



Westlake Fire Station - 903

7701 Bee Caves Rd.
Austin, TX, Travis County

Contributing Zone Plan

Prepared by:

GARZA EMC, LLC.
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629



OCTOBER 2025

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 – SUSTAINABILITY LETTER FROM AUTHORIZED AGENT

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

ATTACHMENT M – CONSTRUCTION PLANS

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR & RETROFIT PLAN

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 F – STRUCTURAL PRACTICES

ATTACHMENT G – DRAINAGE AREA MAP

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)

APPLICATION FEE FORM (TCEQ-0574)

CHECK PAYABLE TO THE “TEXAS COMMISSION ON ENVIRONMENTAL QUALITY”

TCEQ CORE DATA FORM (TCEQ-10400)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Westlake Fire Station 903					2. Regulated Entity No.: N/A				
3. Customer Name: TCES WESTLAKE LLC					4. Customer No.: 600536866				
5. Project Type: (Please circle/check one)	☒ New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	☒ CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	☒ Non-residential				8. Site (acres):		8.382	
9. Application Fee:	\$5,000		10. Permanent BMP(s):			StormTrooper Stormwater Separators			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Travis		14. Watershed:			Barton Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	<u>X</u>	—
Region (1 req.)	—	<u>X</u>	—
County(ies)	—	<u>X</u>	—
Groundwater Conservation District(s)	<u>—</u> Edwards Aquifer Authority <u>—</u> Barton Springs/ Edwards Aquifer <u>—</u> Hays Trinity <u>—</u> Plum Creek	<u>—</u> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<u>—</u> Austin <u>—</u> Buda <u>—</u> Dripping Springs <u>—</u> Kyle <u>—</u> Mountain City <u>—</u> San Marcos <u>—</u> Wimberley <u>—</u> Woodcreek	<u>—</u> Austin <u>—</u> Bee Cave <u>—</u> Pflugerville <u>—</u> Rollingwood <u>—</u> Round Rock <u>—</u> Sunset Valley <u>—</u> West Lake Hills	<u>—</u> Austin <u>—</u> Cedar Park <u>—</u> Florence <u>—</u> Georgetown <u>—</u> Jerrell <u>—</u> Leander <u>—</u> Liberty Hill <u>—</u> Pflugerville <u>—</u> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<u>—</u> Edwards Aquifer Authority <u>—</u> Trinity-Glen Rose	<u>—</u> Edwards Aquifer Authority	<u>—</u> Kinney	<u>—</u> EAA <u>—</u> Medina	<u>—</u> EAA <u>—</u> Uvalde
City(ies) Jurisdiction	<u>—</u> Castle Hills <u>—</u> Fair Oaks Ranch <u>—</u> Helotes <u>—</u> Hill Country Village <u>—</u> Hollywood Park <u>—</u> San Antonio (SAWS) <u>—</u> Shavano Park	<u>—</u> Bulverde <u>—</u> Fair Oaks Ranch <u>—</u> Garden Ridge <u>—</u> New Braunfels <u>—</u> Schertz	NA	<u>—</u> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Taylor DeMercado

Print Name of Customer/Authorized Agent

09/24/2025

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Taylor DeMercado

Date: 09/24/2025

Signature of Customer/Agent:



Regulated Entity Name: Westlake Fire Station 903

Project Information

1. County: Travis
2. Stream Basin: Colorado River Basin
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: David Wilson

Entity: TCES WESTLAKE LLC

Mailing Address: 1301 S. Capital of Texas HWY, Building B, Suite 123

City, State: West Lake Hills

Zip: 78746

Telephone: 512-327-2780

Fax: N/A

Email Address: info@westlakefd.org

5. Agent/Representative (If any):

Contact Person: Taylor DeMercado

Entity: GarzaEMC

Mailing Address: 7708 Rialto Blvd. Ste. 125

City, State: Austin, TX

Zip: 78704

Telephone: 512-298-3284

Fax: 512-298-2592

Email Address: tdemercado@garzaemc.com

6. Project Location:

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

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

The site address is 7701 Bee Caves Rd. (F.M. 2244), Austin, Texas 78610

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 8.382 Acres

Total disturbed area: 2.71 Acres

14. Estimated projected population: 15

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	20,006	÷ 43,560 =	0.46
Parking	4,859	÷ 43,560 =	0.11
Other paved surfaces	50,724	÷ 43,560 =	1.16
Total Impervious Cover	75,589	÷ 43,560 =	1.735

Total Impervious Cover $1.735 \div \text{Total Acreage } 8.382 \times 100 = 20.7\%$ Impervious Cover

16. ☒ **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.
17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

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

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.

☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

5 of 11

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 30'.
35. 100-year floodplain boundaries:
- ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA 48453C0440J effective January 22, 2020.
36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☒ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.
☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☐ N/A
48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
☐ N/A
49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
☐ N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
☒ The site will not be used for low density single-family residential development.

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☒ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☐ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

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

☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

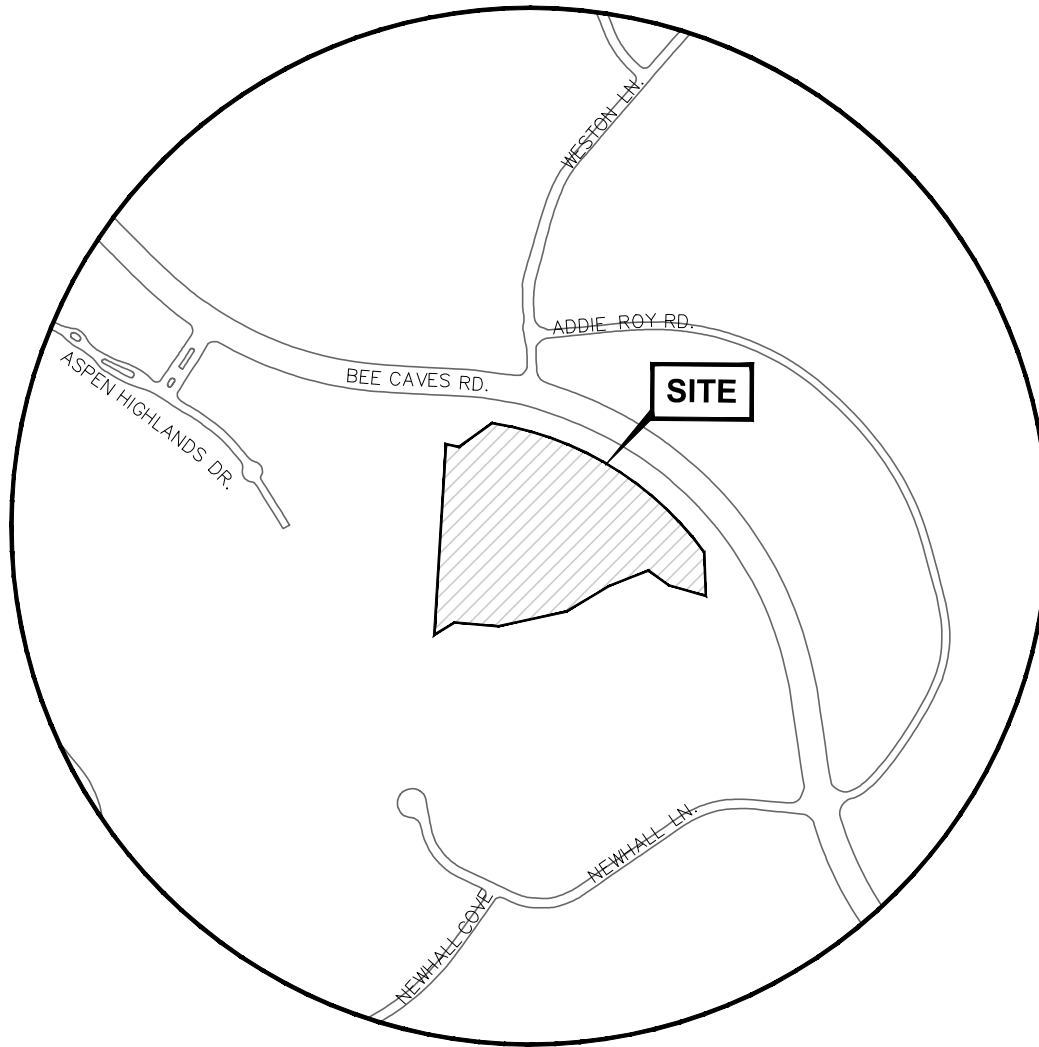
59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

- 61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
- 62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- ☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A – ROAD & SITE LOCATION MAP



VICINITY MAP

1" = 600'



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
GarzaEMC, LLC © Copyright 2025

WESTLAKE FIRE STATION 903
7701 BEE CAVES RD.
AUSTIN, TX

WESTLAKE FIRE DEPARTMENT (ESD NO. 9)

LOCATION MAP

DATE: 03/05/2025

SCALE: 1" = 600'

DRAWN BY: LB

FILE: ROAD AND SITE LOCATION MAP.dwg

PROJECT No. 104576-00004

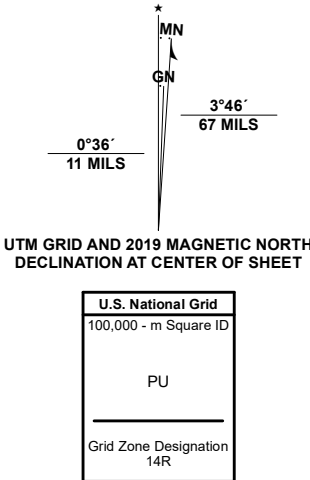
ATTACHMENT B – USGS QUADRANGLE MAP



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 14R.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

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

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



ATTACHMENT C – PROJECT NARRATIVE

The proposed development includes approximately 14,600 square feet of gross floor area for a fire station, along with surface parking improvements, water, wastewater, storm sewer, and dry utility infrastructure. Additional site improvements include rerouting the existing circulation road, landscaping, hardscaping, and water quality and detention facilities.

The existing site, 8.382 acres of land described in Document No. 2021198774 of the O.P.R.T.C.TX. and being a portion of Lot 103, Block A, of Rob Roy on the Creek Section 8 Vol. 85, Pg. 83C-83D of the P.R.T.C.TX., is home to One World Theatre. The site consists of three buildings, surface parking, a circulation road, and utilities. The project is proposing to demolish a portion of the existing circulation road, existing utilities, and trees at the north end of the property to accommodate the new fire station and associated improvements. The circulation road and existing utilities will be rerouted to continue serving the existing structures. The current site has 18% impervious cover, which will increase to 24.4% upon project completion.

The site is entirely located within Travis County and has been released from the City of Austin ETJ via SB2083. The project is located within the Barton Creek Watershed and the Edwards Aquifer Contributing Zone. To address water quality, permanent Best Management Practices will be implemented through (2) StormTrooper Stormwater Separator systems.

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

Potential sources of sediment to stormwater runoff include:

- Clearing, grading, and excavating activities, primarily un-stabilized areas; paving operations, demolition, and debris disposal; dewatering operations, drilling, material delivery, storage and use and landscaping operations.

Potential pollutants other than sediment include the following materials and substances that could be expected to be present.

On-site:

- Heavy metals – from material delivery, storage and use, and hazardous substance/ waste spills
- Trash, debris, and solids – from clearing and grading, paving, concrete wash waste, construction painting and cleaning, demolition, drilling and blasting, material delivery storage and use, landscaping, and general construction.
- Petroleum based products – vehicles and equipment use on site.
- Pesticides/Herbicides – from material delivery, storage and use, hazardous waste spills, vehicle use, storage, service and maintenance
- Fertilizers/ Nutrients – from painting, cleaning products, dewatering, material delivery and storage, spills during landscape operation

Potential sources of post construction stormwater runoff include:

- Sediment – coarse and fine from vehicle and equipment use on site.
- Heavy Metals – dissolved and particulate from vehicle washing activities.
- Petroleum Based Products – from hazardous material spills, vehicle and equipment use on site.

ATTACHMENT E – VOLUME AND CHARACTER STORMWATER

The existing site consists of developed land with an existing pond. In its undeveloped condition, the site is considered to have an average runoff curve number (CN) of 83, based on a brush-weed-grass mixture with brush as the major element, corresponding to Hydrologic Soil Group D. The soil group classification was obtained from the USDA Web Soil Survey and used to determine the CN from the City of Austin Drainage Criteria Manual.

The proposed development will add approximately 0.32 acres of impervious cover to the site. This increase in impervious cover will result in a higher volume of stormwater runoff, which will be conveyed via a storm sewer system to the proposed BMPs designed to mitigate the impacts of increased runoff.

Peak discharges were calculated using the SCS (Soil Conservation Service) method, which accounts for changes in land use and impervious cover. The increase in impervious cover was used to estimate the volume of stormwater runoff post-construction. Pre- and post-construction peak discharge values can be found on the Drainage Area Map in the construction plans.

To meet the Edwards Aquifer Protection Plan water quality requirements, stormwater runoff from the proposed impervious areas will be treated using (2) StormTrooper Stormwater Separator Systems. The system is designed in accordance with the TCEQ Technical Guidance Manual (RG-348) and the LCRA Highland Lakes Watershed Ordinance (HLWO) Technical Manual. The BMP is designed to ensure the removal of at least 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) generated by the proposed development.

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

Suitability letter has been requested from Travis County, the authorized agent for this project.

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

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 because upgradient stormwater is directed across natural vegetation as it enters the project area. The site generally flows from north to south; please refer to the Drainage Area Maps provided in the attached Construction Plans.

ATTACHMENT K – BMPS FOR ONSITE STORMWATER

1. Stabilization Practices

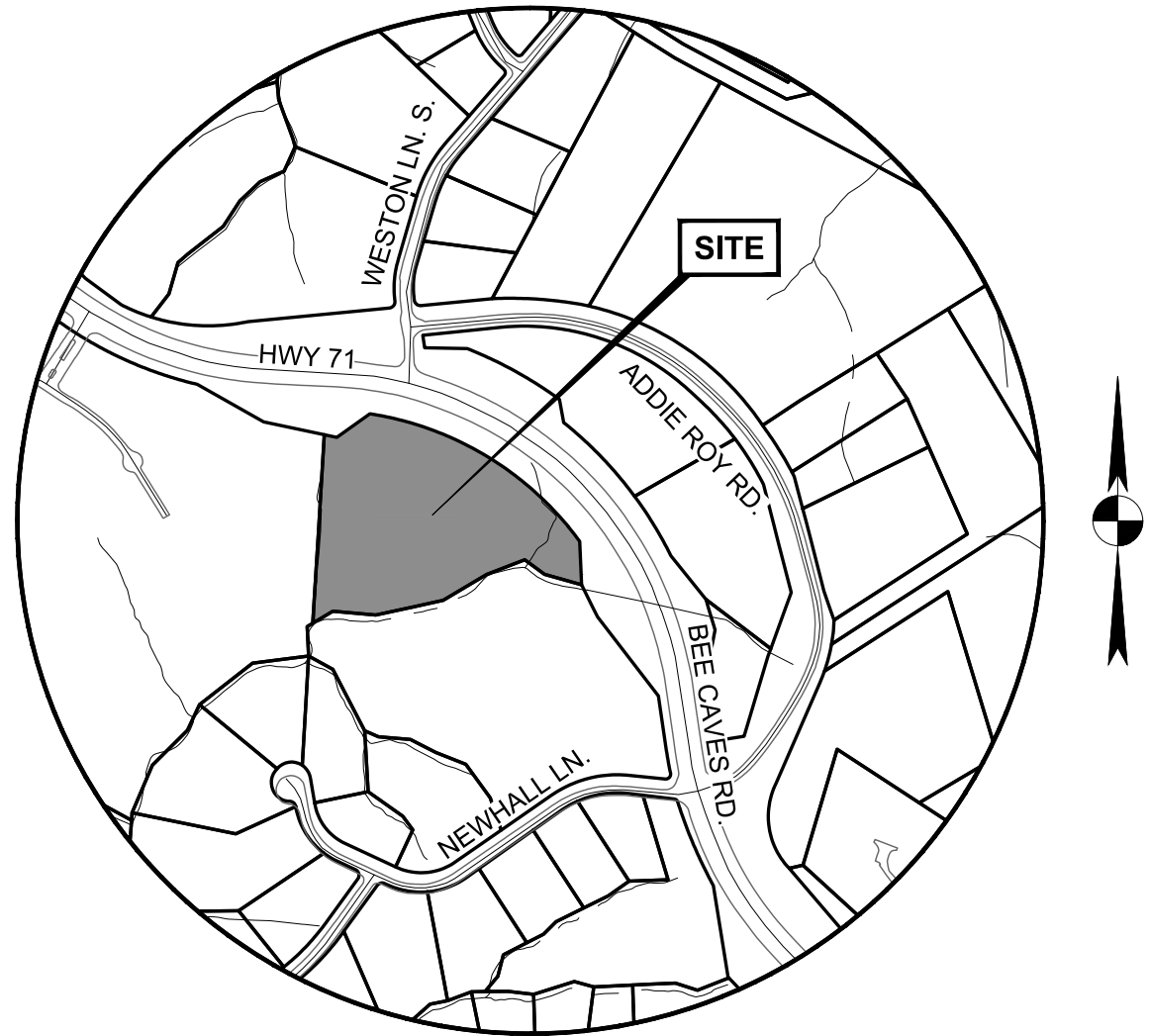
- A. Installation of temporary onsite controls; silt fence and stabilized construction entrance.
- B. Excavation and construction of the sedimentation/filtration pond to collect and treat on-site storm water runoff before conveyed back to natural drainage patterns.
- C. Permanent seeding and planting of all unpaved areas using a manual broadcasting or hydro mulching grass seeding technique. Permanent vegetation controls erosion by physically protecting a bare soil surface from raindrop impact, flowing water, and wind. Vegetation binds soil particles together with a dense root system and reduces the velocity of runoff.
- D. Mulching exposed areas. Surface mulch is the most effective, practical means of controlling erosion on disturbed areas before establishing vegetation. Mulch protects the soil surface, reduces runoff velocity, increases infiltration, slows soil moisture loss, helps prevent soil crusting and sealing, moderates soil temperatures, and improves the microclimate for seed germination.
- E. Sodding/ Landscape Planting Trees, Shrubs, vines, and ground covers can provide superior, low-maintenance, long term erosion protection. Woody plants and ground covers are particularly adapted for use on steep or rocky slopes where maintenance is difficult, in shaded areas, for wildlife habitat improvements, as windbreaks or screens.

2. Structural Practices

- A. A storm sewer system and site grading will be used to direct the flow of storm water to the proposed permanent BMPs.
- B. A sand filter system with improved media will be utilized as the primary water quality control for the proposed improvements.

ATTACHMENT M – CONSTRUCTION PLANS

Construction plans are attached as part of this application.



VICINITY MAP (MAPSCO GRID #552Q, 552U, 552R, & 552V)
N.T.S.

TENANT: TRAVIS COUNTY ESD 9 - WESTLAKE FIRE DEPARTMENT
1301 S. CAPITAL OF TEXAS HWY, SUITE B-123
AUSTIN, TX 78746
(512) 539-3400

ARCHITECT: BROWN REYNOLDS WATFORD ARCHITECTS, INC.
175 CENTURY SQUARE DRIVE, SUITE 350
COLLEGE STATION, TX 77840
(979) 694-1791

ENGINEER: GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED PER CITY OF AUSTIN STANDARDS. BARTON CREEK WATERSHED DISCHARGES INTO LADY BIRD LAKE WATERSHED PER TRAVIS COUNTY CODE. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND WAS RELEASED PER SB 2038 ETJ RELEASE.

FLOODPLAIN INFORMATION:

NO PORTION OF THE TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS 48453C0440J DATED JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS UNINCORPORATED AREAS 481026.

LEGAL DESCRIPTION:

LOT 103 BLK A LESS 0.947 AC ROB ROY ON THE CREEK SEC 8

BENCHMARK NOTE:

BEARING BASIS IS TEXAS STATES PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 BASED ON MULTIPLE, REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH THE ALTERRA RTKNET VRS NETWORK. SITE DATA WAS COLLECTED VIA RTK UTILIZING CONTROL POINT 25 AS BASE STATION.

CP-25 80DNAIL
N = 10085161.70
E = 3081599.88
ELEV = 889.58'

- COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS.
- VERTICAL DATUM: NAVD 88 (GEOID18) BASED ON MULTIPLE REPEATED OBSERVATIONS ON CONTROL POINT 99 WITH ALLTERRA RTKNET VRS NETWORK.

SUBDIVISION No: C8-83-059.8(84)



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC © Copyright 2025

GENERAL NOTES:

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THE OWNER'S ENGINEER WILL MAKE PERIODIC SITE VISITS AND OBSERVATIONS DURING CONSTRUCTION TO ENSURE ADEQUACY OF THE DESIGN AND THE SAFETY OF STRUCTURES IN COMPLIANCE WITH THE ISSUANCE OF THE CONSTRUCTION SUMMARY REPORT AND ENGINEERING CONCURRENCE LETTER AS REQUIRED AS PART OF THE PROJECT CLOSE-OUT PROCESS.
- ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE COMMENCEMENT OF THE WORK.

NON-RESIDENTIAL BASIC DEVELOPMENT PERMIT PLANS

FOR

WESTLAKE FIRE STATION - 903

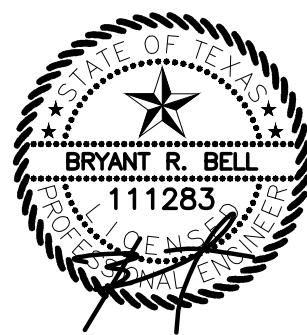
TRAVIS COUNTY PERMIT NO. : 25-50963

ADDRESS : 7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

SUBMITTAL DATE : APRIL 2, 2025

SUBMITTED BY :

BRYANT R. BELL, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284



09.29.2025

DATE

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, BRYANT R. BELL, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SHEET INDEX

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	SURVEY 1 OF 2
04	SURVEY 2 OF 2
05	PLAT
06	EXISTING CONDITIONS AND DEMOLITION PLAN
07	EROSION AND SEDIMENTATION CONTROL PLAN
08	EROSION AND SEDIMENTATION CONTROL DETAILS
09	SITE AND PAVING PLAN
10	DECEL LANE PLAN
11	SITE PLAN DETAILS 1
12	SITE PLAN DETAILS 2
13	SITE PLAN DETAILS 3
14	GRADING PLAN
15	DRAINAGE PLAN
16	TXDOT CULVERT PROFILE AND CALCS
17	GRADING AND DRAINAGE DETAILS 1
18	GRADING AND DRAINAGE DETAILS 2
19	EXISTING AND PROPOSED DRAINAGE AREA MAPS
20	WATER QUALITY DRAINAGE AREA MAP
21	OFFSITE DRAINAGE AREA MAP
22	WATER QUALITY DETAILS
23	DETENTION POND PLAN
24	DETENTION POND DETAILS
25	OVERALL UTILITY PLAN
26	UTILITY DETAILS
27	RESTORATION PLAN

APPROVED FOR ACCEPTANCE:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 9 DATE

DEVELOPMENT PERMIT NUMBER DATE

TRAVIS COUNTY NOTES:

- PRE-CONSTRUCTION NOTES:
- PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING ENSURE THAT ALL REQUIRED NOTICES AND PERMITS ARE POSTED AND THE CERTIFIED INSPECTOR FOR YOUR SITE HAS UPLOADED A SWP3 INSPECTION REPORT TO YOUR ACCOUNT THAT CONFIRMS THAT THE FIRST PHASE OF TEMPORARY ESC HAVE BEEN INSTALLED PER PLANS AND SPECIFICATIONS.

ALONG WITH THE CITY OF AUSTIN, SCHEDULE YOUR PROJECTS PRE-CONSTRUCTION MEETING THROUGH THE MYPERMITNOW.ORG ACCOUNT AFTER THE INITIAL 3RD/ PARTY SWP3 INSPECTION REPORT HAS BEEN UPLOADED AND ALL PERMITS AND NOTICES HAVE BEEN POSTED, THEN FOLLOW UP WITH AN EMAIL TO THE TRAVIS COUNTY DEVELOPMENT SERVICES ENGINEERING INSPECTOR,

LUCIOUS HENDERSON, AT LUCIOUS.HENDERSON@TRAVISCOUNTYTX.GOV
ROY WRIGHT, AT ROY.WRIGHT@TRAVISCOUNTYTX.GOV
JOHNNY ANGLIN, AT JOHNNY.ANGLIN@TRAVISCOUNTYTX.GOV

TRAVIS COUNTY PERMIT NO.: 25-50963
AREA OF DISTURBANCE FOR THE SITE: 3.45 AC
PROPOSED IMPERVIOUS COVER FOR THE SITE: 1.71 AC (20%)

SHEET
01
OF 27

TRAVIS COUNTY STANDARD
CONSTRUCTION NOTES FOR SITE
DEVELOPMENT:

- EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.90(2), AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY TRAVIS COUNTY.
- BEFORE BEGINNING ANY CONSTRUCTION, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND POST THE DEVELOPMENT PERMIT, THE TCEQ SITE NOTICE, AND ANY OTHER REQUIRED PERMITS AT THE JOB SITE.
- CONSTRUCTION MAY NOT TAKE PLACE WITHIN TRAVIS COUNTY RIGHT-OF-WAY UNTIL AFTER THE OWNER HAS SUBMITTED A TRAFFIC CONTROL PLAN TO TRAVIS COUNTY AND OBTAINED WRITTEN APPROVAL OF THE TRAFFIC CONTROL PLAN FROM TRAVIS COUNTY.
- THE CONTRACTOR AND PRIMARY OPERATOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AND THE SWP3 IN THESE APPROVED PLANS. THE CONTRACTOR AND PRIMARY OPERATOR SHALL REQUEST TRAVIS COUNTY INSPECTION AT SPECIFIC MILESTONES IN THE SEQUENCE OF THE CONSTRUCTION OF THE SITE DEVELOPMENT CORRESPONDING TO THE PRIORITY INSPECTIONS SPECIFIED IN CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS. DEVELOPMENT OUTSIDE THE LIMITS OF CONSTRUCTION SPECIFIED IN THE APPROVED PERMIT AND CONSTRUCTION PLANS IS PROHIBITED.
- BEFORE BEGINNING ANY CONSTRUCTION, ALL STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS SHALL BE MET, AND THE FIRST PHASE OF THE TEMPORARY EROSION CONTROL (ESC) PLAN INSTALLED WITH A SWP3 INSPECTION REPORT UPLOADED TO MYPERMITNOW.ORG. ALL SWP3 AND ESC PLAN MEASURES AND PRIMARY OPERATOR SWP3 INSPECTIONS MUST BE PERFORMED BY THE PRIMARY OPERATOR IN ACCORDANCE WITH THE APPROVED PLANS AND SWP3 AND ESC PLAN NOTES THROUGHOUT THE CONSTRUCTION.
- BEFORE STARTING CONSTRUCTION, THE OWNER OR CONTRACTOR OR THEIR DESIGNATED REPRESENTATIVES SHALL SUBMIT A REQUEST VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY TO REQUEST AND SCHEDULE A MANDATORY PRECONSTRUCTION CONFERENCE AND ESC INSPECTION. IF FURTHER ASSISTANCE IS NEEDED, THE TNR PLANNING AND ENGINEERING DIVISION STAFF OR TNR STORM WATER MANAGEMENT PROGRAM STAFF CAN BE REACHED BY PHONE AT 512-354-9383.
- THE CONTRACTOR SHALL KEEP TRAVIS COUNTY TNR ASSIGNED INSPECTION STAFF CURRENT ON THE STATUS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TRAVIS COUNTY AND REQUEST PRIORITY INSPECTIONS THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY IN ACCORDANCE WITH THE SPECIFIC MILESTONES IN THE CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS.
- CONTOUR DATA SOURCE:
7701 BEE CAVES ROAD TOPOGRAPHIC SURVEY, PREFORMED ON MARCH 17TH, 2025 BY BOWMAN CONSULTING GROUP, LTD. TBPLS No. 101208-00.
- FILL MATERIALS MUST BE MANAGED IN ACCORDANCE WITH ALL REQUIREMENTS SPECIFIED IN THE APPROVED PLANS, SWP3, AND THE TRAVIS COUNTY CODE. THE CONTRACTOR SHALL STOCKPILE FILL AND CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE APPROVED PLANS AND NOT WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN OR THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN, WATERWAY SETBACK, CRITICAL ENVIRONMENTAL FEATURE SETBACK, OR OUTSIDE THE LIMITS OF CONSTRUCTION. CONSTRUCTION OF SOLID WASTE MATERIALS, AS DEFINED BY STATE LAW (E.G., LITTER, TIRES, DECOMPOSABLE WASTES, ETC.) IS PROHIBITED IN PERMANENT FILL SITES.
- BEFORE DISPOSING ANY EXCESS FILL MATERIAL OFF-SITE, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR DOCUMENTATION THAT DEMONSTRATES THAT ALL REQUIRED PERMITS FOR THE PROPOSED DISPOSAL SITE LOCATION, INCLUDING TRAVIS COUNTY, TCEQ AND TNR, HAVE BEEN OBTAINED. THE OWNER OR PRIMARY OPERATOR MUST REVERSE THE SWP3 AND ESC PLAN IF HANDLING OR PLACEMENT OF EXCESS FILL ON THE CONSTRUCTION SITE DERIVED FROM THE EXISTING SWP3. IF THE FILL DISPOSAL LOCATION IS OUTSIDE TRAVIS COUNTY OR DOES NOT REQUIRE A DEVELOPMENT PERMIT, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR THE SITE ADDRESS, CONTACT INFORMATION FOR THE PROPERTY OWNER OF THE FILL.
- THE DESIGN ENGINEER IS RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PLANS. THE DESIGNER OF THE CONSTRUCTION PLANS, TRAVIS COUNTY WILL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- IN THE EVENT OF ANY CONFLICTS BETWEEN THE CONTENT IN THE SWP3 SITE NOTEBOOK AND THE CONTENT IN THE CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE.
- A MINIMUM OF TWO SURVEY BENCHMARKS SHALL BE SET, INCLUDING DESCRIPTION, LOCATION, AND ELEVATION; THE BENCHMARKS SHOULD BE TIED TO A TRAVIS COUNTY CONTROL BENCHMARK WHEN POSSIBLE.
- ANY EXISTING PAVEMENT, CURBS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN COUNTY RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SILTED, WILL BE REPAIRED BY THE CONTRACTOR AT OWNER OR CONTRACTOR'S EXPENSE BEFORE APPROVAL AND ACCEPTANCE OF THE CONSTRUCTION BY TRAVIS COUNTY.
- CALL THE TEXAS EXCAVATION SAFETY SYSTEM AT 8-1-1 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING EXCAVATION ACTIVITIES.
- ALL STORM SEWER PIPES SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS REQUIRED TO OBTAIN A UTILITY INSTALLATION PERMIT IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.901(A)(3) BEFORE ANY CONSTRUCTION OF UTILITIES WITHIN ANY TRAVIS COUNTY RIGHT-OF-WAY.
- THIS PROJECT IS LOCATED ON FLOOD INSURANCE RATE MAP 48458C0440J DATED JANUARY 22, 2020.
- TEMPORARY STABILIZATION MUST BE PERFORMED IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
- PERMANENT SITE STABILIZATION/RE-VEGETATION MUST BE PERFORMED IMMEDIATELY IN ALL SITE AREAS WHICH ARE AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED IN THE APPROVED PLANS FOR PHASED RE-VEGETATION, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
- ALL TREES WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHALL BE SAVED OR REMOVED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. TRAVIS COUNTY TREE PRESERVATION STANDARDS IN TRAVIS COUNTY CODE SECTION 482.973, INCLUDING INSTALLATION AND MAINTENANCE OF ALL SPECIFIED TREE PROTECTION MEASURES, MUST BE FOLLOWED DURING CONSTRUCTION.
- AN ENGINEER'S CONCURRENCE LETTER IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.953 MUST BE SUBMITTED VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE ENGINEER'S CONCURRENCE LETTER MUST BE SUBMITTED BEFORE THE CONTRACTOR OR PRIMARY OPERATOR REQUESTS A FINAL INSPECTION BY TRAVIS COUNTY.
- SITE IMPROVEMENTS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE ENGINEER'S CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY. NON-CONFORMANCE WITH THE APPROVED PLANS WILL DELAY FINAL INSPECTION APPROVAL BY THE COUNTY UNTIL PLAN CONFORMANCE IS ACHIEVED OR ANY REQUIRED PLAN REVISIONS ARE APPROVED.
- FINAL SITE STABILIZATION. ALL AREAS DISTURBED BY THE CONSTRUCTION MUST BE PERMANENTLY RE-VEGETATED AND ALL TEMPORARY SEDIMENT CONTROLS AND ACCUMULATED SEDIMENTATION MUST BE REMOVED BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF COMPLIANCE FOR FINAL SITE STABILIZATION AS PART OF FINAL INSPECTION AND PROJECT COMPLETION. A DEVELOPERS CONTRACT, AS DESCRIBED IN THE SWP3 AND ESC NOTES SHEET MAY BE EXECUTED WITH TRAVIS COUNTY FOR CONDITIONAL ACCEPTANCE OF A PROJECT FOR WHICH HAS ESC FISCAL SECURITY POSTED AND FOR WHICH ALL ITEMS ARE COMPLETE.

SPECIAL CONSTRUCTION NOTES:

- THE SUBGRADE MATERIAL IN WESTLAKE FIRE STATION NO. 903 WAS TESTED BY GESSNER ENGINEERING ON MAY 23rd, 2025, AND THE STREET SECTION DESIGNED ACCORDING TO APPROVED DESIGN CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS (GIVE STREET NAMES, WIDTH OF RIGHT-OF-WAY, OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESSES, IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.)
- MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH COUNTY INSPECTION. ALL UTILITY CONSTRUCTION SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- ALL COLLECTOR AND ARTERIAL STREETS SHALL HAVE AUTOMATIC CURBED CONSTRUCTION ON ASPHALTIC CONCRETE PAVEMENT CONSTRUCTION, PLACED AS PER ITEM 350-6 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40' OF THE VALLEY GUTTER.
- AT THE INTERSECTION OF TWO 44' STREETS OR LARGER, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- PRIOR TO FINAL ACCEPTANCE OF A STREET, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
- WHEN USING LINE STABILIZATION OF SUBGRADE, IT SHALL BE PLACED IN ACCORDANCE WITH 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.
- IF APPLICABLE, A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET RIGHT-OF-WAY SHALL BE EXECUTED BY THE DEVELOPER WITH TRAVIS COUNTY PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY SYSTEM FOR MAINTENANCE.

SEQUENCE OF CONSTRUCTION AND
PRIORITY INSPECTIONS – SITE
DEVELOPMENT:

- THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH PROJECT, INCLUSIVE OF ALL NON-RESIDENTIAL SITE DEVELOPMENT PROJECTS. WITHIN THE FOLLOWING SEQUENCE OF CONSTRUCTION ARE LISTED PRIORITY INSPECTIONS THAT THE OWNER AND PRIMARY OPERATOR MUST REQUEST FROM A REPRESENTATIVE OF TRAVIS COUNTY'S STORM WATER MANAGEMENT PROGRAM INSPECTION TEAM. EACH PRIORITY INSPECTION MUST BE REQUESTED ON-LINE THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. THE PRIORITY INSPECTIONS IN THIS EXHIBIT ARE CONSISTENT WITH THE PRIORITY INSPECTIONS FOUND IN THE CUSTOMER PORTAL FOR THE PROJECT. FOR ASSURANCE PURPOSES, A SECOND REQUEST TO TRAVIS COUNTY IS STRONGLY ENCOURAGED BY ADDITIONALLY SENDING AN E-MAIL TO ENV-INSPECTOR@TRAVISCOUNTYTX.GOV.
- THE SEQUENCE FOR ITEMS 1-4 AND ITEMS 9-12 MUST NOT BE ALTERED. THE SEQUENCE FOR ITEMS 5-8 MAY BE MODIFIED WITH THE WRITTEN APPROVAL OF THE COUNTY.
- ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
- HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE TRAVIS COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS.
- UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY; AND
- REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH TRAVIS COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
- PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRE-CONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
- REQUEST FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.950 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY.
- CONSTRUCT SEDIMENT BASIN(S). CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
 - CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
- REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
- CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
- CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE. REQUEST A COUNTY PRE-POUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION)
- PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
- PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED RE-VEGETATION.
- COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
- REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
- REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION)
- COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
- PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY TRAVIS COUNTY. (PRIORITY INSPECTION)
- OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS, IF NECESSARY, PROVIDE A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN RE-VEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)

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

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL 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.
- THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A ANY PHYSICAL OR OPERATION MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPs) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
 - 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 (214) 490-3096
FAX (210) 545-4329

FIRE FLOW TEST DATA



Travis County Emergency Services District No. 9
Westlake Fire Department
Emergency Prevention Division
P.O. Box 162170
Austin, TX 78716-2170
512-539-3491 www.westlakefd.org www.wfdpermits.com



250317

Inspection Report

Inspection Date: May 1, 2025 Inspection Status: Passed
Inspection Type: Hydrant Flow Test
Inspection Scope: Fire hydrant flow test
Location: 7701 FM 2244 Road, 7701 FM 2244 RD, Austin, TX 78733
Inspected By: Chris Gill

No violations found.

