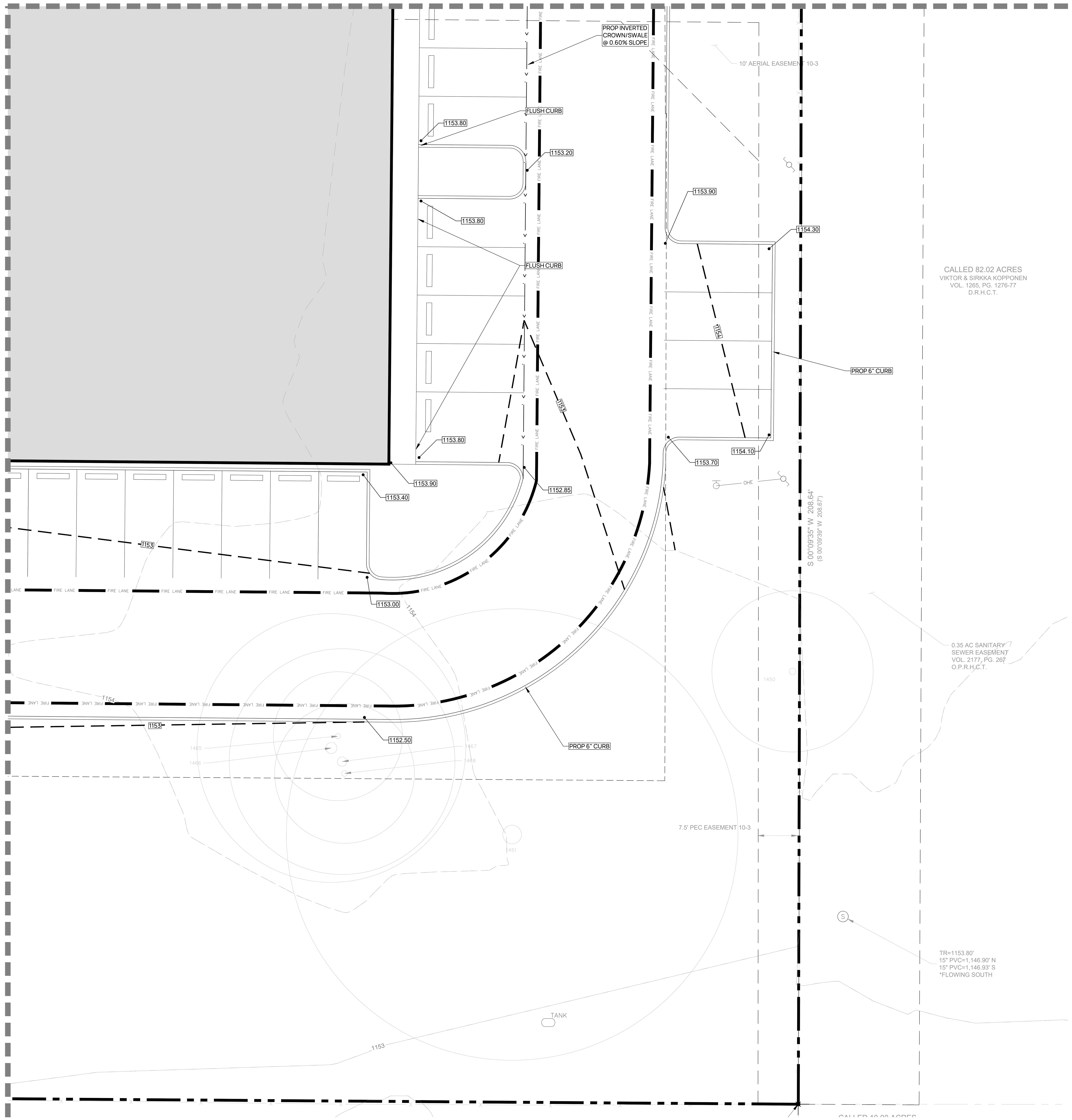

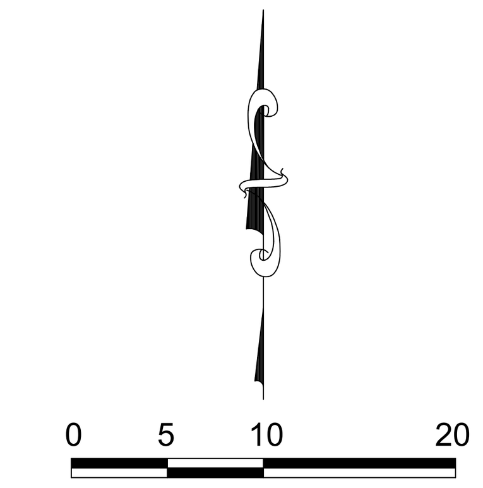

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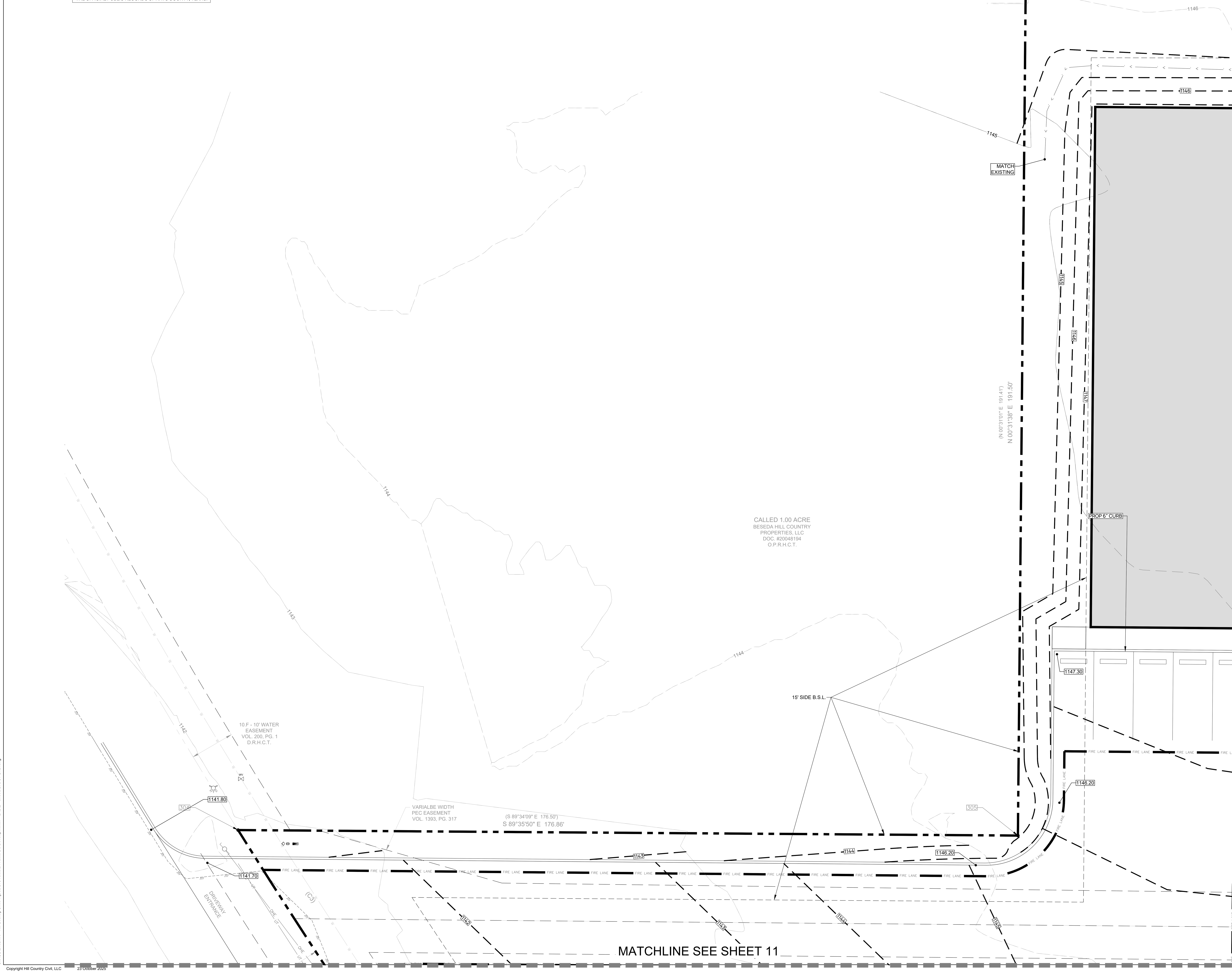

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ROSS T. CORDER
125401
LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620

HCC JOB No.: 070-01
DRAWN BY.: RTC

GRADING INSET (4 OF 6)

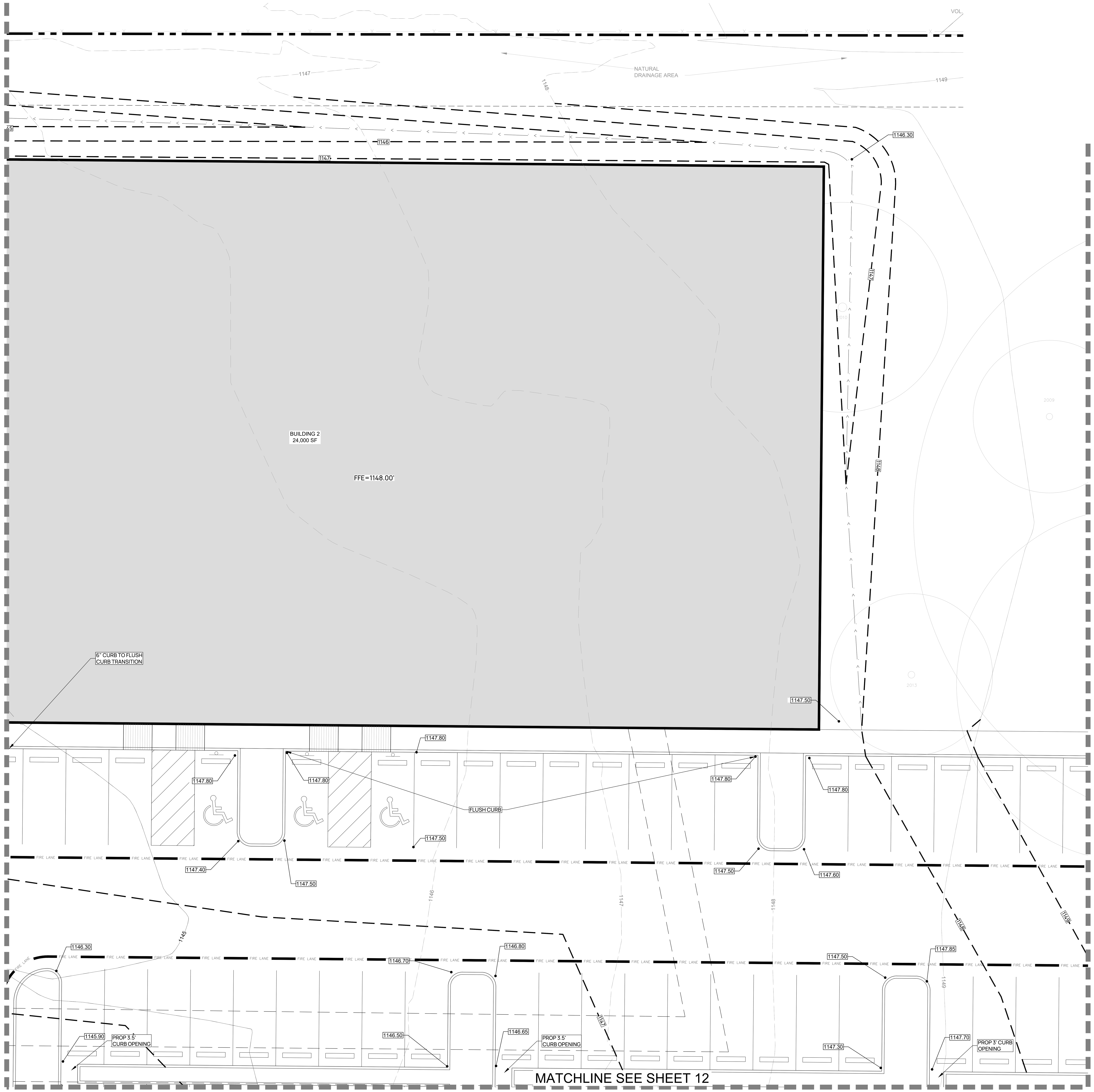
SHEET No.
14
OF 28

SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
192 PINK GRANITE BLVD
DRIPPING SPRINGS, TX 78620
PH: 737.202.8333
TBPELS Firm #10194678

LEGAL DESCRIPTION

BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



0 5 10 20
SCALE (FEET)

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY
- EASEMENT
- WIRE FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- MARKED GAS LINE
- MARKED COMMUNICATION LINE
- WATER LINE
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
- UTILITY POLE
- METER POLE
- GUY WIRE
- SANITARY MANHOLE
- FIBER OPTIC CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WELL
- FIRE HYDRANT
- WATER VALVE
- PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- MAIL BOX
- SPOT ELEVATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- 580 EXIST MAJOR CONTOUR LINES
- 581 EXIST MINOR CONTOUR LINES
- EXIST TREE
- EXIST FLOW ARROW
- 860 PROP MAJOR CONTOUR
- 861 PROP MINOR CONTOUR
- PROP FLOW ARROW
- PROP DRAINAGE SWALE
- 600.00 PROP SPOT ELEVATION
- HIGH POINT
- PROP FIRELANE

GRADING NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
2. CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN INCLUDING BUT NOT LIMITED TO STRUCTURES, PAVEMENT, TREES, FENCES LANDSCAPING, UTILITIES, ETC. ALL EXISTING FACILITIES SHALL BE IN ORIGINAL OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.
3. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN UNRESTRICTED DRAINAGE. NO PONDING OF STORM DRAINAGE SHALL BE PERMITTED IN AREAS OF PREPARED SUBGRADE OR EXCAVATION, EMBANKMENT. IF PONDING SHOULD OCCUR, CONTRACTOR SHALL IMMEDIATELY PUMP OUT OR GRAVITY DRAIN PONDING WATER OUT OF IMPACTED AREAS. IF ANY DAMAGE OCCURRED TO SUBGRADE, BUILDING PAD OR EXCAVATION AREAS, THE SOILS MUST BE DRIED OUT, REMOVED, REPLACED AND RE-COMPACTED.
4. DISTURBED AREAS (CONSTRUCTION AREAS) SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, ORGANICS, BRUSH AND DEBRIS. AFTERWARDS, THE EXPOSED SUBGRADE SHALL SHALL BE PROOF ROLLED WITH A MINIMUM 25 TON PNEUMATIC ROLLER. ANY WEAK AREAS DETECTED SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS OF SIMILAR TYPE (CLASSIFICATION, MOISTURE CONTENT AND DENSITY).
5. IF REQUIRED TO MODIFY EXISTING GRADE, FILL MATERIALS SHOULD BE PLACED ON PREPARED SURFACES IN LIFTS NOT EXCEED 8 INCHES (LOOSE MEASURE), WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES OR AS INDICATED IN SITE GEOTECHNICAL REPORT. FILL SHALL BE COMPACTED TO OPTIMUM MOISTURE CONTENT OR UP TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-114-E OR AS DESCRIBED IN THE SITE GEOTECHNICAL REPORT.
6. ALL FILL MATERIALS SHALL BE CLEAR OF DEBRIS, ORGANICS AND VEGETATION. IF IMPORTED FILL IS USED, IT SHALL BE A RELATIVELY HOMOGENEOUS PARTICLE SIZE DISTRIBUTION, WITH MAX SIZE OF 3 INCHES , PLASTICITY INDEX BETWEEN 7 AND 20 AND A LIQUID LIMIT LESS THAN 40; OR AS INDICATED ON THE GEOTECHNICAL REPORT.
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9. CONTRACTOR SHALL KEEP A COPY OF APPROVED CONSTRUCTION DRAWINGS ONSITE AT ALL TIMES.
10. ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/GUTTER LINE OF CURB, FINISHED GRADE, FINISHED GRADE ADJACENT TO WALLS UNLESS OTHERWISE SPECIFIED AS BELOW

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TC	TOP OF CURB AT BACK
TS	TOP OF STRUCTURE
TW	TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE

11. STORM SEWER PIPE SHALL BE ADS HP STORM (HPPP) PIPE, OR AS CALLED OUT ON PLANS.
12. ALL ADA PARKING STALLS, WALKING AISLES AND PATHWAYS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. RAMPS SHALL NOT EXCEED 8.033% SLOPE.

Hill Country Civil
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Texas Firm License No. F-22872
391 Landa Street, Ste 120A, New Braunfels, TX 78130
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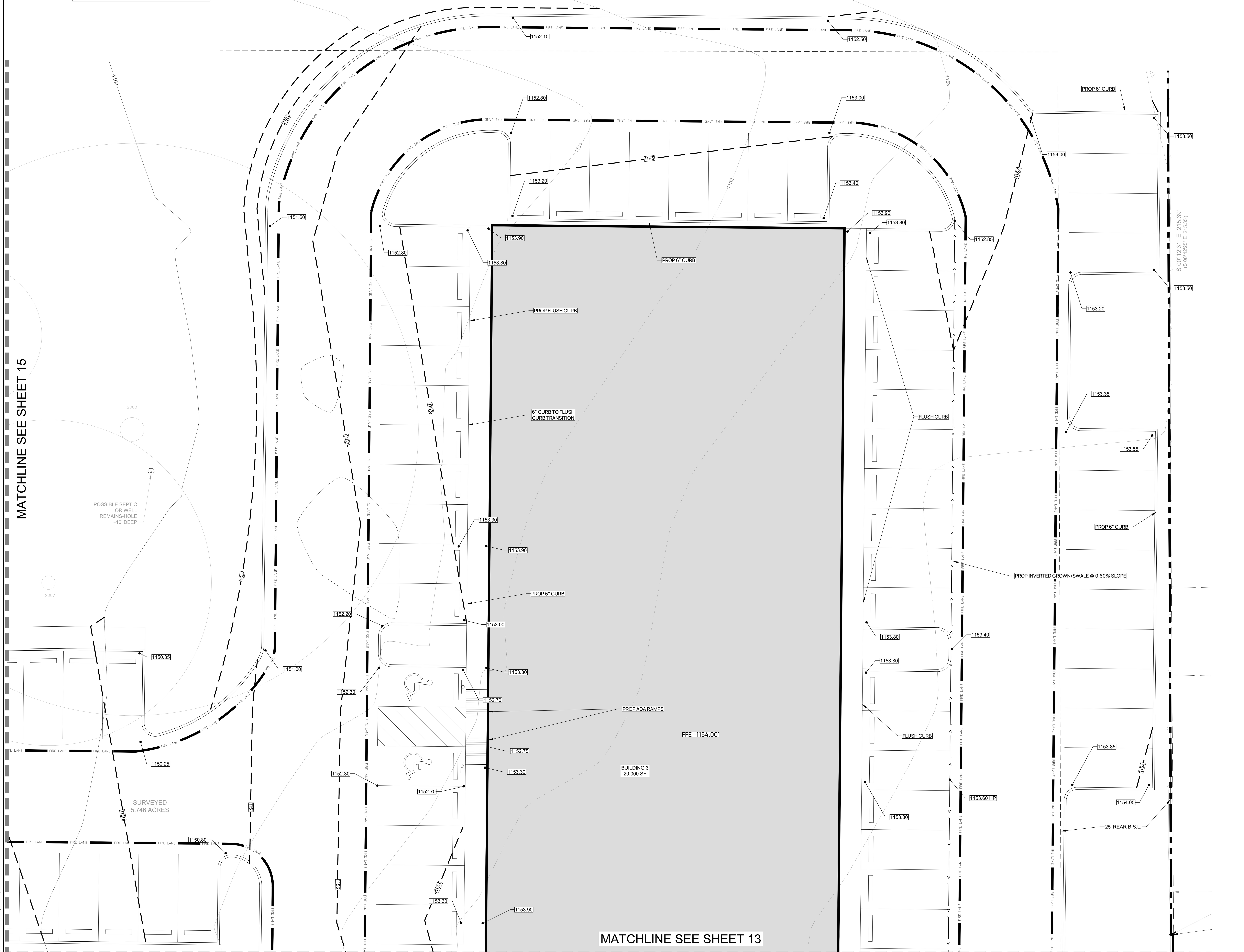

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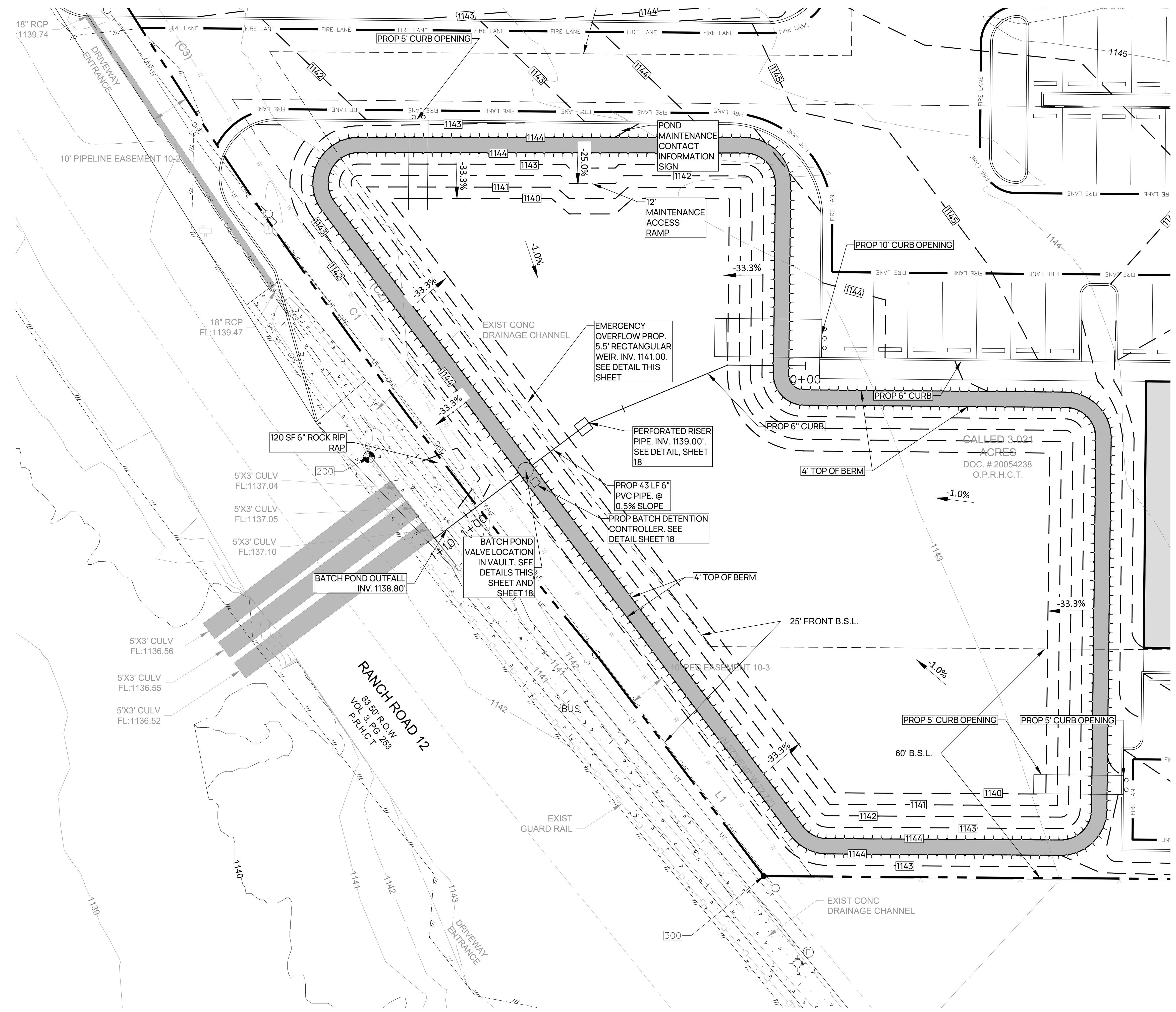


0 10 20 40

SCALE (FEET)

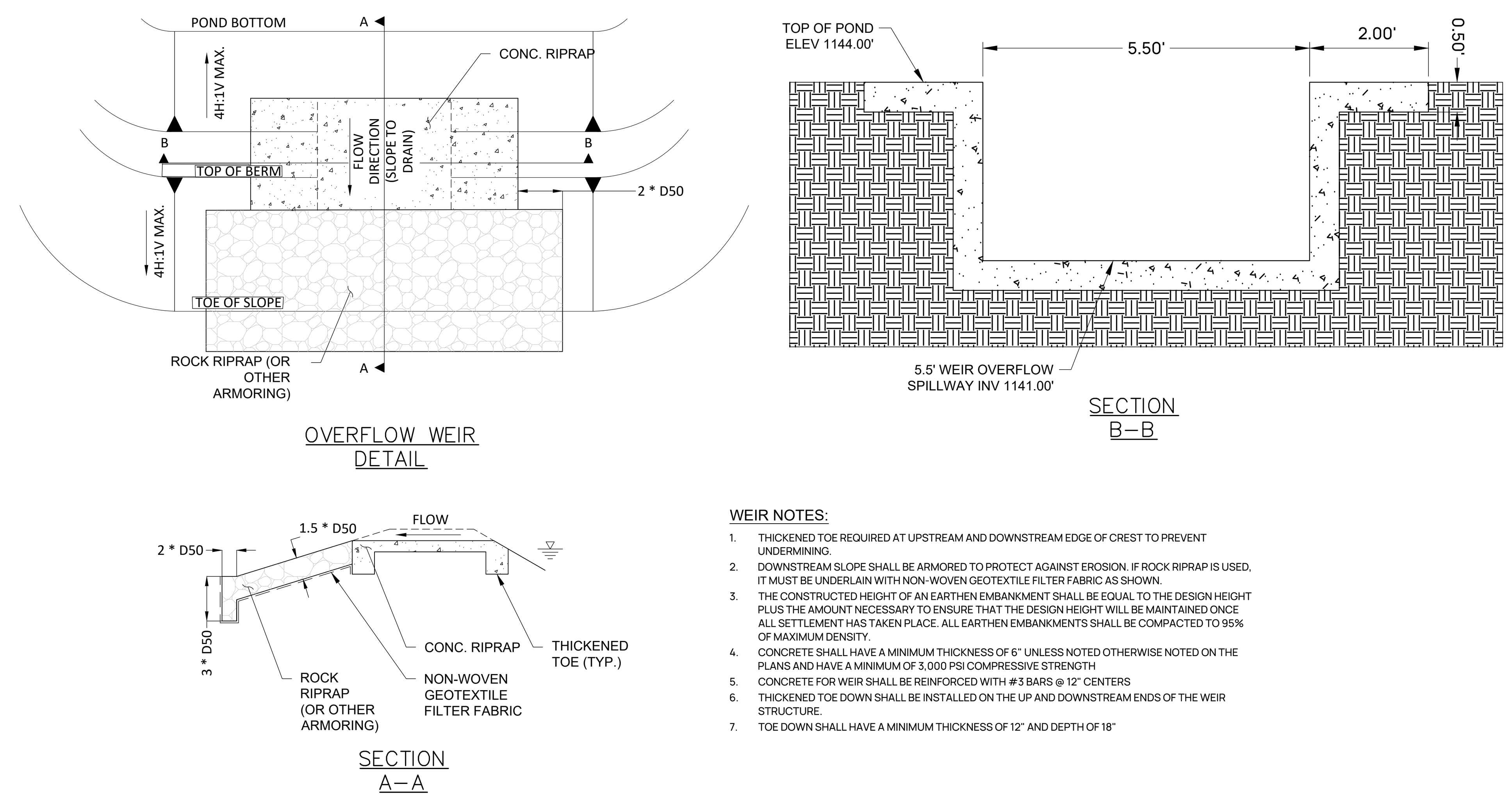
Stage (ft)	Elevation (ft)	Contour Area (sqft)	Total Storage (cuft)
0.00	1,139.00	12.00	0.00
1.00	1,140.00	12,289.00	4,229.00
2.00	1,141.00	14,040.00	17,383.00
3.00	1,142.00	15,871.00	32,327.00
4.00	1,143.00	17,759.00	49,132.00
5.00	1,144.00	19,704.00	67,853.00

Storm Event	Stage (ft)	Storage (cuft)	Discharge (cfs)
2-yr	1,141.75	28,660.00	12.320
10-yr	1,142.54	41,399.00	33.880
25-yr	1,143.00	49,103.00	49.540
100-yr	1,143.70	62,155.00	76.960

POND STAGE, STORAGE, DISCHARGE

WATER QUALITY NOTES:

1. REQUIRED WATER QUALITY VOLUME IN POND IS: 12,745 CF
2. PROVIDED WATER QUALITY VOLUME IN POND IS: 17,383 CF AT ELEVATION 1141.00'



WEIR NOTES:

1. THICKENED TOE REQUIRED AT UPSTREAM AND DOWNSTREAM EDGE OF CREST TO PREVENT UNDERMINING.
2. DOWNSTREAM SLOPE SHALL BE ARMORED TO PROTECT AGAINST EROSION. IF ROCK RIPRAP IS USED, IT MUST BE UNDERLAIN WITH NON-WOVEN GEOTEXTILE FILTER FABRIC AS SHOWN.
3. THE CONSTRUCTED HEIGHT OF AN EARTHEN EMBANKMENT SHALL BE EQUAL TO THE DESIGN HEIGHT PLUS THE AMOUNT NECESSARY TO ENSURE THAT THE DESIGN HEIGHT WILL BE MAINTAINED ONCE ALL SETTLEMENT HAS TAKEN PLACE. ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
4. CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6" UNLESS NOTED OTHERWISE NOTED ON THE PLANS AND HAVE A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH
5. CONCRETE FOR WEIR SHALL BE REINFORCED WITH #3 BARS @ 12" CENTERS
6. THICKENED TOE DOWN SHALL BE INSTALLED ON THE UP AND DOWNSTREAM ENDS OF THE WEIR STRUCTURE.
7. TOE DOWN SHALL HAVE A MINIMUM THICKNESS OF 12" AND DEPTH OF 18"

OVERFLOW WEIR DETAIL TYP.

N.T.S.

LEGEND

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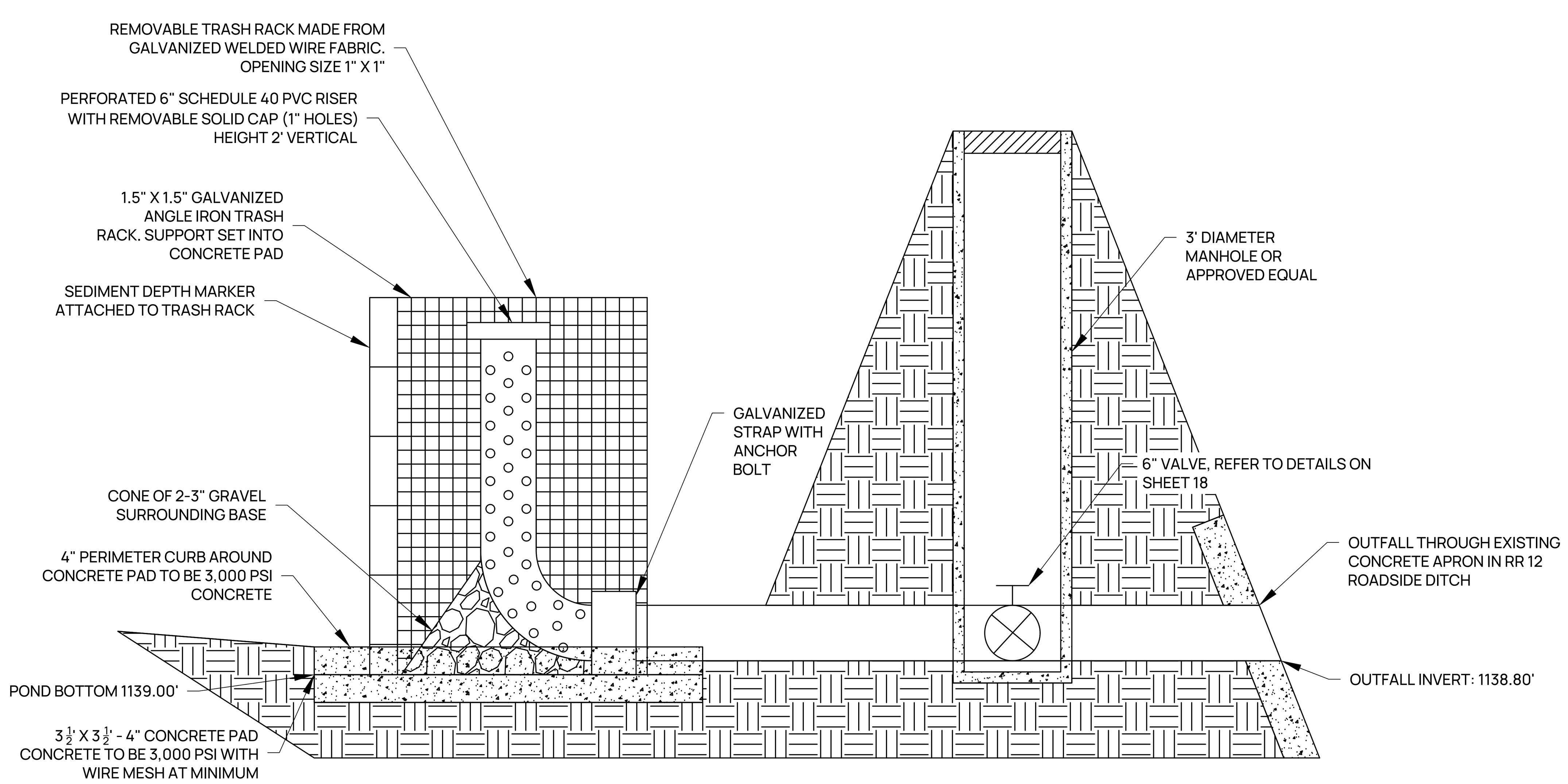
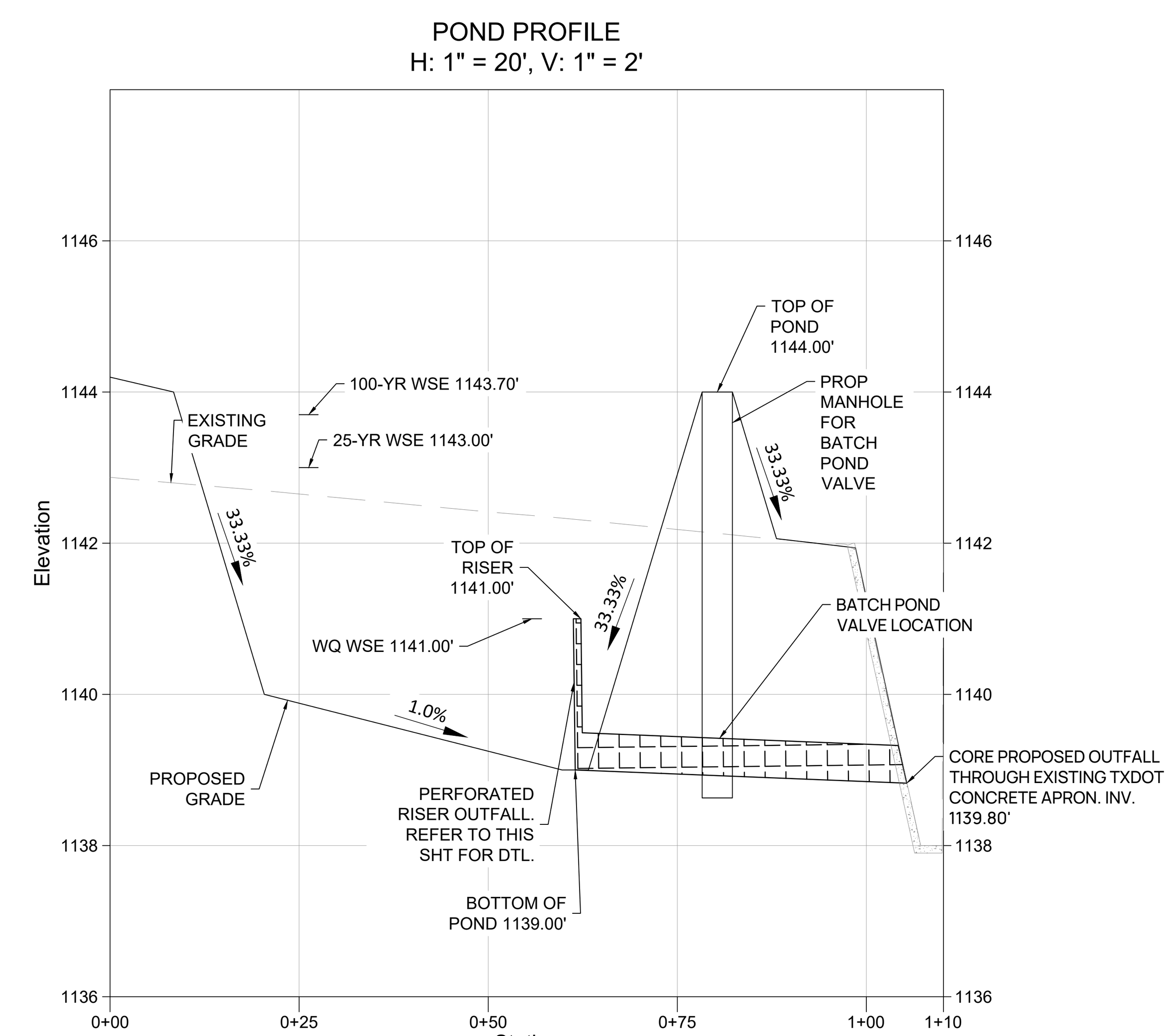


SIDE VIEW OF RISER

N.T.S.



DETENTION PLAN NOTES:

1. THE CONSTRUCTION HEIGHT OF AN EARTHEN EMBANKMENT SHALL BE EQUAL TO THE DESIGN HEIGHT PLUS THE AMOUNT NECESSARY TO ENSURE THAT THE DESIGN HEIGHT WILL BE MAINTAINED ONCE ALL SETTLEMENT HAS TAKEN PLACE. ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
2. ALL ROCK RIP RAP SHALL BE A MINIMUM 6" IN DIAMETER AND HAVE A MINIMUM APRON LENGTH OF 6' UNLESS SIZE IS SPECIFIED ON THE PLANS. EMBEDMENT DEPTH OF RIP RAP SHALL BE 1.5 TIMES THE DIAMETER OF THE ROCK.
3. ALL DISTURBED AREAS SHALL BE RESTORED AND PERMANENTLY REVEGETATED UNLESS OTHERWISE NOTED IN THE PLANS.
4. AT A MINIMUM DISTURBED AREAS NEED TO BE REVEGETATED AS PER TXDOT ITEM 164 SEEDING FOR EROSION CONTROL. PLANTING MUST FOLLOW EITHER SAN ANTONIO OR AUSTIN TXDOT REQUIREMENTS FOR SEED WEIGHT PER ACRE.
5. THE PLANTED AREAS SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS, RAINFALL OCCURRENCES OF $\frac{1}{2}$ INCH OF MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
6. REFER TO DETENTION POND DETAILS SHEETS FOR ADDITIONAL DETAILS ON POND DESIGN.
7. STORM SEWER PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE, OR AS CALLED OUT ON PLANS. HDPE PIPE SHALL BE ADS TYPE N-12, WATER TIGHT.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT WATER CAPTURED IN THE POND ONLY DISCHARGES THROUGH THE DESIGNED OUTFALL STRUCTURES ON THIS PLAN.
9. CONTRACTOR TO ENSURE POSITIVE DRAIANGE TO DESIGNATED OUTFALL POINTS IN THE POND.
10. ADD SIGN TO POND MAINTENANCE ACCESS GATE SHOWING OWNER'S AND TCEQ SAN ANTONIO REGIONAL OFFICE CONTACT INFORMATION.
    - 10.1. OWNERS CONTACT: BR Dripping LP. Address: 27010 RR 12 Dripping Springs, TX. 78620 Phone: (512) 689-3686
    - 10.2. TCEQ AUSTIN CONTACT:Address: 12100 Park 35 Cir., Austin, TX 78753 Phone: (512) 239-1000

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DETENTION POND PLAN

SHEET No.

17

OF 28

Batch Detention Pond Specification Submittal

Preface – The following specifications describe the general function and components of a typical Texas Commission on Environmental Quality (TCEQ) approved batch detention pond. The system operates as an "off-grid" electronically controlled solar powered storm water management unit. This batch detention system uses a water level sensor, solar power panel, logic controller w/ microprocessor, and a plug valve with actuator to meet batch detention standards as set by the TCEQ.

Certification – All of the components described below meet TCEQ's batch detention specifications for a 91% Total Suspended Solid removal rate. See attached logic flow chart for overview of system cycles.

For additional information please contact Rainwater Specialists 512-677-7246 www.txrws.com

Components:

- Valve – 4" or 6", cast iron, actuated by an electric motor, valve placed in concrete vault when installed below ground, valve placed on concrete pad due to weight
- Actuator – low voltage motor mounted on top of valve, bolted in place to concrete vault ceiling
- Extended bonnet - Cold rolled steel stem extension that connects valve to actuator when valve is used in subgrade applications, stainless steel flanges
- Main board – 24-volt panel that controls all aspects of batch control system
- Batteries – two 12-volt 35 amp/hr. sealed lead acid (SLA) connected in series
- Solar Panel – 24-volt 30-watt. One charge controller regulates solar panel power for batch control system.
- Sensor 1 – float switch – mounted on trash rack that indicates when water present in pond and when pond is empty
- Sensor 2 – position sensor in actuator – determines the orientation of the valve to control positions for start and stop

Controller Programming – All functions of the system are factory programmed which allows the control box, valve, and actuator to received and send commands on their own based on environmental conditions without any human interaction. Manual mode to override switch to open and close valve by flip of a switch and to test all components during inspections. Reset button to reset controller.

Alerts - The main board will illuminate an exterior red light for the following conditions:

- Improper valve function
- Low battery
- Sensor 1 float switch inoperable

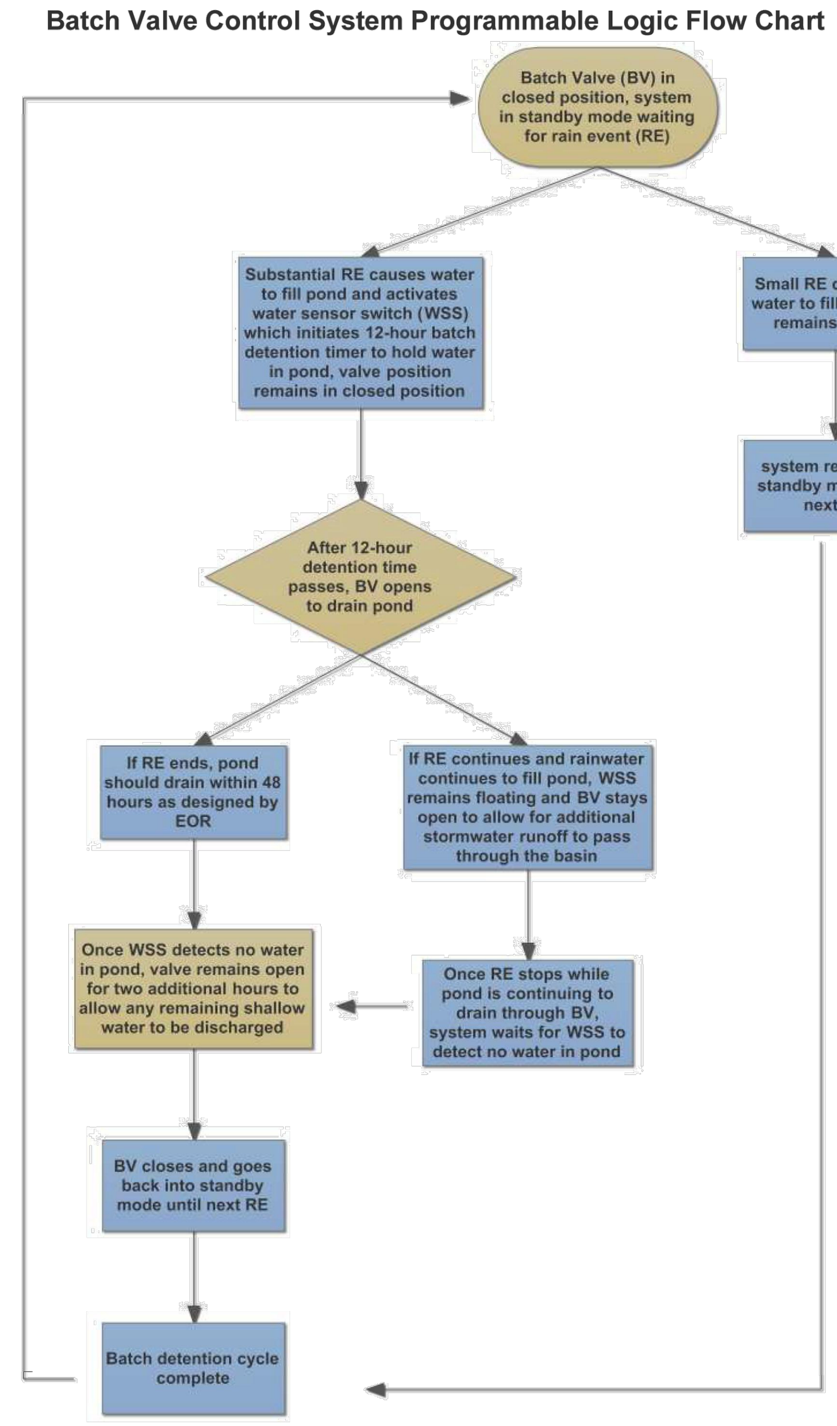
Manual Control - In case of electronic inoperability or failed actuator, an effortless clutchless handwheel on the actuator can be turned to open or close valve manually, easy-to-read position indicator displays open/closed valve position

Service Schedule:

- Batteries – Sealed lead acid batteries can have a design life of anywhere from 3-5 years. Many factors affect service life of the battery, temperature being ones of those factors. Recommended replacement is every 3-5 years. Batteries can be tested annually to determine remaining life expectancy. Battery terminals to be inspected annually.
- Solar Panel(s) - Solar panels last 25-30 years. Annual inspection of the batch detention system should verify the surface of the solar panel is clean, facing south, is secure, and has no debris/trees blocking panel from sun.