Notes

PLEASE NOTE: This report is only provided and intended to document the fire hydrant flow test results at the time of the test. The "PASSED" status is a default resolution in our database and does not include the fire flow analysis for the specific proposed project.

DATE: 05/01/2025
TIME: 09:15 AM

FLOW TEST

COMMENTS:

RESIDUAL HYDRANT INFORMATION
STATIC PRESSURE (PSI): 100
RESIDUAL PRESSURE (PSI): 85

FLOW HYDRANT INFORMATION

STATIC PRESSURE (PSI OF FLOW HYDRANT): 84
FLOW PRESSURE (PSI OF FLOW HYDRANT): 56

FLOW OUTLET: 2 1/2

FLOW RATE (GPM): 1,256 GPM
FIRE FLOW RATE @ 20 PSI: 3,101 GPM

By Inspector Chris Gill on May 1, 2025

482.1009 [EXHIBIT 482.951 SWP3 INSPECTION AREAS AND REPORT CONTENTS] 65
EXHIBIT 482.951 SWP3 INSPECTION AREAS AND REPORT CONTENTS:

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

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

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

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

- DISTURBED AREAS AND THE APPROVED LIMITS OF CONSTRUCTION.
 - PERIMETER AND INTERIOR SEDIMENT CONTROLS.
 - AREAS UNDERGOING TEMPORARY STABILIZATION OR PERMANENT VEGETATION ESTABLISHMENT.
 - TEMPORARY AND PERMANENT FILL AND SPOIL STORAGE OR DISPOSAL AREAS.
 - WATERWAY CROSSINGS AND AREAS ADJACENT TO WATERWAYS AND CRITICAL ENVIRONMENTAL FEATURES.
 - CONCRETE WASH OUT AREAS AND ALL AREAS REQUIRING CONTROL MEASURES FOR NON-STORM WATER DISCHARGES, INCLUDING DUST, SOLID WASTE, DE-WATERING, MATERIAL SPILLS, VEHICLE MAINTENANCE AND WASHING, AND WASH WATER DISCHARGES.
 - LOCATIONS OF ALL CONTROL MEASURES THAT REQUIRE MAINTENANCE, INCLUDING ANY CONTROL MEASURE IDENTIFIED IN THE PREVIOUS SWP3 INSPECTION REPORT WHICH REQUIRED MAINTENANCE OR REVISION BY THE OWNER OR PRIMARY OPERATOR.
 - LOCATIONS OF ANY DISCHARGE OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND ANY DISTURBANCE BEYOND THE APPROVED LIMITS OF CONSTRUCTION.
 - LOCATIONS OF CONTROL MEASURES THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.
 - LOCATIONS WHERE AN ADDITIONAL ESC OR CONTROL MEASURE IS NEEDED.
- THE SWP3 INSPECTION REPORT MUST INCLUDE:
- FINDINGS AS TO WHETHER THE FOLLOWING STRUCTURAL AND NON-STRUCTURAL CONTROLS REQUIRED FOR THE SITE AREAS LISTED ABOVE ARE FUNCTIONING :IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.
 - EROSION SOURCE CONTROLS, INCLUDING THE APPROVED SEQUENCE OF CONSTRUCTION AND GRADING PLAN LIMITS, DRAINAGE DIVERSION MEASURES, TEMPORARY AND PERMANENT FILL DISPOSAL AND STOCKPILE MANAGEMENT MEASURES.
 - SEDIMENT CONTROLS, INCLUDING PERIMETER AND INTERIOR CONTROLS, SEDIMENT TRAPS AND BASINS, AND THE SEQUENCE OF CONSTRUCTION REQUIREMENTS FOR THE SEDIMENT CONTROLS.
 - PERMANENT EROSION AND SOIL STABILIZATION CONTROLS, BASED ON THE SEQUENCE OF CONSTRUCTION AND CRITICAL SITE IMPROVEMENTS, AND THE CESSATION OF CONSTRUCTION ACTIVITIES, INCLUDING TEMPORARY STABILIZATION MEASURES FOR AREAS INACTIVE FOR LONGER THAN 14 DAYS, AND PERMANENT STABILIZATION MEASURES FOR AREAS AT FINAL GRADE.
 - OTHER APPLICABLE CONTROLS AND POLLUTION PREVENTION MEASURES.
- B. RAINFALL DOCUMENTATION:
- FOR PROJECTS THAT COMPRISE TEN ACRES OR MORE, THE DOCUMENTATION MUST INCLUDE RAINFALL DATES AND AMOUNTS IN ACCORDANCE WITH SECTION 482.934(E); AND
 - FOR PROJECTS THAT COMPRISE LESS THAN TEN ACRES, THE DOCUMENTATION MUST INCLUDE ACCURATE RAINFALL DATA FROM A LOCATION CLOSEST TO THE SITE.
- C. CORRECTIVE ACTIONS REQUIRED FOR ANY NON-COMPLIANT ITEMS AND THE SCHEDULE FOR BRINGING THESE ITEMS INTO COMPLIANCE.

THE SWP3 INSPECTION REPORT CONTENTS MUST CONTAIN THE INSPECTION FINDINGS FOR THE REQUIRED AREAS AND CONTROL MEASURES LISTED HEREIN AND CERTIFY WHETHER THE SITE IS IN COMPLIANCE WITH THE APPROVED SWP3 AND ESC PLAN.

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

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

FIRE FLOW MATRIX

Building Number	Floor Area (GSF)	Construction Type	Basic Flow Rate (GPM)	Sprinkler Reduction	Required Flow (GPM)
FS903	14,593	II-B	2,500	YES	1,000

482.1009 [EXHIBIT 482.950 PRE-CONSTRUCTION AND CONFERENCE AGENDA FOR SWP3 AND ESC PLAN] 64 EXHIBIT 482.950

PRE-CONSTRUCTION CONFERENCE PLANNING AND AGENDA FOR SWP3 AND ESC PLAN

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

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

- DESIGNATED COUNTY INSPECTOR(S)
- DESIGN ENGINEER FOR THE APPROVED PLANS AND SWP3, OR THEIR REPRESENTATIVE
- CONTRACTOR(S)/PRIMARY OPERATOR(S)
- PRIMARY OPERATOR'S QUALIFIED INSPECTOR RESPONSIBLE FOR PREPARING THE SWP3 INSPECTION REPORTS
- OTHER STAKEHOLDERS, AS APPROPRIATE: MUNICIPALITIES, UTILITIES, ETC.

THE SWP3 PRE-CONSTRUCTION CONFERENCE MAY BE A STANDALONE MEETING OR A PART OF A LARGER PRE-CONSTRUCTION CONFERENCE, BUT MUST INCLUDE AN ON-SITE INSPECTION APPROVAL OF THE FIRST PHASE OF THE PROJECT'S ESC PLAN BY THE COUNTY INSPECTOR BEFORE CONSTRUCTION BEGINS. THE COUNTY INSPECTOR WILL DISCUSS THE FOLLOWING APPLICABLE ITEMS IN THE APPROVED PLANS AND THE SWP3 WITH THE PARTICIPANTS:

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

THE DESIGN ENGINEER SHALL PREPARE AND DISTRIBUTE NOTES, KEY DECISIONS, AND FOLLOW UP FROM THE PRE-CONSTRUCTION CONFERENCE TO ALL PARTICIPANTS WITHIN THREE BUSINESS DAYS AFTER COMPLETION OF THE CONFERENCE.

GENERAL NOTES

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:

DESIGNED BY:

QA / QC:

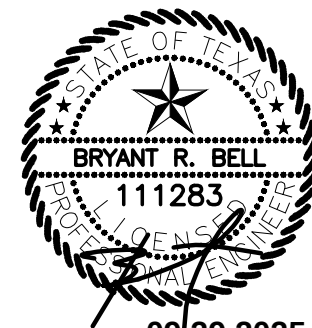
PROJECT NO.: 104576-00004

SHEET

02

OF

27



09/29/2025

REVISION

DATE

NO.



7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
Garza EMC, LLC © Copyright 2025

DESCRIPTION OF 1.423 ACRES OF LAND IN THE ISAC PERKINS SURVEY NO. 37, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 103, BLOCK A OF ROB ROY ON THE CREEK SECTION 8, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 85, PAGES 83C-83D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.382 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN L. CORTX, JR., DATED 04/24/2019, 2019-044, OFFICE: PUBLIC RECORDS, COUNTY OF TRAVIS, TEXAS, (O.P.R.T.C.#): SAID 1.423 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF FM HIGHWAY 2244 AND A CURVE TO THE RIGHT, SAME BEING THE NORTH LINE OF THE SAID 8.382 ACRE TRACT, A RADIUS OF 1010.92 FEET, AN ARC LENGTH OF 189.61 FEET AND A CHORD BEARING S 75° 49' 26" E, A DISTANCE OF 189.33 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED AND THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF FM HIGHWAY 2244, OVER AND ACROSS SAID 8.382 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

EFFECTIVE DATE: NOVEMBER 17, 2024 AT 8:00 AM
FILE NO. FAH24005487B
ISSUED DATE: DECEMBER 10, 2024 AT 8:00 AM

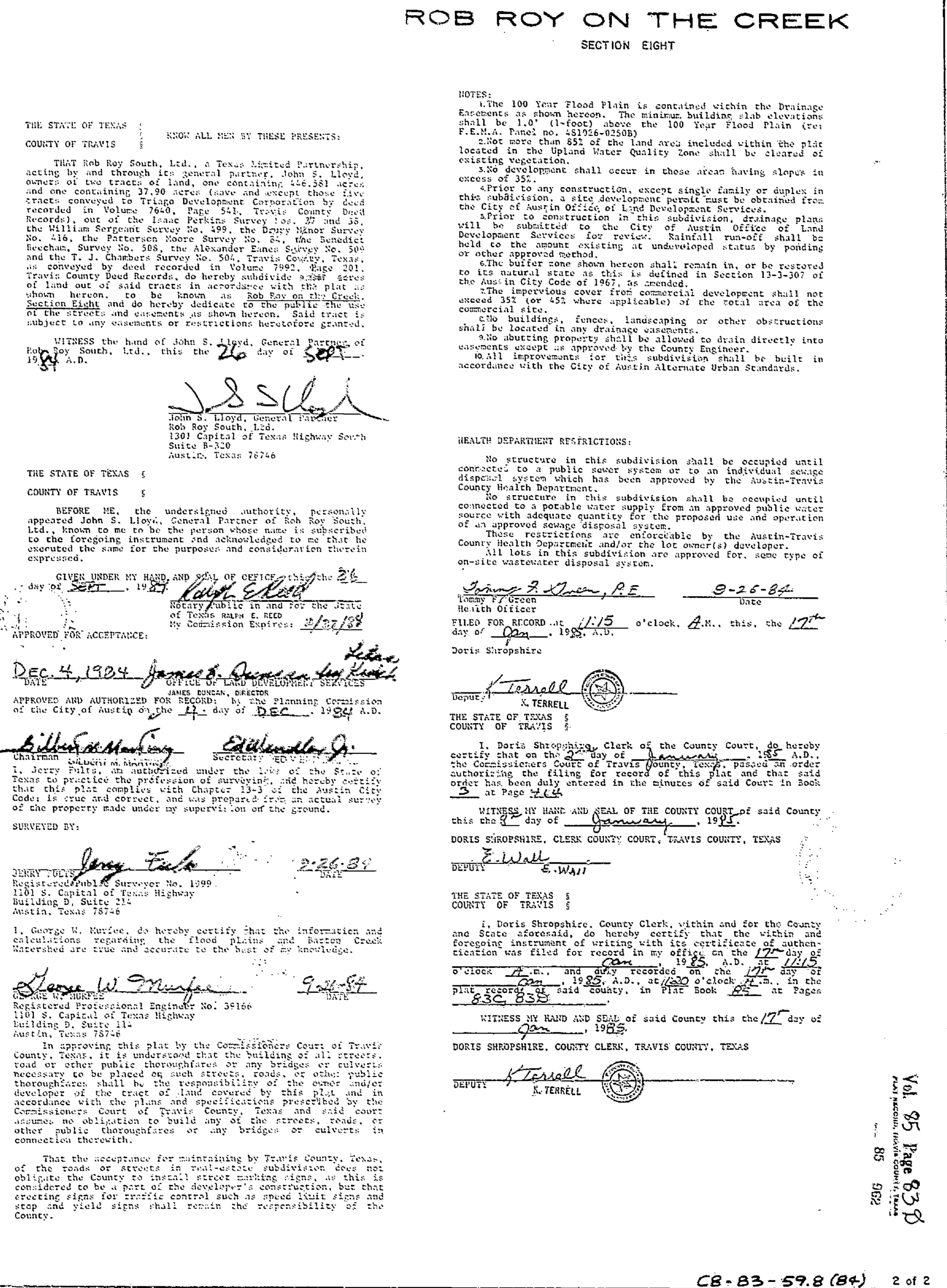
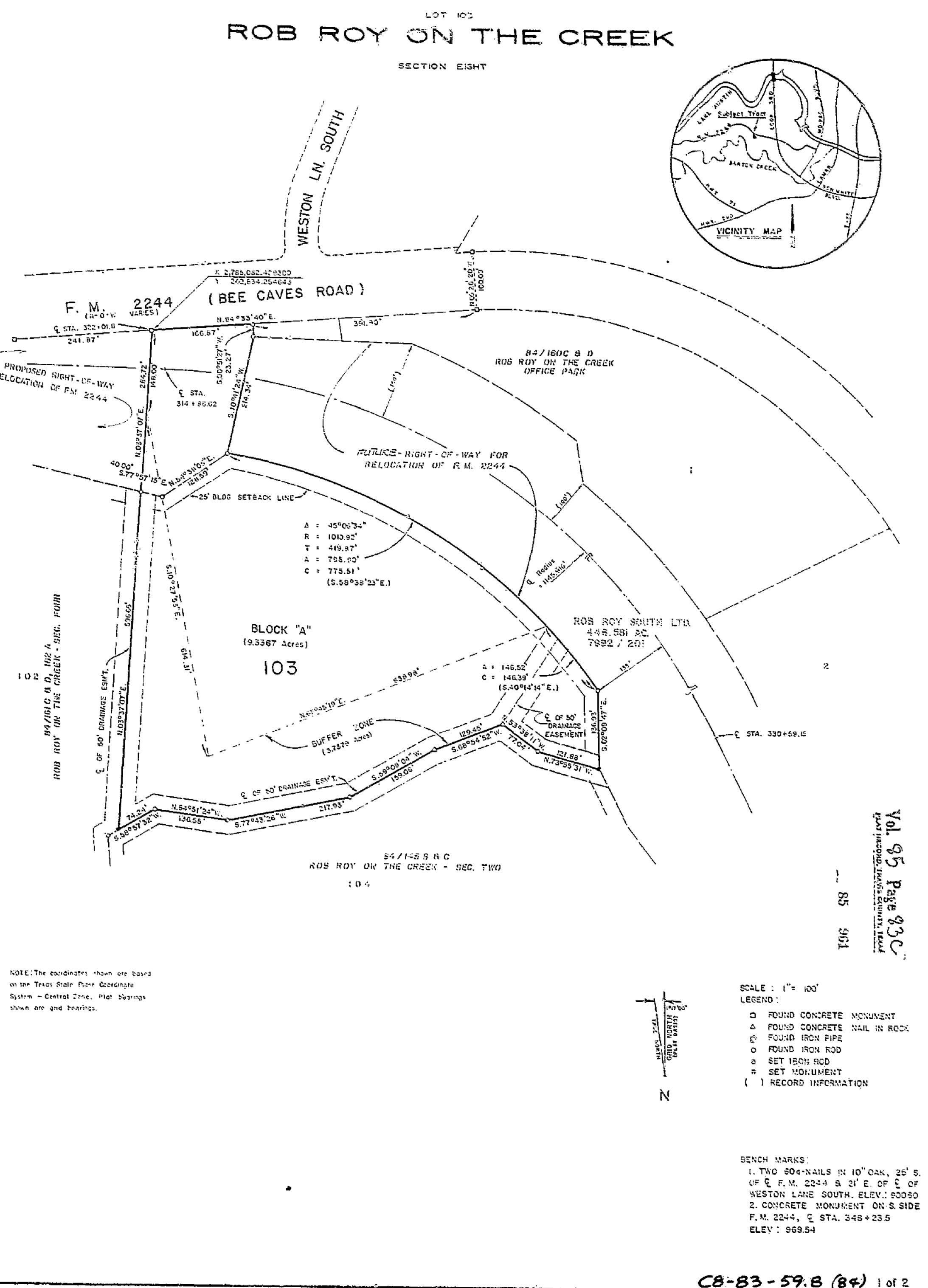
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

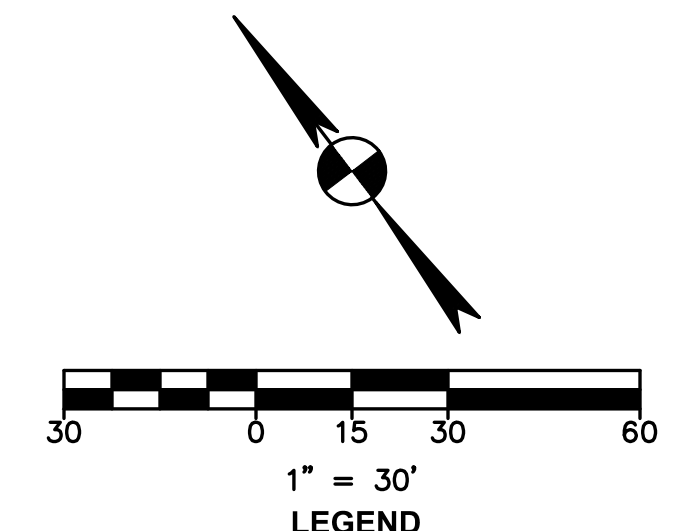
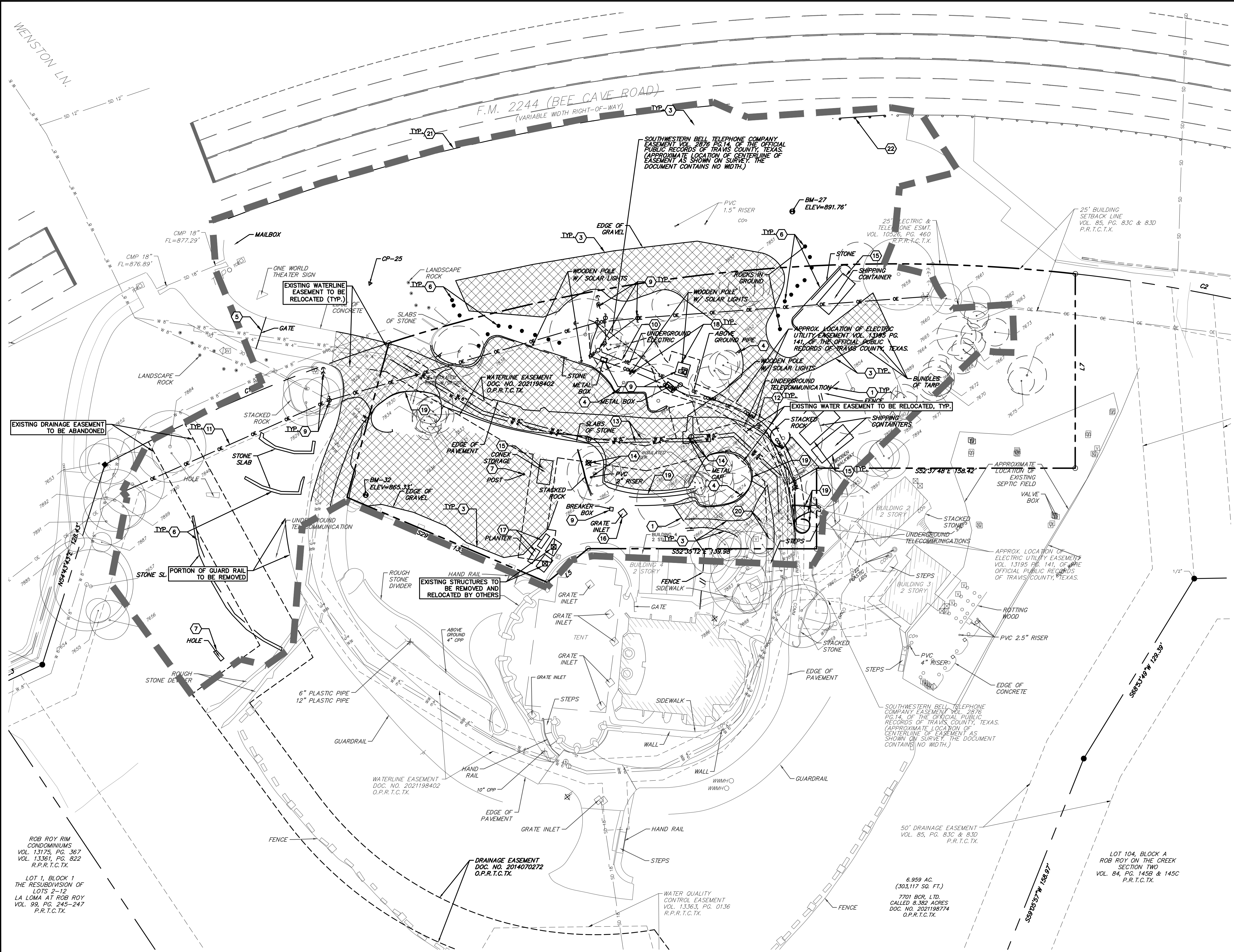
PLOT DATE: Dec 19 2024-5:51pm

Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Suite 350, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

AN ALTA/NSPS SURVEY OF THE FOLLOWING TRACTS OF LAND

TRACT 1: BEING A PORTION OF 1.421-ACRE TRACT OF LAND (62,014 SQ.FT.) IN THE ISAAC PERKINS SURVEY NO. 37, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 103, BLOCK A OF ROB ROY ON THE CREEK SECTION 8, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 85, PAGES 83C-B3D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.382 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 7701 BCR, LTD., RECORDED IN DOCUMENT NO. 2021198774, OFFICIAL PUBLIC PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.);





EXISTING	DEMO	DESCRIPTION
(1000)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		STORMSEWER LINE
		WATER LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		TREE TO BE REMOVED
		TREE TO BE SAVED
		HERITAGE / MATURE TREE
		EXISTING SITE TO BE DEMOLISHED

TREE LIST	
TREE #	SIZE & SPECIES
7850	LIVE OAK 7.5"
7851	LIVE OAK 9.5"
7852	LIVE OAK 11"
7853	LIVE OAK 11"
7854	LIVE OAK 27.5" 20" 15"
7855	PALM ROYAL 24"
7856	CEDRAR 9.5" 5.5" 4.5" 3.5"
7857	LIVE OAK 20.25" 13.5" 13.5"
7858	LIVE OAK 11.5"
7859	PALM ROYAL 18"
7860	PALM ROYAL 18"
7861	CEDRAR 10.5"
7862	LIVE OAK 16.5"
7863	LIVE OAK 12"
7864	CEDRAR 17"
7865	LIVE OAK 6.5"
7866	LIVE OAK 9"
7867	LIVE OAK 6.5"
7868	LIVE OAK 6.5"
7869	CEDRAR 7"
7870	CEDRAR 10"
7871	LIVE OAK 9.5"
7872	LIVE OAK 6.5"
7873	LIVE OAK 11.5"
7874	LIVE OAK 12.75" 8.5" 8.5"
7875	LIVE OAK 7"
7876	LIVE OAK 14.5"
7877	LIVE OAK 12"
7878	LIVE OAK 10"
7879	LIVE OAK 11.5"
7880	CEDRAR 117.5" 3.5" 3.5"
7881	CEDRAR 9.5"
7882	CEDRAR 7.5"
7883	CEDRAR 22.5" 8.5" 7" 6" 5" 4.5"
7884	CEDRAR 22" 7" 7" 6" 5" 5"
7885	CEDRAR 6" 6" 7"
7886	CEDRAR 17.75" 7.5" 6.5" 2.5"
7887	CHINA BERRY 6"
7888	CEDRAR 6.5"
7889	CEDRAR 8" 5.5" 5"
7890	CEDRAR 9.5"
7891	CEDRAR 14.5" 6" 5" 4" 4"
7892	CEDRAR 19" 6.5" 5" 5"
7893	CEDRAR 12.5"
7894	CEDRAR 6.5"
7895	CEDRAR 11" 9" 5"
7896	CEDRAR 14" 9" 5"
7897	CEDRAR 18.5" 7" 5" 5"
7898	CEDRAR 18.5" 7" 5" 5"

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING APPLICABLE BUILDING/STRUCTURES ON THE SITE AND UTILITY RELOCATION WORK.
2. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
3. ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
4. THE CONTRACTOR SHALL REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. PROTECT ALL UTILITIES THAT ARE TO REMAIN.
6. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE IN PLACE PRIOR TO ANY WORK.
7. NO DEMOLITION WILL OCCUR PRIOR TO THE PRE-CONSTRUCTION MEETING.
8. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
9. SPOILS ARE TO BE REMOVED FROM THE SITE DAILY.
10. CONTRACTOR TO COORDINATE WITH URBAN DESIGN BEFORE REMOVAL OF TREES.
11. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.

- DEMOLITION KEYNOTES**
- 1 EXISTING FENCING TO BE REMOVED
 - 2 SAW-CUT AND REMOVE EXISTING CURB & GUTTER
 - 3 EXISTING PAVEMENT TO BE REMOVED
 - 4 EXISTING SIGNAGE TO BE REMOVED
 - 5 EXISTING GATE TO BE REMOVED
 - 6 EXISTING STONE/ROCK STRUCTURE TO BE REMOVED
 - 7 EXISTING STRUCTURE TO BE REMOVED
 - 8 EXISTING TREE TO BE REMOVED
 - 9 EXISTING ELECTRIC STRUCTURE TO BE REMOVED
 - 10 EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED
 - 11 EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED
 - 12 EXISTING UNDERGROUND TELECOMM LINE TO BE REMOVED
 - 13 EXISTING UNDERGROUND WATER LINE TO BE REMOVED
 - 14 EXISTING WATER STRUCTURE TO BE REMOVED
 - 15 EXISTING STORAGE STRUCTURE TO BE REMOVED
 - 16 EXISTING DRAINAGE STRUCTURE TO BE REMOVED
 - 17 EXISTING PLANTER BOX TO BE REMOVED
 - 18 EXISTING POLE TO BE REMOVED
 - 19 EXISTING WALL TO BE REMOVED
 - 20 EXISTING CONCRETE STEPS TO BE REMOVED
 - 21 EXISTING STRIPING TO BE REMOVED
 - 22 EXISTING GUARD FENCE TO BE REMOVED

garza

7709 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629 © Copyright 2025

111283

09.29.2025

REVISION

NO.

DATE

EXISTING CONDITIONS AND DEMOLITION PLAN

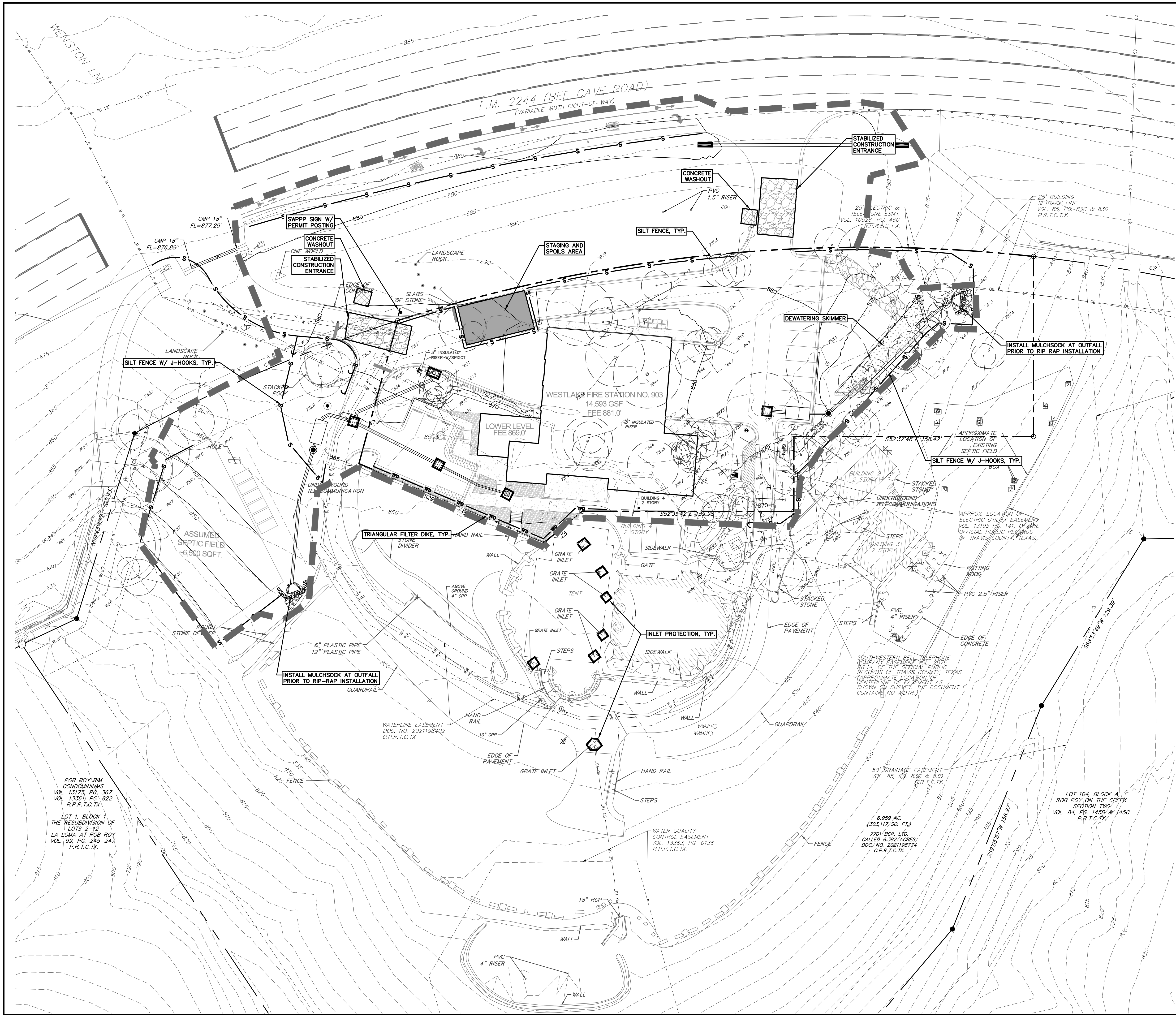
WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-00004

SHEET
06
OF 27

V:\104576-00004\CHW00-CD01\104576-00004-DEMO.dwg modified by dtemerato on Sep 25, 2025 1:05 PM



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(0000)		PROPERTY LINE / R.O.W. LINE
○		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		UNDERGROUND TELEPHONE LINE
○		UNDERGROUND CABLE AND INTERNET
○		UNDERGROUND TELECOMMUNICATIONS
○		TREE PROTECTION
○		SILT FENCE
○		SILT FENCE WITH J-HOOKS
○		LIMITS OF CONSTRUCTION & SILT FENCE
○		SWALE
○		TRIANGULAR FILTER DIKE
○		ROCK BERM
○		INLET PROTECTION
○		STABILIZED CONSTRUCTION ENTRANCE/ TEMPORARY SPOILS/STAGING AREA
○		MULCH SOCK
○		MULCH LOG
○		DIRECTION OF FLOW
○		TREE TO BE REMOVED
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE

- EROSION & SEDIMENTATION NOTES:**
1. ALL DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION AND SEDIMENTATION CONTROLS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED TO INSURE THAT DISTURBED AREAS ARE ADEQUATELY PROTECTED. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT THAT IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE CONTRACTOR FROM THE PROJECT.
 2. IN AREAS WHERE HYDROMULCH IS UTILIZED, SEVERAL APPLICATIONS MAY BE REQUIRED TO ESTABLISH ADEQUATE STABILIZATION IF FREQUENT RAINFALL OCCURS DURING SEEDING ATTEMPTS.
 3. IF DISTURBED AREA IS NOT BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
 4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.4.B.1(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 5. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
 6. EXTEND ALL TREE PROTECTION FENCING TO THE FULL EXTENT OF THE CRITICAL ROOT ZONE WHERE POSSIBLE. IF FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE THE FENCING AT THE 1/2CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ. IF FENCING CANNOT BE INSTALLED AROUND THE 1/2 CRZ, 2X4X6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ. TREE PROTECTION FENCING OR USE OF LUMBER STRAPPED TO TREES APPLIES TO ROW TREES. LUMBER SHALL BE STRAPPED TO THE TRUNK OF ANY TREE WHERE WORK IS BEING DONE WITHIN THE CRZ WHILE TREE PROTECTION FENCING IS DOWN.
 7. TREES PROPOSED TO BE PRESERVED MUST MEET THE FOLLOWING CRITERIA:
 - A MINIMUM OF 50% OF CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER;
 - CUT OR FILL IS LIMITED TO 4 INCHES FROM THE 1/2 CRZ TO THE 1/4 CRZ;
 - NO CUT OR FILL IS PERMITTED WITHIN THE 1/4 CRZ

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-00004

SHEET
07
OF 27

garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78755
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
Garza EMC, LLC © Copyright 2025

111283

09.29.2025

EROSION AND
SEDIMENTATION CONTROL
PLAN

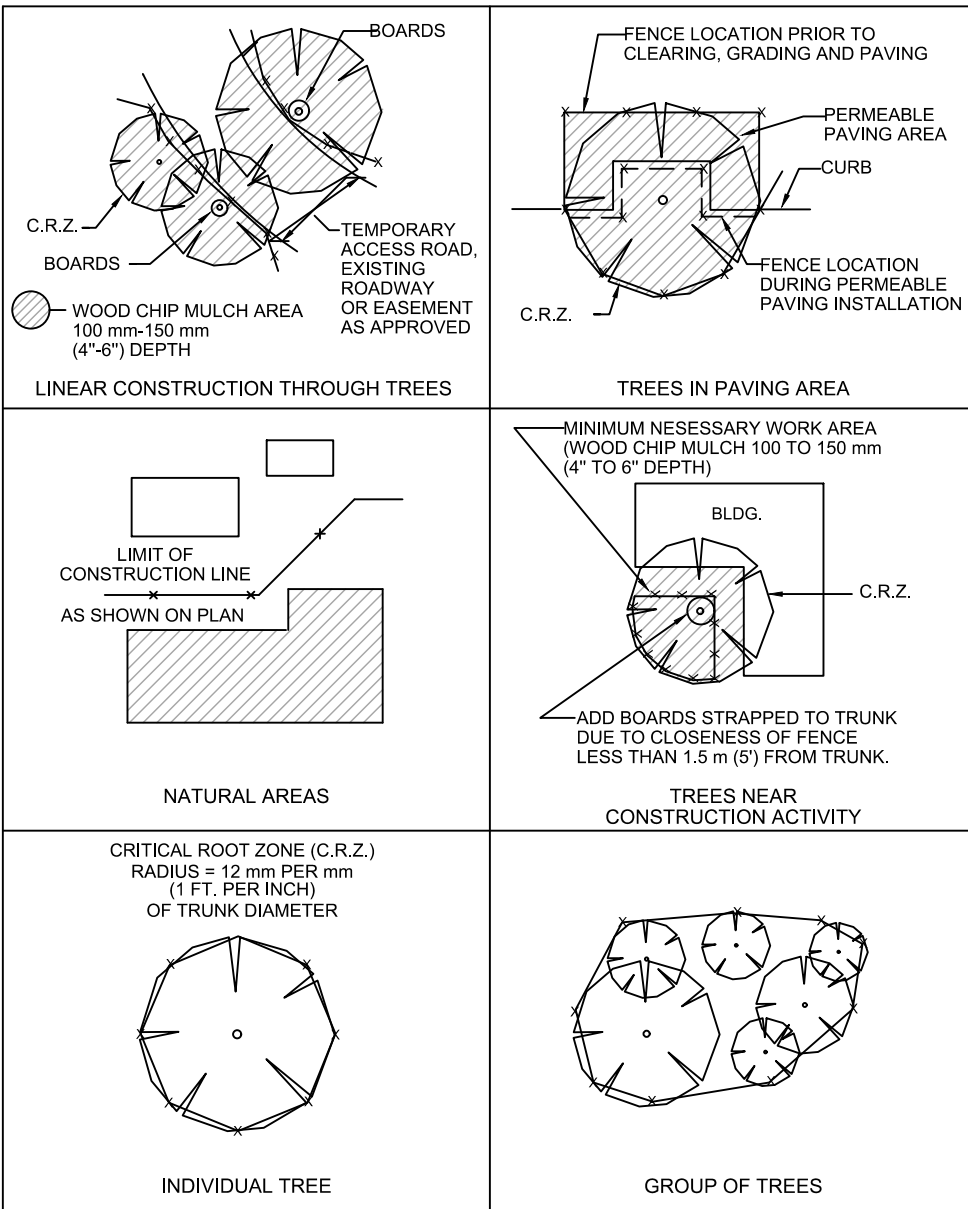
WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

REVISION

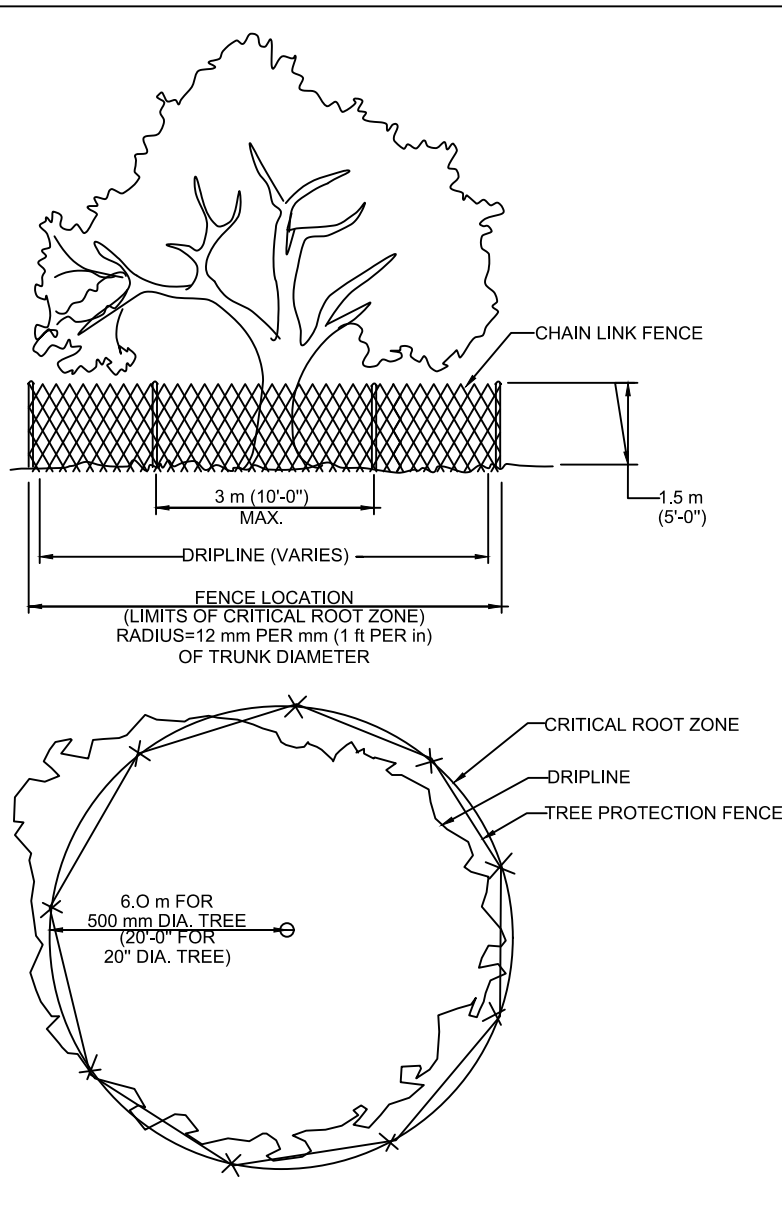
NO.