Quality Installation - Rainwater Specialists, LLC agrees to perform in a good and workmanlike manner. All work detailed in the detailed scope of work sheet shall guarantee the installation of all products and material according to manufacturer's written instructions and construction industry standards.

Batch Valve Control System Programmable Logic Flow Chart



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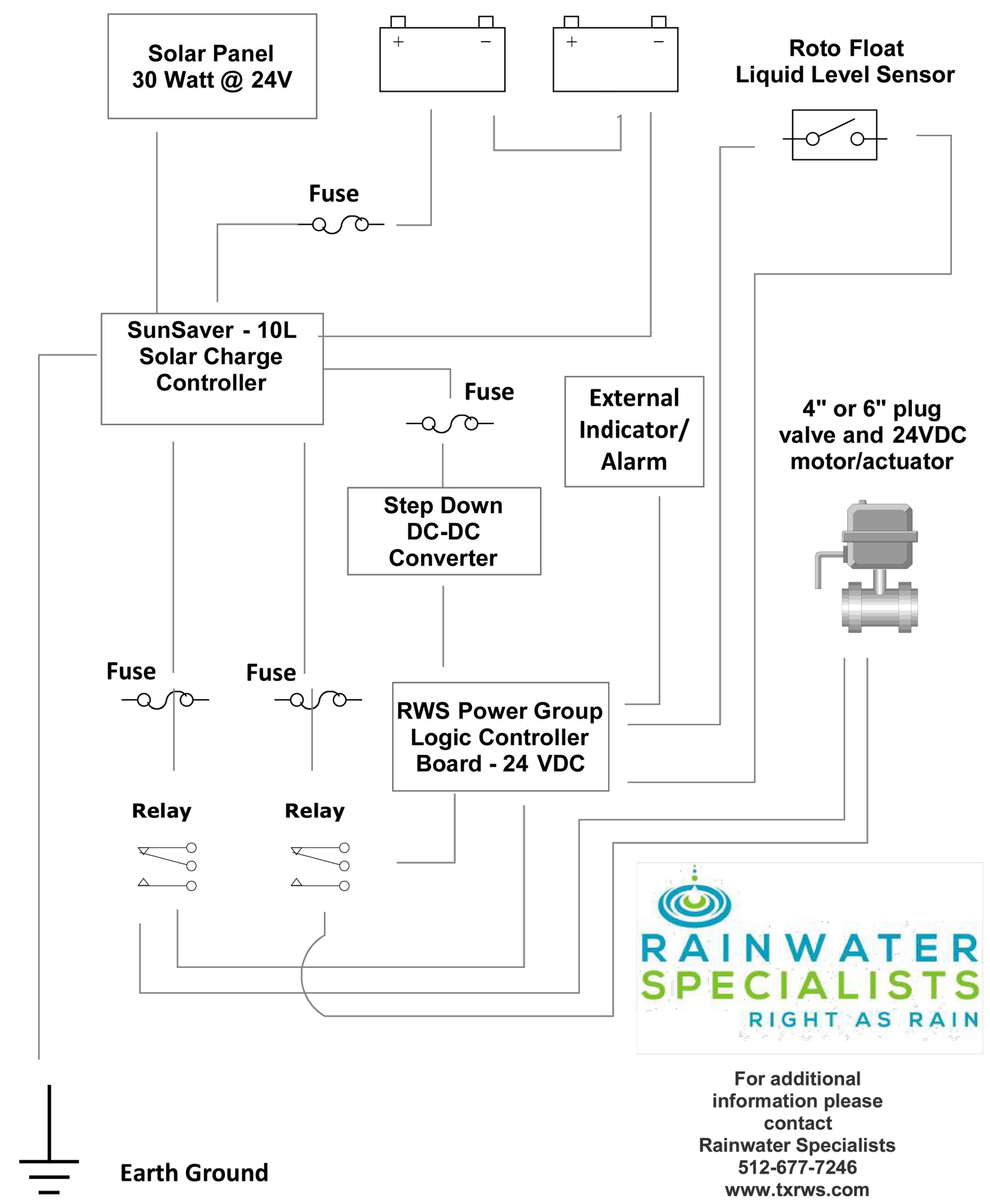
Circuit Block Diagram



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Rainwater Specialists, LLC
15001 Crosscreek Dr.
Austin, TX 78737
www.rainwaterspecialists.com
512-677-RAIN

Batch Detention Pond Solar Specifications and Performance

System Power Consumption – 6.15 AH/day or ~75 wh/day average @ 8 valve turns maximum/week, sized for 5 days of autonomy

Control Board System – 24VDC PCB with error indication and remote cell output

Valve – 24 VDC @ 9 amps, one turn @ 16 seconds

Solar Panel - Solarland 30 Watt, 24 Volts polycrystalline solar module with junction box. Vmp: 34.4V, Imp: 0.87A, Voc: 43.2V, Isc: 0.96A. 21.3" x 20.08" x 1.18", 8.27 lbs.

Charge controller - SunSaver 10 10 Amp, 24 Volt solar charge controller with LVD 6' x 2.18' x 1.32'

Batteries - Universal Power Group UB12350(Group U1) 12V 35 amph 7.68" x 5.16" x 6.14" 23.15lbs

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Valworx

Electric Actuated Butterfly Valves
Ductile Iron Lug Body ASME 150#
2" to 6" Pipe

SERIES **5673**

Features

- Direct mount lug butterfly valve with ISO5211 mount
- Epoxy coated ductile iron body with 316 SS disc
- Unique wave line seat reduces torque and extends seal life
- Visual valve position indicator
- Rugged aluminum Type 4X weatherproof actuator
- Heavy duty motors with overload protection
- Thermostatically controlled anti-condensation heater
- Manual override with end of travel mechanical stops
- Two auxiliary position confirmation limit switches
- EPS - Electronic Positioning System models available
- Actuators CSA Listed per UL429 and CSA C22.2

Applications

EPDM seals typically used for on-off control of water and other compatible media. NBR (Buna-N) seals typically used for air, oil, vacuum and other compatible media. FPM (Viton) seals typically used for on-off control of hydrocarbons, oils and other compatible chemicals/media. Suitable for use with ANSI/ASME Class 125/150 pipe flanges. Actuators designed for 70% duty cycle.

Operation

On-Off electric actuated valve uses power-to-open and power-to-close, stays in the last known position with loss of power. On receipt of a continuous voltage signal, the motor runs and via a rugged all metal gear system rotates the ball 90º. The motor is automatically stopped by internal cams striking limit switches. On receipt of a reversing continuous signal, the motor turns in the opposite direction reversing the valve position. Power connections direct to terminal strip via included cable connector, or optional 1/2" NPT conduit adapters.

Description

Electric operated direct mount butterfly valves with epoxy- coated ductile iron lug body are designed for commercial and industrial applications. Valve mounts between two standard ANSI/ASME Class 150 flanges and includes integral molded flange gaskets. Disc is precision machined 316SS. Two piece stem and disc design enhances the flow capacity and reduces turbulence. Rugged corrosion resistant electric actuator includes a manual override, valve position confirmation switches, thermostatically controlled anti-condensation heater, and over-torque protection.

Approvals

Actuators
- CSA Listed to:
- UL429 and CSA C22.2 no 139
- Type 4X, IP67 weatherproof enclosure
- CE conformance
- ISO5211 Mounting

Valves
- Design complies with API-609, MSS SP-67
- Tests per API-598, AWWA C502-87
- CE according to PED 97/23/EC, ISO5208

Construction

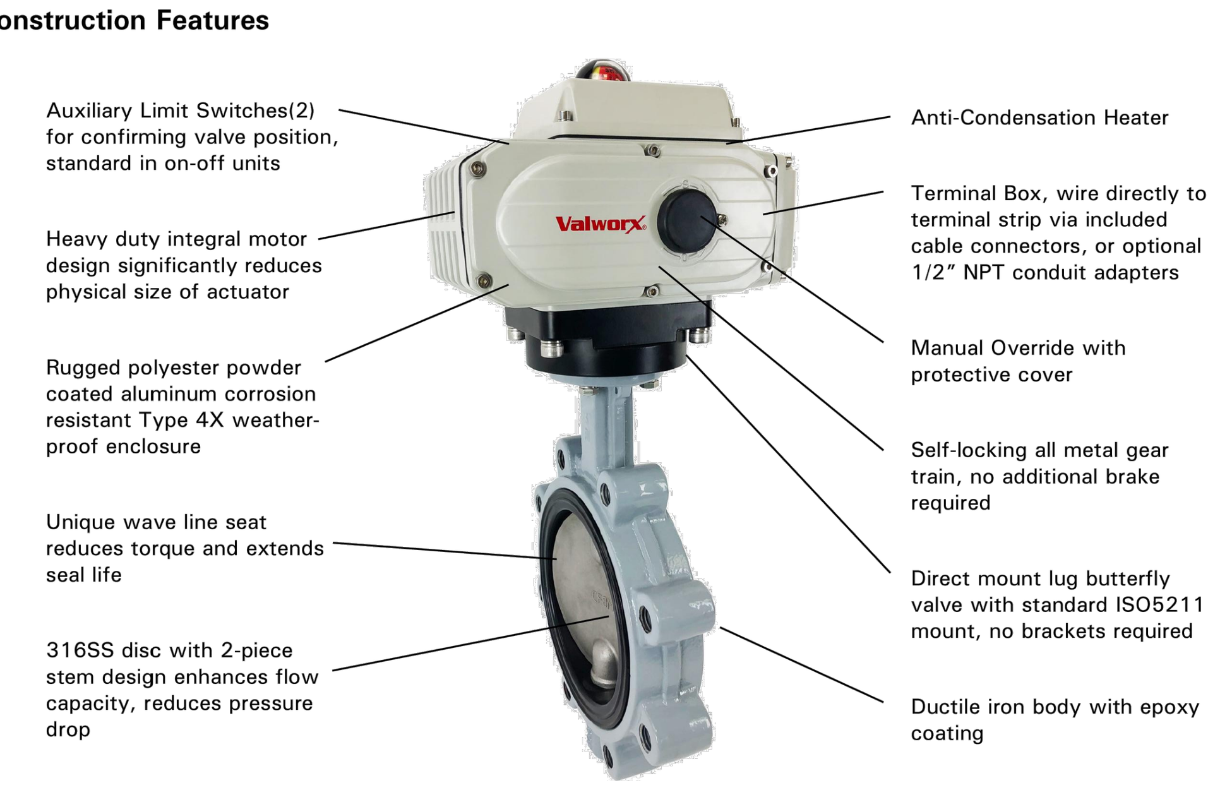
Valve Body	Epoxy coated ductile iron
Disc	316 stainless steel CF8M
Disc Seat/Liner	EPDM, NBR (Buna-N) or FPM (Viton)
Stem/Stem Seals	420 stainless steel / (2) v-ring, same material as seat
Gear Drive	Heavy duty alloy steel and aluminum bronze, self locking
Actuator Enclosure	Aluminum, polyester powder painted, Type 4X, IP67
Visual Valve Position Indicator	Clear polycarbonate window, ,red/yellow open-closed
Fasteners	Stainless Steel
Auxiliary Limit Switches	2 x SPDT (125VAC/5A)

Valworx

Electric Actuated Butterfly Valves
Ductile Iron Lug Body ASME 150#
Features and P/T Chart

SERIES **5673**

Construction Features



Visual Valve Position Indicator

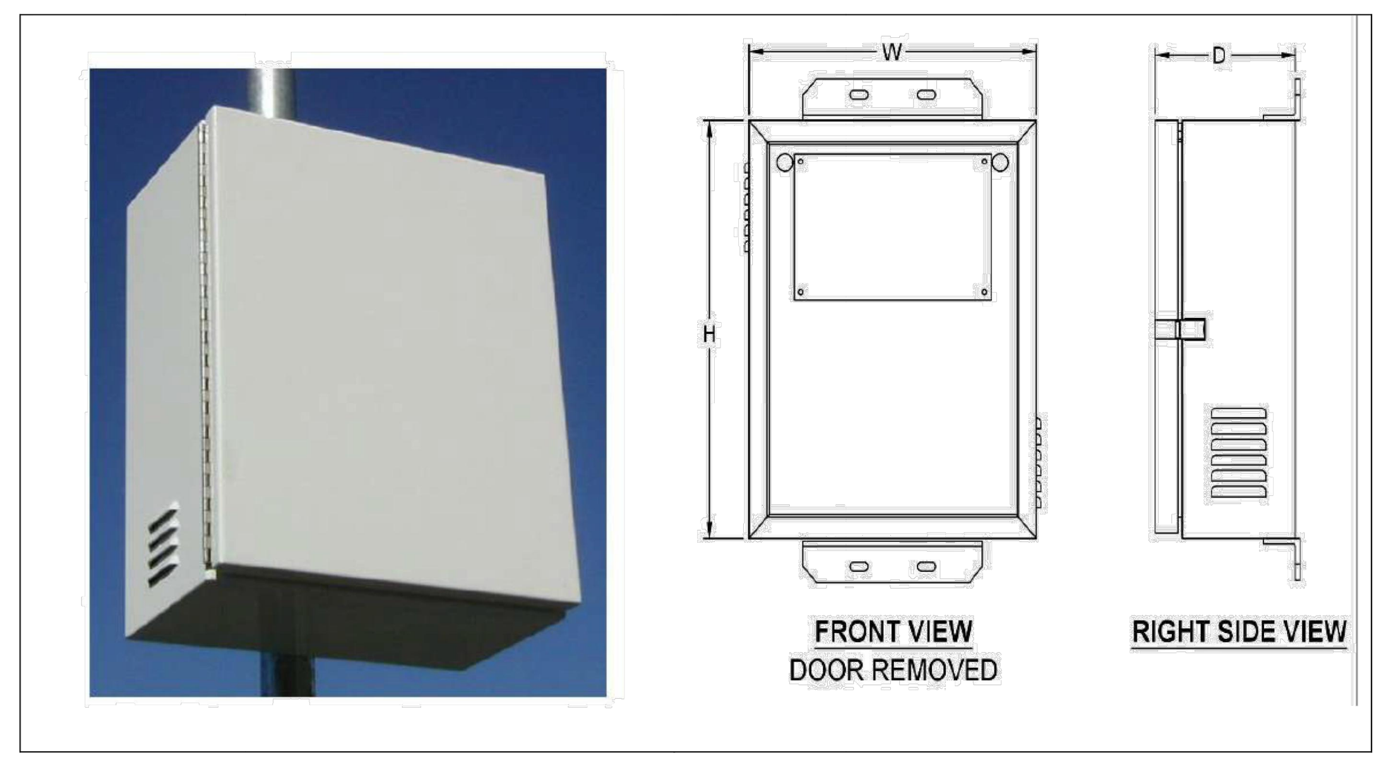
Pressure Rating

Pressure Rating: 230 PSI (16 Bar), Vacuum 29in Hg

Temperature Rating

Actuator Temperature Rating: -13 to 131° F (-25 to 55° C)
Valve Temperature Rating: EPDM seals 0 to 248° F (-18 to 120°C)
NBR (Buna-N) seals 5 to 185° F (-15 to 85°C)
FPM (Viton) seals 5 to 338° F (-15 to 170°C)

Ground Mount Controller and Battery Enclosure



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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: RINKE DEVELOPMENT
Date Prepared: 7/15/2025

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

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

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

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

Site Data: Determine Required Load Removal Based on the Entire Project
County = Hays
Total project area included in plan * = 5.61 acres
Predevelopment impervious area within the limits of the plan * = 0.35 acres
Total post-development impervious area within the limits of the plan* = 3.69 acres
Total post-development impervious cover fraction * = 0.66
P = 33 inches

$L_{M\ TOTAL\ PROJECT}$ = 2998 lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area = 4.73 acres
Predevelopment impervious area within drainage basin/outfall area = 0.34 acres
Post-development impervious area within drainage basin/outfall area = 3.64 acres
Post-development impervious fraction within drainage basin/outfall area = 0.77
$L_{M\ THIS\ BASIN}$ = 2962 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C = 4.73 acres
A_I = 3.64 acres
A_P = 1.09 acres
L_R = 3800 lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2998 lbs.

F = 0.79

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

Rainfall Depth = 1.04 inches
Post Development Runoff Coefficient = 0.58
On-site Water Quality Volume = 10424 cubic feet

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

Off-site area draining to BMP = 2.60 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0.00
Off-site Runoff Coefficient = 0.02
Off-site Water Quality Volume = 196 cubic feet

Storage for Sediment = 2124
Total Capture Volume (required water quality volume(s) x 1.20) = 12745 cubic feet 0.29 Acre-ft

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = 0.1 in/hr **Enter determined permeability rate or assumed value of 0.1**
Irrigation area = NA square feet
NA acres

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = NA cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin = NA cubic feet
Minimum filter basin area = NA square feet
Maximum sedimentation basin area = NA square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = NA square feet **For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = NA cubic feet
Minimum filter basin area = NA square feet
Maximum sedimentation basin area = NA square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = NA square feet **For maximum water depth of 8 feet**

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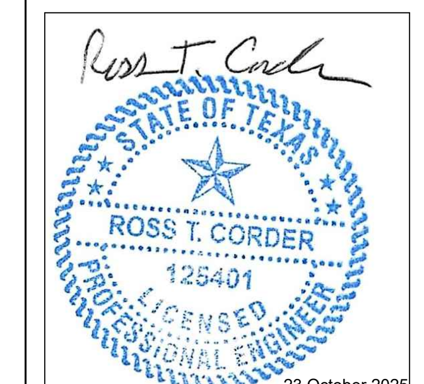


23 October 2025

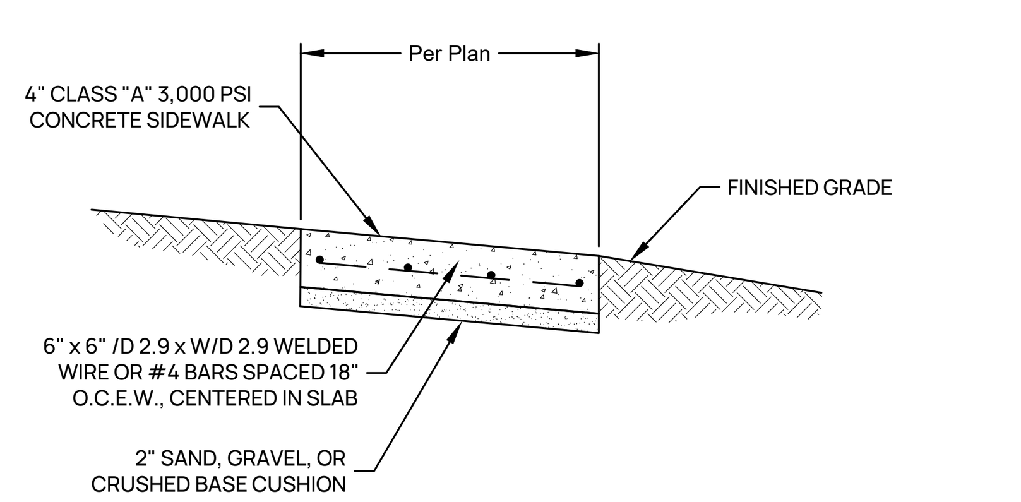
No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620

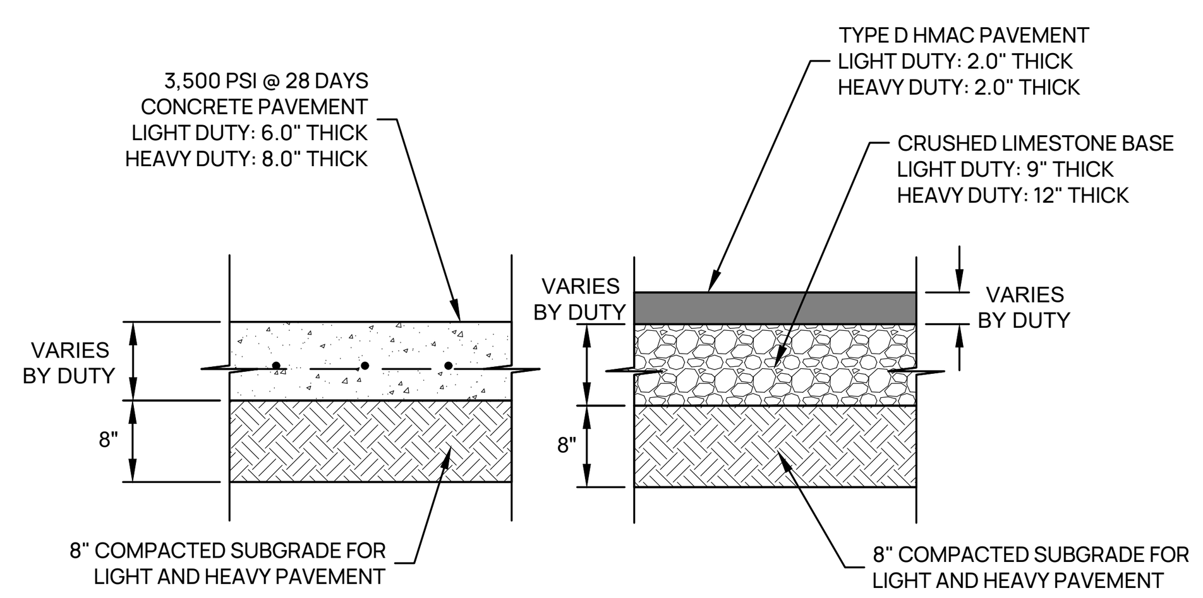
HCC JOB No.: 070-01
DRAWN BY.: RTC

DETENTION POND DETAILS

SHEET No.
18
OF 28

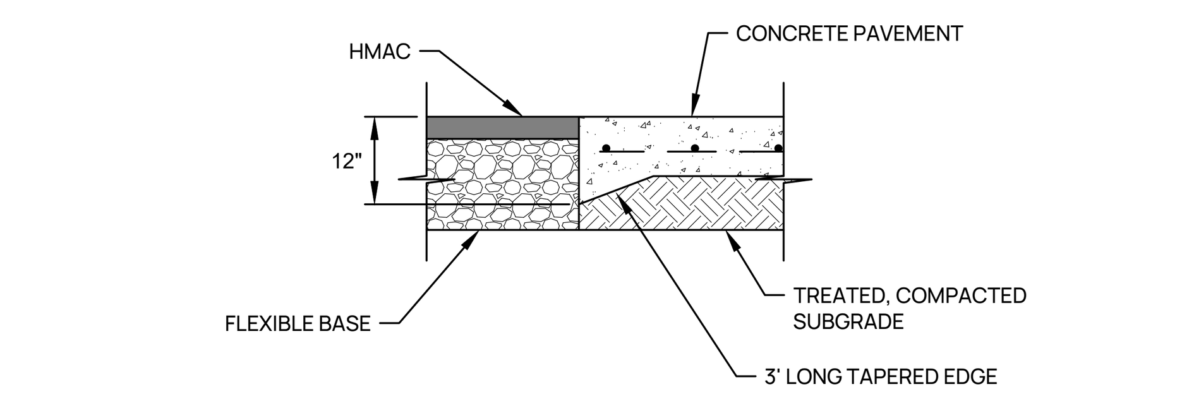


TYPICAL SIDEWALK
N.T.S

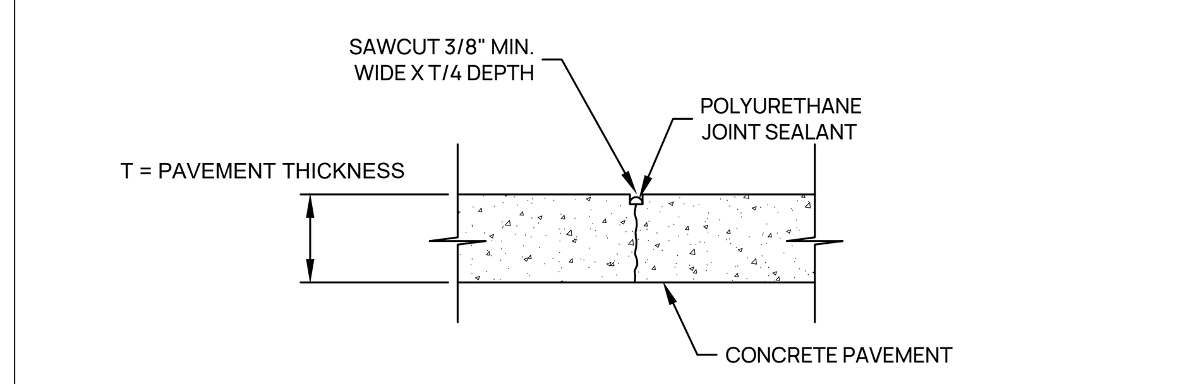


ALL PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT PREPARED BY ROCK ENGINEERING AND LABORATORY TESTING, REPORT NO. G323048 DATED APRIL 6, 2023. REFERENCE REPORT FOR MORE DETAILS.

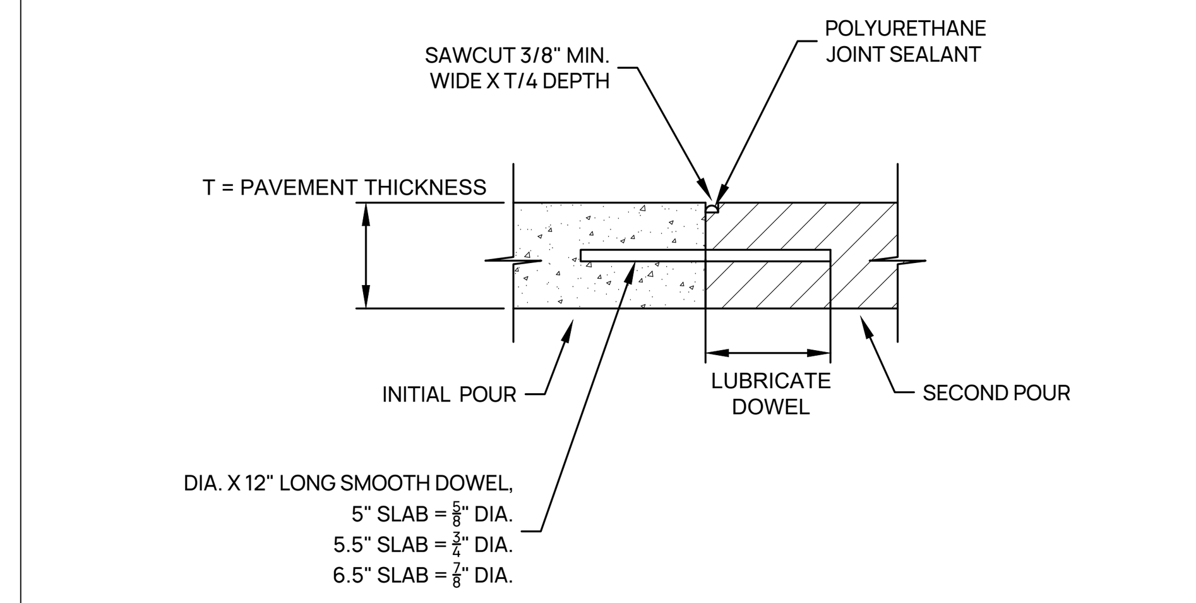
PAVEMENT SECTIONS
N.T.S



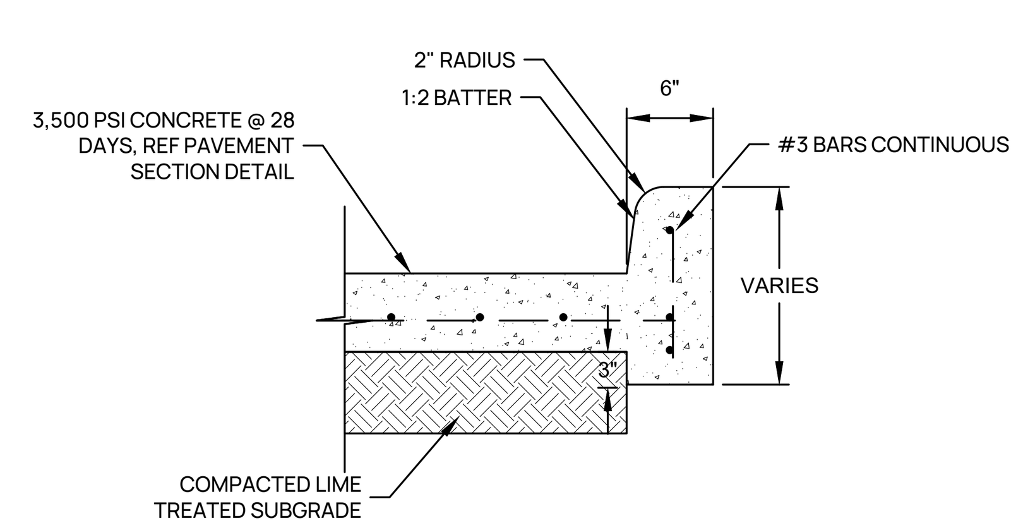
CONCRETE/ASPHALT JUNCTURE
N.T.S



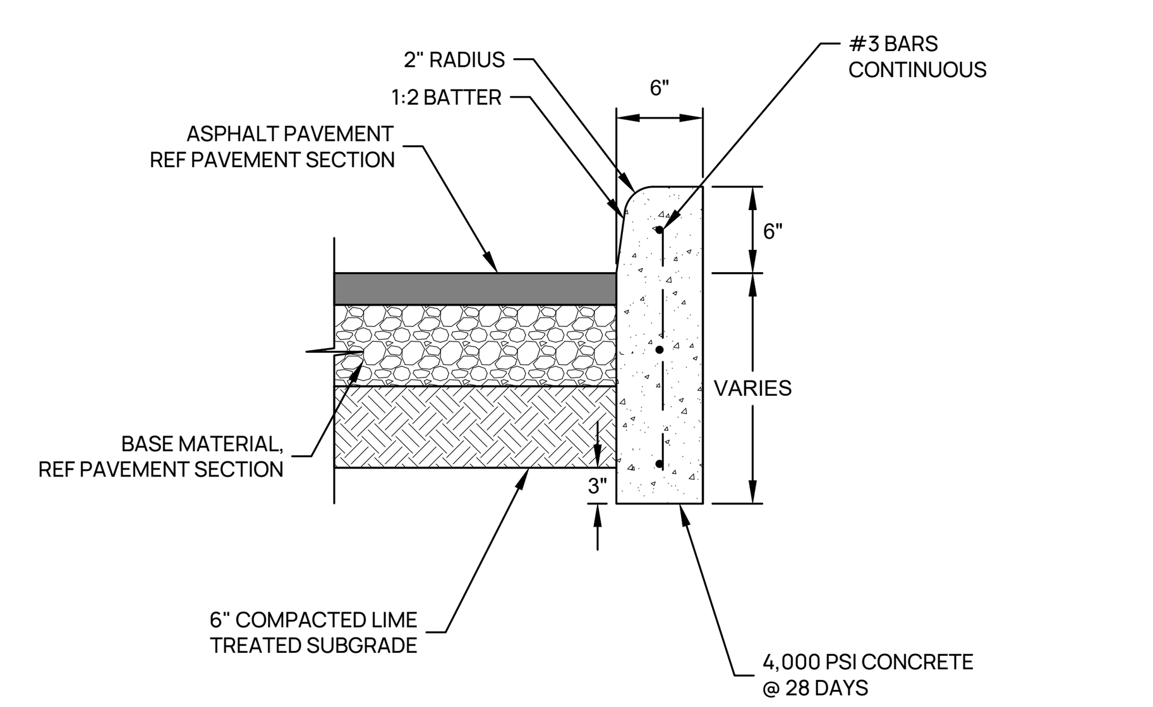
CONTROL JOINT DETAIL
N.T.S



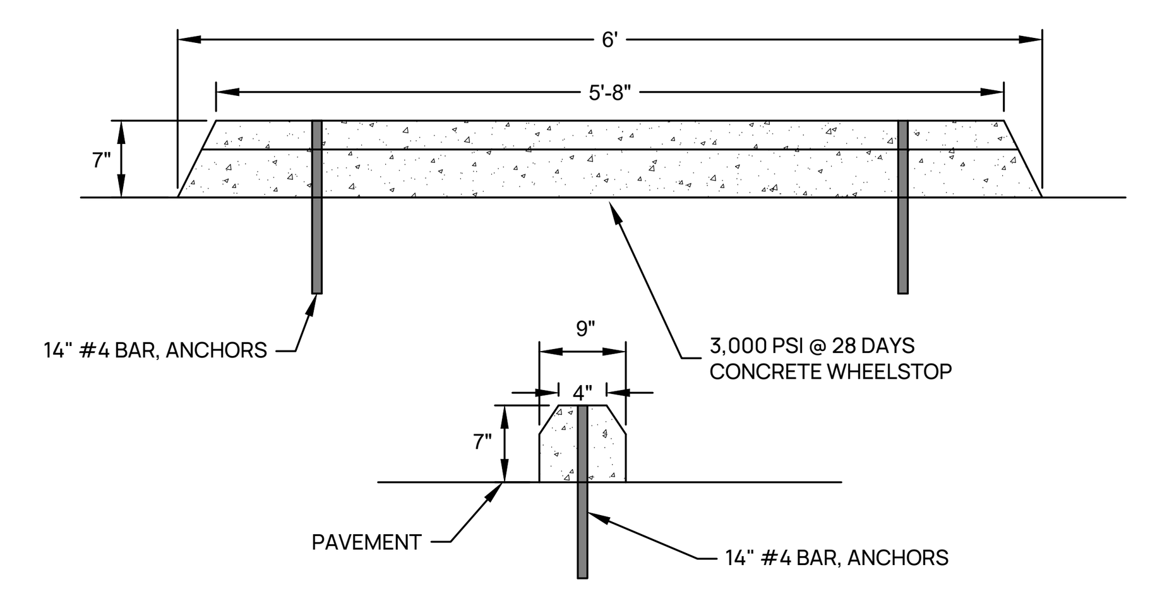
CONSTRUCTION JOINT DETAIL
N.T.S



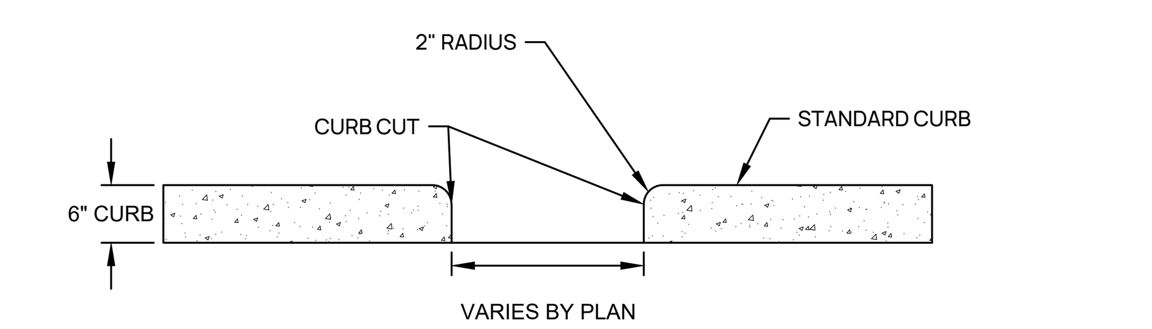
STANDARD 6" CURB - CONCRETE PAVEMENT
N.T.S



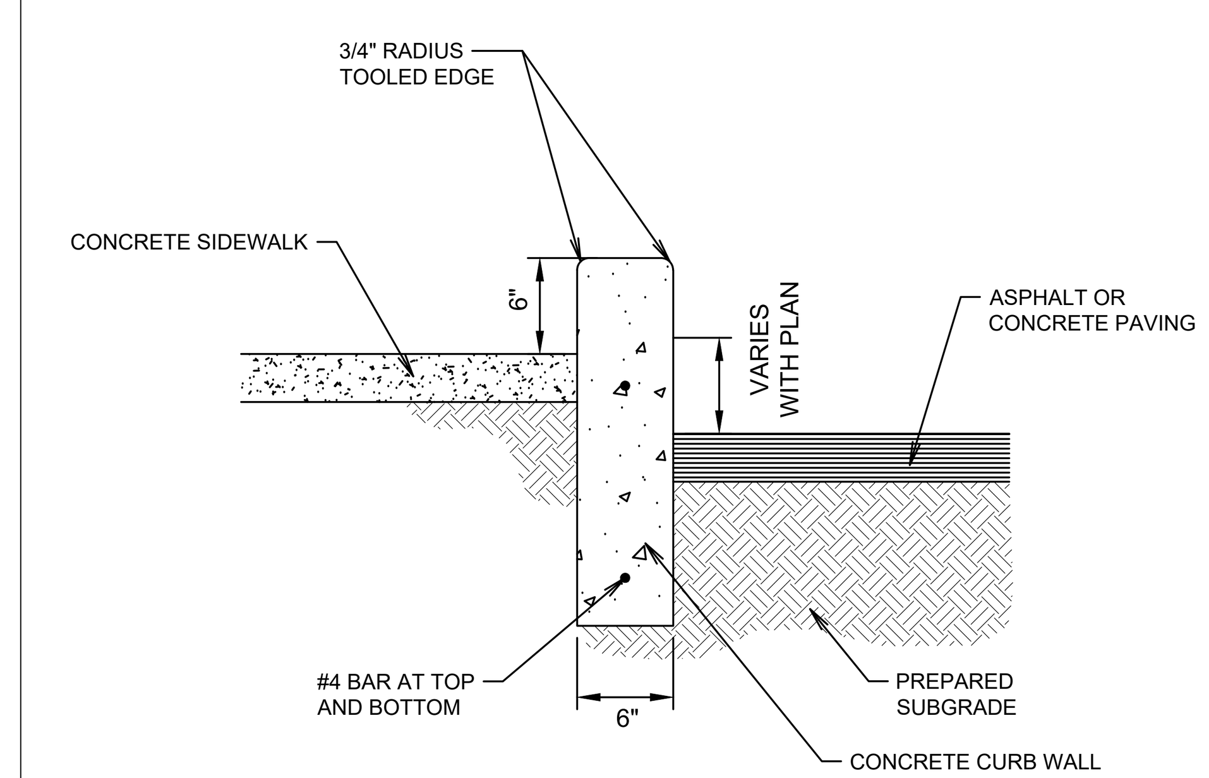
STANDARD 6" CURB - ASPHALT PAVEMENT
N.T.S



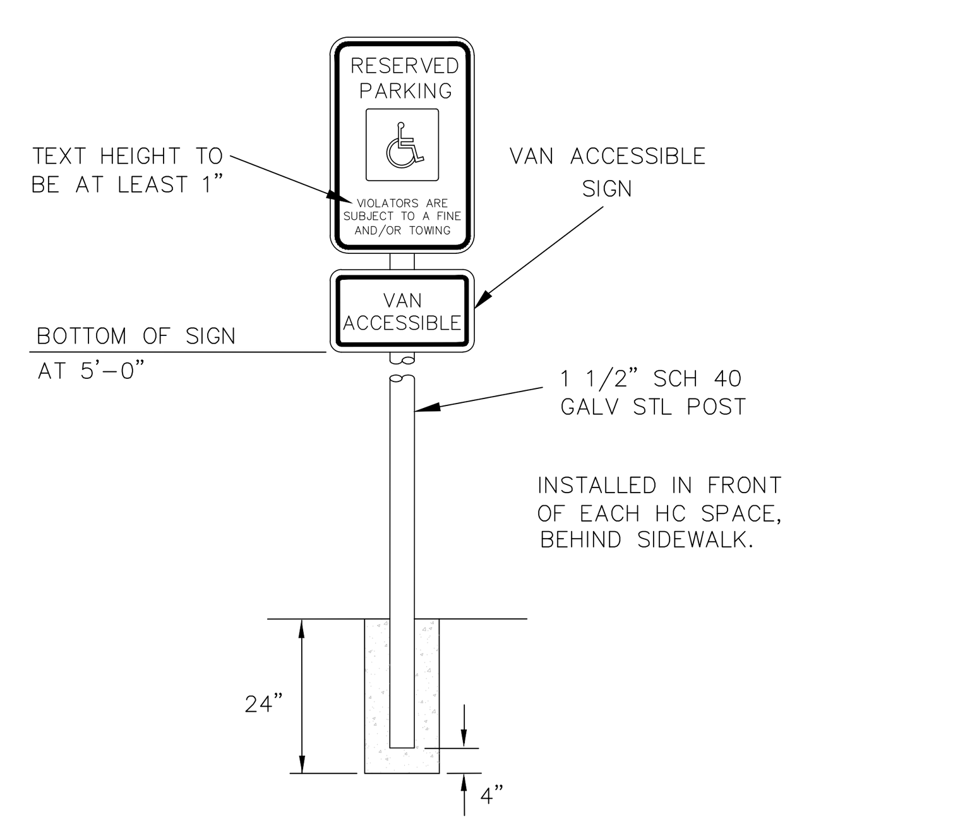
TYPICAL WHEELSTOP
N.T.S



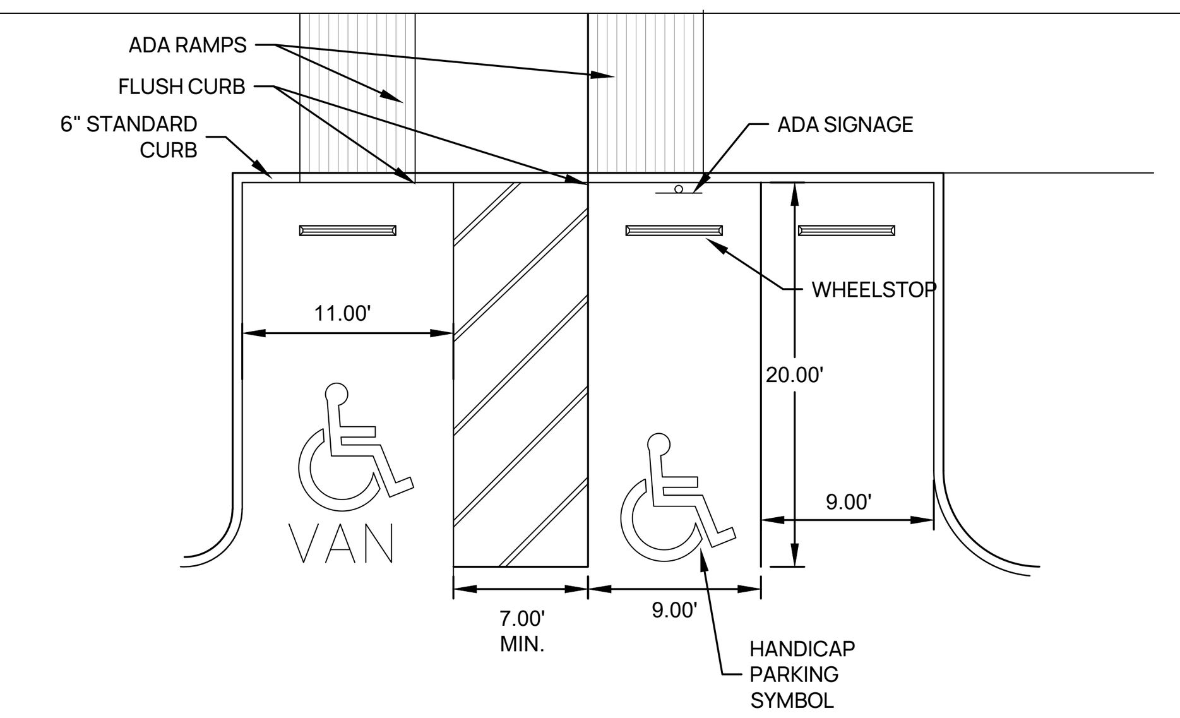
TYPICAL CURB OPENING
N.T.S



DEEP CURB
N.T.S

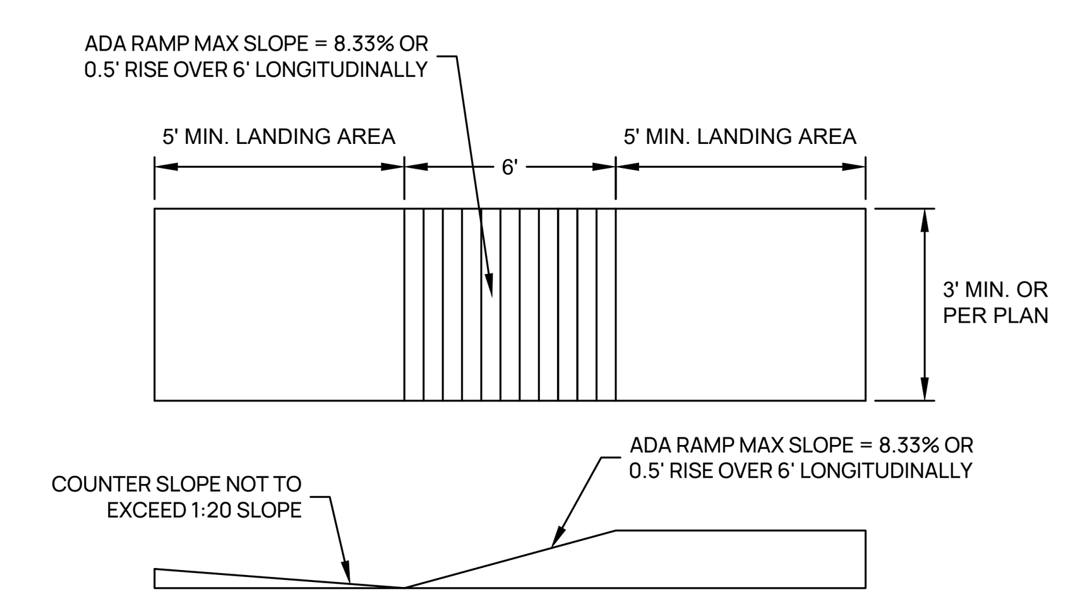


ACCESSIBLE PARKING SIGN
N.T.S.