DATE

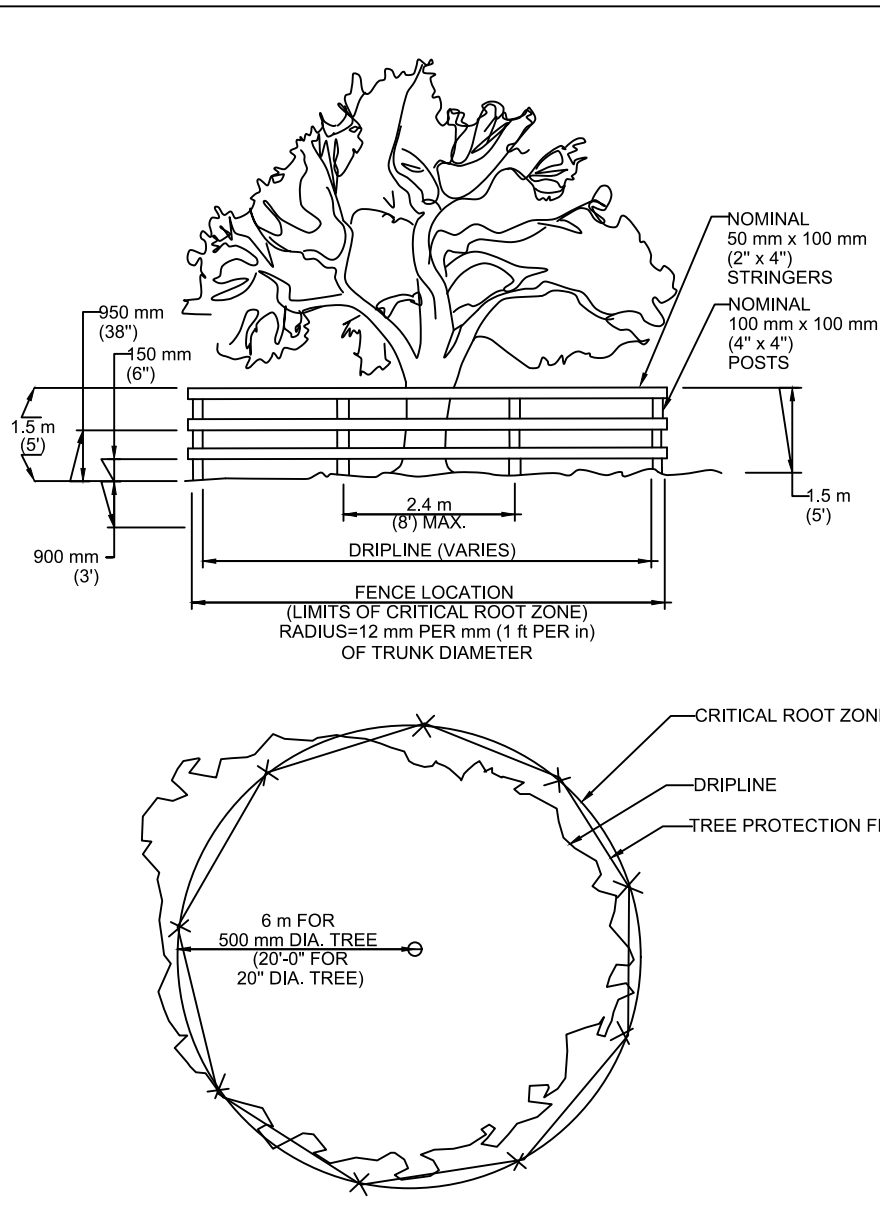
V:\104576-0004\CH000-CAD\104576-00004-ES.dwg modified by cormale on Aug 14, 2025 3:52 PM



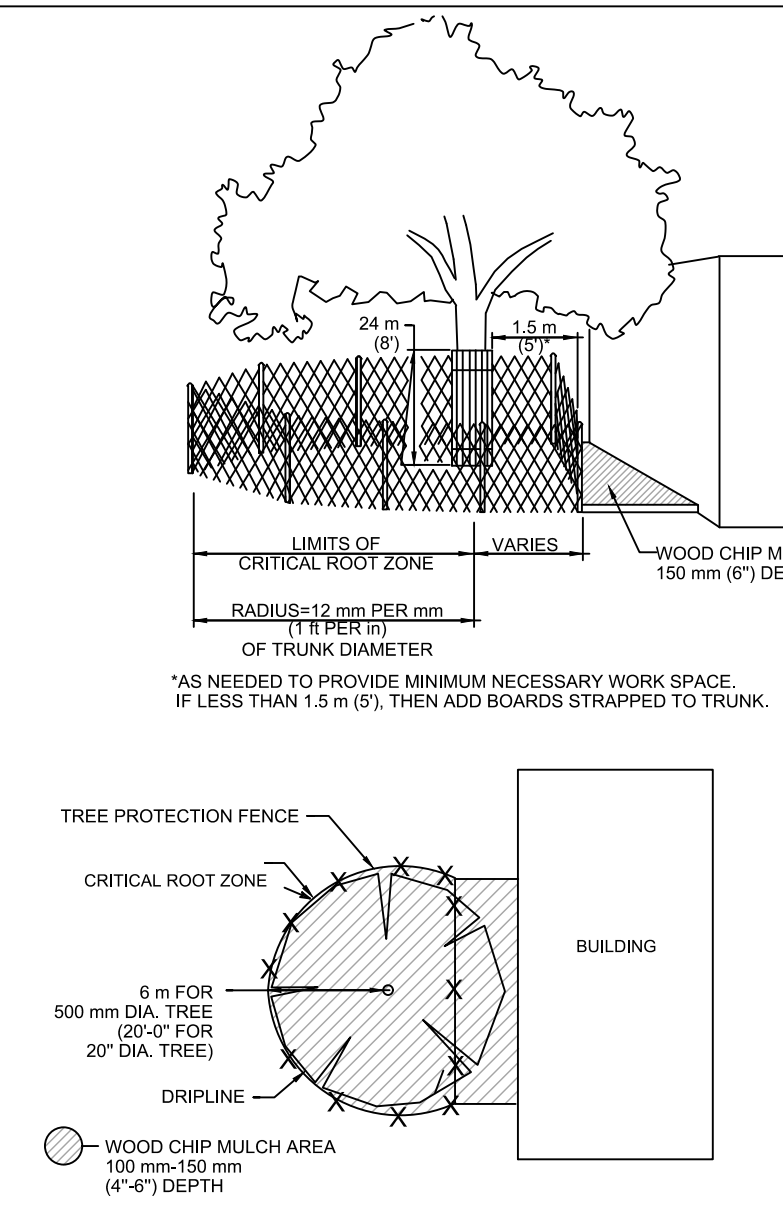
CITY OF AUSTIN	TREE PROTECTION FENCE LOCATIONS	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	610S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



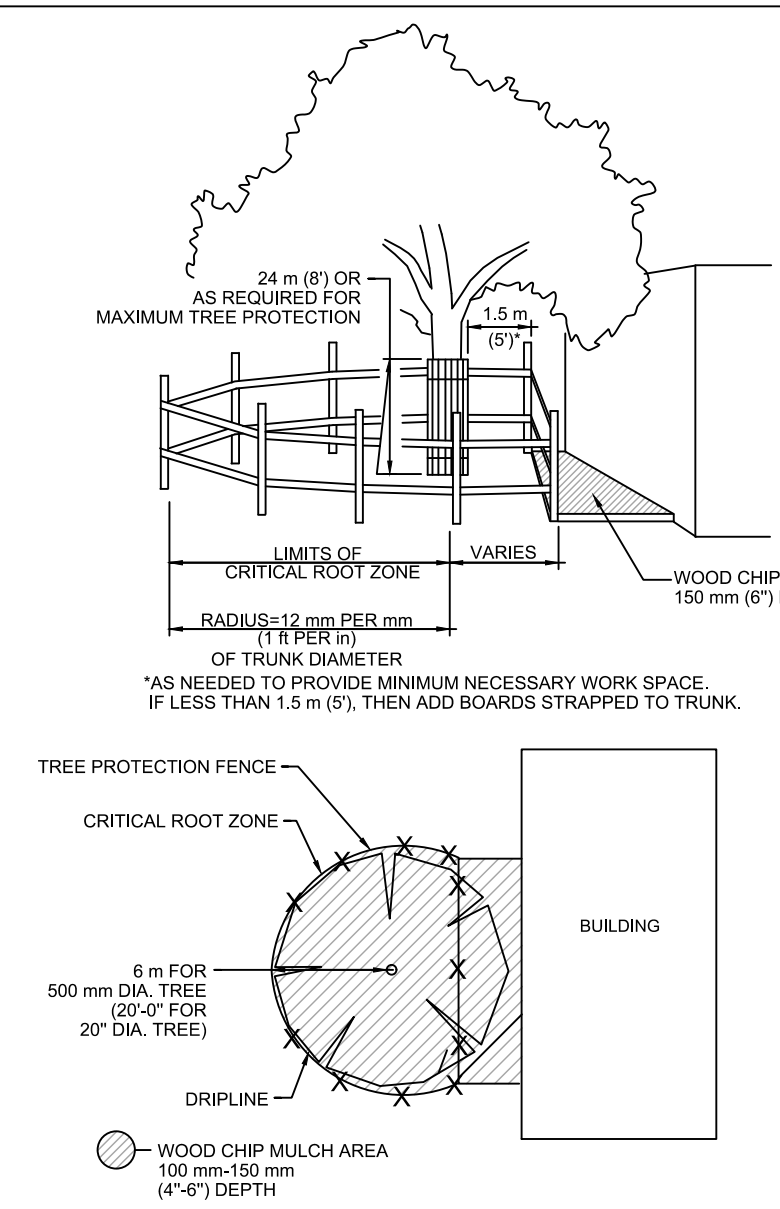
CITY OF AUSTIN	TREE PROTECTION FENCE TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	610S-2
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



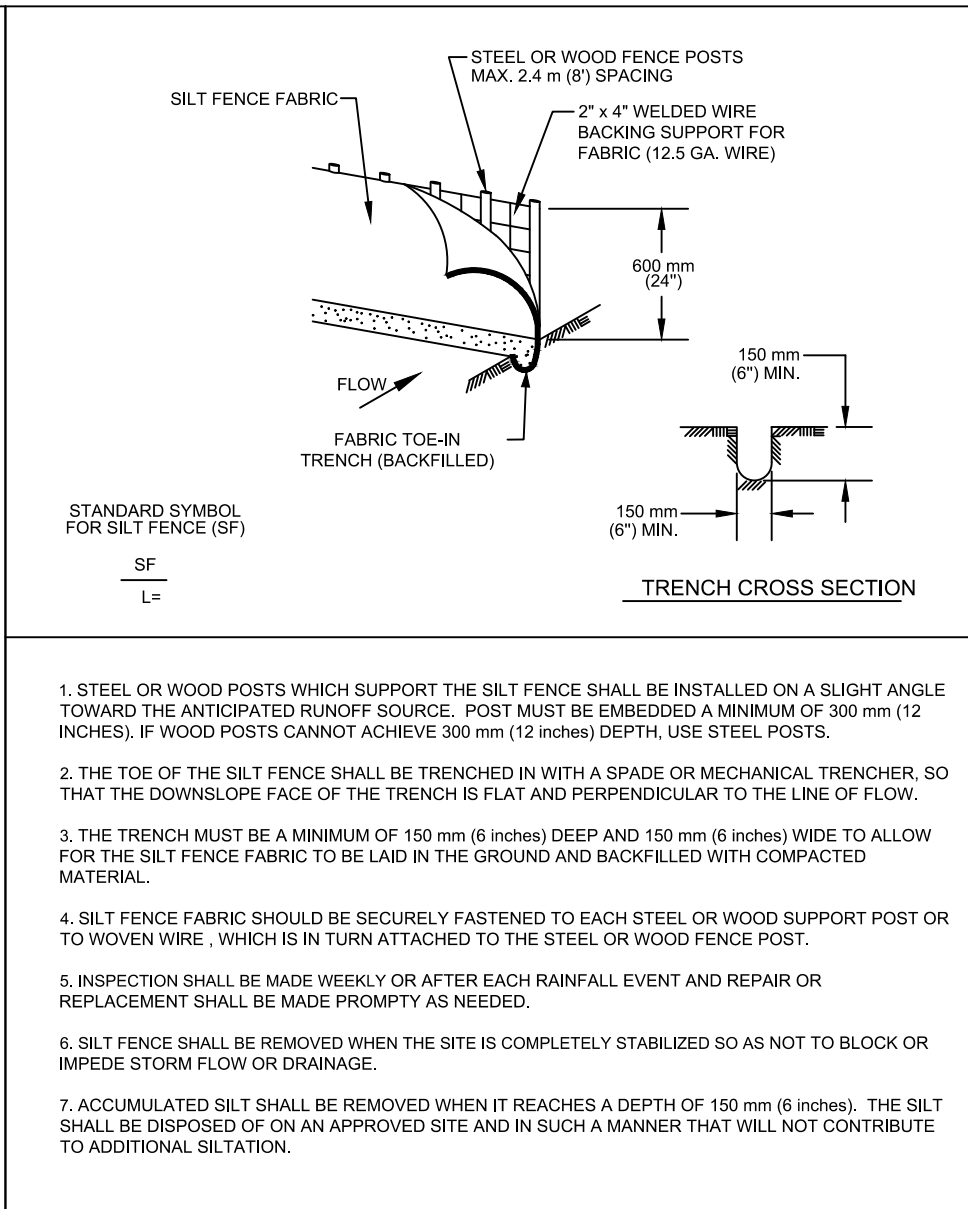
CITY OF AUSTIN	TREE PROTECTION FENCE TYPE B - WOOD	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	610S-3
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



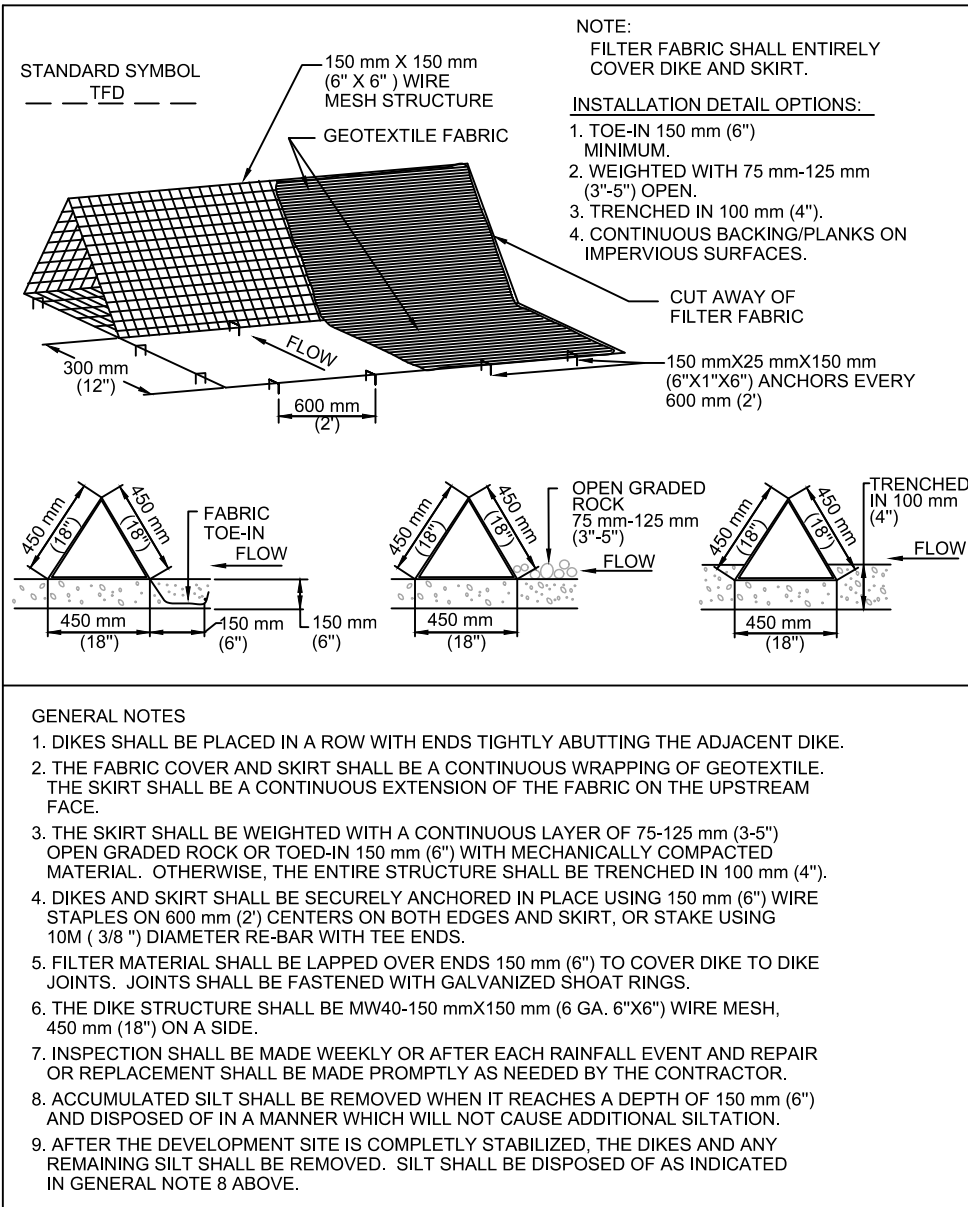
CITY OF AUSTIN	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	610S-4
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



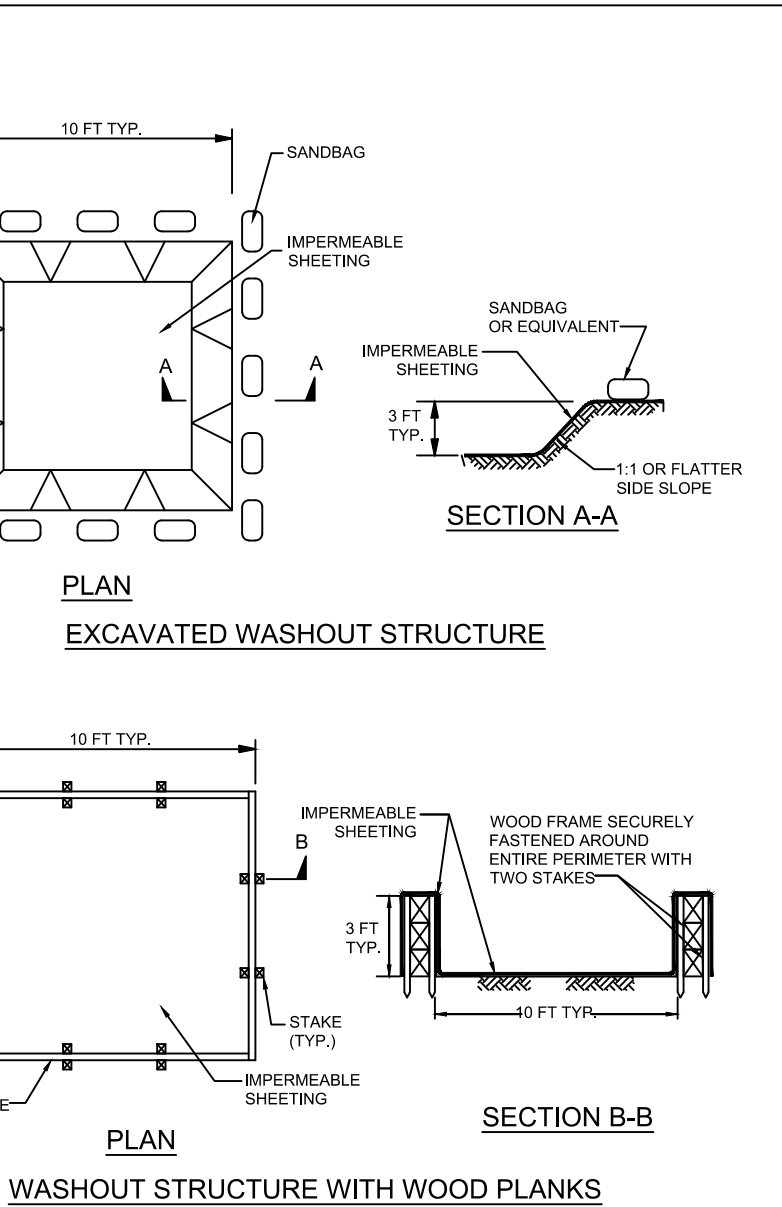
CITY OF AUSTIN	TREE PROTECTION FENCE MODIFIED TYPE B - WOOD	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	610S-5
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



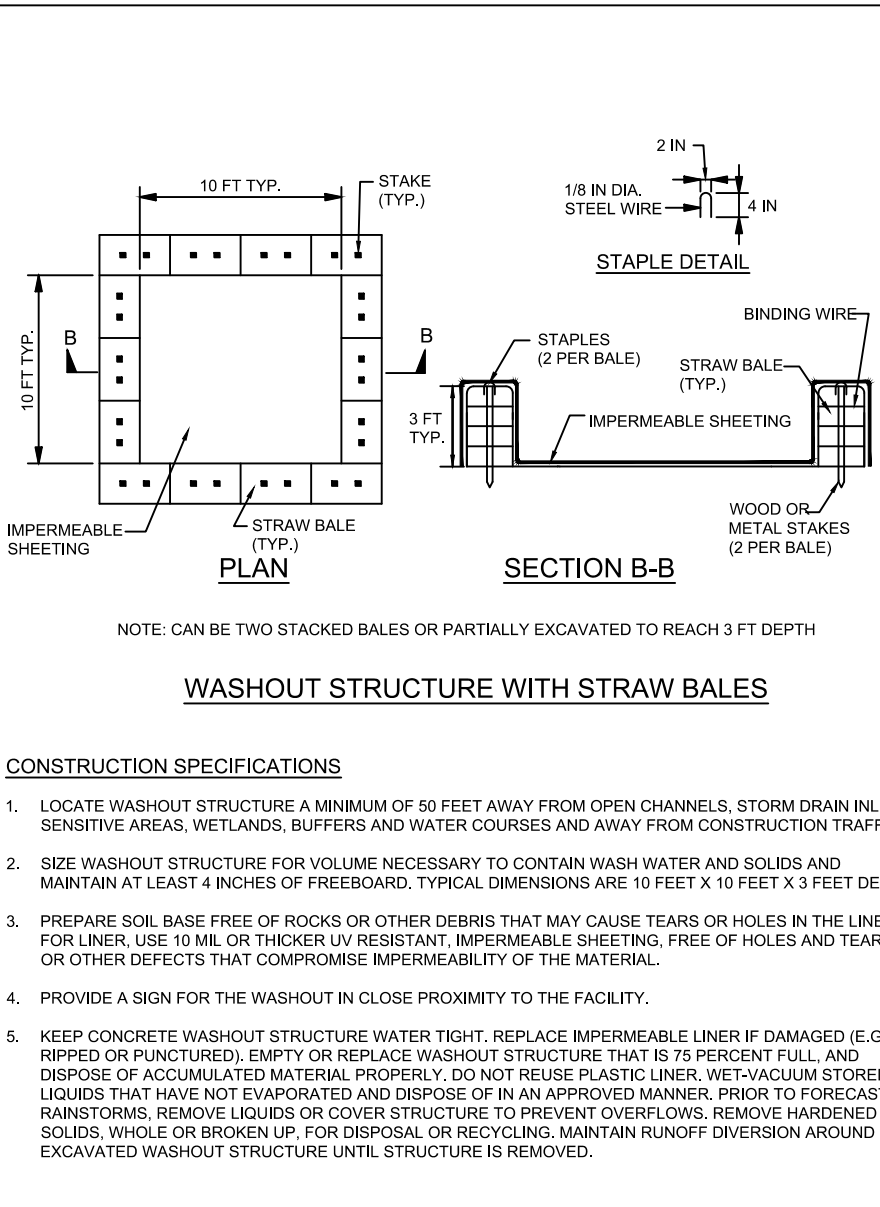
CITY OF AUSTIN	SILT FENCE	STANDARD NO.
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011	642S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



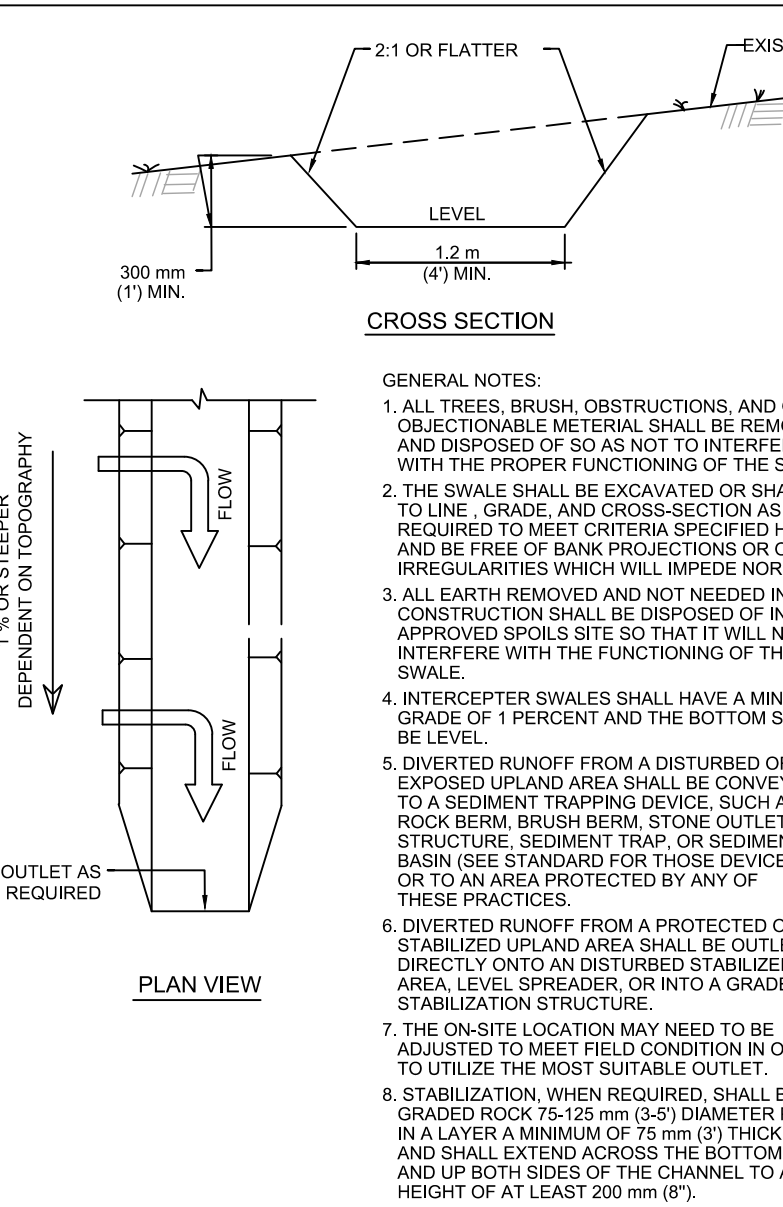
CITY OF AUSTIN	TRIANGULAR SEDIMENT FILTER DIKE	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00	628S
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



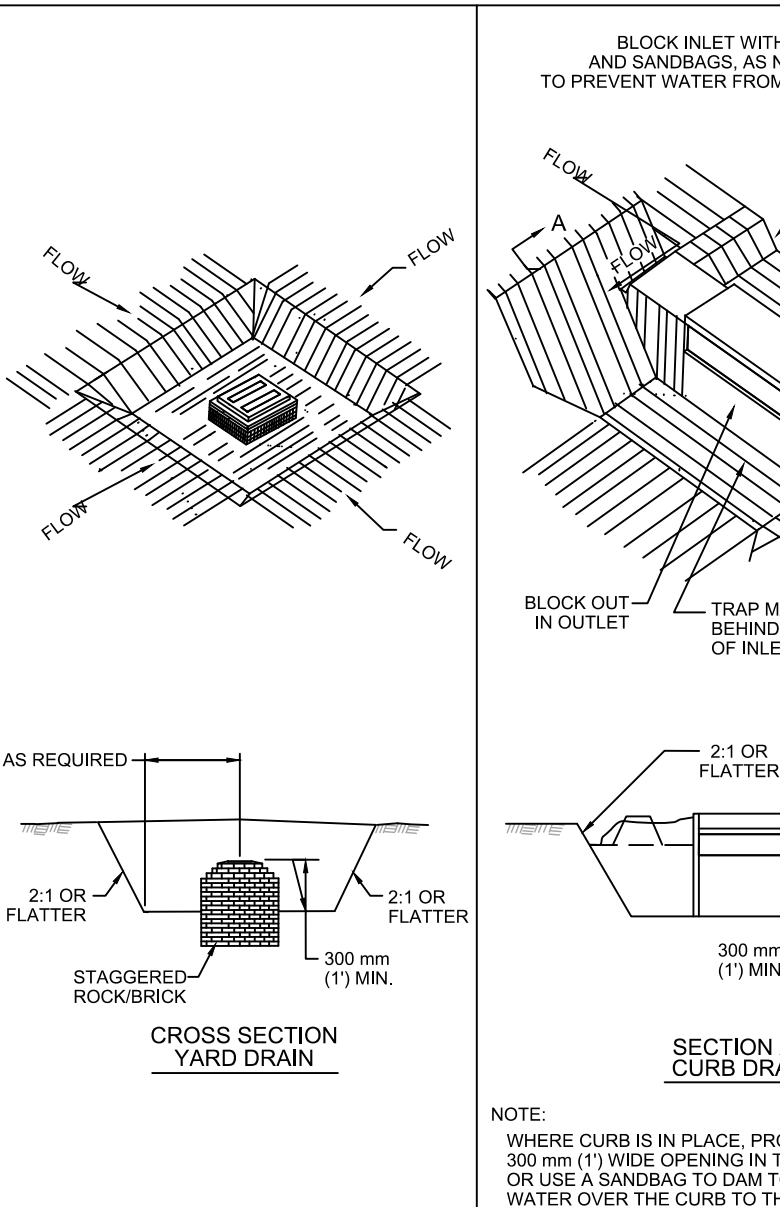
CITY OF AUSTIN	ON-SITE CONCRETE WASHOUT STRUCTURE	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	628S
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