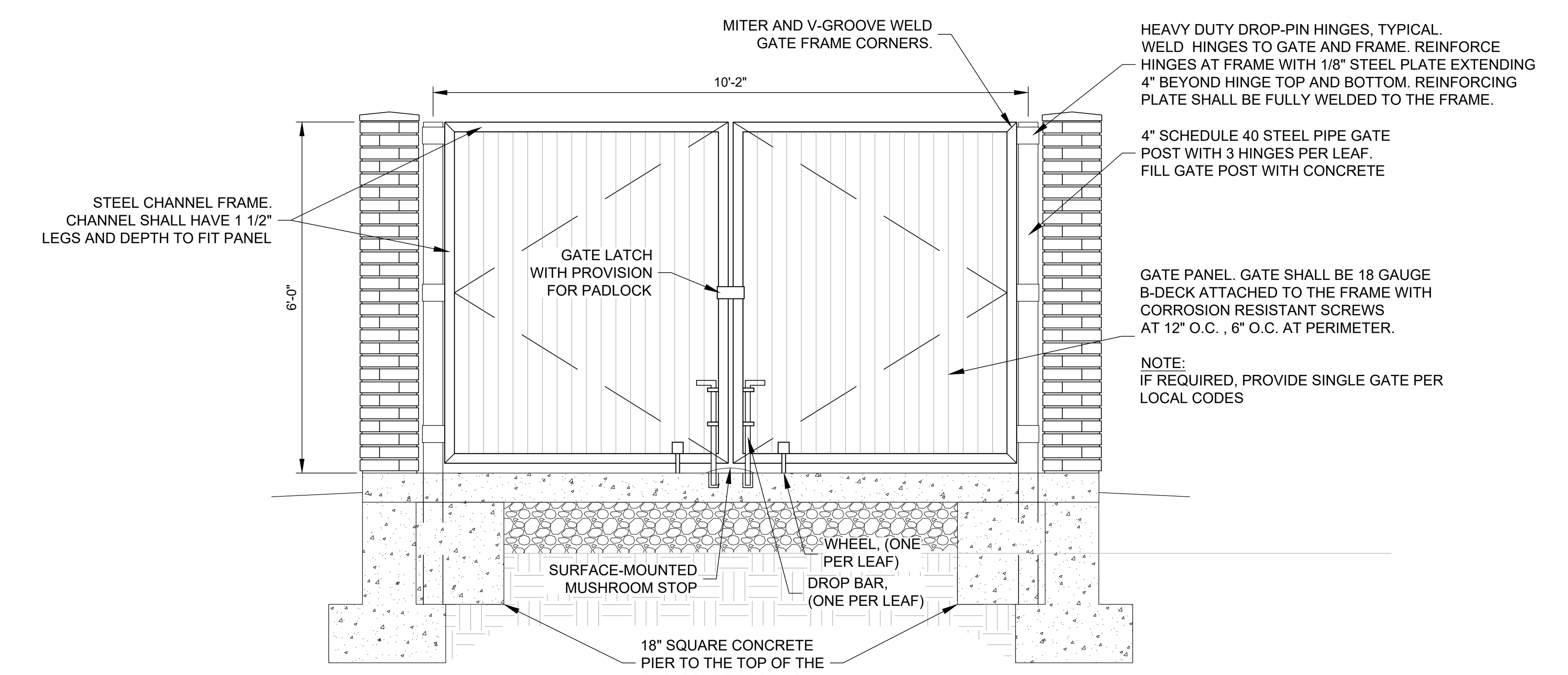
1. NO SLOPES IN ANY DIRECTION IN ADA PARKING AND LOADING AREA SHALL EXCEED 2% SLOPE.
2. ALL STRIPING SHALL BE 4" WIDE WHITE PAINT.
3. ALL LANDINGS, RAMPS, PARKING, LOADING AREAS AND SIGNAGE SHALL BE COMPLIANT WITH TEXAS ACCESSIBILITY STANDARDS PER TAS STANDARDS SECTION 4.6.4.
4. REFERENCE DIMENSION CONTROL PLAN FOR SPECIFIC ADA PARKING AREA DIMENSIONS. THE DEPICTION ABOVE IS AN EXAMPLE OF A TYPICAL EXAMPLE.

TYPICAL ADA PARKING
N.T.S



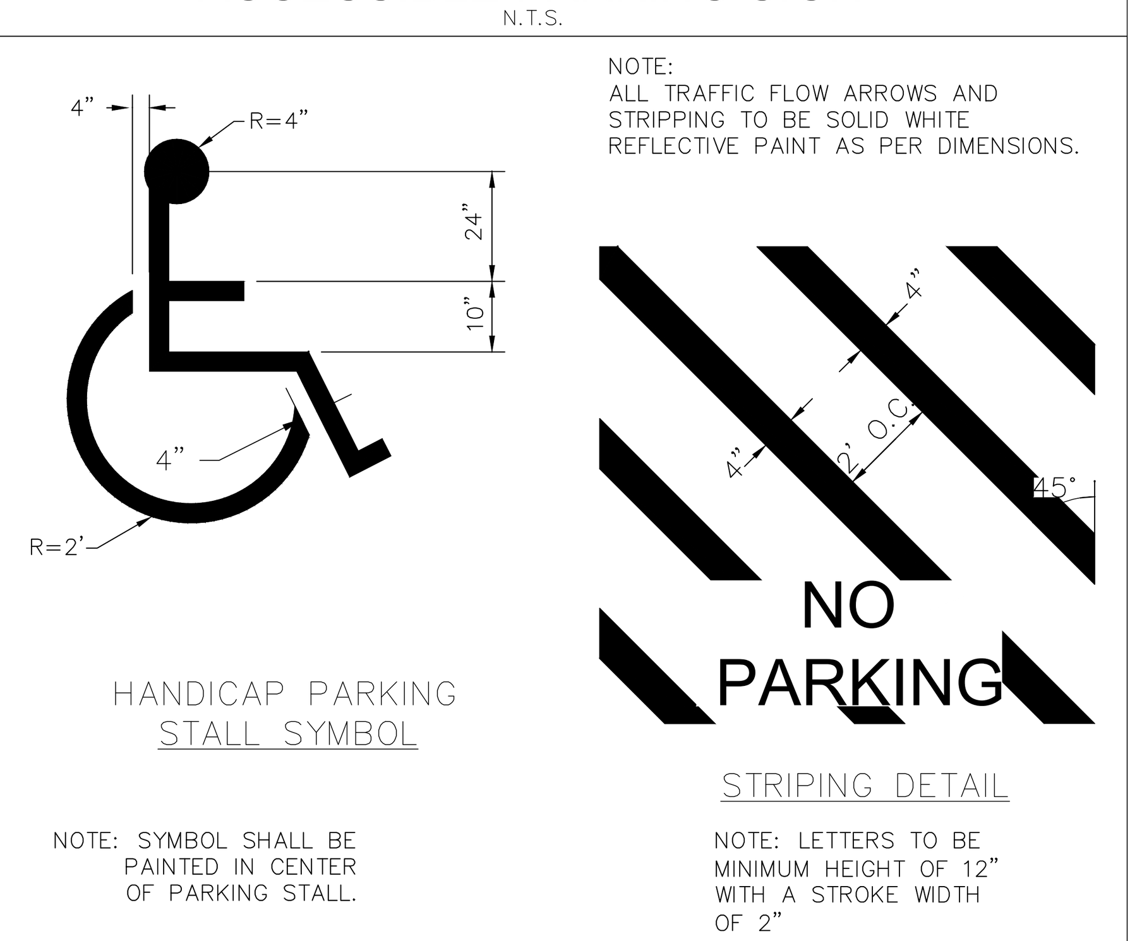
1. RAMPS SHALL BE IN ACCORDANCE WITH TAS STANDARDS, NOT TO EXCEED 1:12 SLOPE. WHEN RAMP RUNS EXCEED 0.5' OVER 6', HANDRAILS WILL BE REQUIRED. CROSS SLOPE ON RAMPS NOT TO EXCEED 2% SLOPE.
2. MAXIMUM SLOPE IN ANY DIRECTION AT LANDING AREAS NOT TO EXCEED 2% SLOPE.
3. ALL LANDINGS, RAMPS, PARKING, LOADING AREAS AND SIGNAGE SHALL BE COMPLIANT WITH TEXAS ACCESSIBILITY STANDARDS PER TAS STANDARDS SECTION 4.6.4.
4. REFERENCE DIMENSION CONTROL PLAN AND SITE GRADING PLAN FOR SPECIFIC RAMP DESIGN. THE DEPICTION ABOVE IS AN EXAMPLE OF A TYPICAL EXAMPLE.

TYPICAL ADA RAMP
N.T.S

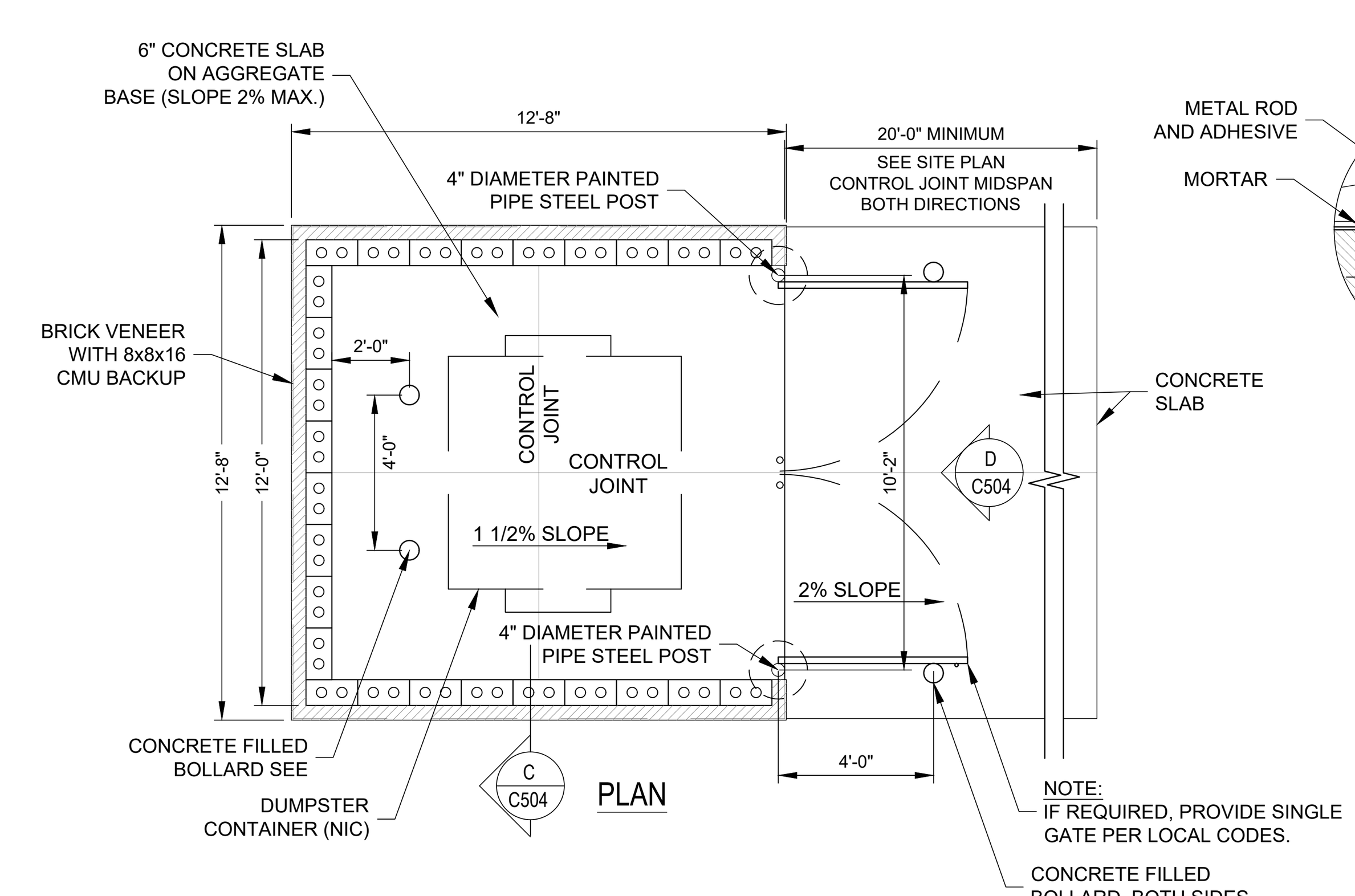


C MASONRY WALL DUMPSTER GATE

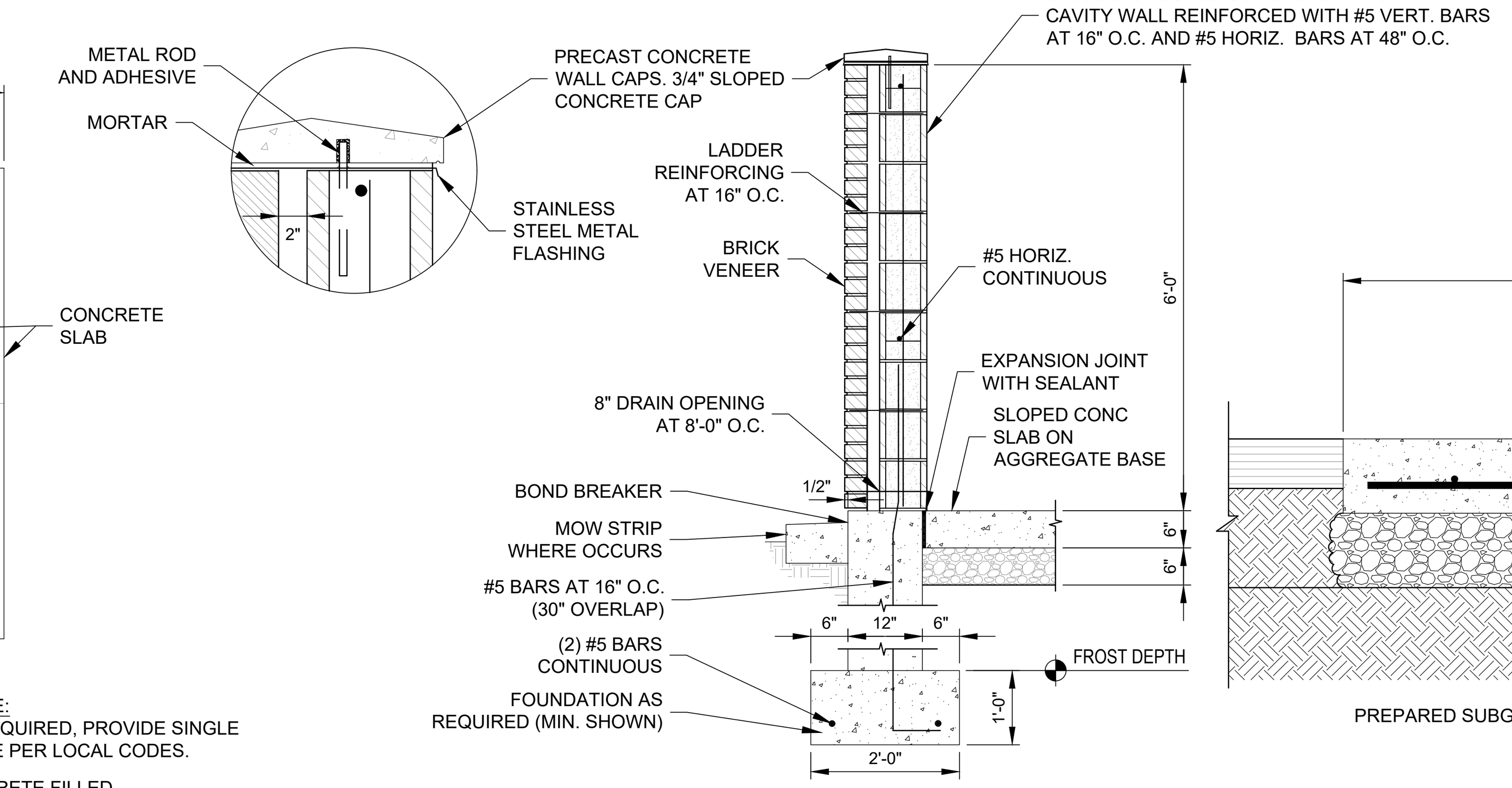
NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.
2. PROVIDE 3 SURFACE -MOUNTED MUSHROOM STOPS: ONE AT THE CLOSED POSITION AND ONE FOR EACH GATE LEAF AT THE OPEN POSITION.



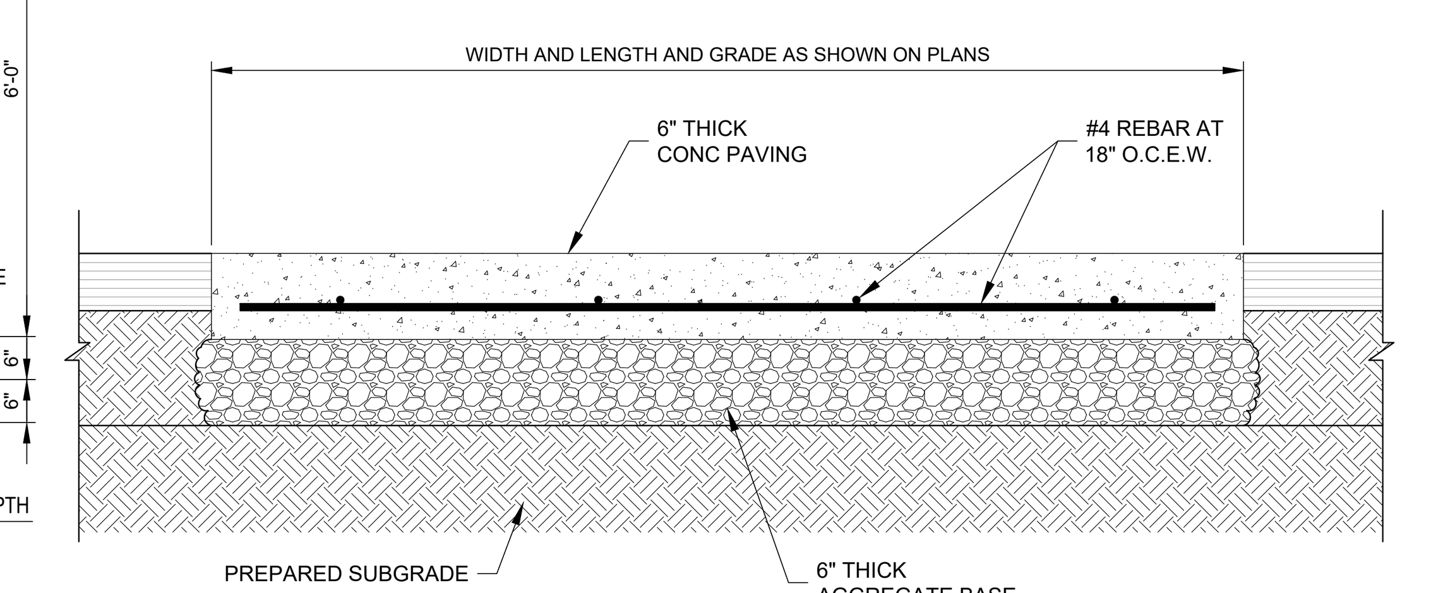
HANDICAP PARKING STRIPING
N.T.S.



A MASONRY WALL DUMPSTER ENCLOSURE



B MASONRY WALL DUMPSTER ENCLOSURE



D DUMPSTER PAD SECTION

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ROSS T. CORDER
125401
STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER
23 October 2025

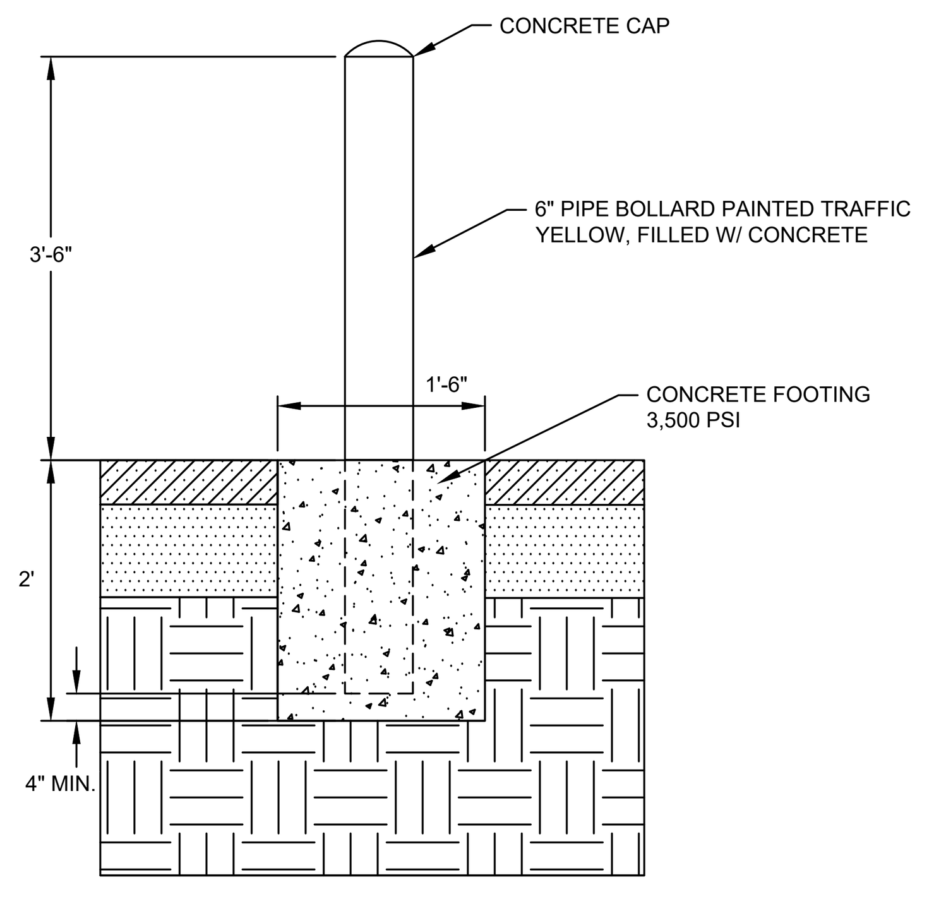
No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620

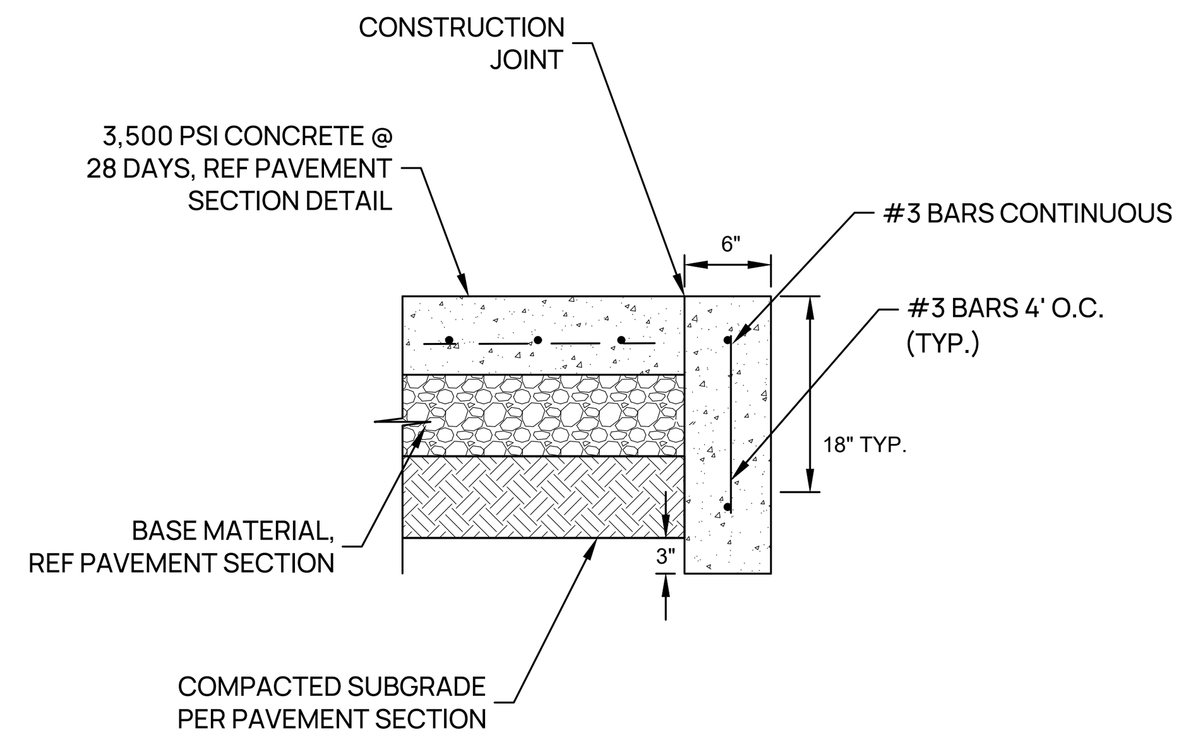
HCC JOB No.: 070-01
DRAWN BY.: RTC

SITE DETAILS (1 OF 2)

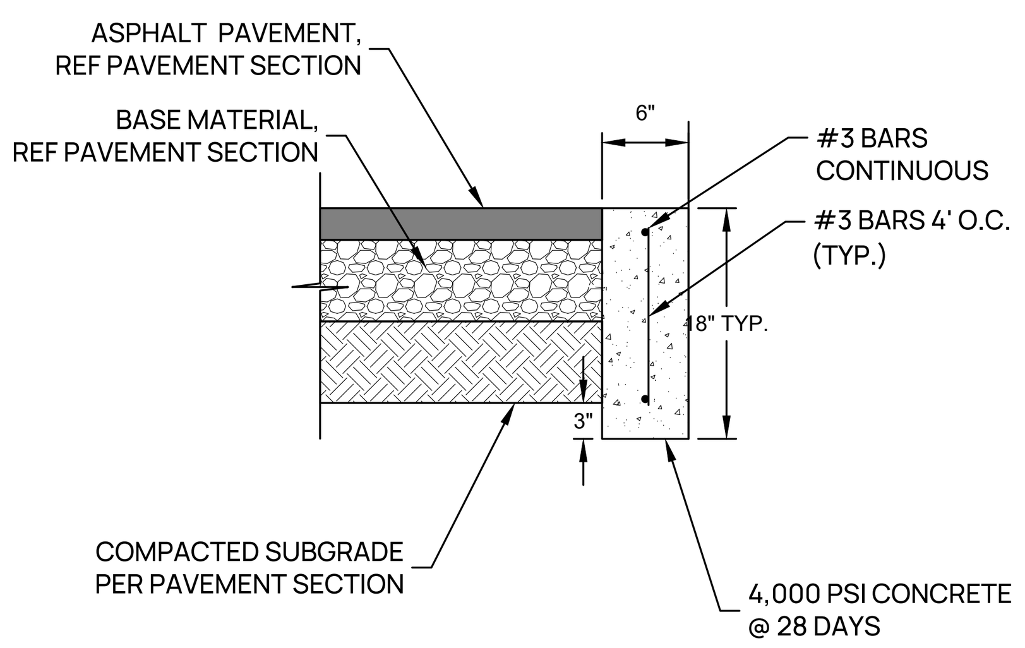
SHEET No.
26
OF 28



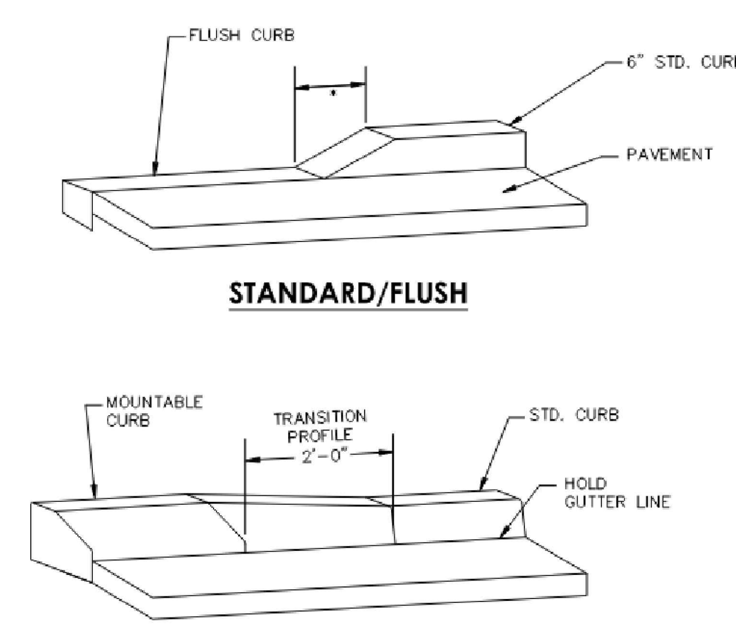
6" BOLLARD DETAIL
N.T.S



FLUSH CURB CONCRETE PAVEMENT
N.T.S

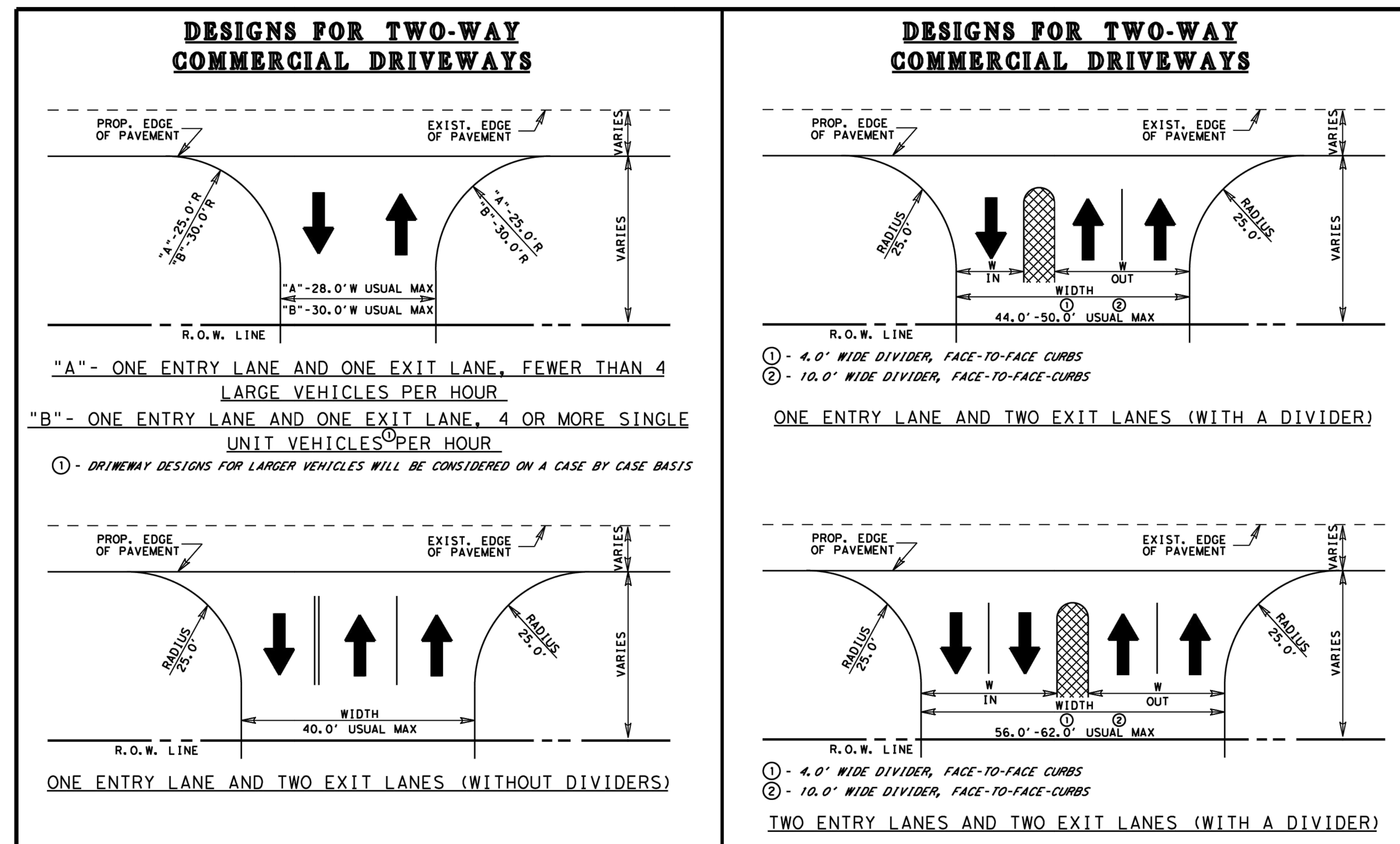


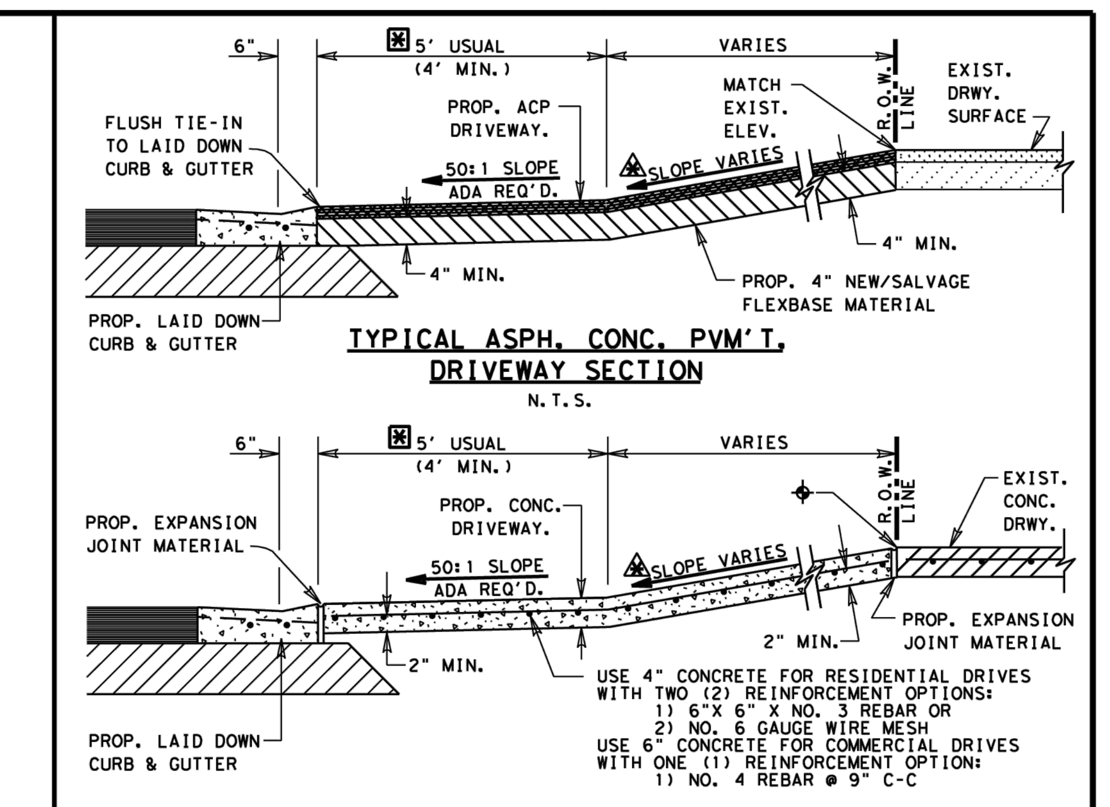
FLUSH CURB ASPHALT PAVEMENT
N.T.S



CURB TRANSITION SHALL BE 1' TYPICAL EXCEPT WHERE ABUTTING RAMP OR DRIVE MATCH GRADE OF ADJACENT CONSTRUCTION FEATURE. TRANSITION OVER DISTANCE AS INDICATED BY SPOT ELEVATIONS

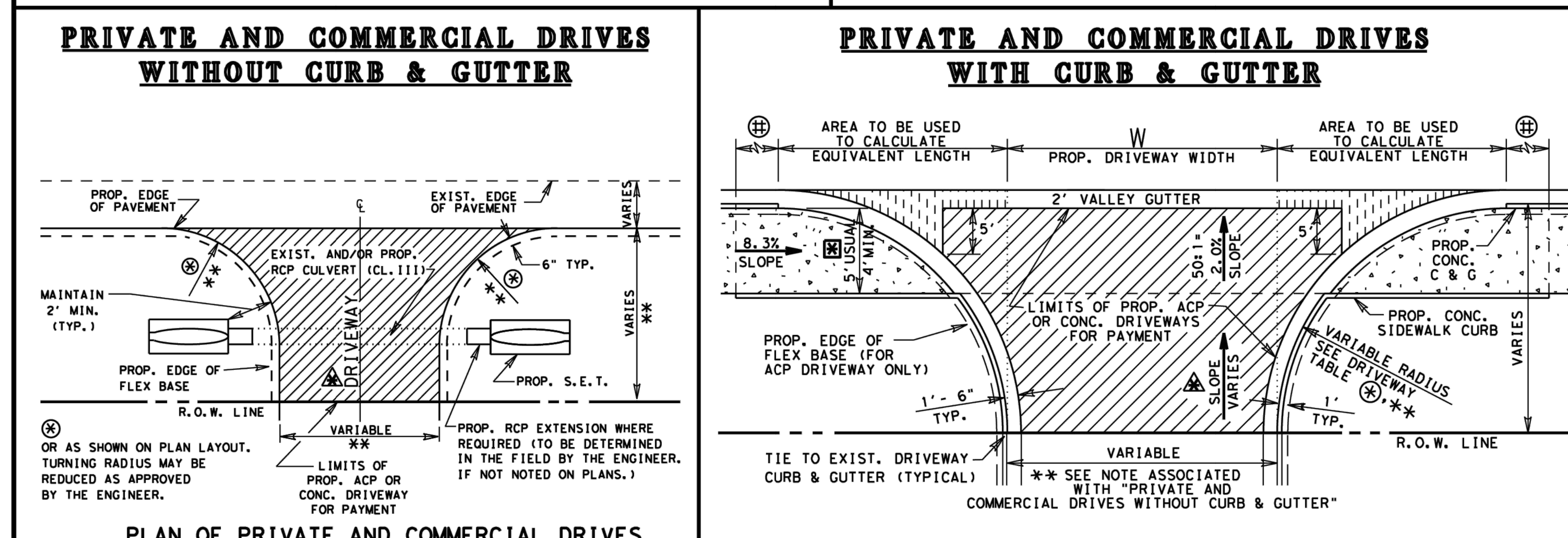
CURB TRANSITION DETAIL
N.T.S





PROP. DWY ALGEBRAIC DIFFERENCE TABLE
COMMERCIAL DRIVEWAYS @ A = 6% MAX. RESIDENTIAL DRIVEWAYS @ A = 8% MAX.

PROPOSED DRIVEWAY SLOPE TABLE
COMMERCIAL DRIVEWAYS @ 12:1 MAX. RESIDENTIAL DRIVEWAYS @ 8:1 MAX.