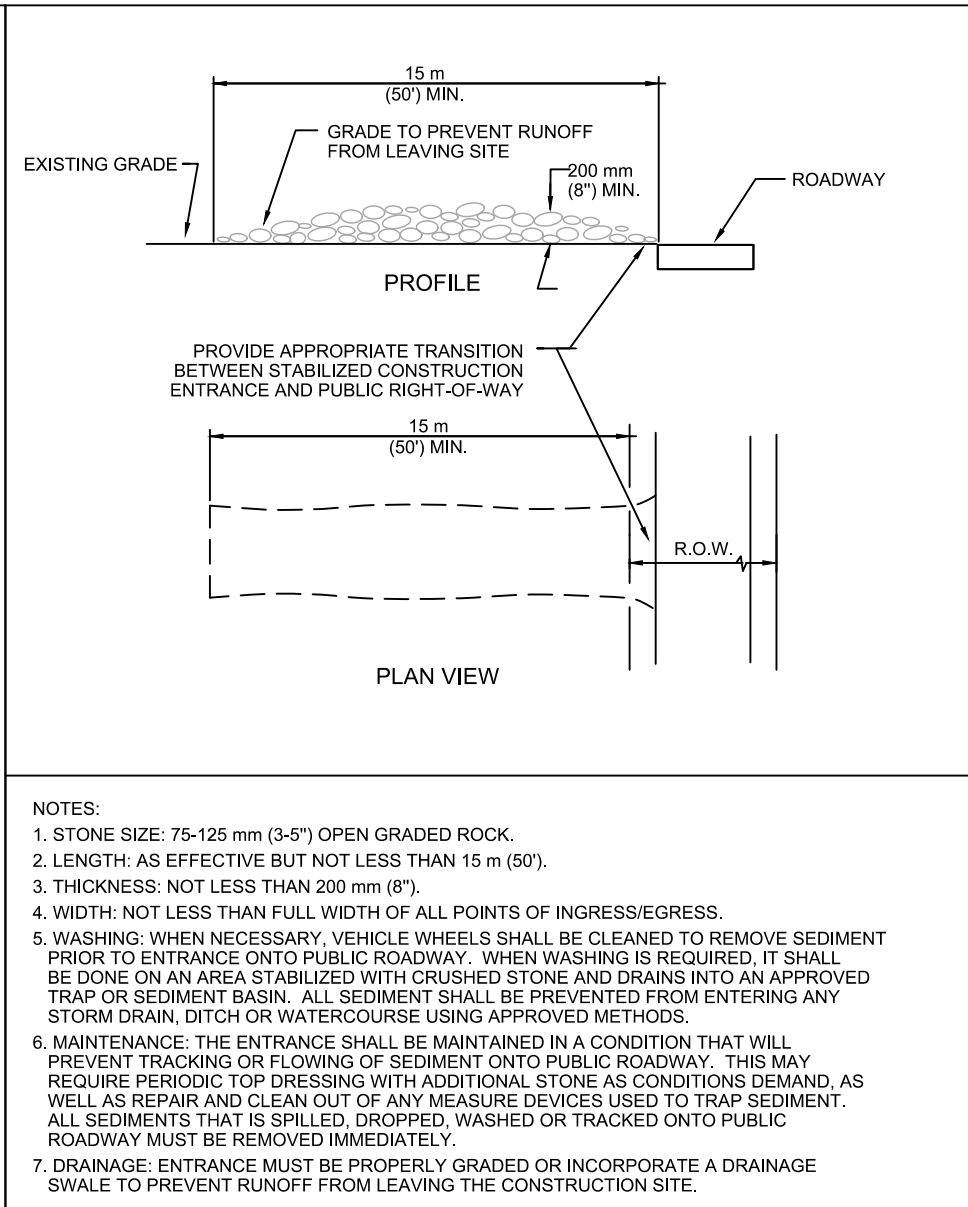
CITY OF AUSTIN	ON-SITE CONCRETE WASHOUT STRUCTURE	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99	628S
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



CITY OF AUSTIN	PERIMETER SWALE	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00	636S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



CITY OF AUSTIN	STORM INLET SEDIMENT TRAP	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00	632S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



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

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

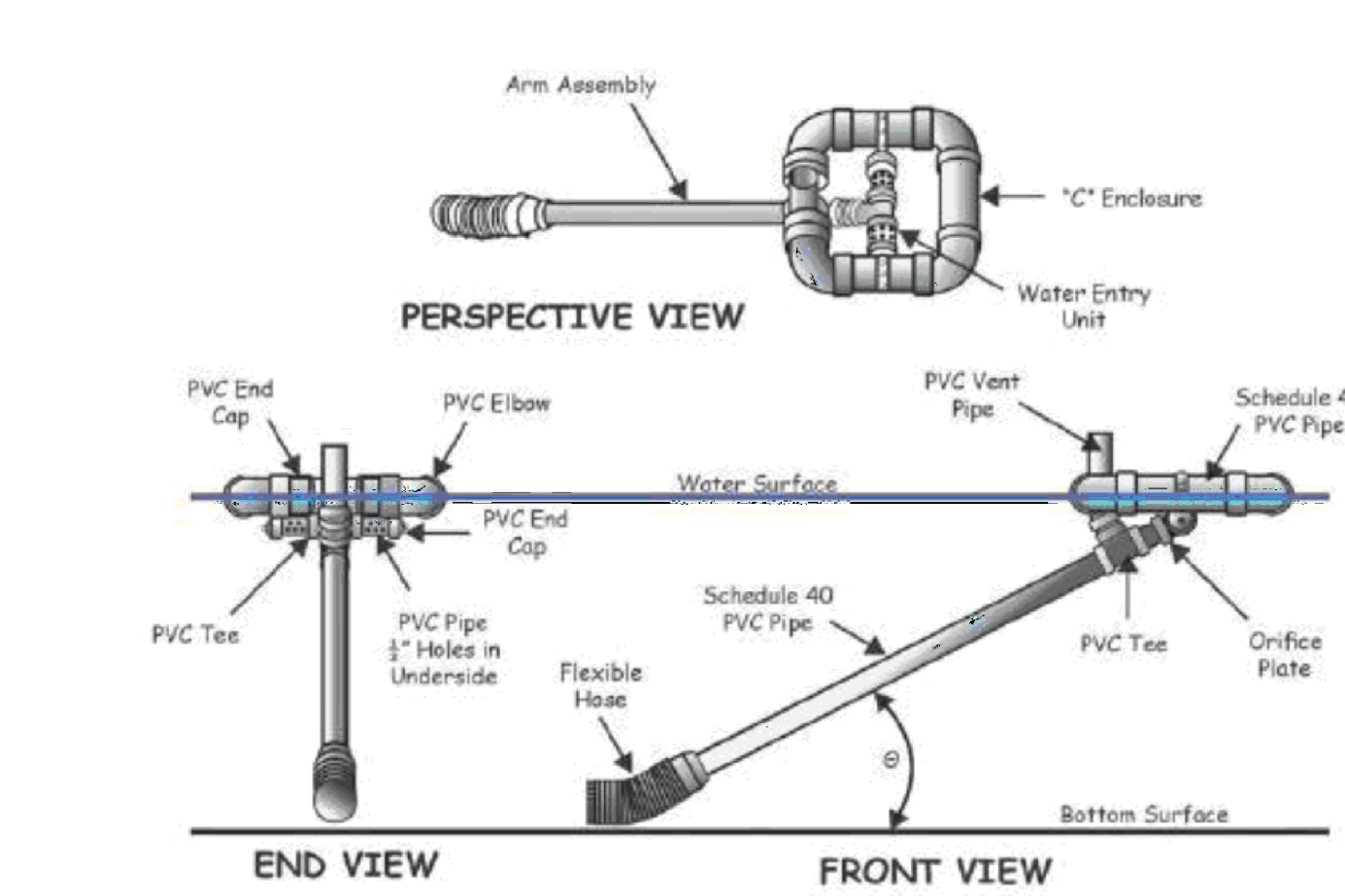
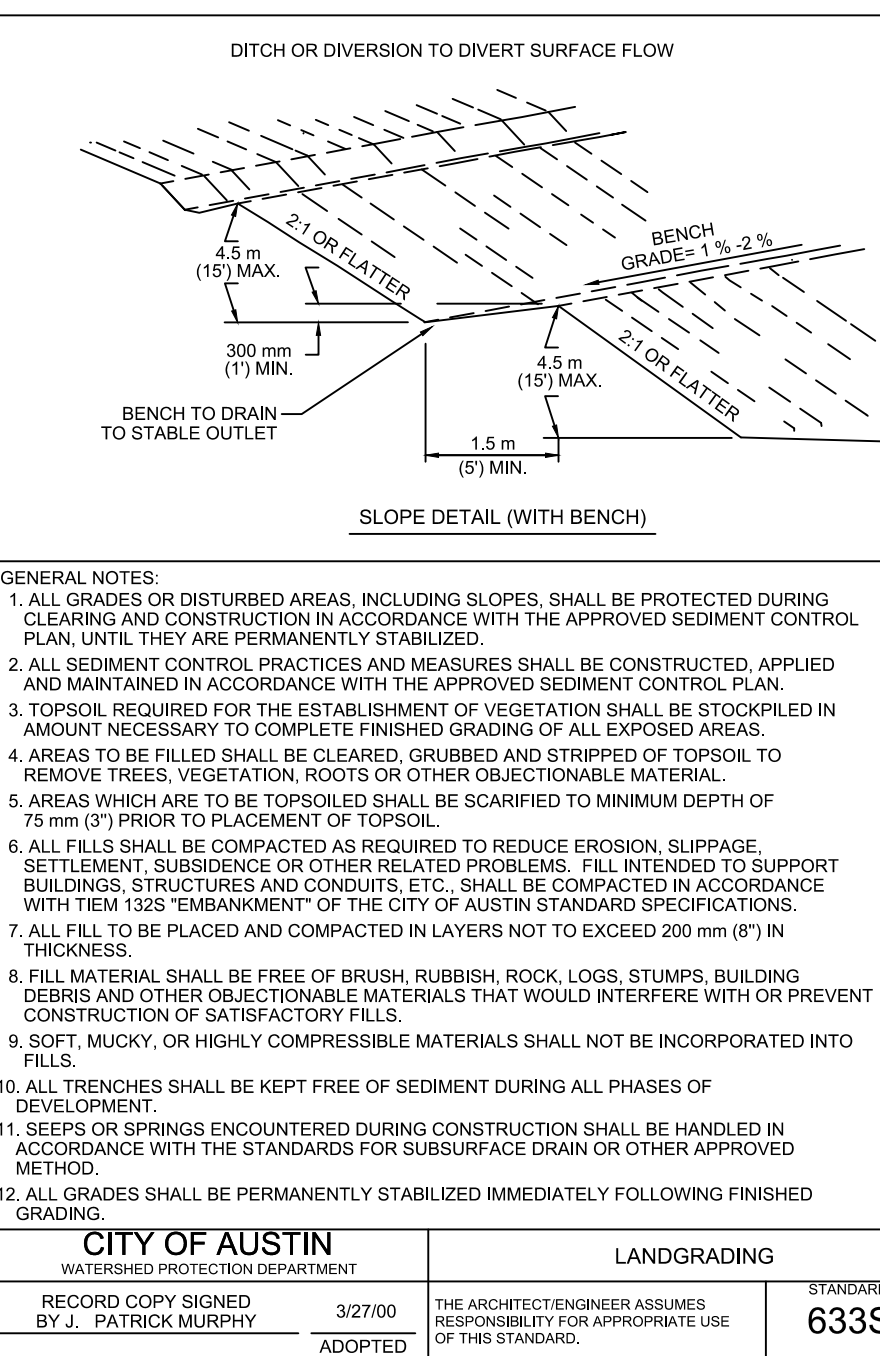
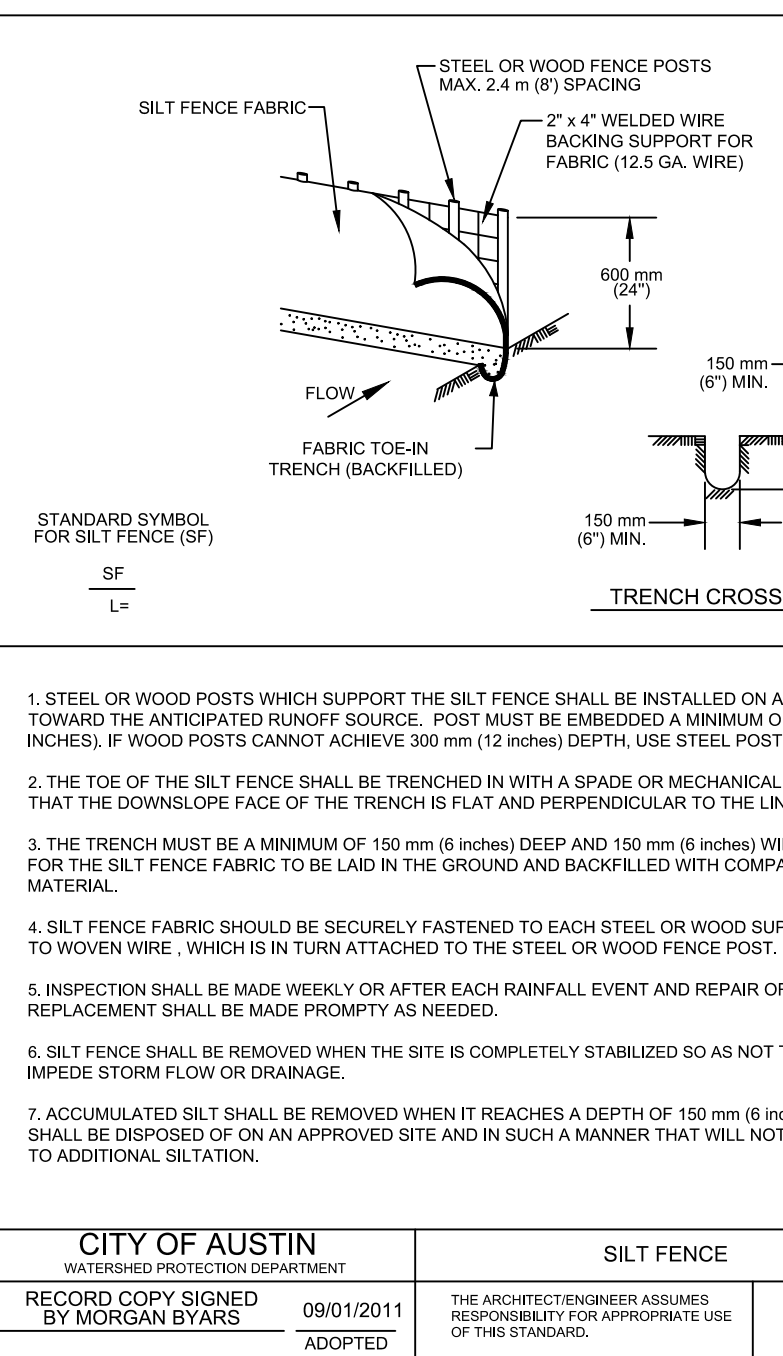


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

DEWATERING SKIMMER DETAIL COA ECM FIGURE 1.4.5.K.1



CITY OF AUSTIN	DITCH OR DIVERSION TO DIVERT SURFACE FLOW	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	3/27/00	633S-1
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



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

EROSION AND SEDIMENTATION CONTROL DETAILS

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

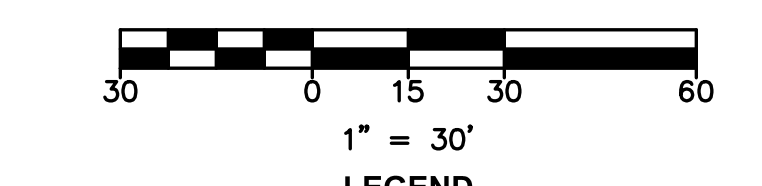
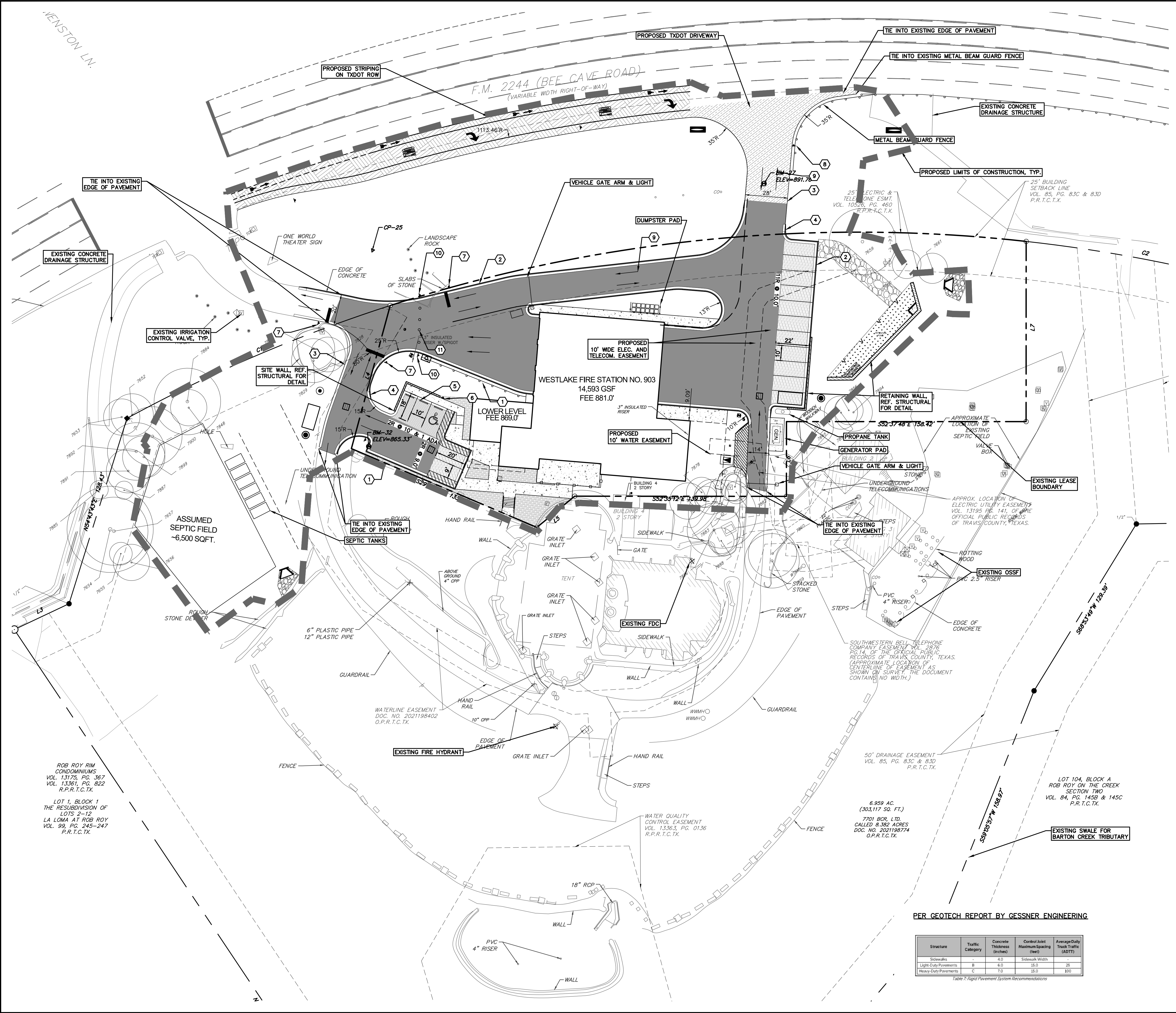
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004

SHEET
08
OF 27

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78755
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
Garza EMC, LLC © Copyright 2025

111283
09.29.2025



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
(XXX)		GROUND LIGHT
(XXX)		POWER POLE
(XXX)		DOWN GUY
(XXX)		WATER MANHOLE
(XXX)		WATER LINE MARKER
(XXX)		UNDERGROUND CABLE MARKER
(XXX)		UNDERGROUND GAS LINE MARKER
(XXX)		UNDERGROUND TELEPHONE MARKER
(XXX)		GAS RISER
(XXX)		TELEPHONE RISER
(XXX)		SPRINKLER CONTROL BOX
(XXX)		SWITCH GEAR & PAD
(XXX)		TRANSFORMER (SIZE VARIES)
(XXX)		FIRE HYDRANT
(XXX)		WATER VALVE
(XXX)		WATER METER
(XXX)		WATER METER VAULT (SIZE VARIES)
(XXX)		CABLE TV RISER
(XXX)		ELECTRIC BOX
(XXX)		ELECTRIC METER
(XXX)		GAS METER
(XXX)		GAS VALVE
(XXX)		TRAFFIC CONTROL BOX
(XXX)		TRAFFIC SIGNAL POST
(XXX)		GRATE INLET
(XXX)		CURB INLET (SIZE VARIES)
(XXX)		GREASE TRAP (SIZE VARIES)
(XXX)		ELECTRIC MANHOLE (SIZE VARIES)
(XXX)		WASTEWATER MANHOLE (SIZE VARIES)
(XXX)		STORMSEWER MANHOLE (SIZE VARIES)
(XXX)		TELEPHONE MANHOLE (SIZE VARIES)
(XXX)		WASTEWATER CLEANOUT
(XXX)		WIRE FENCE
(XXX)		WOOD FENCE
(XXX)		CHAIN LINK FENCE
(XXX)		DUMPSTER
(XXX)		CURB & GUTTER
(XXX)		EDGE OF PAVEMENT
(XXX)		FIRE LANE DESIGNATION
(XXX)		ACCESSIBLE ROUTE
(XXX)		CONCRETE SIDEWALKS
(XXX)		WALL
(XXX)		SIGN
(XXX)		WHEELSTOP
(XXX)		BOLLARD
(XXX)		FINISH FLOOR ELEVATION
(XXX)		PARKING COUNT (REGULAR SPACES)
(XXX)		PARKING COUNT (ACCESSIBLE SPACES)
(XXX)		PARKING COUNT (PARALLEL SPACES)
(XXX)		ACCESSIBLE SPACE
(XXX)		BIKE PARKING
(XXX)		BARRICADE
(XXX)		LIMITS OF CONSTRUCTION

- ACCESSIBILITY NOTES:**
- SLOPES ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 402 INCLUDING A MAXIMUM GROSS SLOPE OF 1:48 AND MAXIMUM RUNNING SLOPE OF 1:20.
 - RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 405.
 - WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 403.
 - PAVERS IN ACCESSIBLE ROUTE SHALL BE NON-BEVELED TO MINIMIZE WHEELCHAIR VIBRATIONS.

- GENERAL NOTES:**
- ALL DIMENSIONS TO THE CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - FOR BICYCLE RACKS, BENCHES AND TREE WELL DETAILS NOTED ON THIS SITE SITE PLAN REFER TO THE LANDSCAPE SHEETS FOR THOSE SPECIFIC DETAILS.
 - ALL SITE PLAN NOTES ARE ON THE SITE PLAN DETAILS SHEET, SHEET 11.
 - REFER TO LANDSCAPE PLANS FOR STREETScape/HARDScape MATERIALS.

- SITE KEYNOTES**
- METAL BEAM GUARD FENCE
 - 6" CONCRETE CURB & GUTTER
 - LAYDOWN CURB
 - CURB TRANSITION
 - PARKING LOT BUMPER CURB
 - ADA SIGNAGE
 - STOP SIGN
 - RIGHT TURN ONLY, EXCEPT FOR EMERGENCY VEHICLES SIGN
 - CIRCULATION
 - DO NOT ENTER SIGN, ACTIVATED BY TENANT FOR PUBLIC EVENTS
 - TEMPORARY TRAFFIC CONES, BY TENANT FOR PUBLIC EVENTS

PAVEMENT DESIGN	
(Pattern)	CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION
(Pattern)	CONCRETE PAVEMENT PER TxDOT DETAIL DMB-24
(Pattern)	LIGHT-DUTY PAVEMENT SECTION PER GEOTECHNICAL REPORT, SEE NOTE 1
(Pattern)	HEAVY-DUTY PAVEMENT SECTION PER GEOTECHNICAL REPORT, SEE NOTE 1

PAVEMENT DESIGN:

- GEOTECHNICAL RECOMMENDATION: CONTRACTOR TO REFER TO GEOTECHNICAL RECOMMENDATIONS FOR ALL PAVEMENT DESIGN AND PAVEMENT SECTIONS. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT PROVIDED BY: GESSNER ENGINEERING, DATED MAY 23, 2025.
- VERIFICATION: CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED PRIOR TO CONSTRUCTION.

Structure	Traffic Category	Concrete Thickness (inches)	Control Joint Maximum Spacing (feet)	Average Daily Truck Traffic (ADTT)
Sidewalks	-	4.0	-	25
Light Duty Pavements	B	4.0	15.0	25
Heavy Duty Pavements	C	7.0	15.0	100

Table 7: Rapid Pavement System Recommendations

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
Garza EMC, LLC © Copyright 2025

111283

09.29.2025

SITE AND PAVING PLAN

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:

DESIGNED BY:

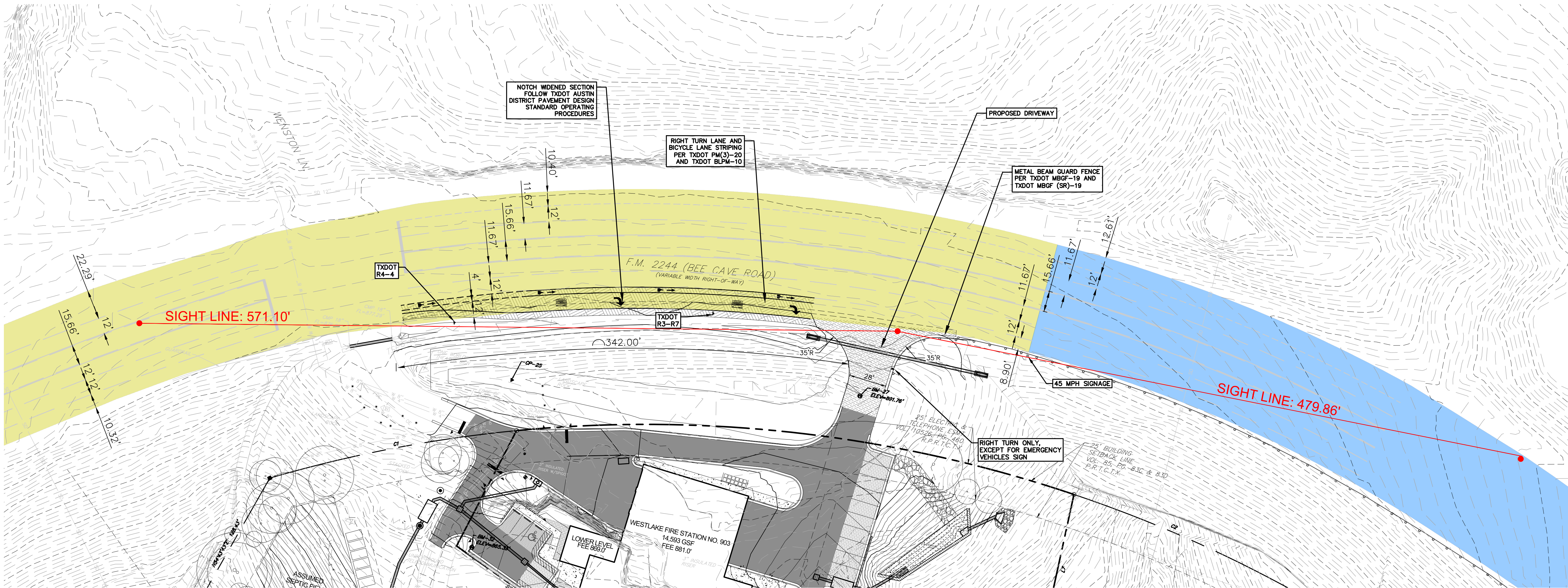
QA / QC:

PROJECT NO.: 104576-0004

SHEET

09

OF 27



PER GEOTECH REPORT BY GESSNER ENGINEERING

Structure	Traffic Category	Concrete Thickness (inches)	Control Joint Maximum Spacing (feet)	Average Daily Truck Traffic (ADTT)
Sidewalks	-	4.0	Sidewalk Width	-
Light-Duty Pavements	B	6.0	15.0	25
Heavy-Duty Pavements	C	7.0	15.0	100

Table 7-1 Rigid Pavement System Recommendations

PAVEMENT DESIGN

- CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION
- CONCRETE PAVEMENT PER TXDOT DETAIL DMMB-24
- LIGHT-DUTY PAVEMENT SECTION PER GEOTECHNICAL REPORT, SEE NOTE 1
- HEAVY-DUTY PAVEMENT SECTION PER GEOTECHNICAL REPORT, SEE NOTE 1

PAVEMENT DESIGN:

- GEOTECHNICAL RECOMMENDATION: CONTRACTOR TO REFER TO GEOTECHNICAL RECOMMENDATIONS FOR ALL PAVEMENT DESIGN AND PAVEMENT SECTIONS. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT PROVIDED BY: GESSNER ENGINEERING, DATED MAY 23, 2025.
- VERIFICATION: CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED PRIOR TO CONSTRUCTION.

- NOTES:
- NUMBER OF LANES: 5 - FOUR (4) TRAVEL LANES AND ONE (1) CENTER LANE
 - POSTED SPEEDS:
 - 60 MPH
 - 45 MPH
 - MINIMUM STOPPING SIGHT DISTANCE:
 - 570' (60 MPH)
 - 360' (45 MPH)
 - DRAINAGE FOR THIS DEVELOPMENT DOES NOT DRAIN TO TXDOT ROW. DOES NOT CAUSE DRAINAGE TO BE BLOCKED, AND HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

PROFILE LEGEND	PROFILE SCALE
ELEVATION EXISTING GRADE 653.1 DESIGNED BY: 655.34 FL ELEVATION PROPOSED PIPE	1" = 40' HORIZONTAL 1" = 4' VERTICAL

garza

7709 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14529
Garza EMC, LLC © Copyright 2025

111283

09/29/2025

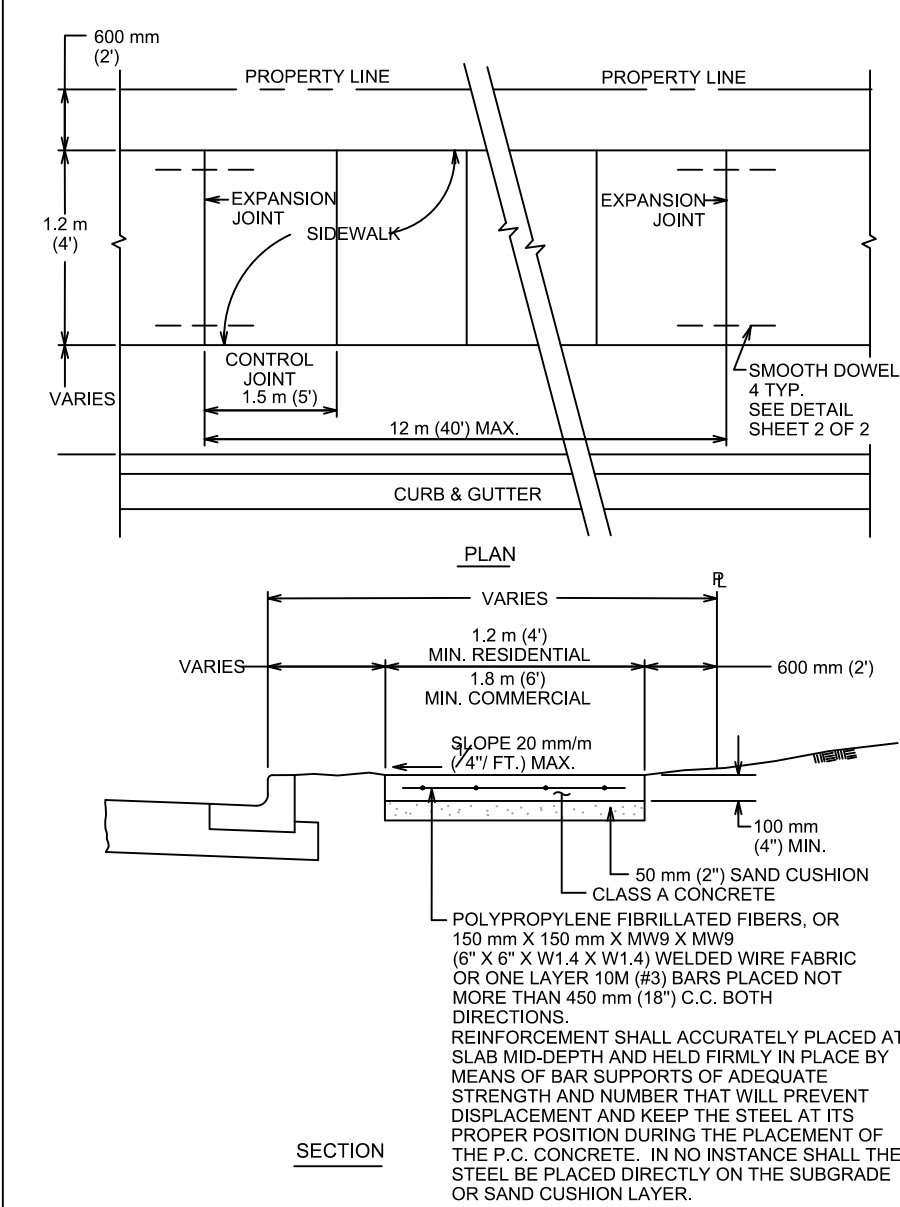
REVISION	NO.	DATE

DECEL LANE PLAN

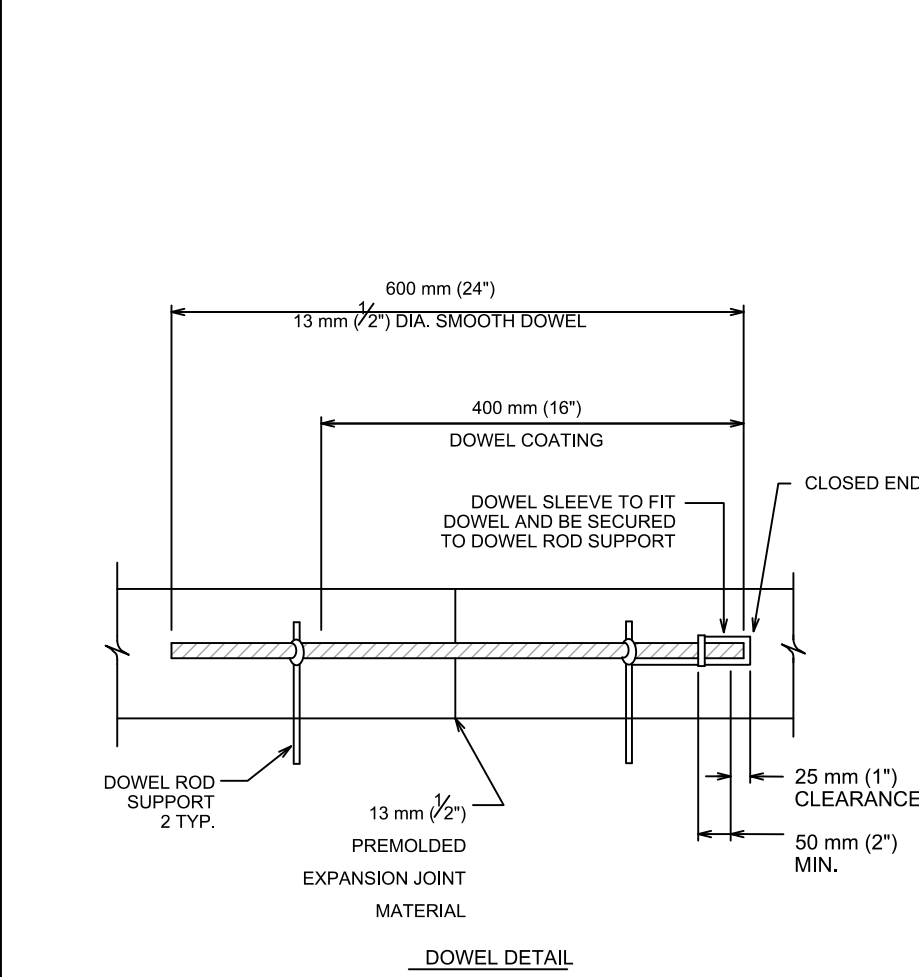
WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

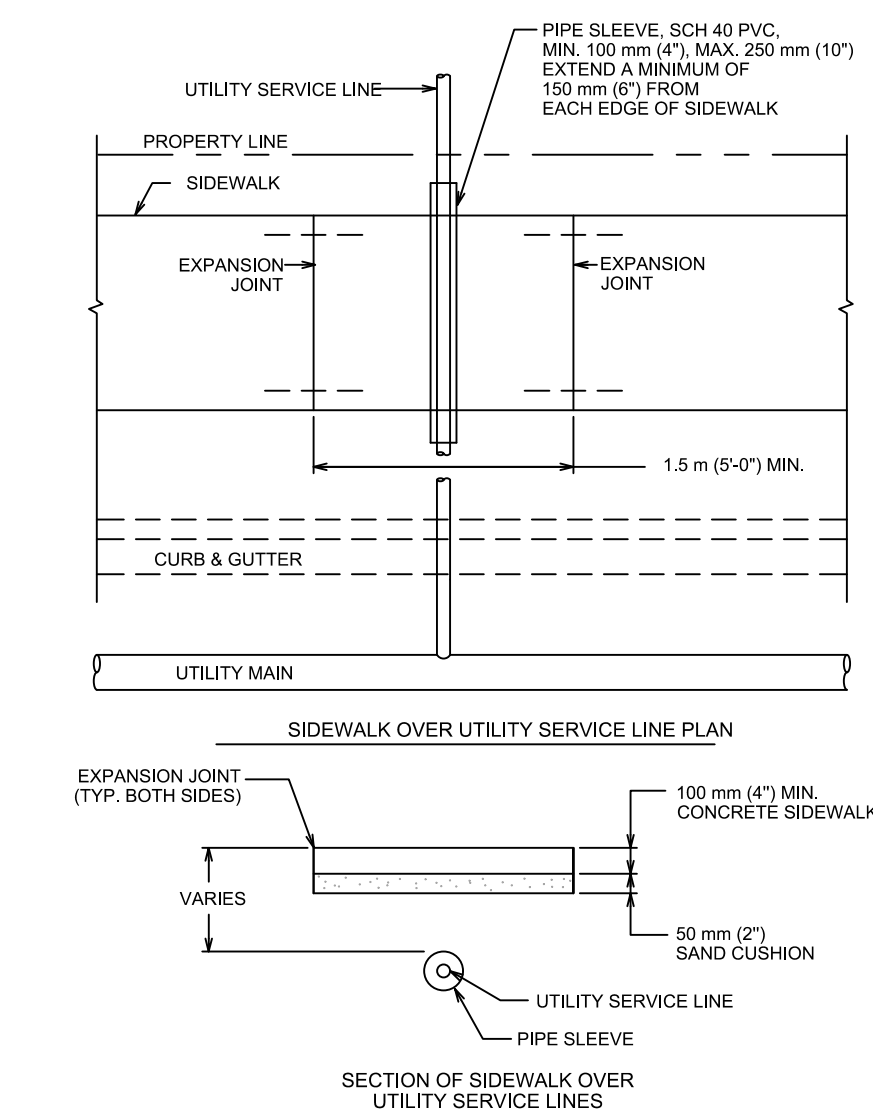
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004



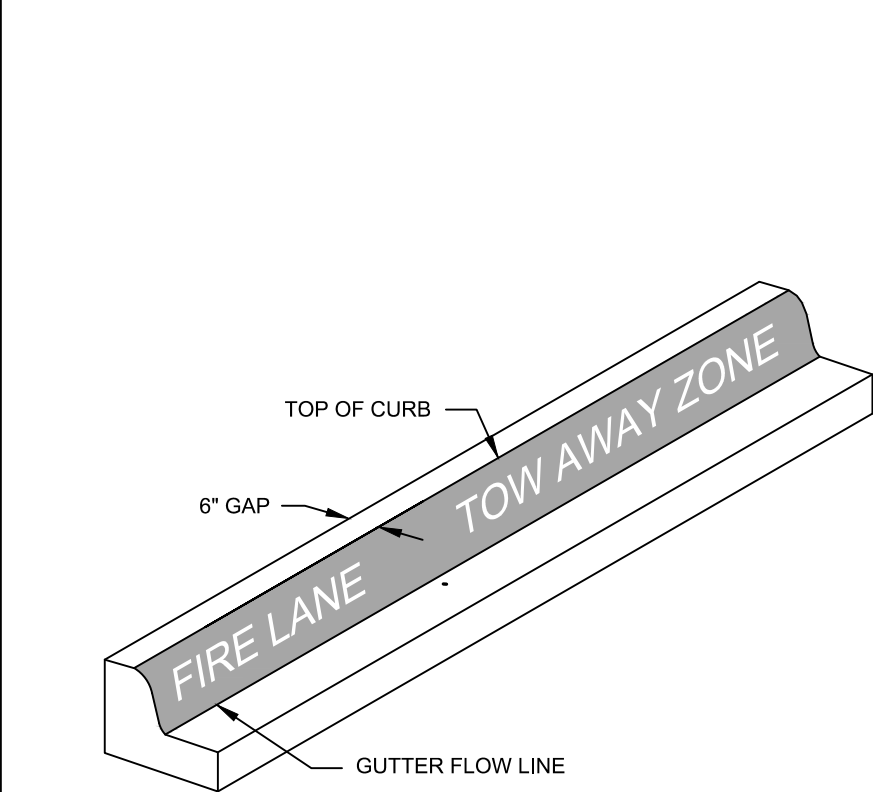
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



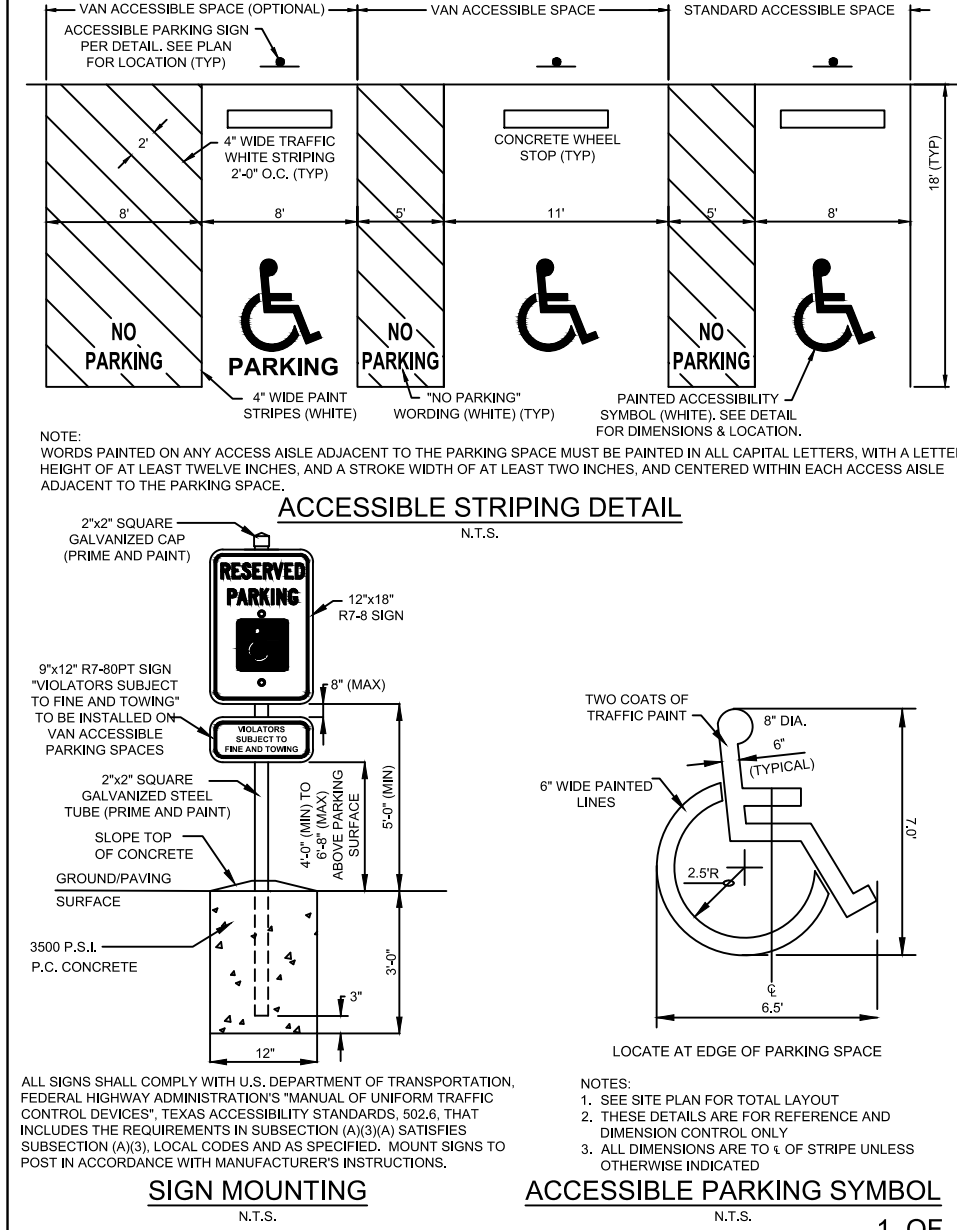
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



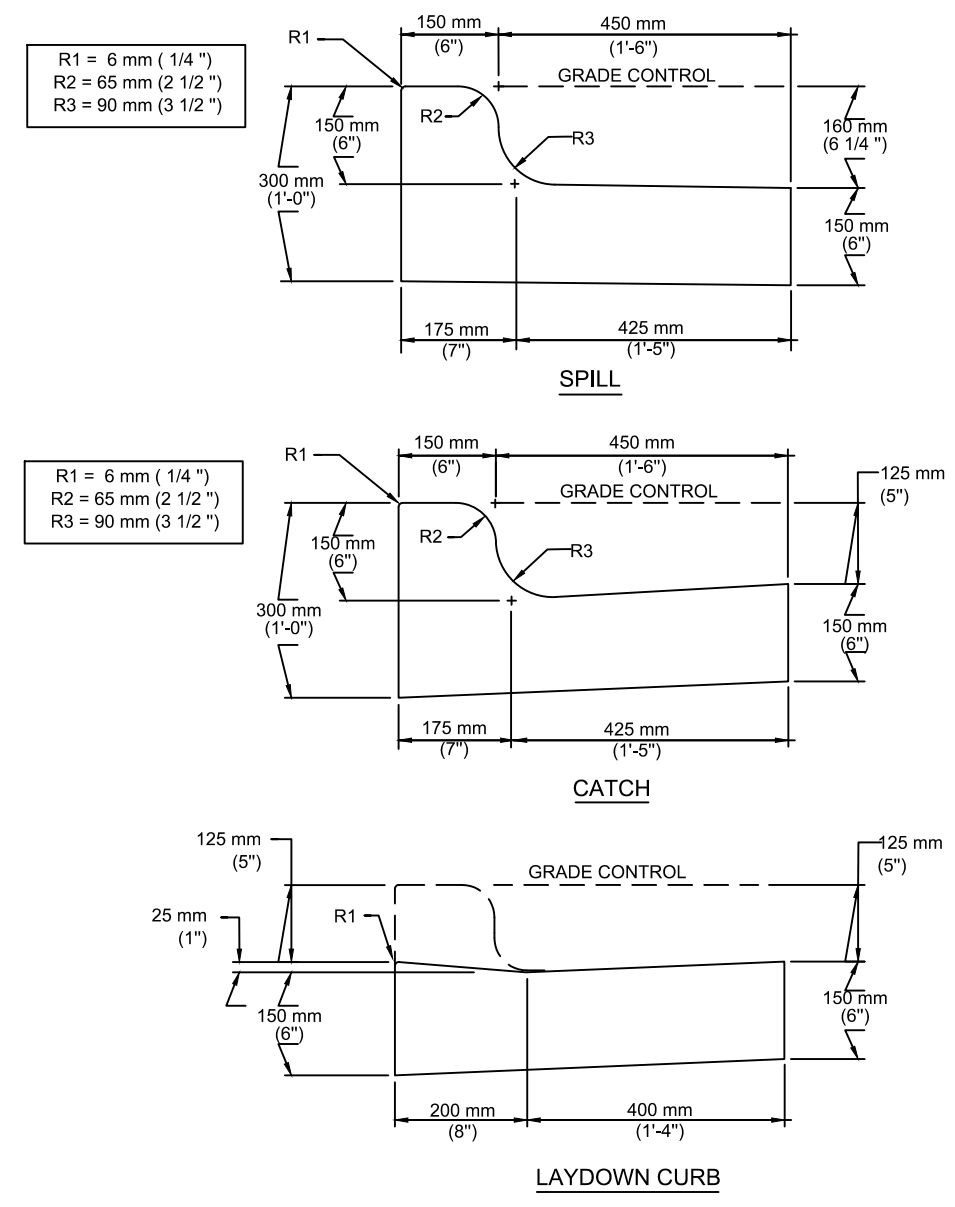
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



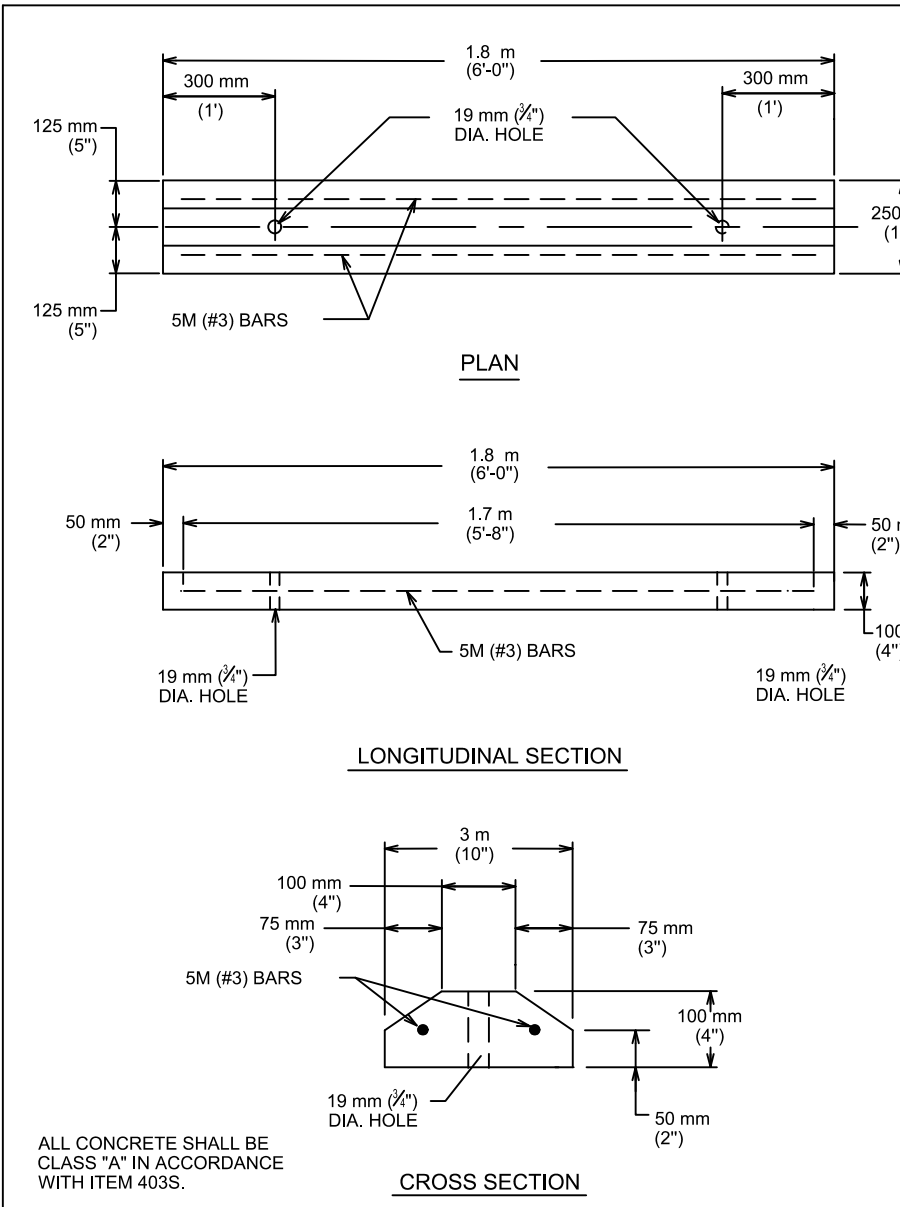
FIRE LANE STRIPING TO BE 6\"/>



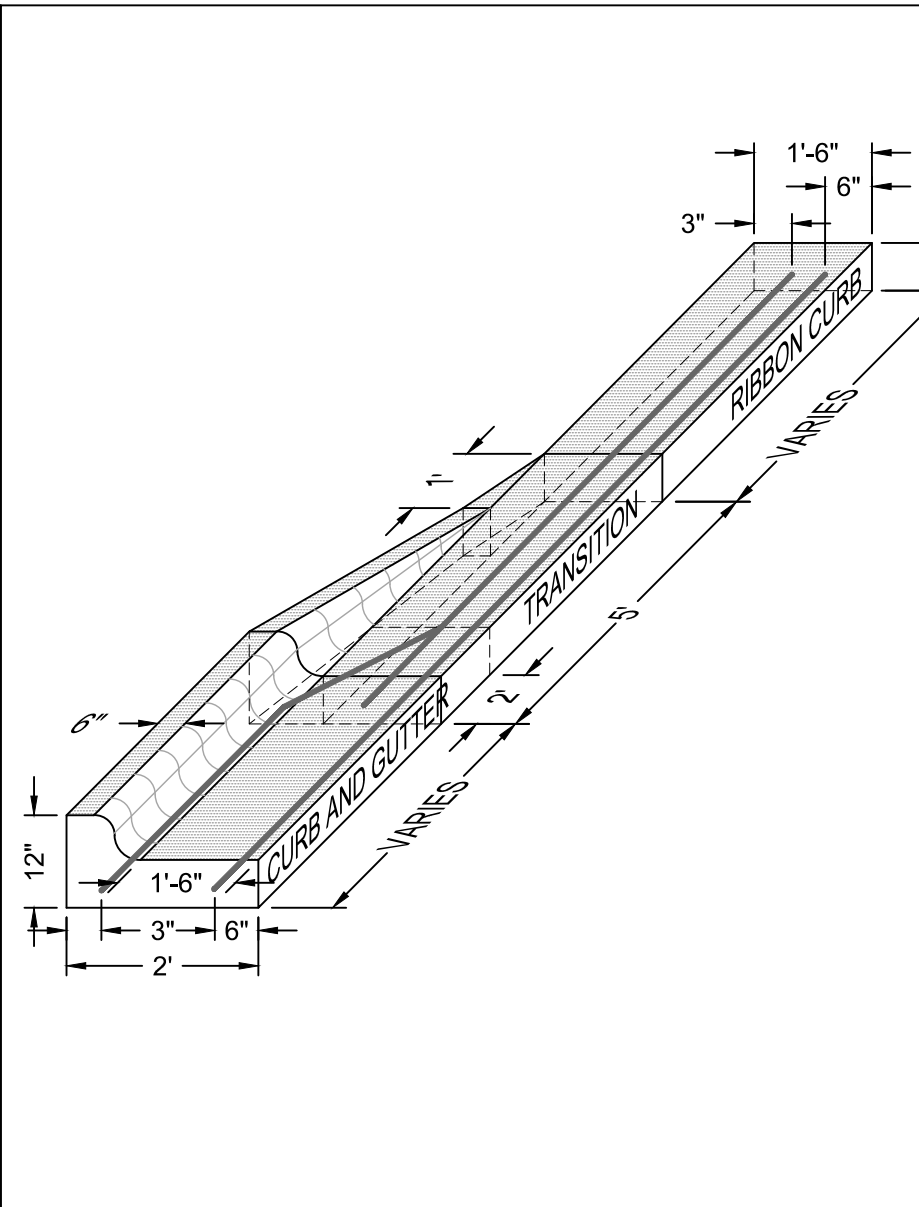
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION		
RECORD COPY SIGNED BY LINO RIVERA	9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION		
RECORD COPY SIGNED BY LINO RIVERA	9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		
RECORD COPY SIGNED BY BILL GARDNER	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		
RECORD COPY SIGNED BY BILL GARDNER	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

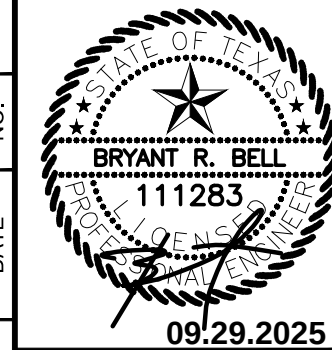
SITE PLAN DETAILS 1

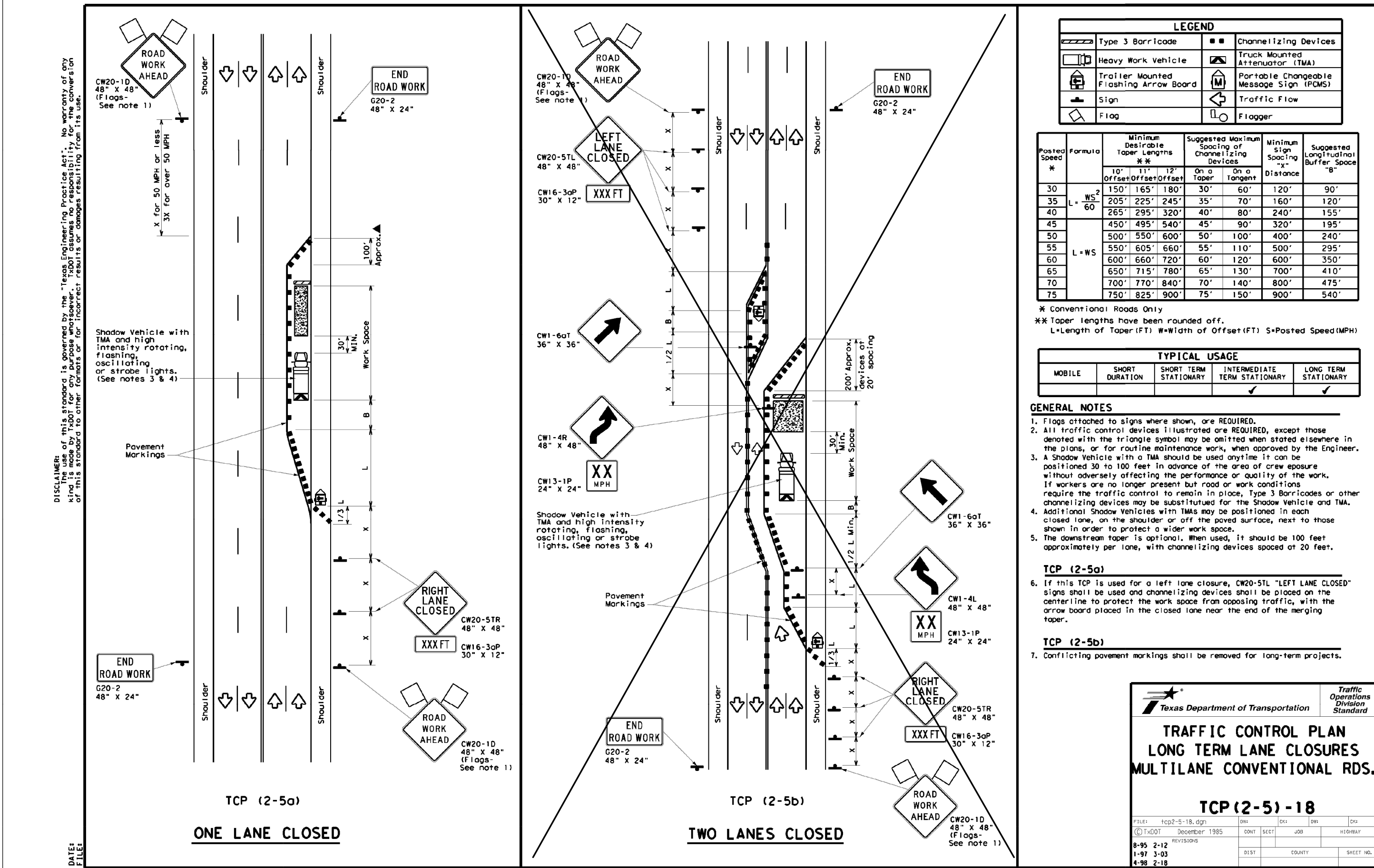
WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

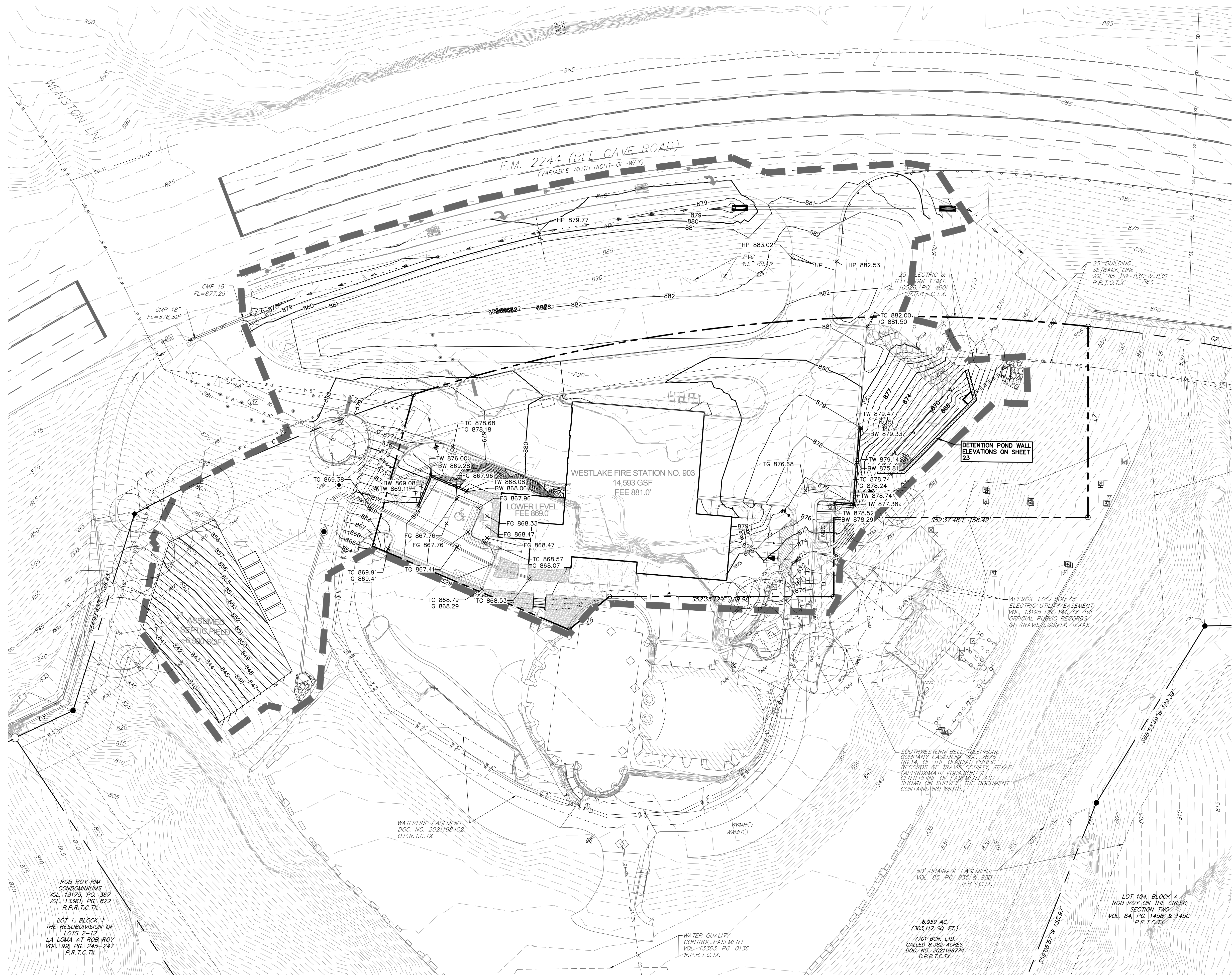
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004

SHEET
11
OF 27

garza
7709 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14529
Garza EMC, LLC © Copyright 2025







LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
○		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		DUMPSTER
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		FIRE LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		UNDERGROUND TELEPHONE LINE
○		UNDERGROUND CABLE AND INTERNET
○		UNDERGROUND TELECOMMUNICATIONS
○		HANDICAP ACCESS ROUTE
○		SIGN
○		WHEELSTOP
○		BOLLARD
○		FINISH FLOOR ELEVATION
○		HANDICAP SPACE
○		BIKE PARKING
○		SWALE
○		DIRECTION OF FLOW
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE
○		HIGH POINT
○		TOP OF WALL
○		TOP OF CURB
○		GUTTER
○		SPOT ELEVATION

GRADING NOTES:

- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE MUST CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR AND ENGINEER IMMEDIATELY.
- EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- ALL AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER TO PREVENT DAMAGE TO THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.
- THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FILL MATERIAL PROVIDED PRIOR TO PLACING AND COMPLIANCE.

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-00004

SHEET
14
OF 27

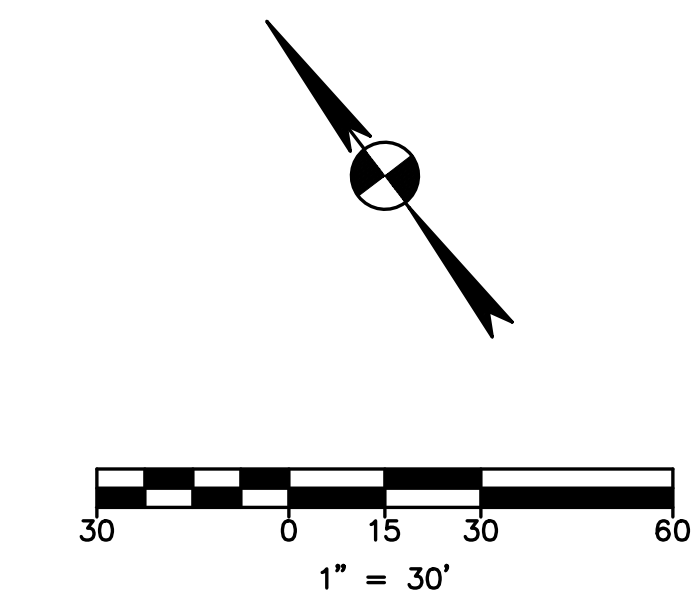
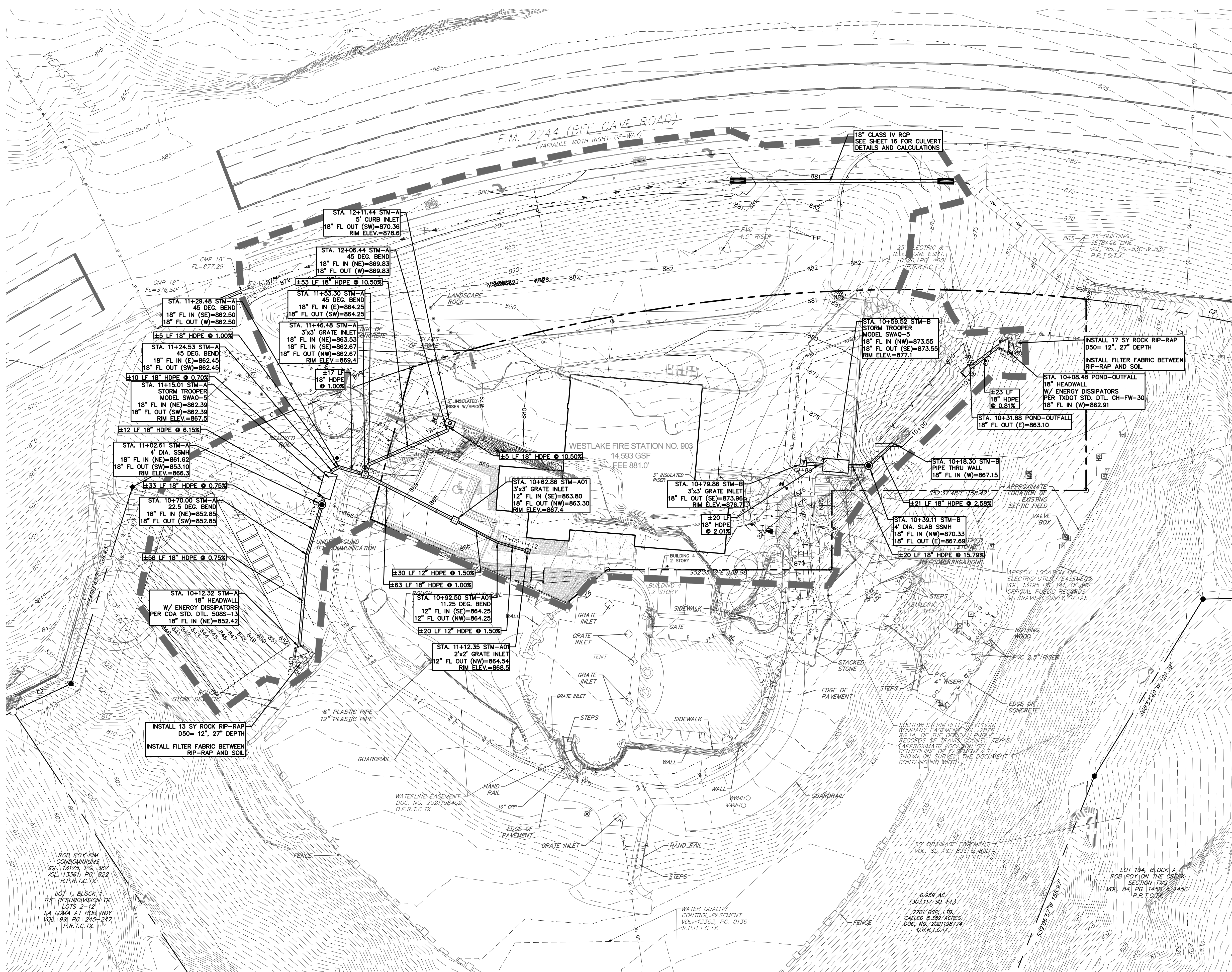
GRADING PLAN

garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
Garza EMC, LLC © Copyright 2025

111283

09.29.2025



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE / R.O.W. LINE
☆		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		FIRE LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		UNDERGROUND TELEPHONE LINE
○		UNDERGROUND CABLE AND INTERNET
○		UNDERGROUND TELECOMMUNICATIONS
○		SWALE
○		FINISH FLOOR ELEVATION
○		DIRECTION OF FLOW
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE

- STORM SEWER SYSTEM GENERAL NOTES:**
- CONSTRUCTION OF ALL STORM DRAIN MANHOLES SHALL REFER TO THE CITY OF AUSTIN STANDARD DETAILS 506S-3 AND 503S-4.
 - CONTRACTOR SHALL USE SAND FOR CONCRETE STORM WATER PIPE BEDDING ENVELOPE MATERIAL (PIPE BEDDING ENVELOPE SHALL COMPLY WITH COA STANDARD SPECIFICATIONS 510.3 - CONSTRUCTION METHOD) IF SAND IS NOT COMPATIBLE WITH IN-SITU MATERIAL IN THE TRENCH BOTTOM AND WALLS CONTRACTOR SHALL SUBMIT RFI TO ENGINEER.
 - WHERE STORM SEWER LATERAL INTERSECT TRUNK LINE AT WYE CONNECTION, SOFFIT ELEVATION OF STORM SEWER LATERAL SHALL MATCH SOFFIT ELEVATION OF TRUNK LINE.
 - HDPE PIPE SHALL BE ADS N-12 WT (WATER TIGHT).