PLAN OF PRIVATE AND COMMERCIAL DRIVES

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

LF OF VALLEY GUTTER= W + X1 + X2

WHERE X1 AND X2 MAY VARY DEPENDING ON RADIUS

Prop. Driveway Radius	X1 or X2 (Sq Ft Area / 2') Equivalent LF Length
5'	1
8'	2
10'	4
12'	6
15'	9
18'	12
20'	15
22'	18
25'	24
28'	30
30'	34

SEE DRIVEWAY TABLE FOR LIMITS OF LAID DOWN CURB TO BE PAID FOR AS CURB AND GUTTER

DRIVEWAY TYPES

TY PB-1
EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 171#/SY ACP. (HMA-D PG 64-22 SAC B MEETING ITEM 340)

CONCRETE (RESIDENTIAL)
EXIST. PRIVATE DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

CONCRETE (COMMERCIAL)
EXIST. BUSINESS DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 6" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

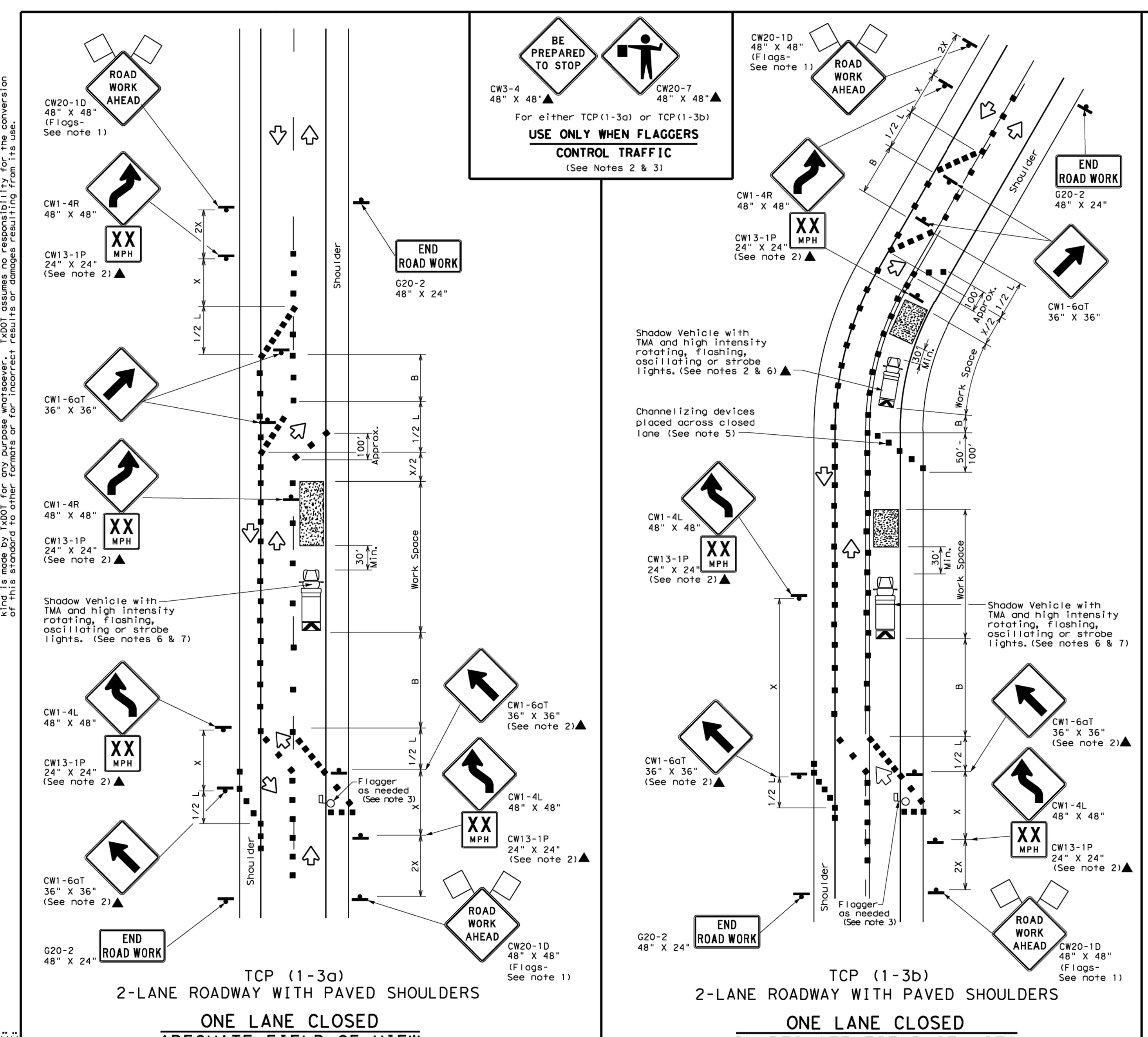
 PHARR DISTRICT STANDARD

TEXAS DEPARTMENT OF TRANSPORTATION

DRIVEWAY DETAILS PRIVATE (RESIDENTIAL-COMMERCIAL)

REV. 08/22 DRIVEWAY2.DGN

FED. RD. DIV. NO.	PROJECT NO.		FILE NO.			SHEET NO.
6						
STATE	STATE DIST. NO.	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	21					



LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

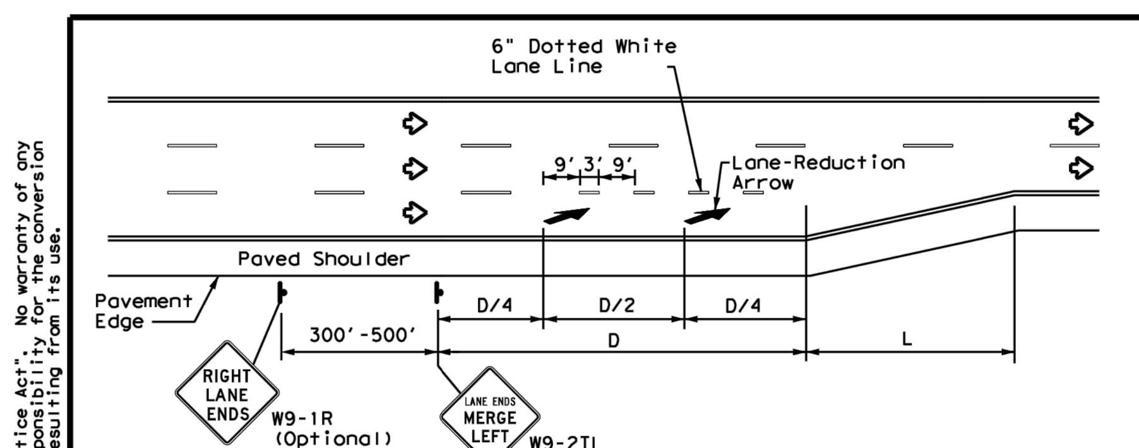
TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Flagger control should NOT be used unless roadway conditions or heavy traffic volume require additional emphasis to safely control traffic.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
TRAFFIC SHIFTS ON TWO LANE ROADS
TCP(1-3)-18

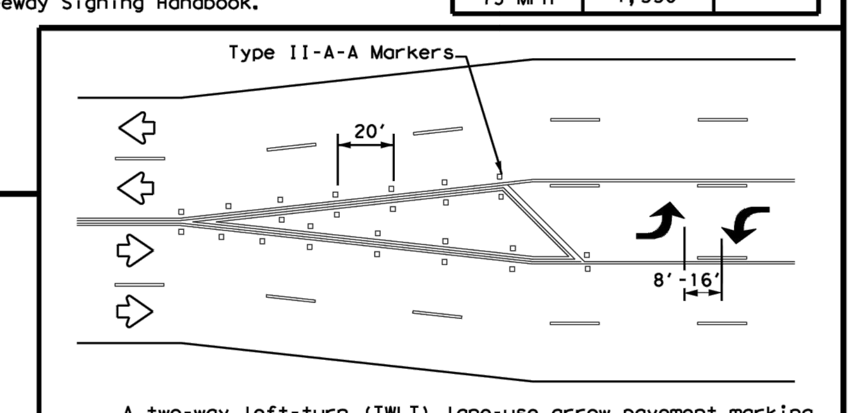


LANE REDUCTION

NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L = \frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

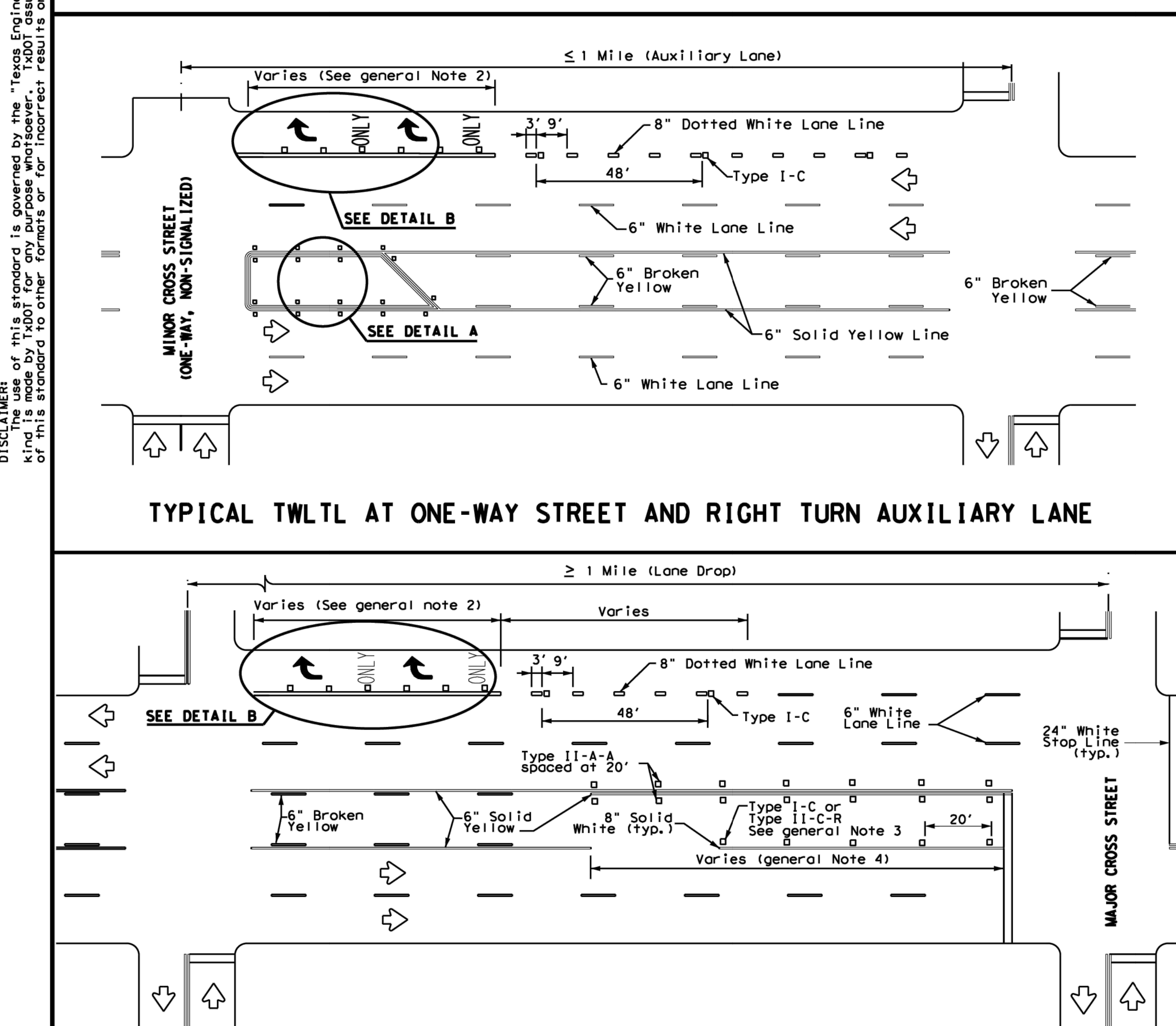
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

GENERAL NOTES

1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

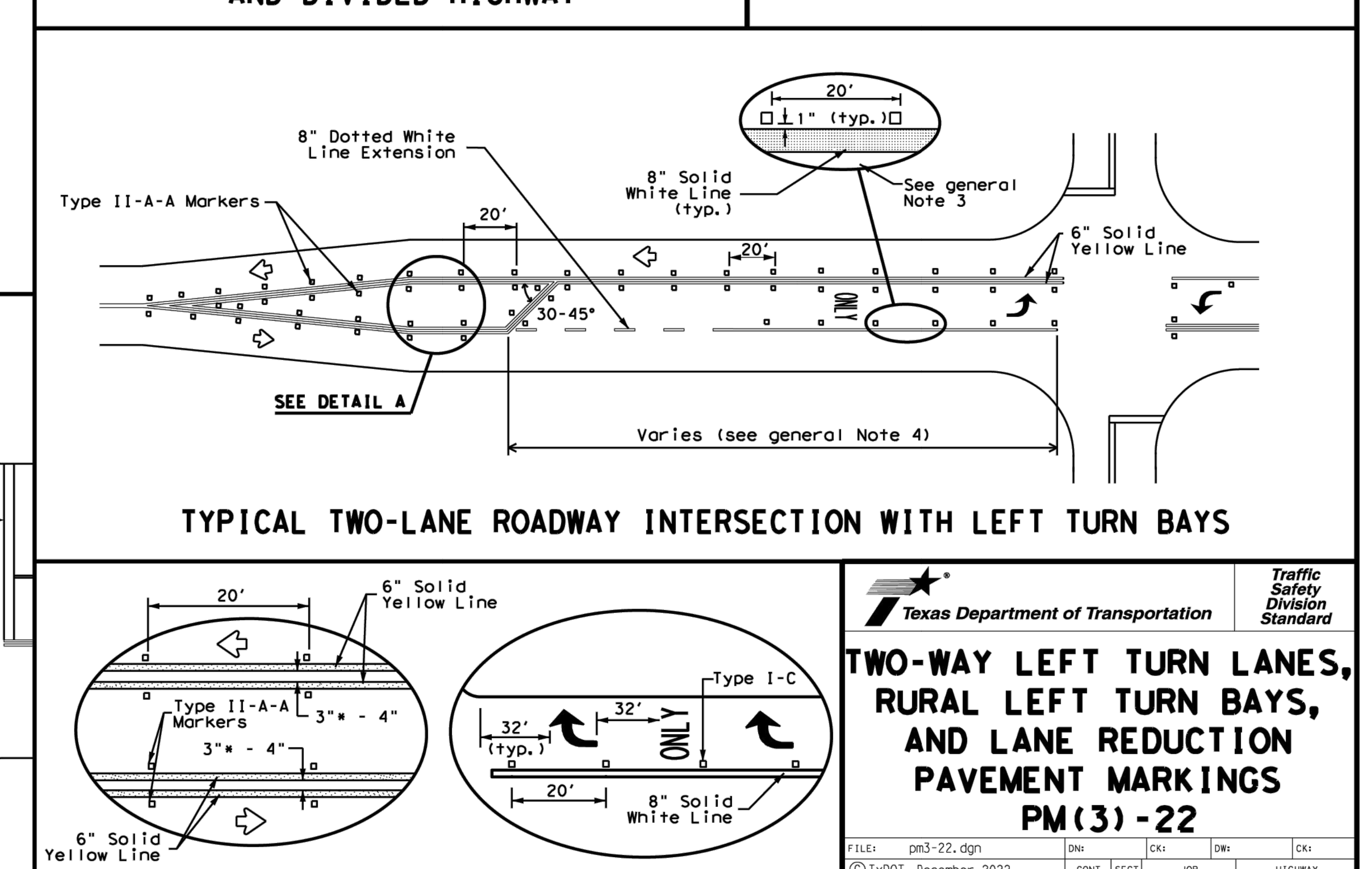
MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE

TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS

DETAIL A DETAIL B

* 2" minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS
PM(3)-22

Hill Country Civil
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ROSS T. CORDER 125401 LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620
HCC JOB No.: 070-01 DRAWN BY.: RTC

SITE DETAILS (2 OF 2)

SHEET No.
27
OF 28

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Attachment N-Inspection, Maintenance, Repair, and Retrofit Plan

Attachment N: Inspection, Maintenance, Repair, Retrofit Plan

Batch Detention Pond:

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

Inspection and Maintenance/Repair:

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

Mowing:

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

Debris and Litter Removal:

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

Erosion Control:

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

Nuisance Control:

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

Structural Repairs:

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

Sediment Removal:

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

Logic Controller:

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

Detention Pond/BMP Records

☐ Inspection Date: _____

Type of Inspection: _____

Comments: _____

_____

_____

_____

Signature: _____ (Inspector)

☐ Maintenance Date: _____

Work Performed: _____

Comments: _____

_____

_____

_____

Signature: _____ (Maintenance Personnel)

☐ Other Date: _____

Comments: _____

_____

_____

_____

_____

_____

Signature: _____ (Title:) _____

Responsibility of Maintenance

I Barry Rinke,
Print Name

Owner
Title – Owner/President/Other

BR Dripping LP
Corporation/Partnership/Entity Name

Agree to assume the responsibility of maintaining the permanent BMPs constructed as part of the Pecan Park Bulverde development in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ).

I also understand that:

1. I am 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.

2. 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.

Barry Rinke 9/4/25

Applicant's Signature Date

Contact Person: Barry Rinke
Entity: Owner
Mailing Address: 1820 W. 39th St., Austin TX 78731
Email: benrinke@me.com

Attachment O-Pilot-Scale Field Testing Plan
N/A

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Attachment P-Measures for Minimizing Surface Stream Contamination

Attachment P: Measures for Minimizing Surface Stream Contamination

Upon approval of this plan, the Batch Detention Pond, traditionally designed, will be constructed before the proposed Rinke DS Development starts. Therefore, any storm water run off leaving the site will be treated per TCEQ RG-348, and no surface steam contamination is anticipated.

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Temporary Stormwater Section

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.

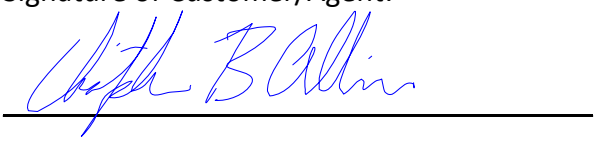
Signature

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: Christopher B. Allison

Date: 10/23/2025

Signature of Customer/Agent:



Regulated Entity Name: Rinke DS Development

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: Onion Creek

Temporary Best Management Practices (TBMPs)

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

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

- [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.
    - [ ] 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.

[X] 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.

    [X] N/A

12. [X] **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. [X] 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. [X] 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. [X] 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. [X] 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. [X] **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.

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Attachment A-Spill Response Actions

Attachment A: Spill Response Actions

Contractors working onsite with materials which could potentially cause pollution shall implement the following measures to prevent stormwater pollution.

Education of Employees or Subcontractors Who Handle Materials Which Can Cause Pollution

- Employees should know what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when a spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
- Educate employees and subcontractors on the potential dangers to humans and the environment from spills and leaks and provide training in spill prevention and cleanup. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees, who will use or handle potential pollutants.
- Provide for a superintendent or representative to oversee and enforce proper spill prevention and control measures.

General Measures

- To the extent that work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR part 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and waste in covered containers and protect from vandalism.
- Place spill cleanup materials where it will be readily accessible.
- Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise clean-up activities.
- Do not bury spills onsite.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMP"s.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain contaminated water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- 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.

- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function

Cleanup

- Clean up leaks and spills immediately, or as soon as it is safely practical.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent materials 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 properly.

Minor Spills

- Minor spills such as small quantities of oil, gasoline, paint, etc, should be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills may also be controlled by the first responder along with the aid of other personnel such as labors and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately, or as soon as safely practical

- 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 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 spill with tarps or other materials to prevent contaminating runoff.

Significant/Hazardous Spills

- 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 40CFR 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 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 contacted include, but are not limited to, City, Police Department, County Sheriff Office, Fire Departments, etc.

Vehicle and Equipment Maintenance

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles onsite.
- Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Place drip pans or absorbent materials under paving equipment when not in use.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Remove the absorbent materials promptly and dispose of properly.
- Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
- Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil recycled. As the oil supplier or recycler about recycling oil filters.
- Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat as if it cracked. Put into the containment area until you are sure it is not leaking.
- If fueling must occur on site, used designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Discourage "topping off" on fuel tanks.
- Always use secondary containment, such as drain pan, when fueling to catch spill/leaks.

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Attachment B-Potential Sources of Contamination

Attachment B: Potential Sources of Contamination

Asphalt products used on this project

- Preventative measures
    - After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of forecasted rain.

Oil, grease fuel and hydrocarbon fluid contamination from construction equipment and vehicle drippings.

- Preventative measures
    - Vehicle maintenance, when possible, will be performed within the construction staging area.
    - Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.

Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.

- Preventative measures
    - Contractor to incorporate regular safety meetings, a discussion of spill prevention and appropriate disposal procedures.
    - Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures.
    - Hazardous material and waste shall be stored in covered containers and protected from vandalism.
    - A stockpile of spill cleanup materials shall be stored on site where it will be readily available.

Miscellaneous trash and litter from construction workers and material wrappings.

- Preventative measures
    - Trash containers will be placed throughout the site to encourage proper trash disposal.

Construction Debris

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

Spills/Overflow of waste from portable toilets

- Preventative measures
    - Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets.
    - Portable toilets will be placed on a level ground surface.
    - Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

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Attachment C-Sequence of Major Activities

Attachment C: Sequence of Major Construction Activities

The sequence of major construction activities that will disturb earth/soil of the proposed site will be completed in two stages. Initially, the limits of construction of the site will cleared and grubbed of existing vegetation and demolish of a portion of the existing driveway prepare for the proposed site plan. This stage will include installation of temporary erosion controls as outlined on the Erosion Control Plan. The second stage will include the construction of buildings, parking, drives, utilities, landscaping, and site cleanup. Once the site is fully stabilized with vegetation back in place, the temporary erosion controls may be removed. Both stages will disturb approximately 5.61 acres of land.

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Attachment D-Temporary Best Management Practices and measures

Attachment D: Temporary Best Management Practices and Measures

7a 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.

There are no upgradient flows therefore, there are no proposed BMPs are planned specifically for upgradient flows. The proposed existing offsite batch detention pond was sized to treat all onsite flows and impervious cover.

7b 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.

Site preparations will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include:

- Erection of silt fence along downgradient boundary of construction activities for temporary erosion and sedimentation controls.
- Installation of stabilized construction entrance/exits to reduce the dispersion of sediment from the site.
- Installation of concrete truck washout.
- Installation of inlet protection barrier.
- Installation of construction staging areas.

7c A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

Temporary measures are intended to provide a method of controlling and slowing the flow of runoff from the construction site. By utilizing silt fence staged down gradient and along flow paths, will allow sediment and suspended solids to settle out of stormwater flows and be captured onsite. By containing the sediment and suspended solids within the site, they will not enter the aquifer, surface streams and/or sensitive features that may exist downstream of the site.

7d 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

BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMPs. The BMPs are providing settlement of suspended solids and containment onsite, but stormwater flows will continue on their natural drainage path. Features discovered during construction will be reported and assessed in accordance with applicable regulations.

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Attachment E-Request to Temporarily Seal a Feature
N/A

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Attachment F-Structural Practices

Attachment F: Structural Practices

The structural practices listed below are shown on the Erosion Control Plans and are listed on Attachment D of the Temporary Controls Section of the CZP.

- A stabilized construction entrance with washout pit will be constructed at all locations where vehicular traffic enters and leaves the site. This will reduce sediments which leave the site and are tracked or fall onto adjacent roadways. Currently there are one proposed stabilized construction entrance locations.

- A concrete truck washout will be located next to the stabilized construction entrance to prevent pollutants to stormwater from concrete waste.

- Silt fencing will be installed adjacent to any drainage way which receives sheet flow from upgradient-disturbed areas and along the side slope perimeter of disturbed areas.

- Rock Berm will be installed at the stormwater discharge locations to protect the outfalls and to reduce point discharge.