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004

garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14829
Garza EMC, LLC © Copyright 2025

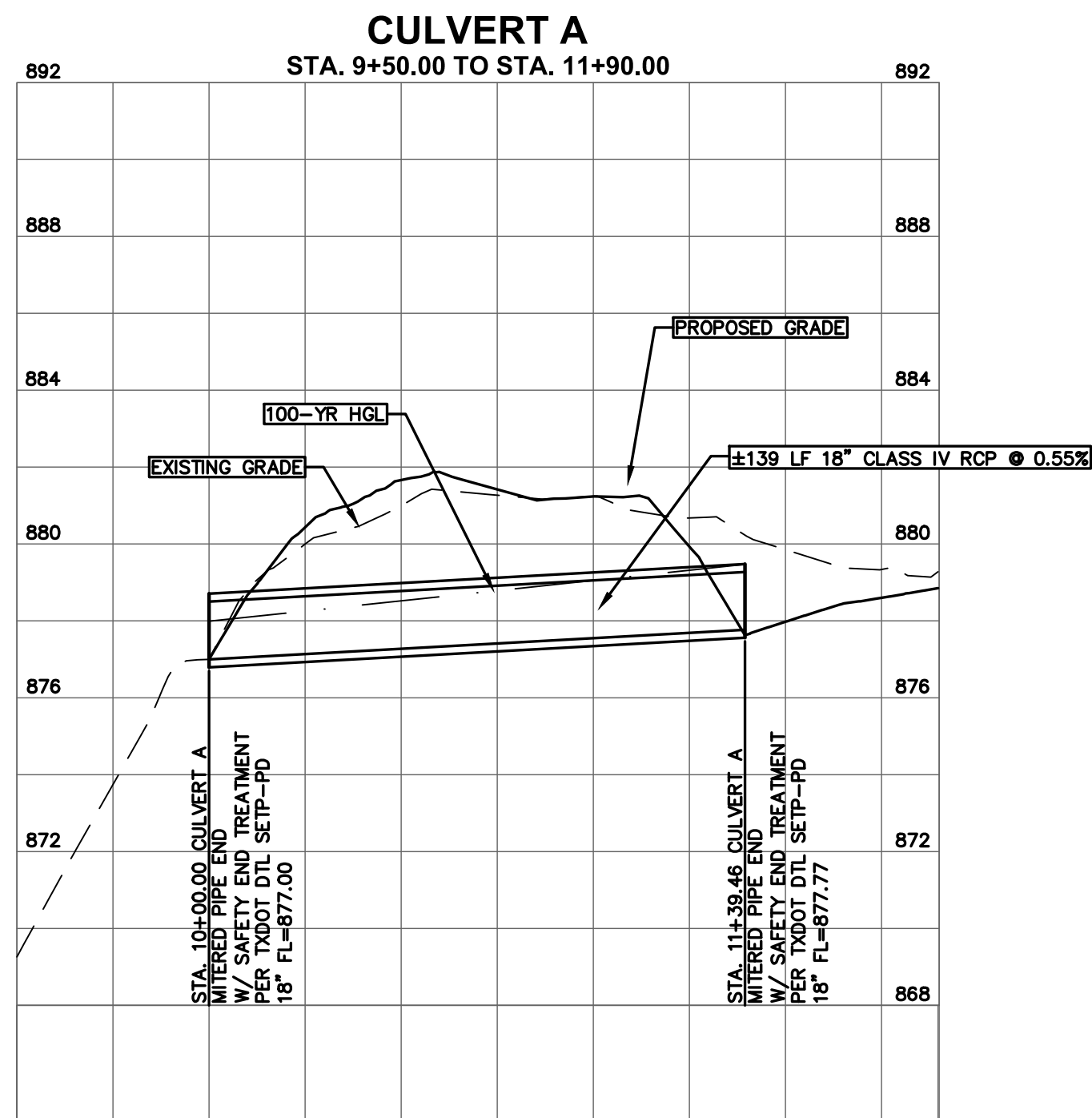
111283

09.29.2025

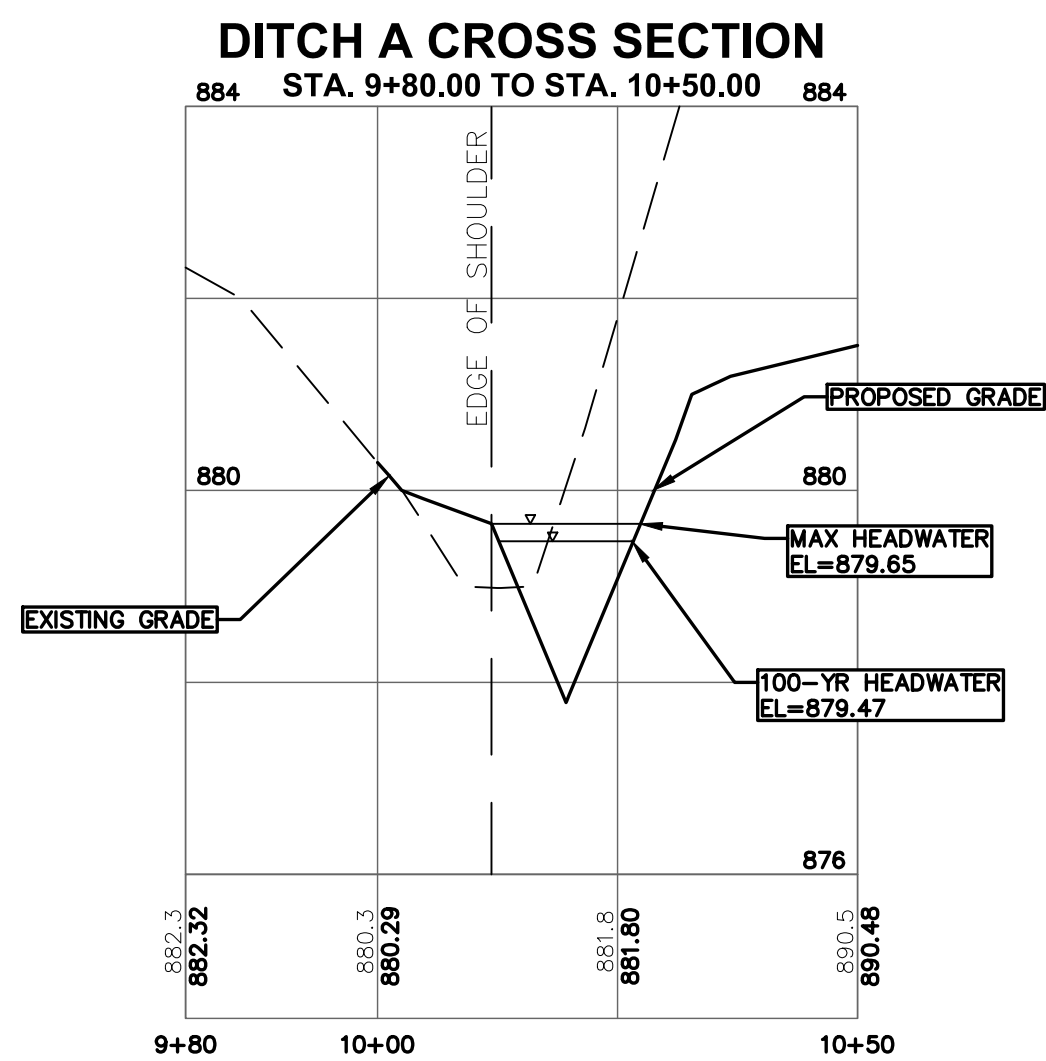
REVISION

NO.

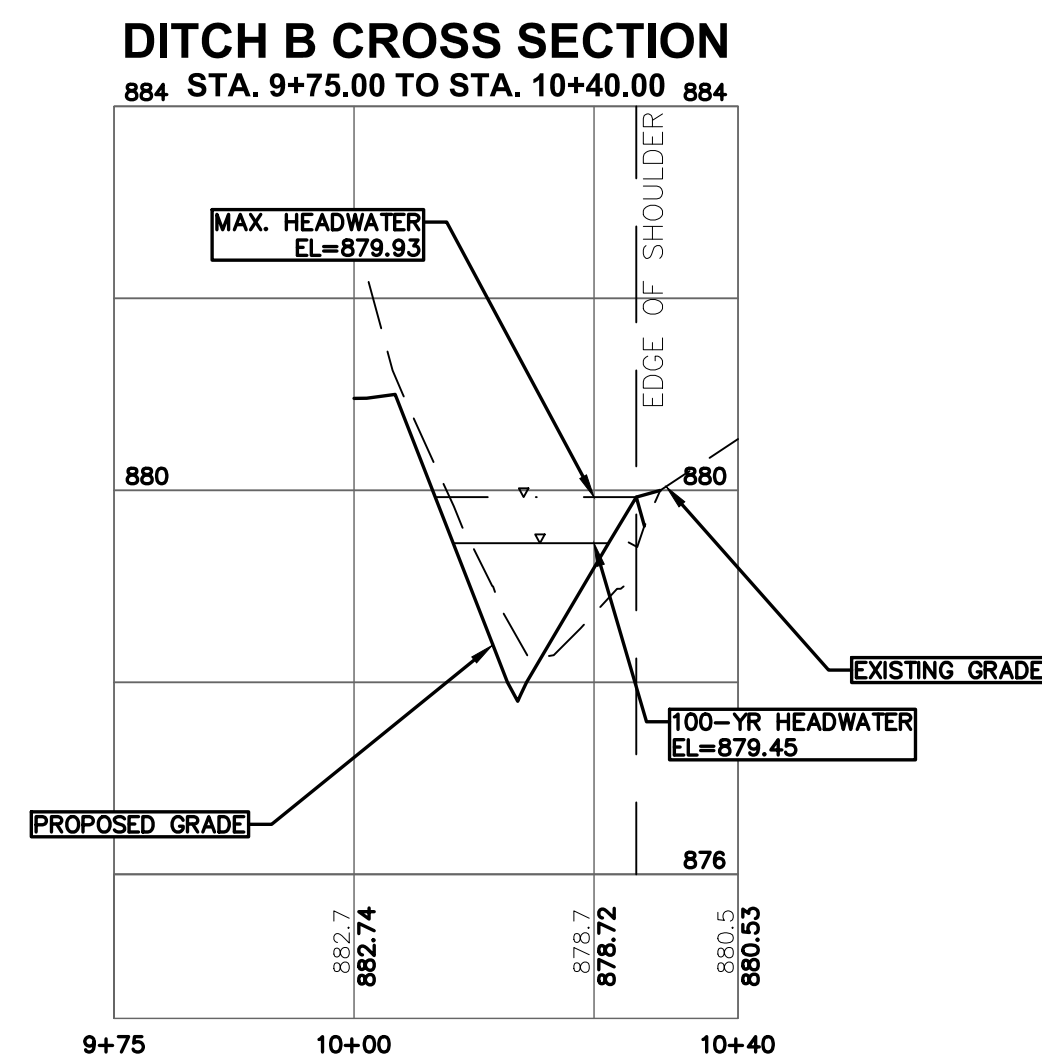
DATE



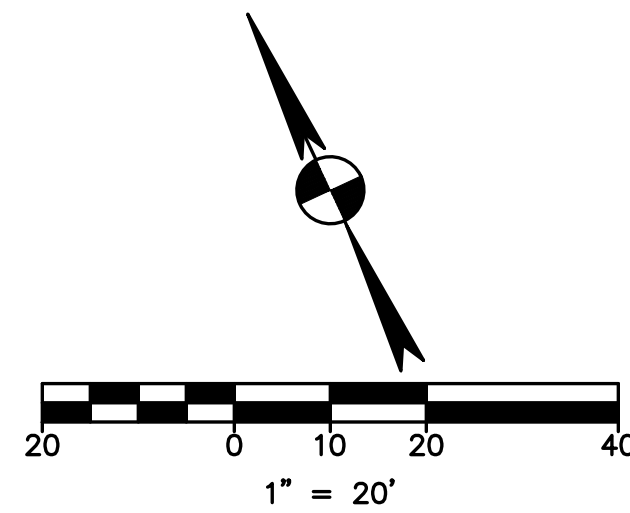
PROFILE LEGEND		PROFILE SCALE
	EXISTING GRADE	
	PROPOSED GRADE	1" = 40' HORIZONTAL 1" = 4' VERTICAL
	25 YEAR HGL	
	100 YEAR HGL	
	PROPOSED PIPE	
ELEVATION EXISTING GRADE 653.1	FL ELEVATION PROPOSED PIPE 656.34	



DITCH A TO CULVERT A				
Storm Event (yr)	Flow (cfs)	Velocity (fps)	Max. Headwater Elevation	Calculated Headwater Elevation
100	6.6	5.30		879.47
50	5.7	5.01		879.34
25	5.0	4.77		879.22
10	4.0	4.45		879.05
5	3.4	4.27	879.65	878.93
2	2.6	3.98		878.77



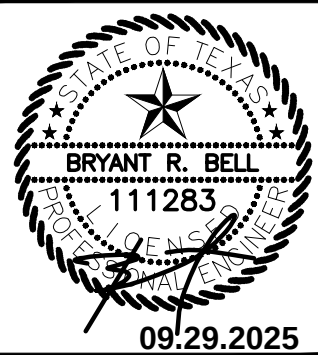
DITCH B TO EXISTING CULVERT				
Storm Event (yr)	Flow (cfs)	Velocity (fps)	Max. Headwater Elevation	Calculated Headwater Elevation
100	9.0	7.09		879.45
50	7.9	6.88		879.25
25	6.9	6.65		879.08
10	5.6	6.32		878.86
5	4.7	6.06	879.93	878.70
2	3.7	5.71		878.51



PROFILE LEGEND		PROFILE SCALE
	EXISTING GRADE	
	PROPOSED GRADE	1" = 20' HORIZONTAL 1" = 2' VERTICAL
	25 YEAR HGL	
	100 YEAR HGL	
	PROPOSED PIPE	
ELEVATION EXISTING GRADE 653.1	FL ELEVATION PROPOSED PIPE 656.34	

REVISION	
NO.	DATE

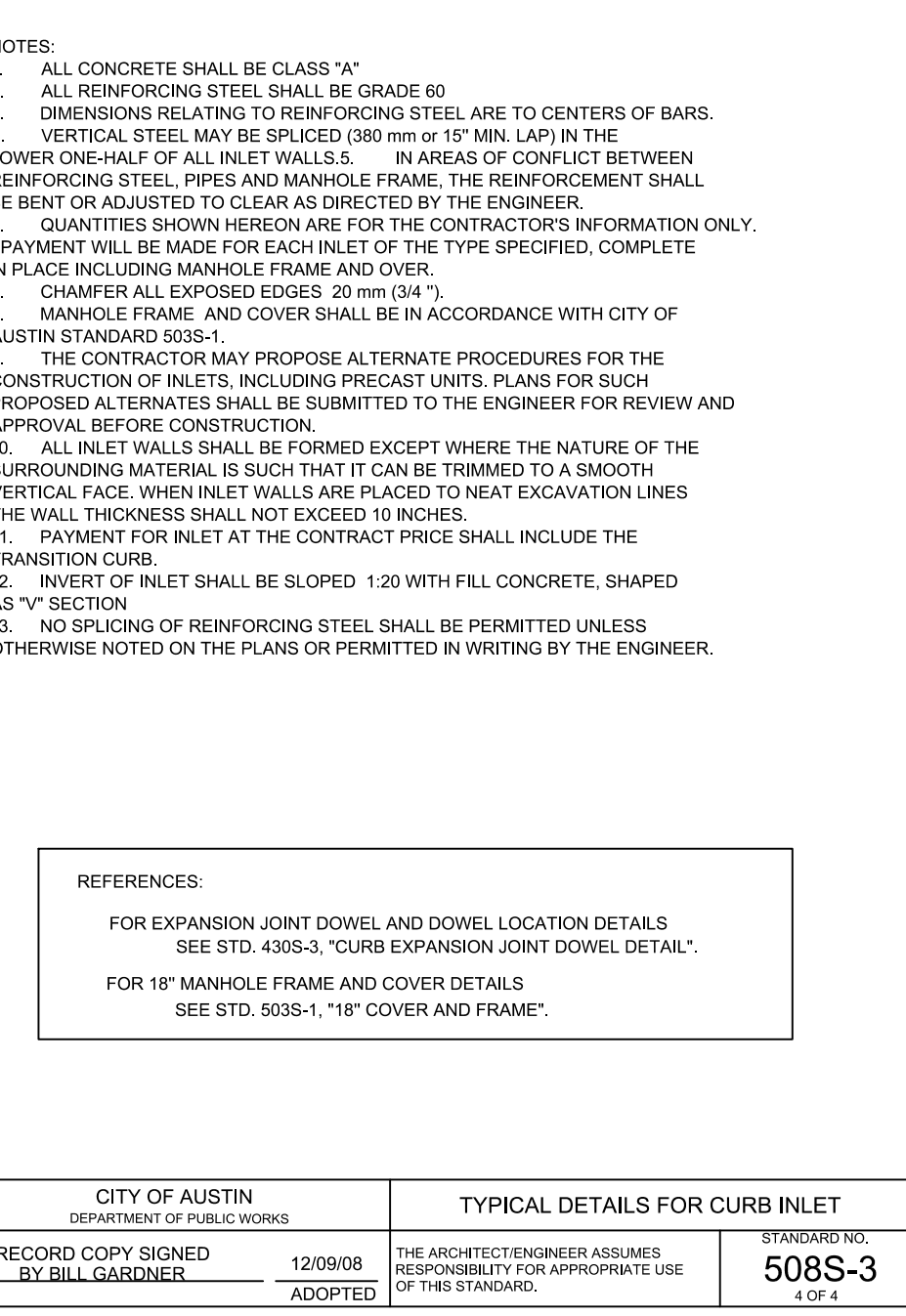
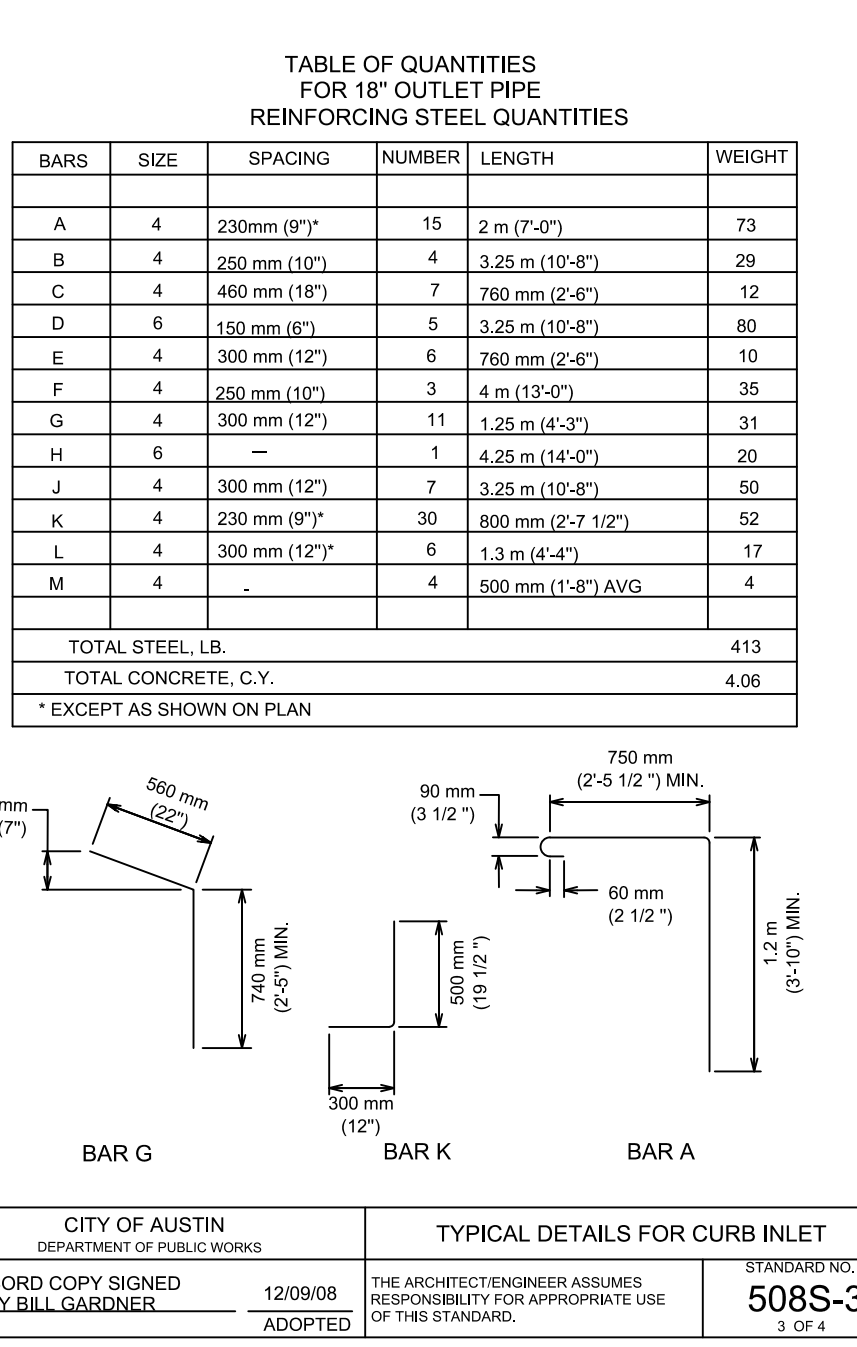
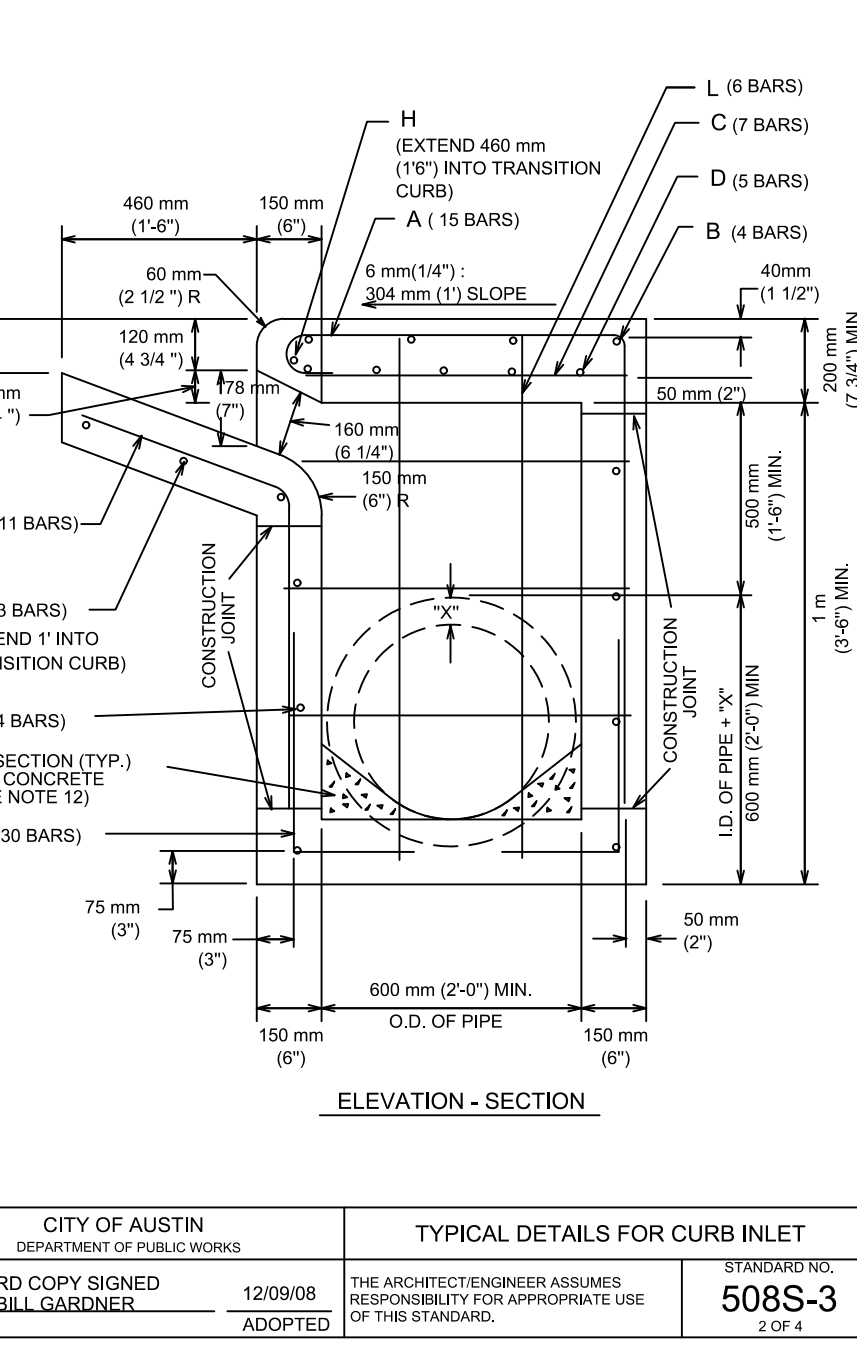
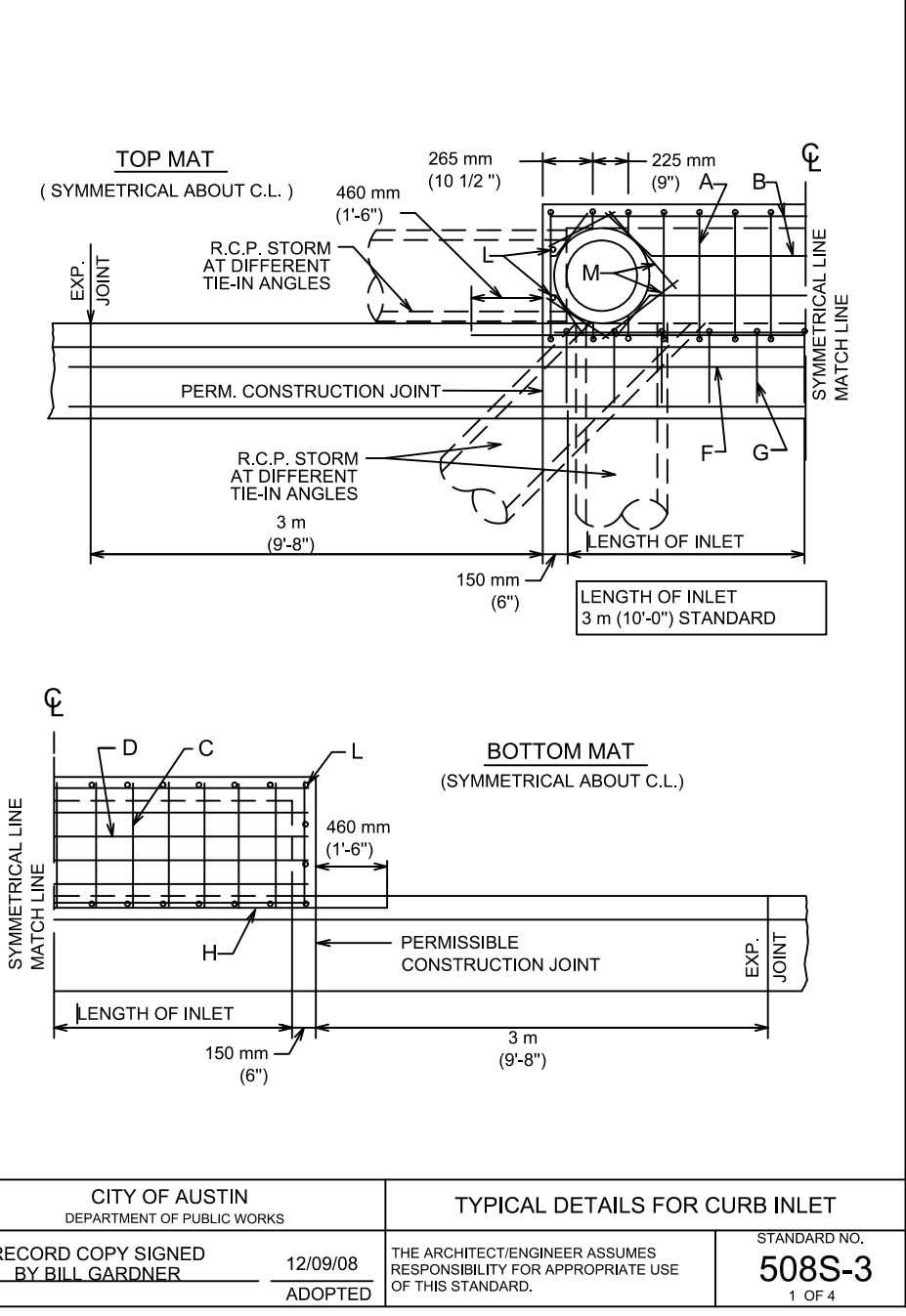
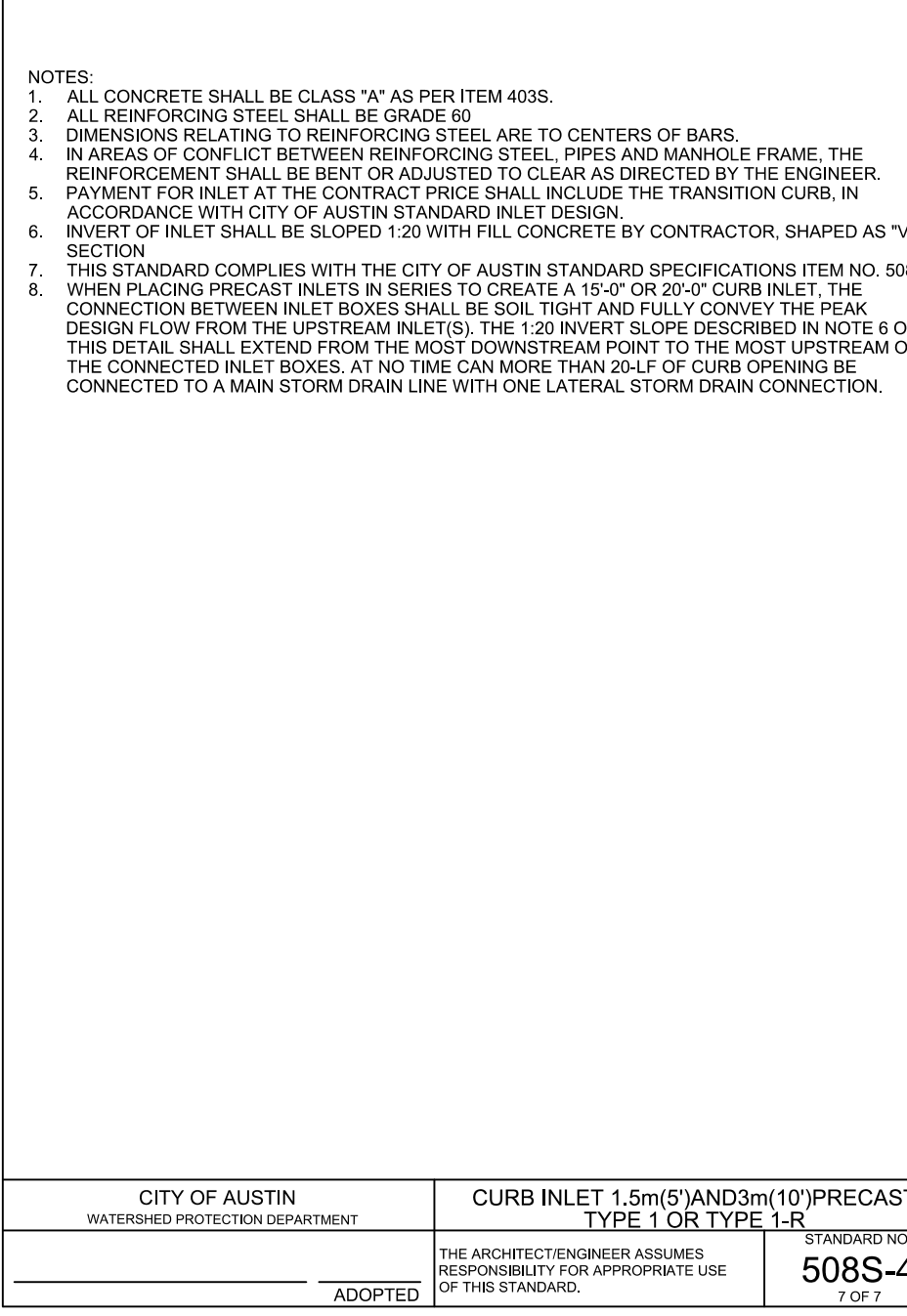
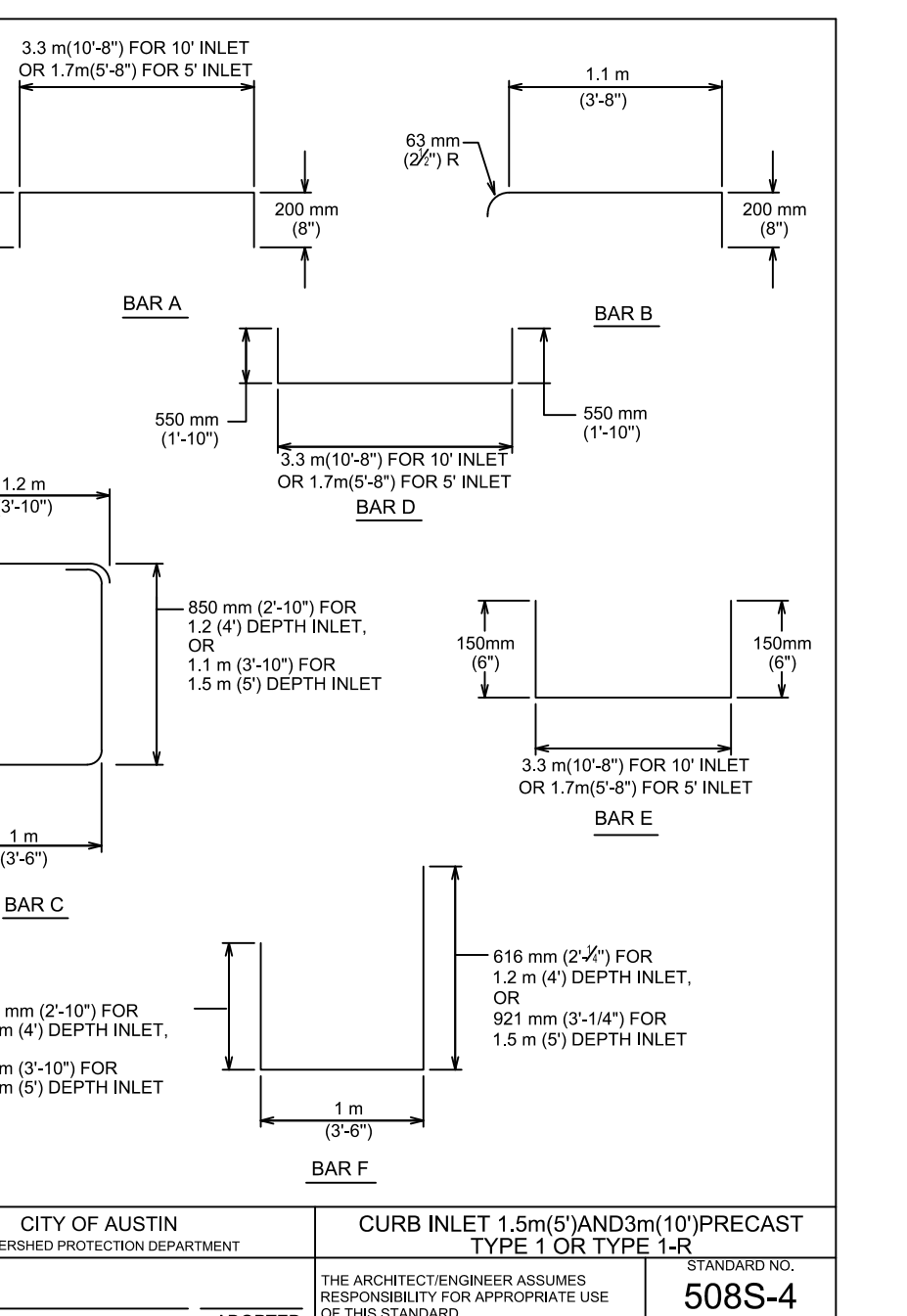
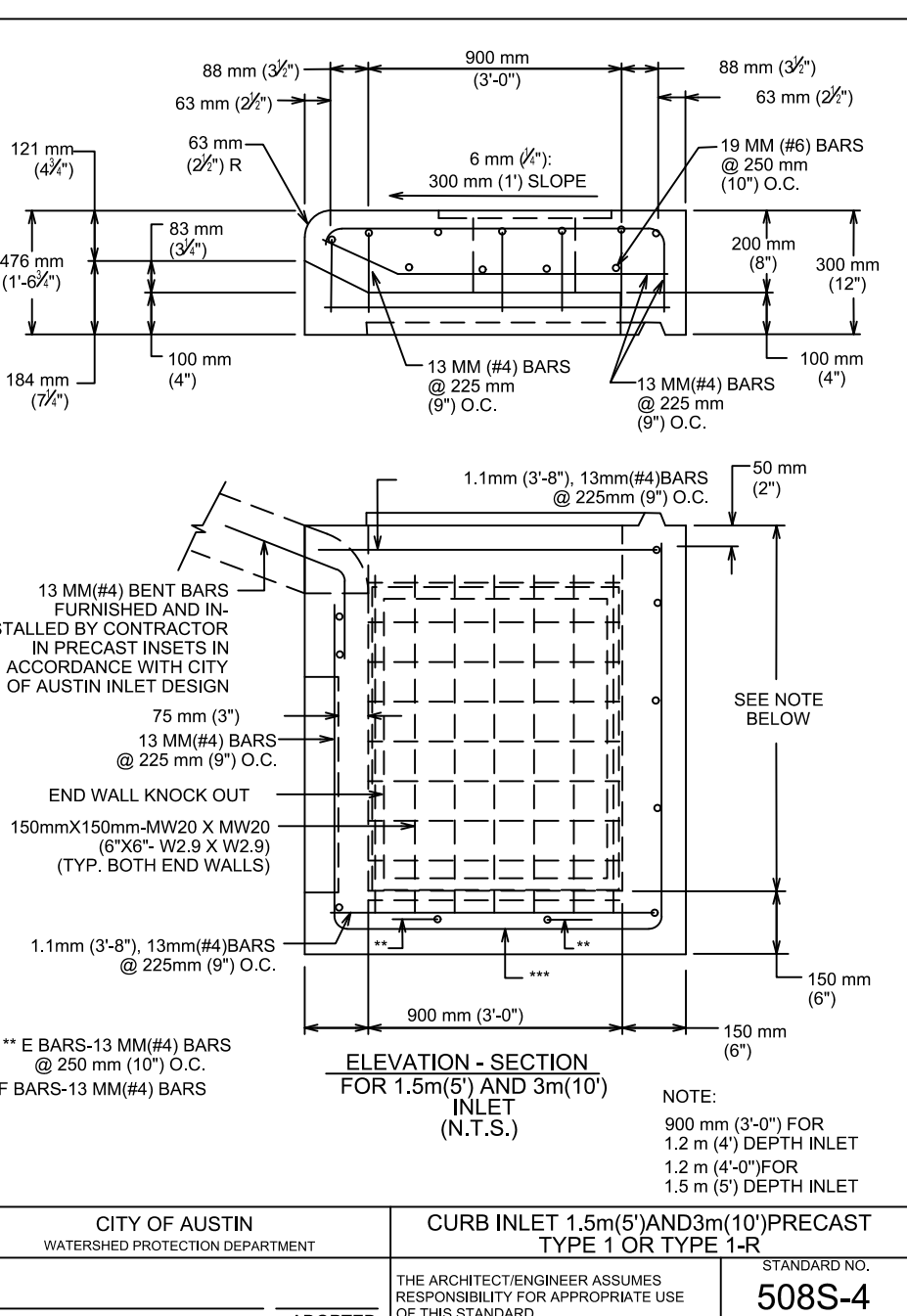
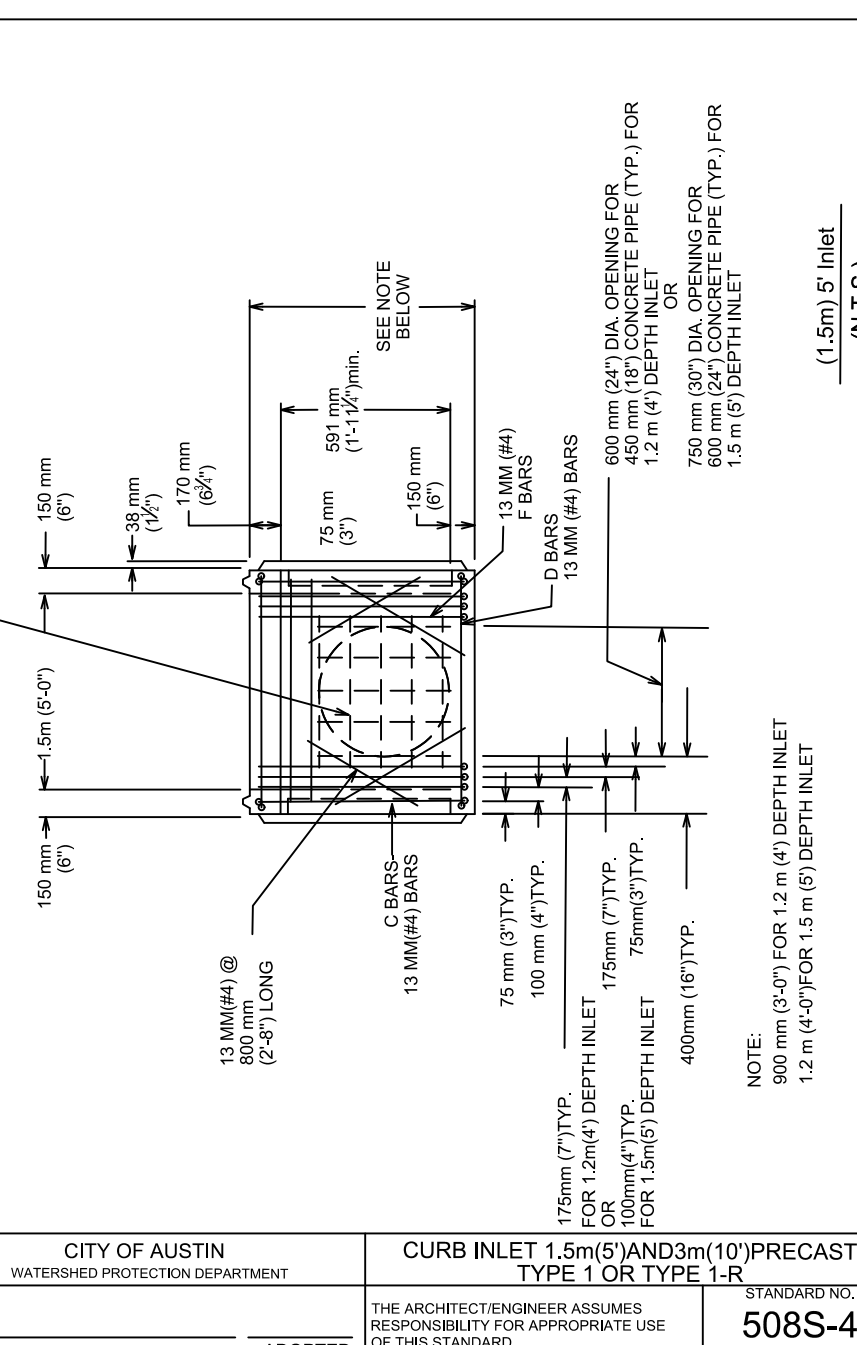
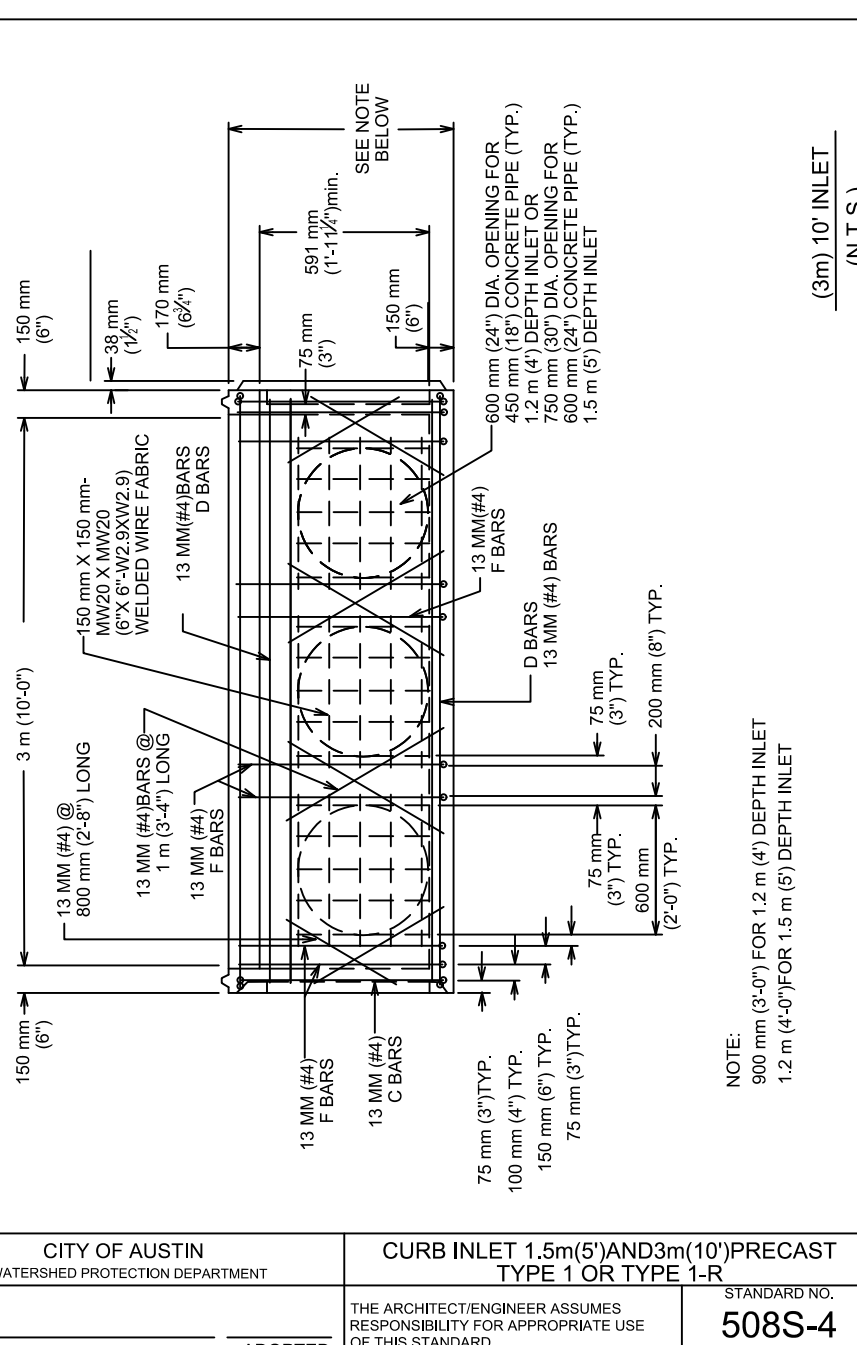
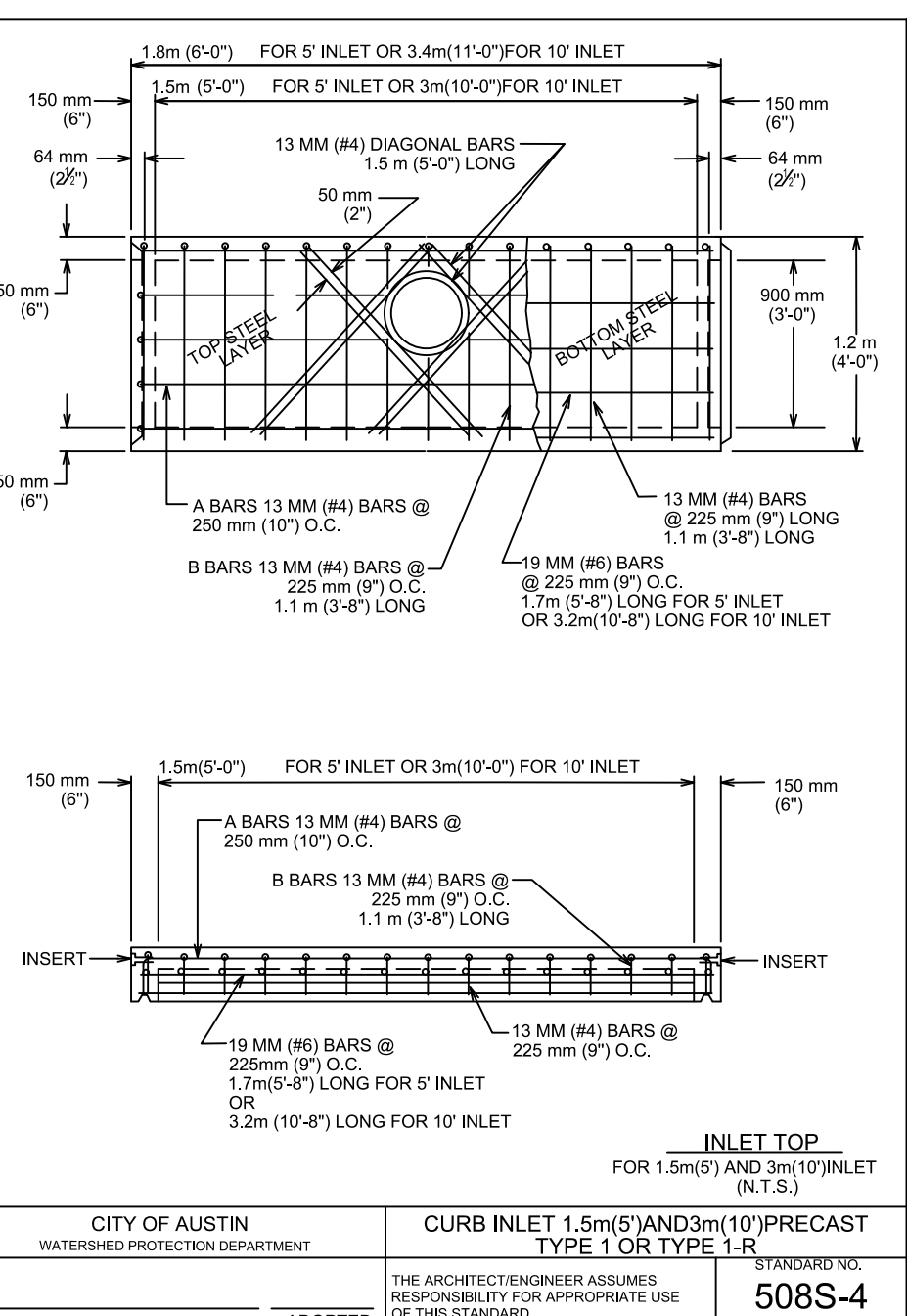
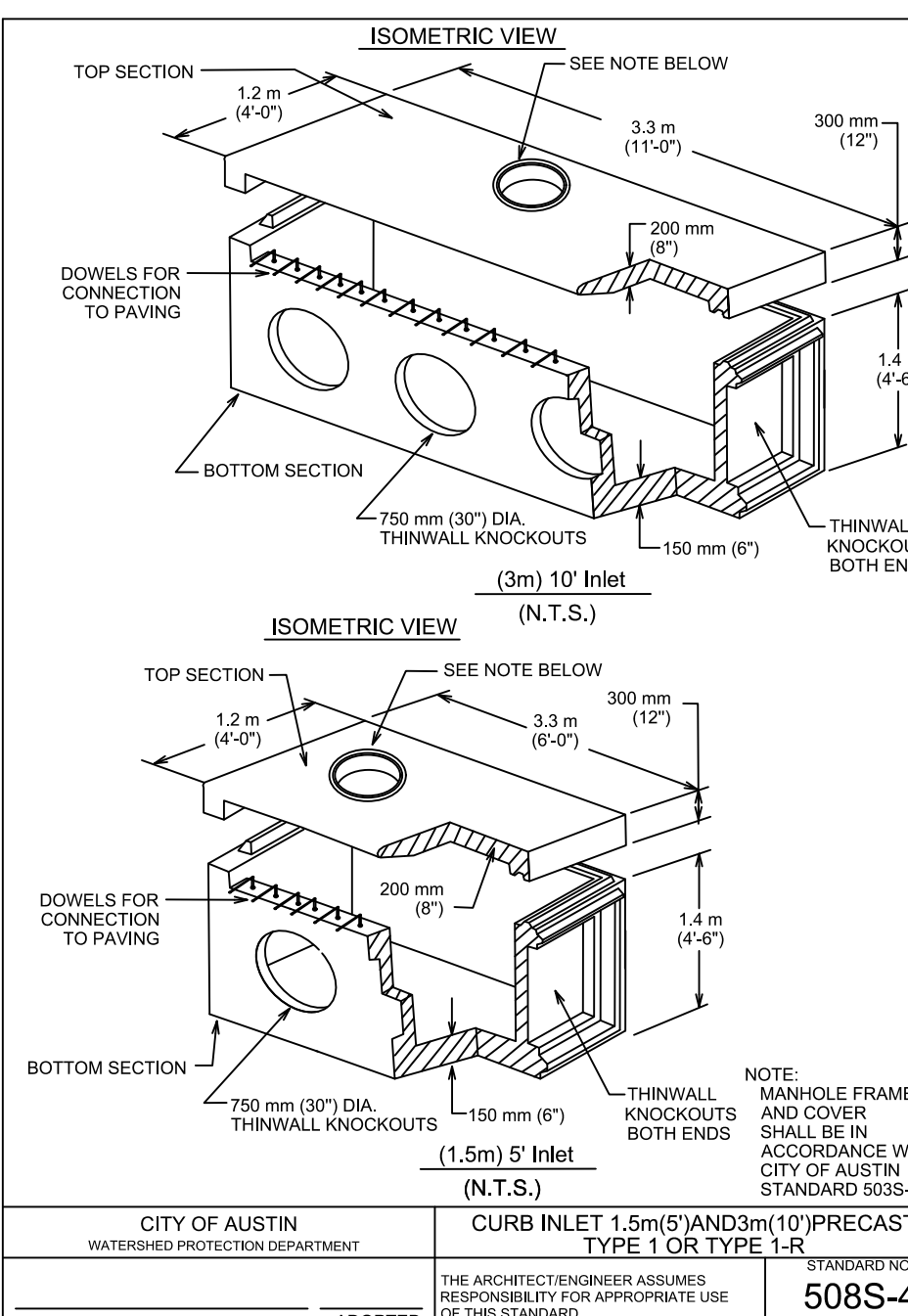
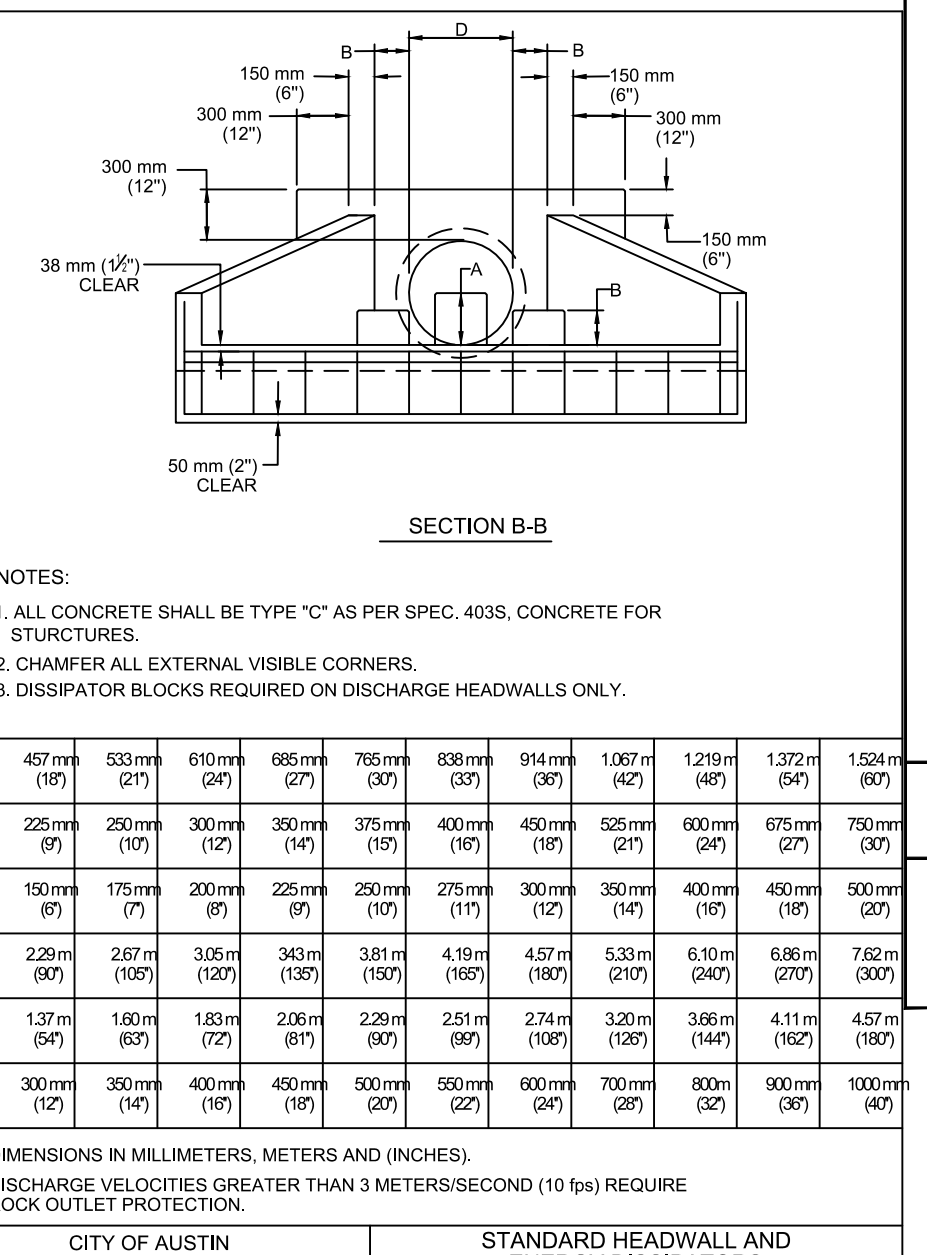
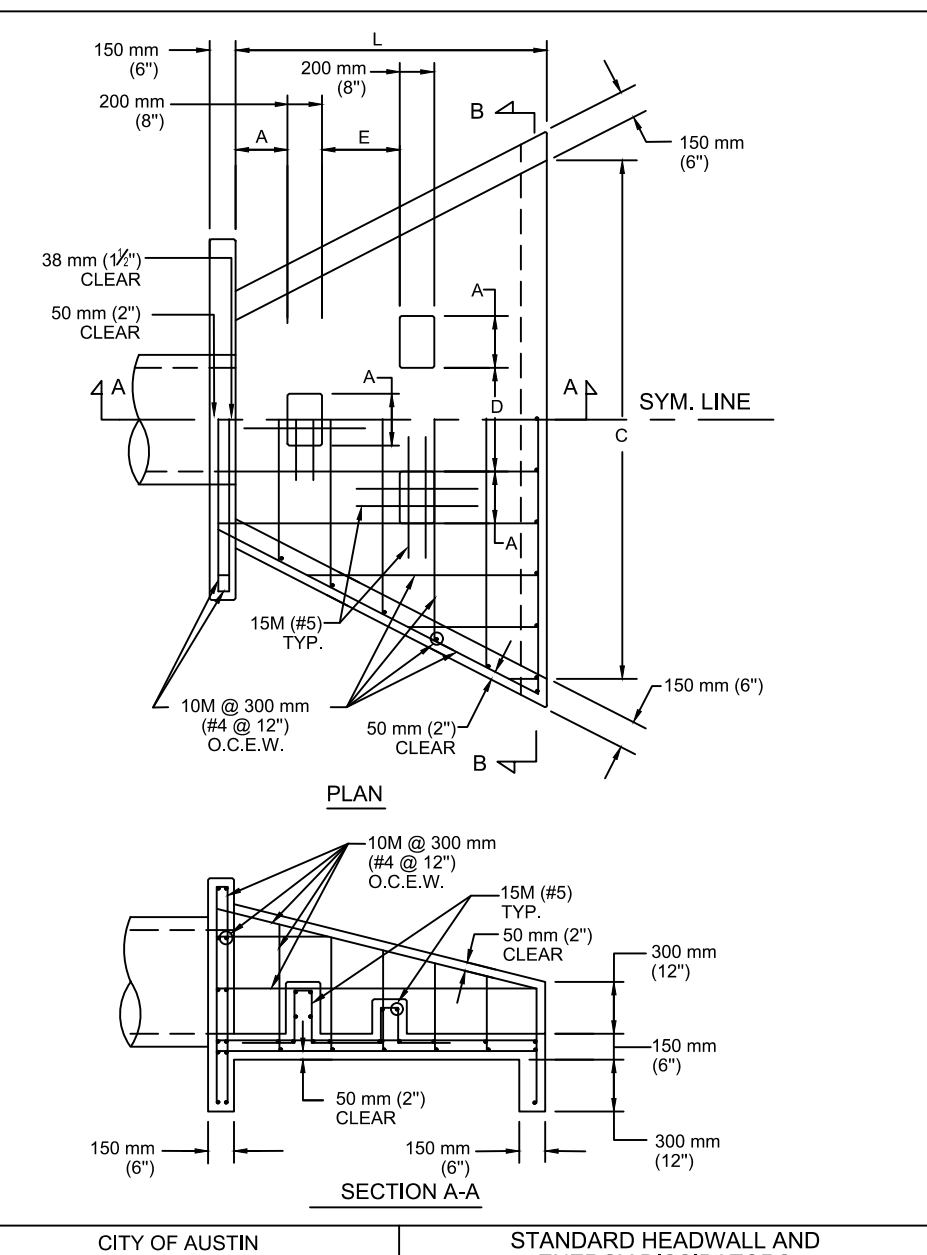
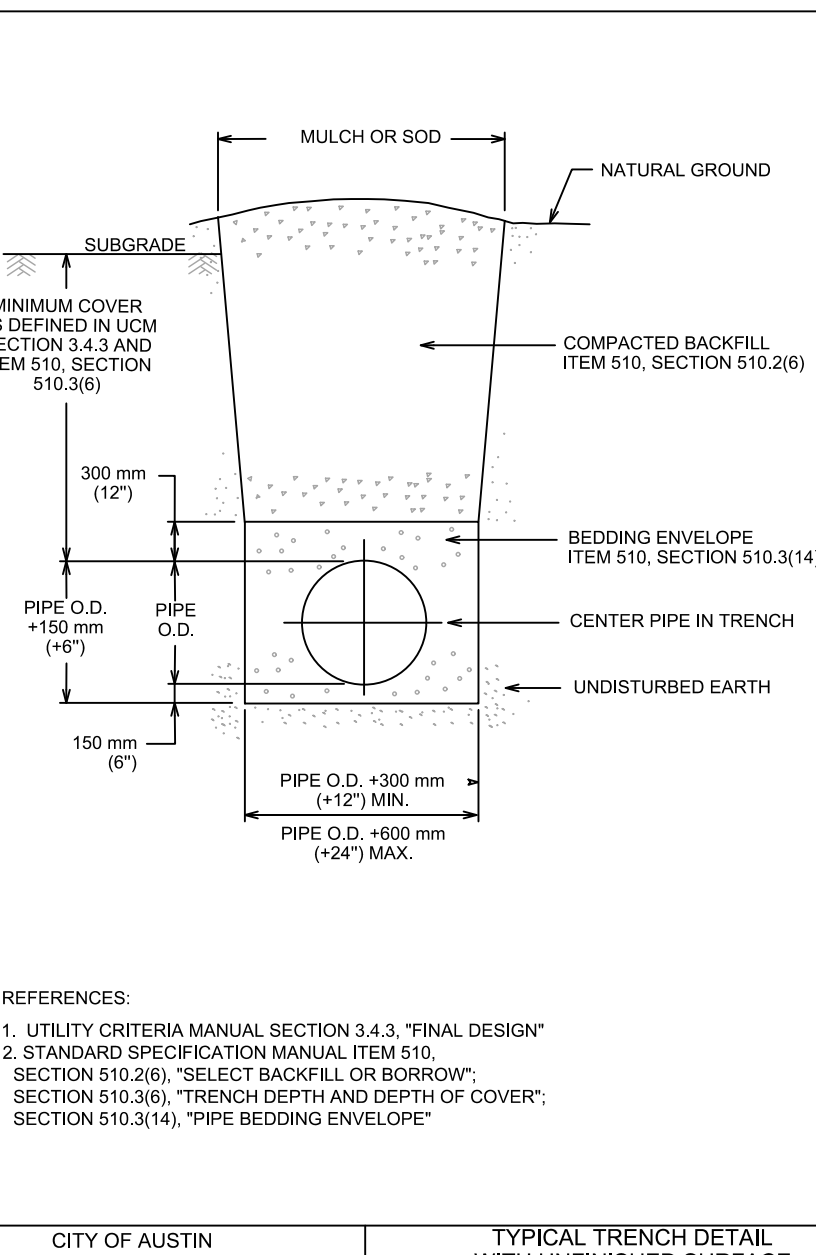
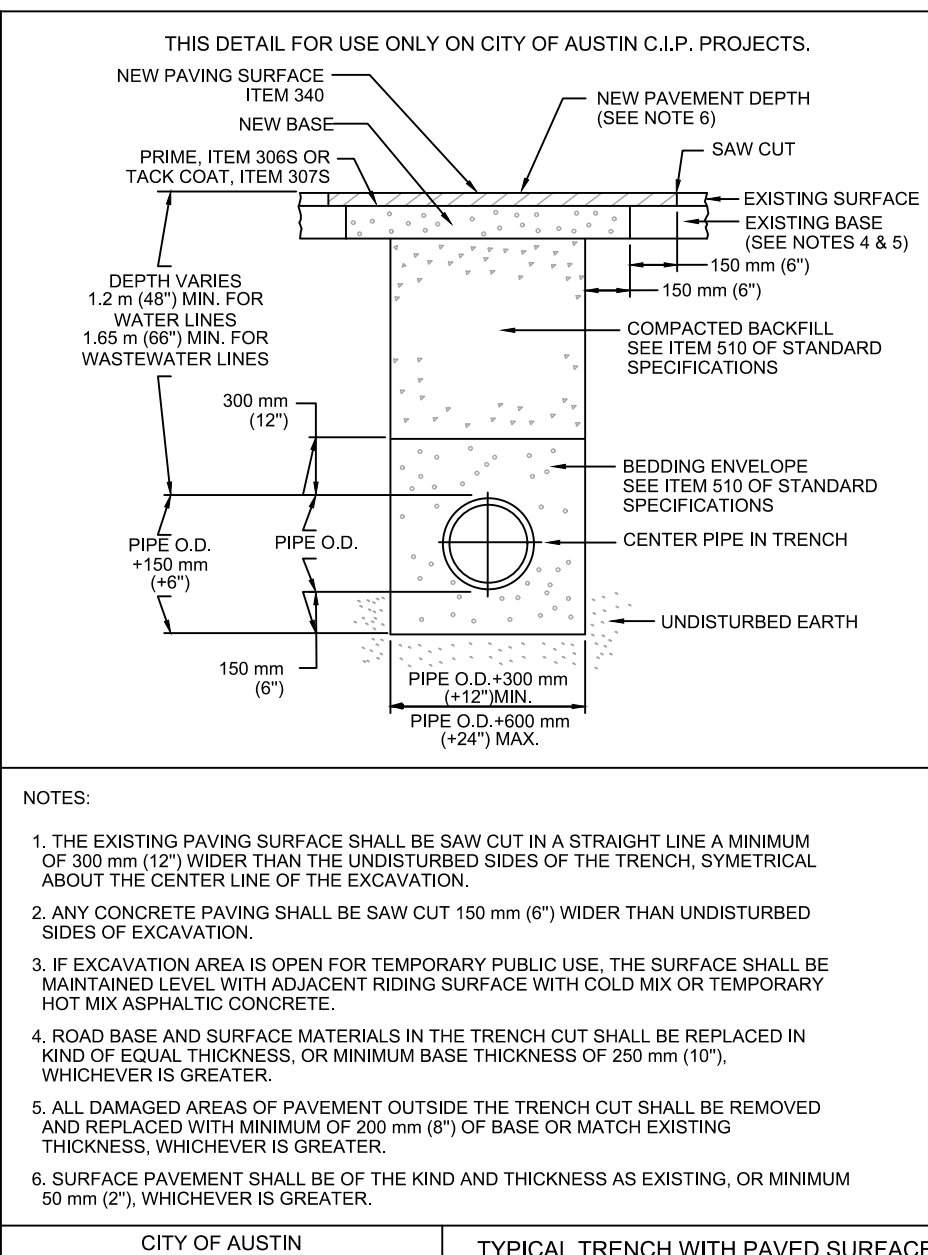
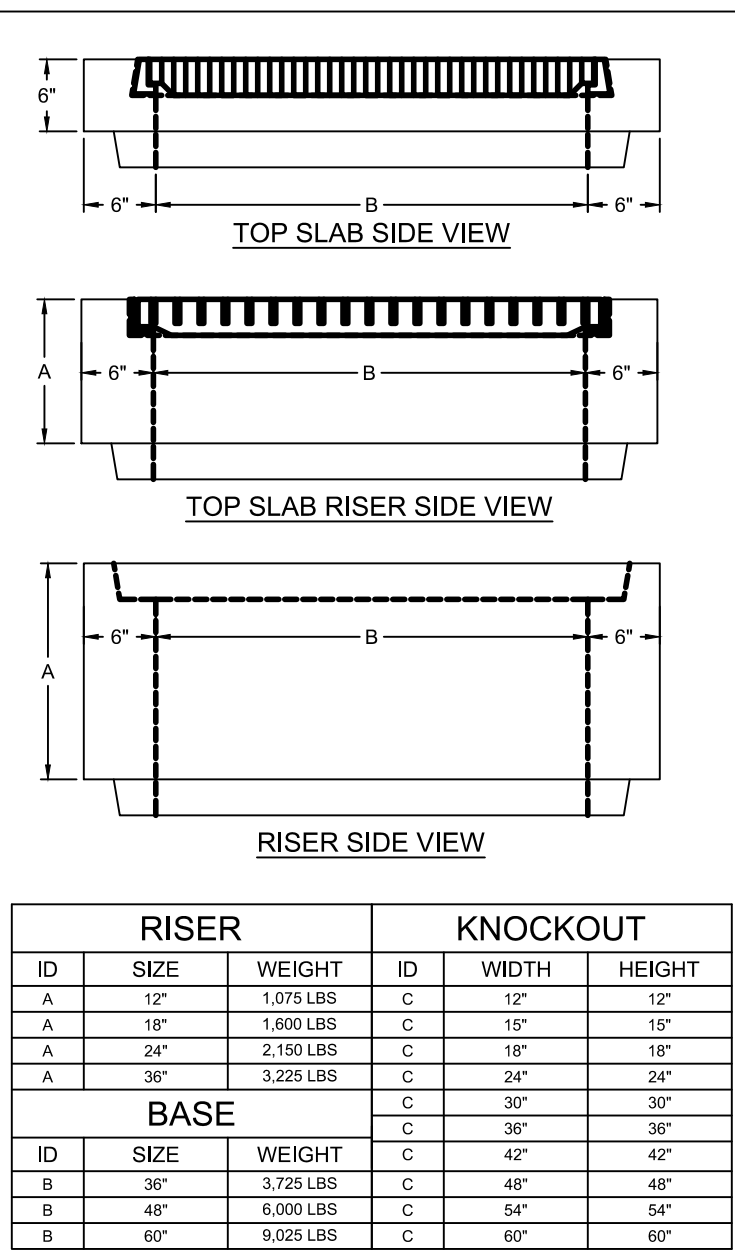
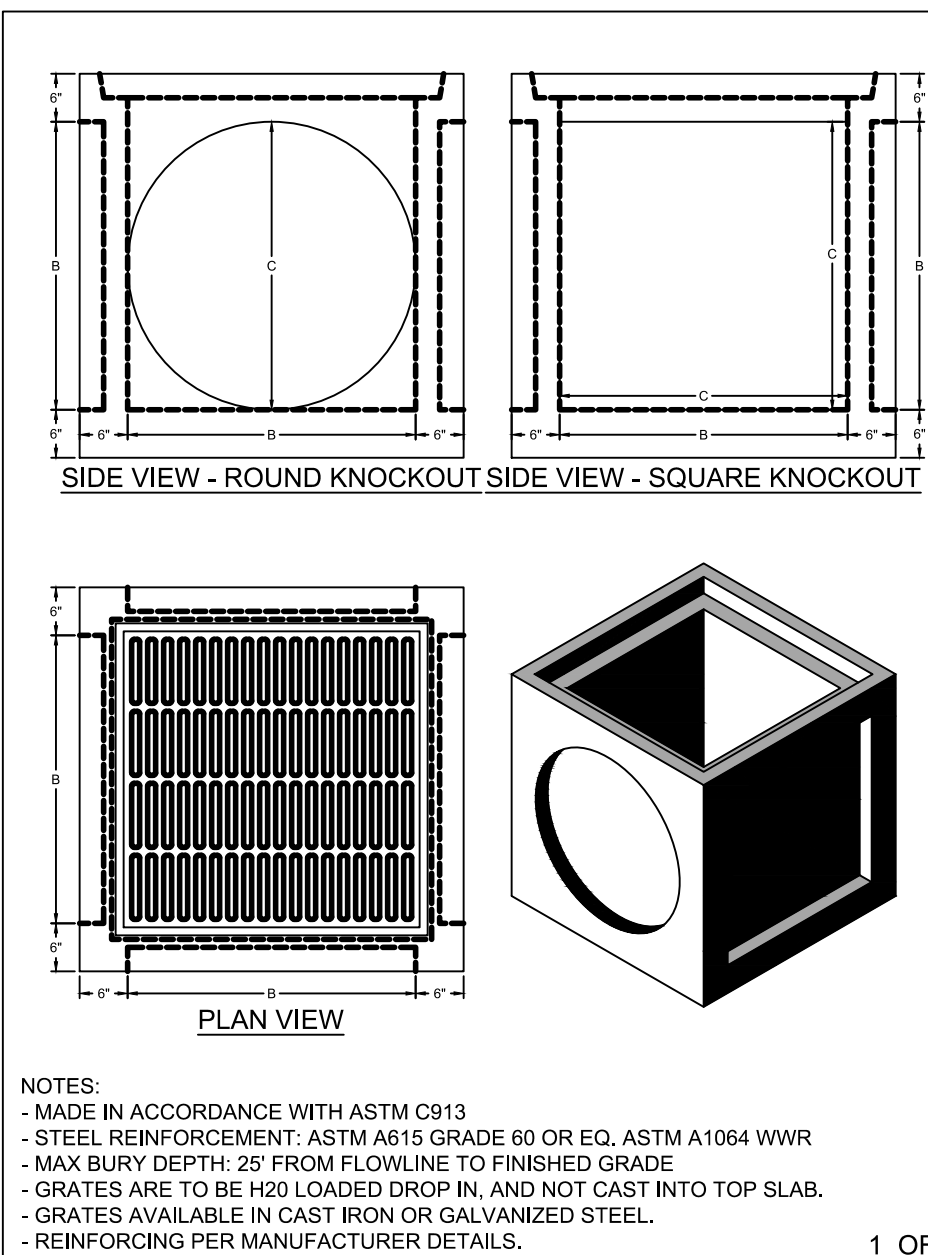
garza
BRYANT
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel. (512) 298-3284 Fax (512) 298-2592
TBP# F-14829
Garza EMC, LLC © Copyright 2025