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Attachment G-Drainage Area Map

SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
192 PINK GRANITE BLVD
DRIPPING SPRINGS, TX 78620
PH: 737.202.8333
TBPELS Firm #10194678

LEGAL DESCRIPTION

BEING 5.746 ACRES OUT OF THE PHILIP A SMITH LEAGUE, ABSTRACT NUMBER 415, HAYS COUNTY TEXAS, AND BEING ALL OF A CALLED 3.021 ACRES DESCRIBED IN DOCUMENT NUMBER 20054238, AND ALL OF A CALLED 2.723 ACRES DESCRIBED IN DOCUMENT NUMBER 19028414, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TIME OF CONCENTRATION

Drainage Area Name: EDA 1
Proposed Time of Concentration (min): 20.5

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1154.48	1153.39	0.240		N/A	N/A	0.011	16.1	16.1
2	Shall. Conc.	633.0	1153.39	1139.47			N/A	N/A	0.022	4.4	20.5
3	Channel or Sewer	0.0	0.00	0.00		6.000	N/A	N/A	0.000	0.0	20.5

Drainage Area Name: EDA 2
Proposed Time of Concentration (min): 16.4

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1154.35	1153.25	0.240		N/A	N/A	0.011	16.1	16.1
2	Shall. Conc.	44.0	1153.25	1152.32			N/A	N/A	0.021	0.3	16.4
3	Channel or Sewer	0.0	0.00	0.00		6.000	N/A	N/A	0.000	0.0	16.4

Drainage Area Name: ODA 1
Proposed Time of Concentration (min): 18.4

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1164.27	1162.19	0.240		N/A	N/A	0.021	12.4	12.4
2	Shall. Conc.	577.0	1162.19	1150.00			N/A	N/A	0.021	4.1	16.5
3	Channel or Sewer	306.0	1150.00	1145.79	0.040	2.752	6.00	3.00	0.014	1.9	18.4

Drainage Area Name: ODA 2
Proposed Time of Concentration (min): 17.6

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1166.50	1164.73	0.240		N/A	N/A	0.018	13.3	13.3
2	Shall. Conc.	569.0	1164.73	1154.46			N/A	N/A	0.018	4.4	17.6
3	Channel or Sewer	0.0	0.00	0.00			N/A	N/A	0.000	0.0	17.6

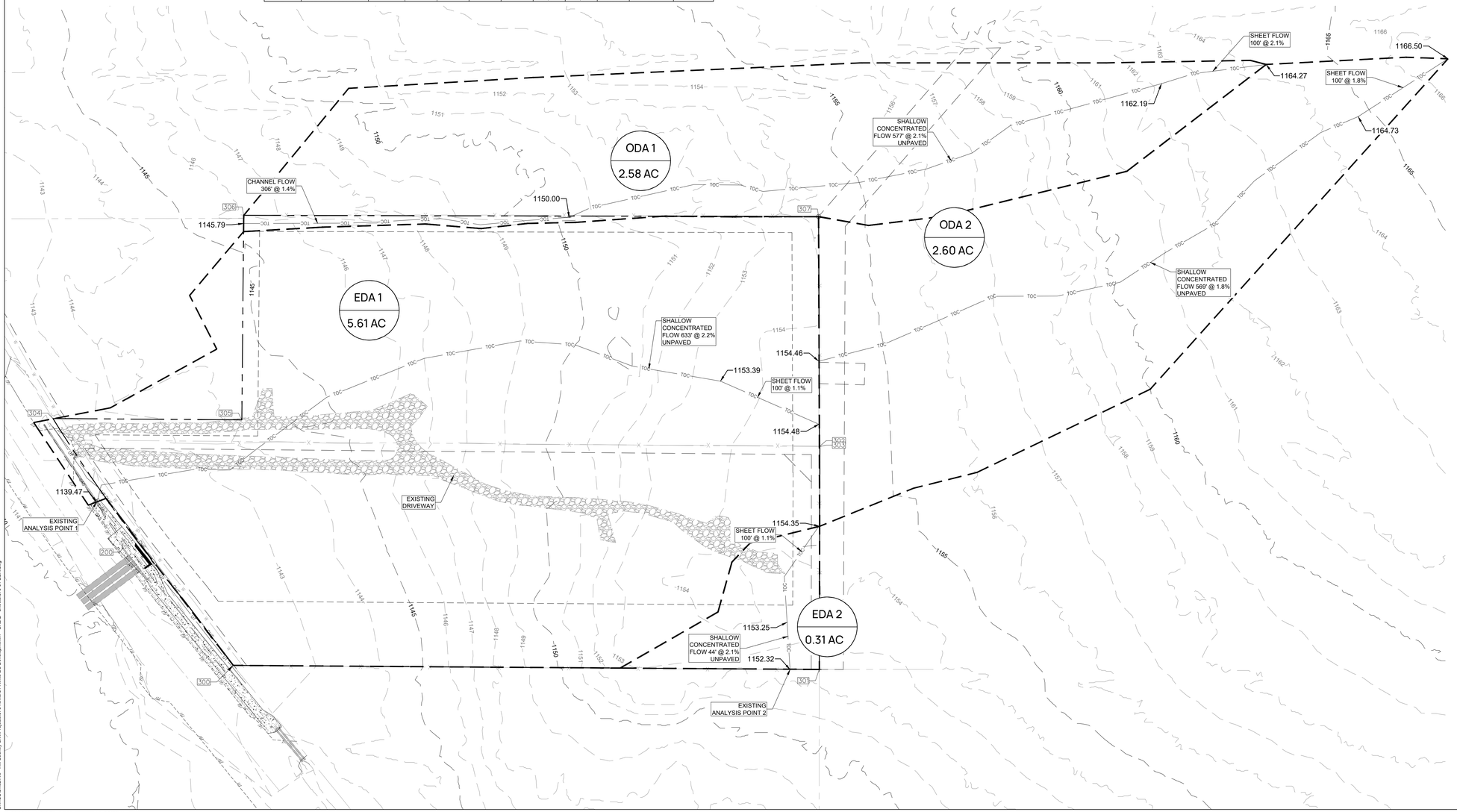
COMPOSITE CURVE NUMBER

Composite CN								
	CN Number	EDA 1	EDA 2	ODA 1	ODA 2	PDA 1	PDA 2	PDA 3
Open Space	80	5.27	0.30	2.58	2.60	1.09	0.29	0.83
Streets	98	0.34	0.01	0.00	0.00	3.64	0.00	0.05
Total Acreage		5.61	0.31	2.58	2.60	4.73	0.29	0.88
Composity CN Value		81	81	80	80	94	80	81

RUNOFF SUMMARY TABLE

Rainfall Runoff - Summary - City of Austin				
	Flow (cfs)			
Analysis Point	2 yr	10 yr	25 yr	100 yr
EDA 1	13.120	27.440	38.820	60.890
EDA 2	0.857	1.777	2.506	3.918
ODA 1	6.304	13.360	19.000	29.940
ODA 2	6.353	13.470	19.150	30.170
PDA 1	23.680	40.800	54.040	79.660
PDA 1 W/ POND	12.320	33.880	49.540	76.960
PDA 2	0.772	1.628	2.310	3.633
PDA 3	2.432	5.044	7.114	11.120

Rainfall Runoff - Summary - City of Austin				
	Flow (cfs)			
Analysis Point	2 yr	10 yr	25 yr	100 yr
EXISTING AP 1	18.820	39.720	56.590	89.440
PROPOSED AP 1	14.230	38.780	56.430	87.690
EXISTING AP 2	0.857	1.777	2.506	3.918
PROPOSED AP 2	0.772	1.628	2.310	3.633



0 25 50 100
SCALE (FEET)

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY
- EASEMENT
- WIRE FENCE
- GUARD RAIL
- OHE — OVERHEAD ELECTRIC
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- GAS — MARKED GAS L INE
- UT — MARKED COMMUNICATION LINE
- W — WATER LINE
- BENCH MARK
- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD SET "RPLS 6714" WITH CAP
- LIGHT POLE
- UTILITY POLE
- METER POLE
- GUY WIRE
- S — SANITARY MANHOLE
- F — FIBER OPTIC CABLE PEDESTAL
- T — TELEPHONE PEDESTAL
- W — WELL
- FIRE HYDRANT
- WV — WATER VALVE
- TANK — PROPANE TANK
- SIGN (AS NOTED)
- TRAFFIC SIGNAL AHEAD POLE
- MAIL BOX
- SPOT ELEVATION
- P.R.H.C.T. — PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. — DEED RECORDS HAYS COUNTY TEXAS
- O.P.R.H.C.T. — OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- 580 — EXIST MAJOR CONTOUR LINES
- 581 — EXIST MINOR CONTOUR LINES
- EXIST TREE
- TOC — TIME OF CONCENTRATION
- DRAINAGE AREA BOUNDARY
- DA # / ACRES — DRAINAGE AREA LABEL

Hill Country Civil
Engineers ◆ Consultants
Texas Firm # 20081
591 Landa Street, Ste. 200A, New Braunfels, TX 78130
Phone 877-669-5078 or 210-378-0363
www.hillcountrycivil.com

ROSS T. CORDER
125401
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS
78620
HCC JOB No.: 070-01
DRAWN BY:: RTC

EXISTING DRAINAGE AREA MAP

SHEET No.
19
OF 28

SURVEY NOTE

Survey Prepared by:
MC SURVEYING, LLC
192 PINK GRANITE BLVD
DRIPPING SPRINGS, TX 78620
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LEGAL DESCRIPTION

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TIME OF CONCENTRATION

Drainage Area Name: **PDA 1**
Proposed Time of Concentration (min): **6.8**

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1154.05	1153.20	0.015		N/A	N/A	0.008	1.9	1.9
2	Shall. Conc.	797.0	1153.20	1138.80			N/A	N/A	0.018	4.9	6.8
3	Channel or Sewer	0.0	0.00	0.00			N/A	N/A	0.000	0.0	6.8

Drainage Area Name: **PDA 2**
Proposed Time of Concentration (min): **16.4**

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1154.35	1153.26	0.240		N/A	N/A	0.011	16.1	16.1
2	Shall. Conc.	45.0	1153.26	1152.32			N/A	N/A	0.021	0.3	16.4
3	Channel or Sewer	0.0	0.00	0.00			N/A	N/A	0.000	0.0	16.4

Drainage Area Name: **PDA 3**
Proposed Time of Concentration (min): **16.0**

**Minimum Initial T_c (min):* 5

Segment	Condition	Length (ft)	Elevation (ft) Start	Elevation (ft) End	Mannings n	Velocity (ft/s)	Wetted Perimeter (ft)	XS Area (sq. ft.)	Slope (ft/ft)	Incremental Time of Travel (min)	Cumulative Time of Travel (min)*
1	Sheet	100.0	1151.20	1148.56	0.240		N/A	N/A	0.026	11.3	11.3
2	Shall. Conc.	21.0	1148.56	1147.00			N/A	N/A	0.074	0.1	11.4
3	Channel or Sewer	682.0	1147.00	1139.47	0.040	2.466	6.00	3.00	0.011	4.6	16.0

COMPOSITE CURVE NUMBER

Composite CN	CN Number	EDA 1	EDA 2	ODA 1	ODA 2	PDA 1	PDA 2	PDA 3
Open Space	80	5.27	0.30	2.58	2.60	1.09	0.29	0.83
Streets	98	0.34	0.01	0.00	0.00	3.64	0.00	0.05
Total Acreage		5.61	0.31	2.58	2.60	4.73	0.29	0.88
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ODA 1	6.304	13.360	19.000	29.940
ODA 2	6.353	13.470	19.150	30.170
PDA 1	23.680	40.800	54.040	79.660
PDA 1 W/ POND	12.320	33.880	49.540	76.960
PDA 2	0.772	1.628	2.310	3.633
PDA 3	2.432	5.044	7.114	11.120

Rainfall Runoff - Summary - City of Austin

Analysis Point	Flow (cfs) 2 yr	10 yr	25 yr	100 yr
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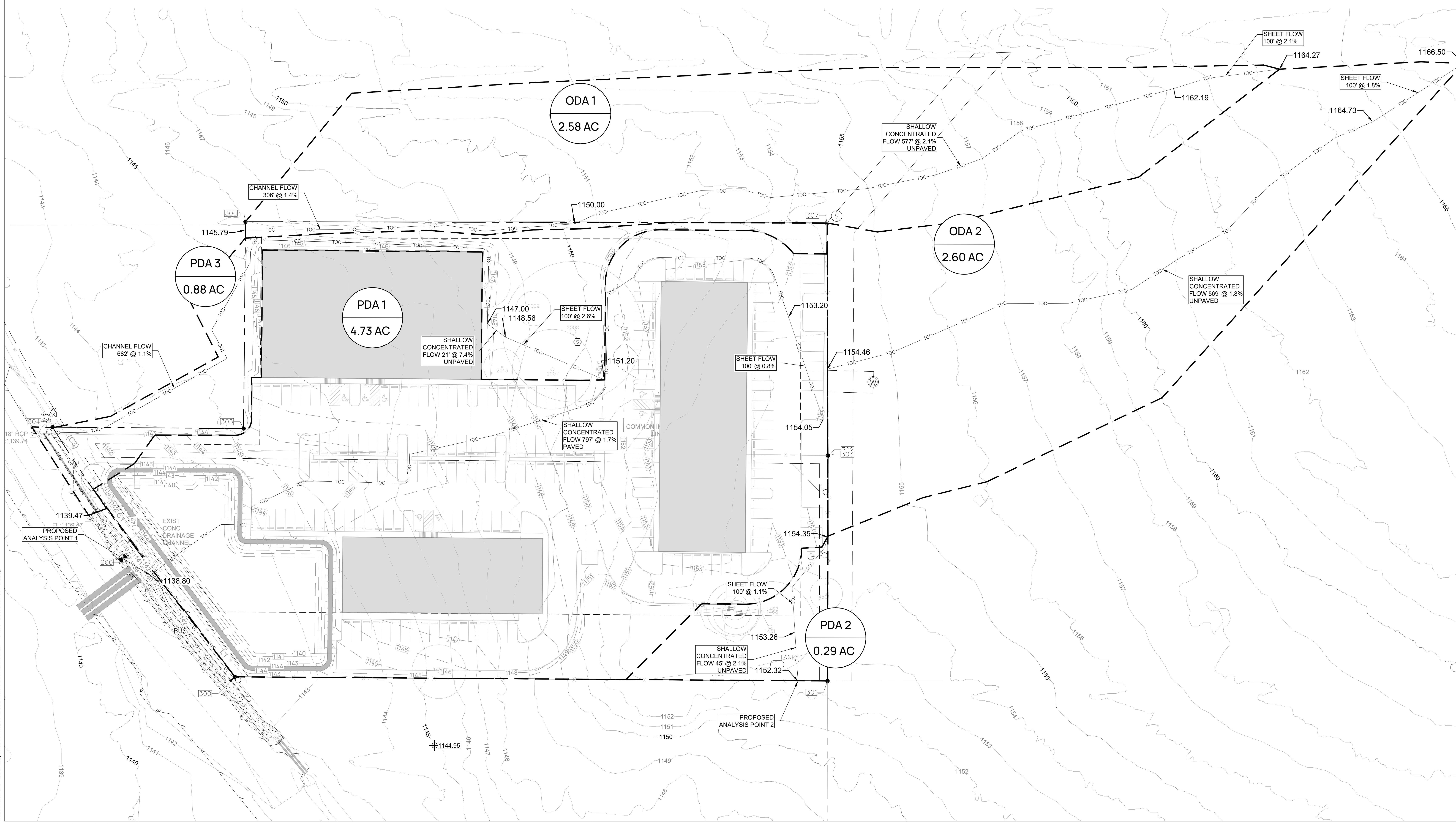
PROPOSED AP 1	14.230	38.780	56.430	87.690
EXISTING AP 2	0.857	1.777	2.506	3.918
PROPOSED AP 2	0.772	1.628	2.310	3.633

0 25 50 100
SCALE (FEET)



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY
	EASEMENT
X	WIRE FENCE
	GUARD RAIL
OHE	OVERHEAD ELECTRIC
	EDGE OF GRAVEL
	EDGE OF ASPHALT
GAS	MARKED GAS L INE
UT	MARKED COMMUNICATION LINE
W	WATER LINE
	BENCH MARK
	IRON ROD FOUND (AS NOTED)
	IRON PIPE FOUND (AS NOTED)
	1/2" IRON ROD SET "RPLS 6714" WITH CAP
	LIGHT POLE
	UTILITY POLE
	METER POLE
	GUY WIRE
S	SANITARY MANHOLE
F	FIBER OPTIC CABLE PEDESTAL
T	TELEPHONE PEDESTAL
W	WELL
	FIRE HYDRANT
WV	WATER VALVE
TANK	PROPANE TANK
	SIGN (AS NOTED)
	TRAFFIC SIGNAL AHEAD POLE
	MAIL BOX
	SPOT ELEVATION
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY TEXAS
D.R.H.C.T.	DEED RECORDS HAYS COUNTY TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
580	EXIST MAJOR CONTOUR LINES
581	EXIST MINOR CONTOUR LINES
	EXIST TREE
860	PROP MAJOR CONTOUR
861	PROP MINOR CONTOUR
TOC	TIME OF CONCENTRATION
	DRAINAGE AREA BOUNDARY
DA # / ACRES	DRAINAGE AREA LABEL

DRAINAGE PLAN NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING, SAFETY, AND INSPECTION REGULATIONS.
2. CONTRACTOR SHALL KEEP A COPY OF APPROVED CONSTRUCTION DRAWINGS ONSITE AT ALL TIMES.
3. PROPERTY LIES IN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO.48209C0105F DATED 01/17/2025.
4. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

Hill Country Civil
Engineers • Consultants
Texas Firm License No. F-22872
391 Landa Street, Ste. 1204, New Braunfels, TX 78130
Phone: 817-659-9078 or 210-378-4953
www.hillcountrycivil.com

STATE OF TEXAS
ROSS T. CORDER
125401
LICENSED PROFESSIONAL ENGINEER
23 October 2025

No.	Date	Revisions	App.

RINKE DS DEVELOPMENT
27010 RR12
DRIPPING SPRINGS, TEXAS 78620
HCC JOB No.: 070-01
DRAWN BY.: RTC

PROPOSED DRAINAGE AREA MAP

SHEET No.
20
OF 28

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Attachment H-Temporary Sediment Pond(s) Plans and Calculations
N/A

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Attachment I-Inspection and Maintenance for BMPs

Attachment I: Inspection and Maintenance for BMPs

The following list of items outlines and dictates Inspection and Maintenance for BMPs practices. Inspection and maintenance guidelines come from TCEQ RG-348.

In addition to these measures the contractor will be subject to the provisions of the TCEQ General Permit Number TXR 150000 relating to discharges from construction activities.

Temporary Construction Entrance/Exit

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

Silt Fence

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

Concrete Washout

1. Concrete washout facilities should be inspected daily and after heavy rains to check for leaks, identify if any plastic linings and sidewalls have been damaged by construction activities, and determine whether they have been filled to over 75 percent capacity. When the washout container is filled to over 75 percent of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. Then when the remaining cementitious solids have hardened, they should be removed and recycled. Damage to the container should be repaired promptly. Before heavy rains, the washout container's liquid level should be lowered, or the container should be covered to avoid an overflow during the rain storm.

Rock Berm

1. Rock berm should be inspected weekly and after rainfall events, and at least daily during prolonged rain, to identify issues such as silt accumulation, damage to the wire sheath, or rock displacement.

2. Maintenance includes repairing or replacing damaged sheathing, removing silt when it reaches one-third the berms height (or 1 foot, whichever is less) and disposing of it properly, and generally maintain the berm's shape to prevent failure.

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Attachment J-Schedule of Interim and Permanent Soil Stabilization Practices

Attachment J: Schedule of Interim and Permanent Soil Stabilization Practices

Onsite construction activities shall be conducted in accordance with the Erosion Control Plan for the project which includes the provisions of the TPDES General Permit TXR150000.

Interim on-site stabilization measures will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest duration and maximizing the use of natural vegetation. All disturbed soil will be stabilized as per project specifications in accordance with TCEQ Technical Guidance Manual RG-348 (2005).

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site has temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of the site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is preclude by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Interim Stabilization Measures will include one or more of the following methods.

1. Temporary Vegetation
2. Installation of blankets or matting material
3. Hydraulic Mulch
4. Sod

The interim and permanent stabilization will be installed in accordance with the standard specifications for the county or city having jurisdiction over the project, whichever is more stringent. If the governing entity does not have specifications for these items, the work shall be completed in compliance with the procedures and specifications outlined in the current Technical Guidance Manual published by the TCEQ.

Permanent Stabilization measures will include one or more of the following methods.

1. Permanent Vegetation including landscape planting with trees, shrubs, or ground cover.
2. Installation of blankets or matting material
3. Hydromulch
4. Grass Sodding
5. Rock or concrete riprap

A copy of the Erosion Control Plan is attached.

Hill Country Civil
Engineers • Consultants

Agent Authorization Form

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

I Barry Rinke,
Print Name

BR Dripping LP,
Title - Owner/President/Other

of Owner,
Corporation/Partnership/Entity Name

have authorized Christopher B. Allison, P.E.
Print Name of Agent/Engineer

of Hill Country Civil
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:

Barry Rinke
Applicant's Signature

9/4/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Barry Rinke 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 4th day of September, 2025.

BEN RINKE
Notary Public, State of Texas
Comm. Expires 06-15-2026
Notary ID 133813168

Ben Rinke
NOTARY PUBLIC

Ben Rinke
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/15/2026

Hill Country Civil
Engineers • Consultants

Application Fee Form

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Rinke DS Development
Regulated Entity Location: 27010 RR 12, Dripping Springs, TX
Name of Customer: BR Dripping LP
Contact Person: Barry Rinke Phone: 512-689-3686
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

[x] 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:

[x] Austin Regional Office
[x] 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 [x] Contributing Zone [ ] Transition Zone

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

Signature: Barry Rinke Date: 9/4/25

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

Hill Country Civil
Engineers • Consultants

Core Data Form

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:*

BR Dripping LP

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0803823628	32076587974	85-3975267	

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:	1820 W. 39th St.						
	City	Austin	**State**	TX	**ZIP**	78731	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512)422-1205		( ) -

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.)*

Rinke DS Development

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	27010 RR 12							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	
24. County	Hays							

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

25. Description to Physical Location:	

26. Nearest City	State	Nearest ZIP Code

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

27. Latitude (N) In Decimal:	30.1825		28. Longitude (W) In Decimal:	-98.084444	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	10	57	-98	05	04

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)
1542			

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

Non-residential buildings, other than industrial buildings and warehouses. Including commercial, office, institutional, and recreational buildings.

34. Mailing Address:	27010 RR 12							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	
35. E-Mail Address:	berinke@me.com							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512)422-1205		( ) -

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:	Christopher B. Allison	**41. Title:**	Civil Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(817) 659-9078		( ) -	blake@hillcountrycivil.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:	BR Dripping LP	**Job Title:**	Owner
Name *(In Print):*	Barry Rinke	**Phone:**	(512) 689- **3686**
Signature:	Barry Rinke	**Date:**	8/21/25