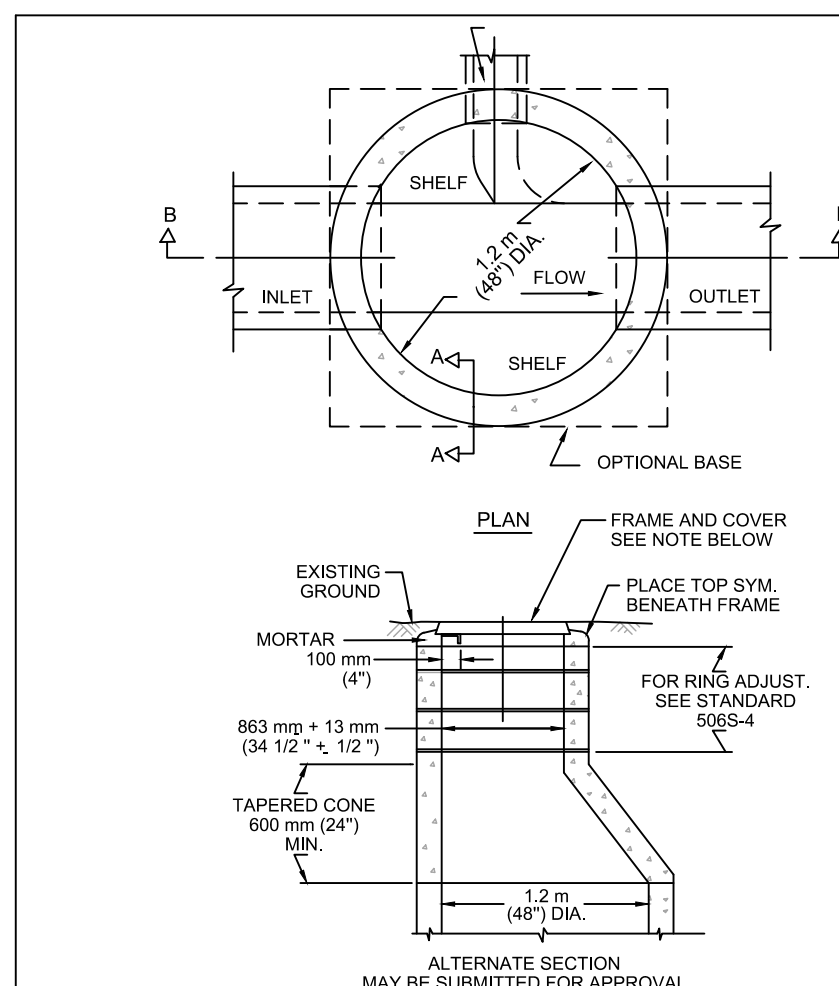


**TXDOT CULVERT PROFILE
AND CALCS**

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.: 104576-0004
-----------	--------------	----------	--------------------------





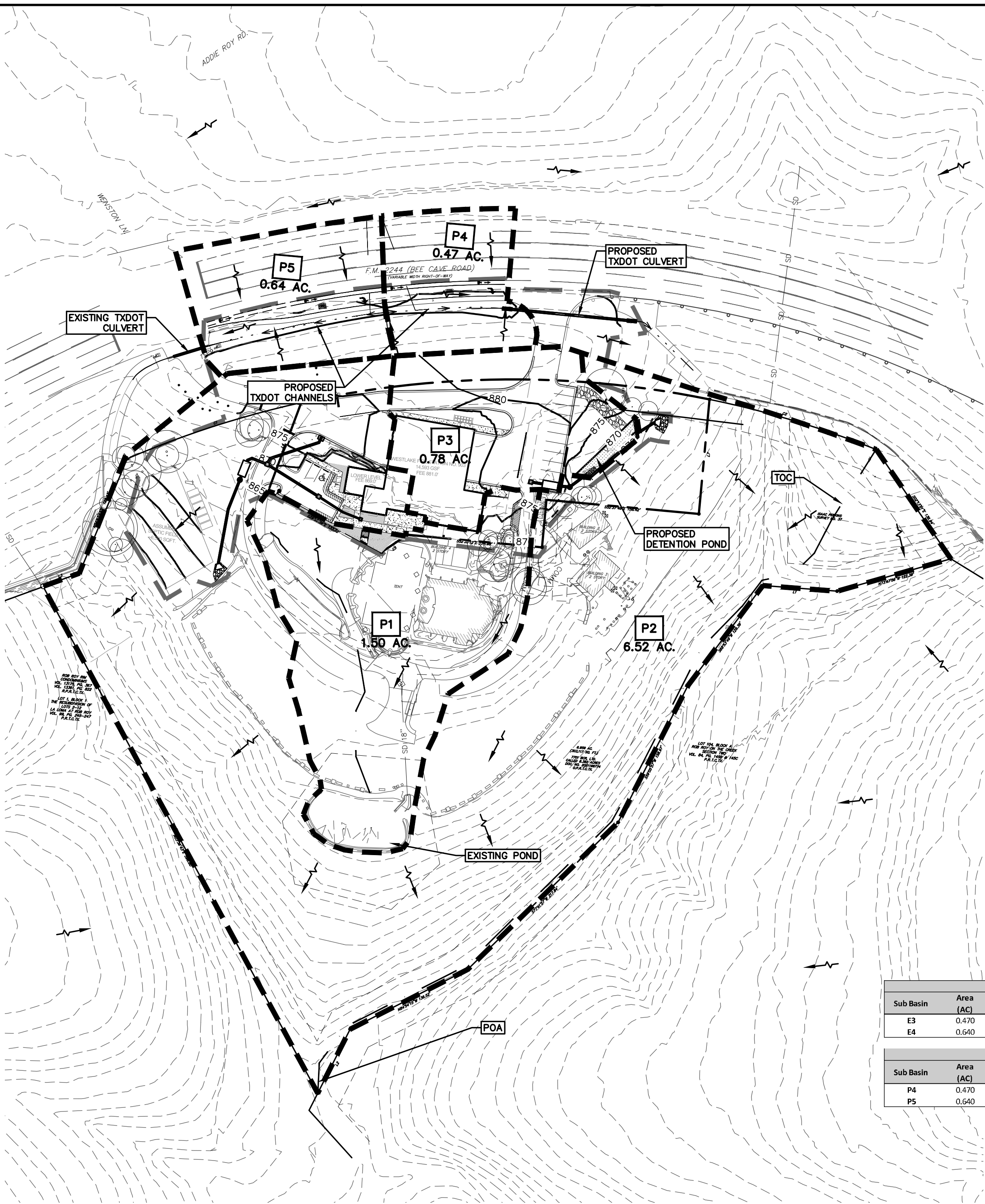


EXISTING DRAINAGE AREA MAP

Time of Concentration Calculations:

Equation: $0.42(nL)^{0.8}/((P_x)^{0.5}s^{0.4})$ $L/(60(16.1345)(s^{0.5}))$ $L/(60(20.3282)(s^{0.5}))$ L/V						
	Sheet Flows	Shallow Concentrated Flow		Channel Flow		Sum
		Unpaved	Paved	Pipe Flow	Open Channel	
Length (L)	95	128	276	118.0223		
Select Surface Type:	Range (natural)	N/A	N/A	Concrete		
Manning's (n)	0.130			0.012		
Change in Elevation (ΔE)	9.18	14.23	31.93	15.32		
Slope=ΔE/L	0.0966	0.1112	0.1157	0.1298		
Tc	3.97	0.31	0.67	0.08		5.03

	Sheet Flows	Shallow Concentrated Flow		Channel Flow		Sum
		Unpaved	Paved	Pipe Flow	Open Channel	
Length (L)	100	123			690	
Select Surface Type:	Woods, Light	N/A	N/A		Native Grass/Vegetation	
Manning's (n)	0.400				0.060	
Change in Elevation (ΔE)	25.75	30.20			35.96	
Slope=ΔE/L	0.2575	0.2455			0.0521	
Tc	6.86	0.20			0.62	7.68



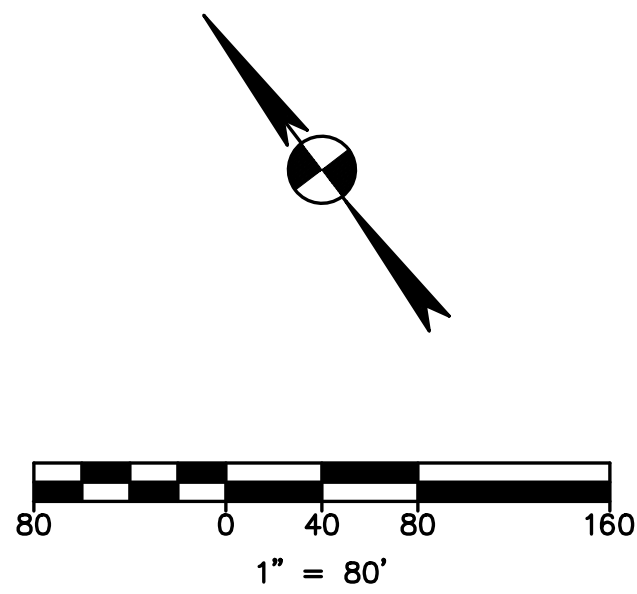
PROPOSED DRAINAGE AREA MAP

Time of Concentration Calculations:

Equation: $0.42(nL)^{0.8}/((P_x)^{0.5}s^{0.4})$ $L/(60(16.1345)(s^{0.5}))$ $L/(60(20.3282)(s^{0.5}))$ L/V						
P1	Sheet Flows	Shallow Concentrated Flow		Channel Flow		Sum
		Unpaved	Paved	Pipe Flow	Open Channel	
Length (L)	97	133	80			
Select Surface Type:	Asphalt	N/A	N/A			
Manning's (n)	0.016					
Change in Elevation (ΔE)	0.67	10.52	8.94			
Slope=ΔE/L	0.0069	0.0791	0.1118			
Tc	2.17	0.39	0.20			2.75

P2	Sheet Flows	Shallow Concentrated Flow		Channel Flow		Sum
		Unpaved	Paved	Pipe Flow	Open Channel	
Length (L)	100	123			690	
Select Surface Type:	Woods, Light	N/A	N/A		Native Grass/Vegetation	
Manning's (n)	0.400				0.060	
Change in Elevation (ΔE)	25.76	30.20			35.98	
Slope=ΔE/L	0.2576	0.2455			0.0521	
Tc	6.86	0.20			0.62	7.68

P3	Sheet Flows	Shallow Concentrated Flow		Channel Flow		Sum
		Unpaved	Paved	Pipe Flow	Open Channel	
Length (L)	52	35	100	100		
Select Surface Type:	Short-grass prairie	Concrete		Plastic (smooth)		
Manning's (n)	0.150	0.015	N/A	0.010		
Change in Elevation (ΔE)	3.00	1.00	10.00	15.00		
Slope=ΔE/L	0.0577	0.0286	0.1000	0.1500		
Tc	3.37	0.52	0.26	0.06		4.21



EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE
		CONTOUR
		TIME OF CONCENTRATION
		DRAINAGE DIVIDE
		DIRECTION OF FLOW
		DRAINAGE AREA NUMBER AND ACREAGE

NOTE:
1. NO ADDITIONAL ADVERSE FLOODING IMPACTS TO OTHER PROPERTY WILL OCCUR BECAUSE OF THE PROPOSED IMPROVEMENTS
2. DRAINAGE FOR THIS DEVELOPMENT DOES NOT DRAIN TO TXDOT ROW, DOES NOT CAUSE TXDOT DRAINAGE TO BE BLOCKED, AND 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.

POA - PEAK DISCHARGE SUMMARY			
Rain Event	Existing (cfs)	Proposed (cfs)	Net Change (cfs)
2-YR	35.59	35.39	-0.20
10-YR	61.35	59.82	-1.54
25-YR	78.98	78.10	-0.88
100-YR	107.46	107.45	-0.01

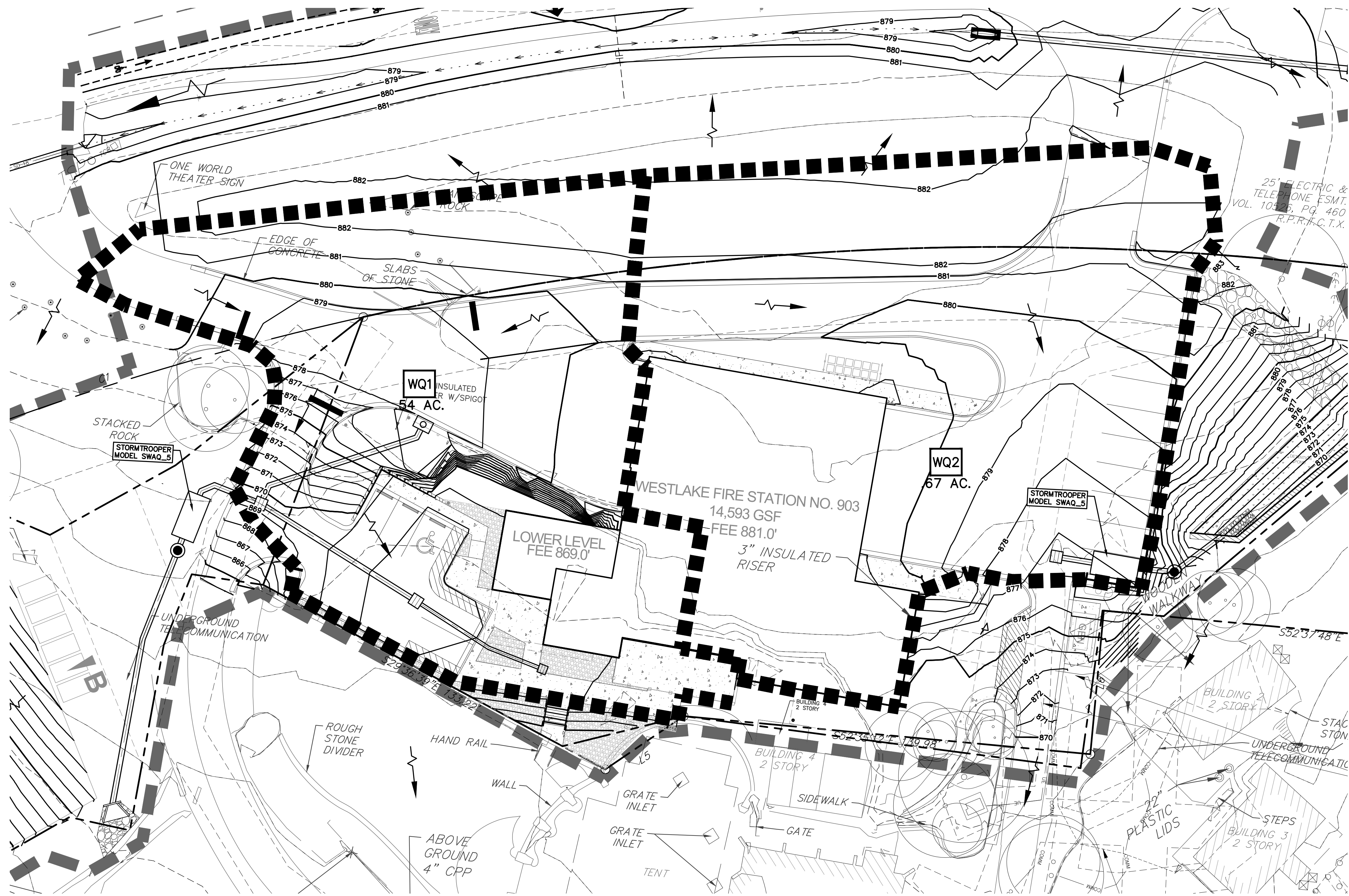
Exiting Conditions - HEC-HMS Input				
Sub Basin	Area (AC)	Impervious Cover	Curve Number	Lag Time (Min.)
E1	2.27	50.1%	83	3.00
E2	6.52	5.8%	83	4.61

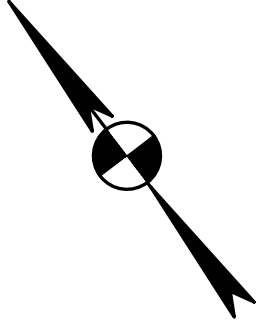
Proposed Conditions - HEC-HMS Input				
Sub Basin	Area (AC)	Impervious Cover	Curve Number	Lag Time (Min.)
P1	1.50	50.1%	83	3.00
P2	6.52	8.5%	83	4.61
P3	0.77	80.0%	83	3.00

DRAINAGE AREAS WITHIN TXDOT ROW

Exiting Conditions - HEC-HMS Input									
Sub Basin	Area (AC)	Impervious Cover	Curve Number	Lag Time (Min.)	2-YR (cfs)	5-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
E3	0.470	59.6%	83	3.00	2.63	3.35	4.04	4.99	5.73
E4	0.640	67.2%	83	3.00	3.66	4.64	5.58	6.87	7.88

Proposed Conditions - HEC-HMS Input									
Sub Basin	Area (AC)	Impervious Cover	Curve Number	Lag Time (Min.)	2-YR (cfs)	5-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
P4	0.470	63.0%	83	3.00	2.64	3.36	4.05	5.00	5.74
P5	0.640	70.3%	83	3.00	3.67	4.65	5.59	6.88	7.89

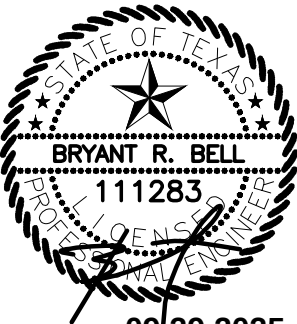




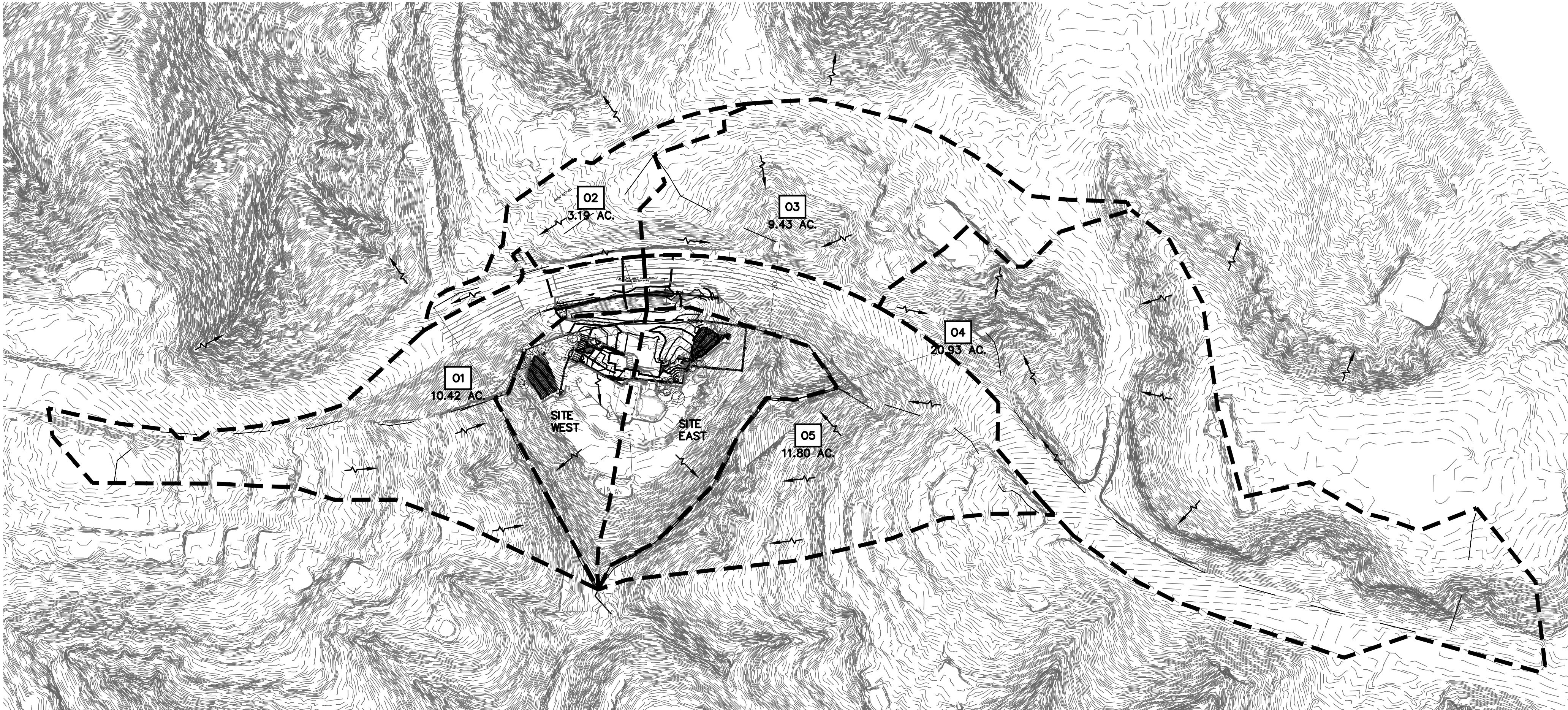
LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		PROPERTY (R.O.W.) LINE
		CONTOUR
		TIME OF CONCENTRATION
		DRAINAGE DIVIDE
		DIRECTION OF FLOW
		DRAINAGE AREA NUMBER AND ACREAGE

P1

1.03 AC.

DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.: 104576-0004	SHEET 20 OF 27	WESTLAKE FIRE STATION - 903 7701 FM 2244 ROAD, AUSTIN, TEXAS 78746 TRAVIS COUNTY ESD 9 - WESTLAKE FIRE DEPARTMENT		 7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel: (512) 298-3284 Fax: (512) 298-2592 TBP# F-14829 Garza EMC, LLC © Copyright 2025

REVISION	NO.	DATE



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE
		CONTOUR
		TIME OF CONCENTRATION
		DRAINAGE DIVIDE
		DIRECTION OF FLOW
		DRAINAGE AREA NUMBER AND ACREAGE

NOTE:
1. NO ADDITIONAL ADVERSE FLOODING IMPACTS TO OTHER PROPERTY WILL OCCUR BECAUSE OF THE PROPOSED IMPROVEMENTS

OFFSITE DRAINAGE AREA MAP

Area: Site West									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	4.40	4.40	4.40	4.40	Concrete	1.02	44,431	23.18	
C	0.43	0.48	0.53	0.60	Grass, Fair, 2-7%	3.38	147,233	76.82	
Tc	7.68	7.68	7.68	7.68					
I	5.56	8.43	10.35	13.50					
Q	10.4	18.0	24.0	35.7	Total	4.40	191,664	100	

Area: Site East									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	4.40	4.40	4.40	4.40	Concrete	1.02	44,431	23.19	
C	0.43	0.48	0.53	0.60	Grass, Fair, 2-7%	3.38	147,146	76.81	
Tc	6.67	6.67	6.67	6.67					
I	5.81	8.83	10.84	14.15					
Q	10.9	18.8	25.1	37.4	Total	4.40	191,577	100	

Area: O1									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	10.42	10.42	10.42	10.42	Asphalt	2.33	101,495	22.36	
C	0.43	0.50	0.54	0.62	Forest/Woodlands, >7%	8.09	352,400	77.64	
Tc	15.02	15.02	15.02	15.02					
I	4.26	6.44	7.91	10.34					
Q	19.3	33.5	44.7	66.4	Total	10.42	453,895	100	

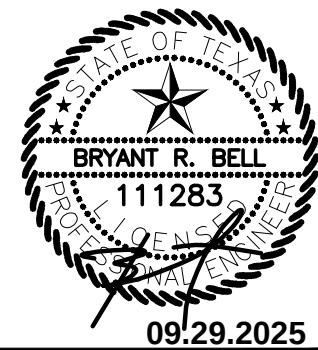
Area: O2									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	3.19	3.19	3.19	3.19	Asphalt	1.12	48,787	35.11	
C	0.48	0.55	0.59	0.67	Forest/Woodlands, >7%	2.07	90,169	64.89	
Tc	5.00	5.00	5.00	5.00					
I	6.31	9.61	11.79	15.42					
Q	9.7	16.9	22.3	33.0	Total	3.19	138,956	100	

Area: O3									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	9.43	9.43	9.43	9.43	Asphalt	2.88	125,453	30.54	
C	0.47	0.53	0.58	0.65	Forest/Woodlands, >7%	6.55	285,318	69.46	
Tc	9.02	9.02	9.02	9.02					
I	5.25	7.96	9.77	12.74					
Q	23.1	39.9	53.0	78.3	Total	9.43	410,771	100	

Area: O4									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	20.93	20.93	20.93	20.93	Asphalt	4.23	184,259	20.21	
C	0.43	0.49	0.53	0.61	Forest/Woodlands, >7%	16.70	727,452	79.79	
Tc	10.11	10.11	10.11	10.11					
I	5.03	7.62	9.36	12.20					
Q	45.0	78.3	104.3	155.0	Total	20.93	911,711	100	

Area: O5									
Event	2-yr	10-yr	25-yr	100-yr	Surface	Acres	SF	%	
Acres	11.80	11.80	11.80	11.80	Asphalt	3.62	157,687	30.68	
C	0.47	0.53	0.58	0.65	Forest/Woodlands, >7%	8.18	356,321	69.32	
Tc	7.51	7.51	7.51	7.51					
I	5.60	8.49	10.42	13.60					
Q	30.8	53.4	70.8	104.6	Total	11.80	514,008	100	

garza
BRYANT
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14529
Garza EMC, LLC © Copyright 2025



OFFSITE DRAINAGE AREA
MAP

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004

AREA 1		DRAINAGE BASIN	WQ1	TOTAL SITE DETAILS	
STEP ONE: Required TSS Removal				Project Name: Travis County ESD 9 Project Location: Austin, TX Date Prepared: 9/25/2025 Prepared By: Bryant Bell	
EQUATION 3.3 $L_n = 27.2(A_n \times P)$ L_n = Required TSS Removal (pounds) A_n = Net increase in Impervious Area (acres) P = Average Annual Precipitation (inches)				Total Project Area to be Treated = 6.38 Pre-Development Impervious Area = 1.52 Post-Development Impervious Area = 1.74 Composite Run-Off Coefficient = 0.21 Required TSS Removal L_n = 191	
Drainage Basin = 0.54		Acres		County = Travis	

	C = 0.64	Composite Run-Off Coefficient
	i = 1.10	Stormwater Quality Intensity
	A = 0.54	Drainage Basin Acreage
	Q = 0.38	Required Treatment Flow
EQUATION 3.5		
	$V_{QR} = Q/A$, where:	
	Q = 0.38	Required Treatment Flow
	A = 100	Unit Surface Area
	$V_{QR} = 3.81E-03$	Overflow Rate
	BMP Efficiency = 72%	

Unit By-Pass Flowrate = 0.94	cfs		
Treated Intensity = 1.10	in/hr		
Annual Volume Treated = 88%	Volume of Run-Off Entering Unit		
Treatment Reduction = 0.98	BMP Efficiency Reduction Factor		
Actual BMP Efficiency = 71%			

EQUATION 3.8

$$L_r = (\text{BMP Efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$$

$$L_r = \text{Load Removed by BMP}$$

$$\text{BMP Efficiency} = \text{TSS Removal Efficiency}$$

$$A_i = \text{Impervious Tributary Area to the BMP (ac)}$$

$$A_p = \text{Pervious Tributary Area to the BMP (ac)}$$

$L_r = 299$ lbs

Unit By-Pass Flowrate = 0.94	cfs		
Treated Intensity = 1.10	in/hr		
Annual Volume Treated = 88%	Volume of Run-Off Entering Unit		
Treatment Reduction = 0.98	BMP Efficiency Reduction Factor		
Actual BMP Efficiency = 67%			

EQUATION 3.8

$$L_r = (\text{BMP Efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$$

$$L_r = \text{Load Removed by BMP}$$

$$\text{BMP Efficiency} = \text{TSS Removal Efficiency}$$

$$A_i = \text{Impervious Tributary Area to the BMP (ac)}$$

$$A_p = \text{Pervious Tributary Area to the BMP (ac)}$$

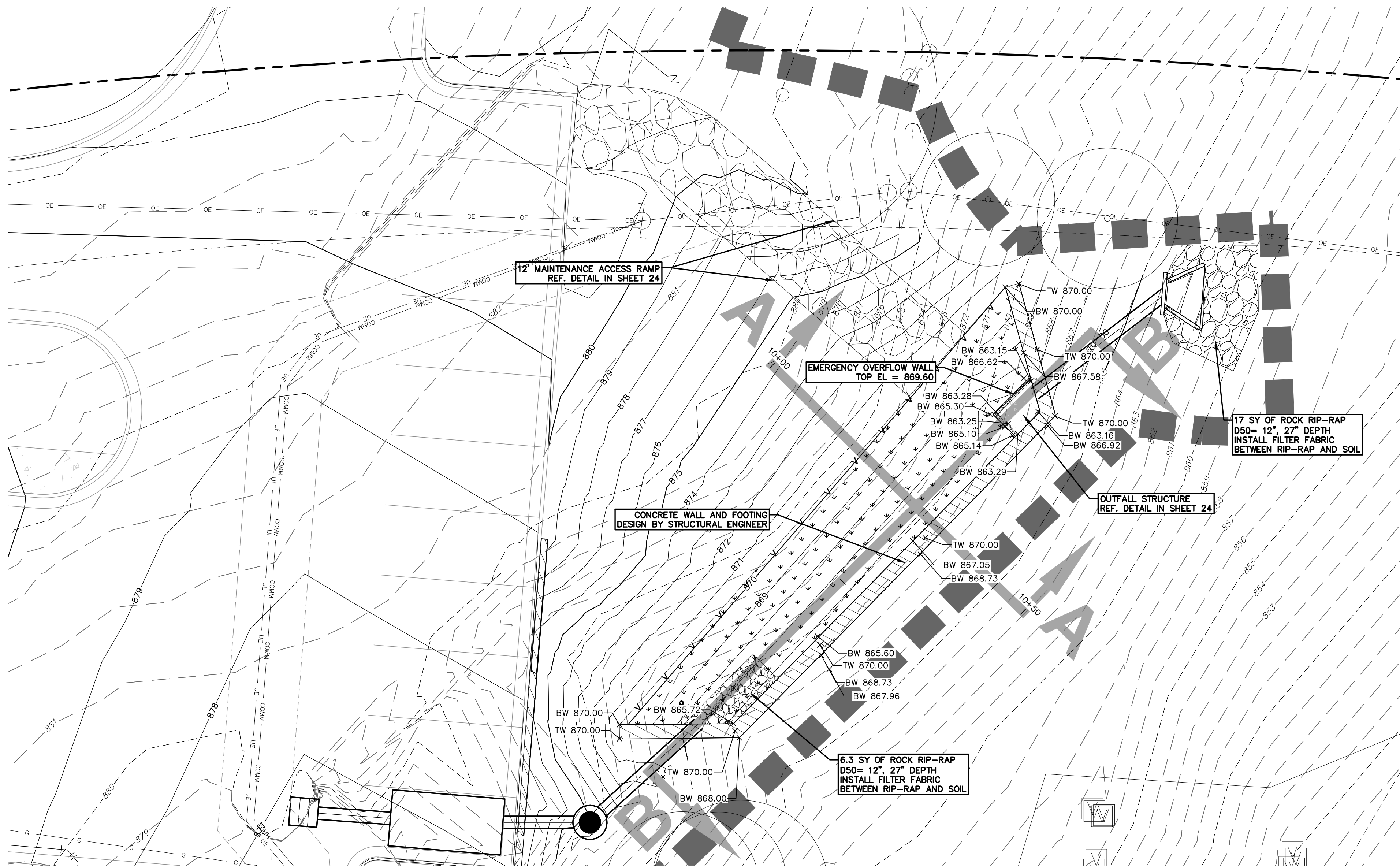
$L_r = 367$ lbs

Lm =	191	lbs.	Total Project Required Removal
------	------------	------	--------------------------------

Sufficient Removal = Yes

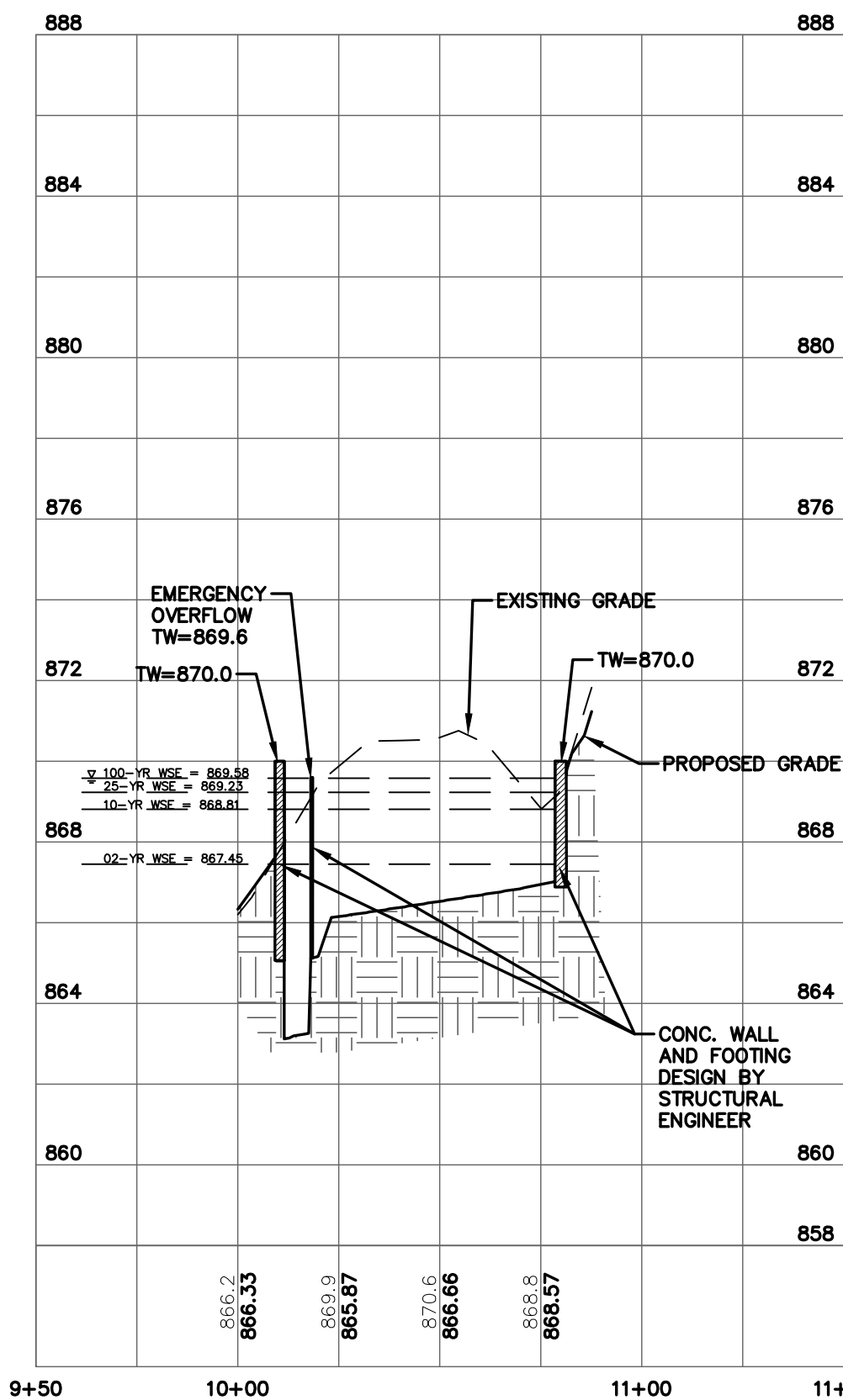
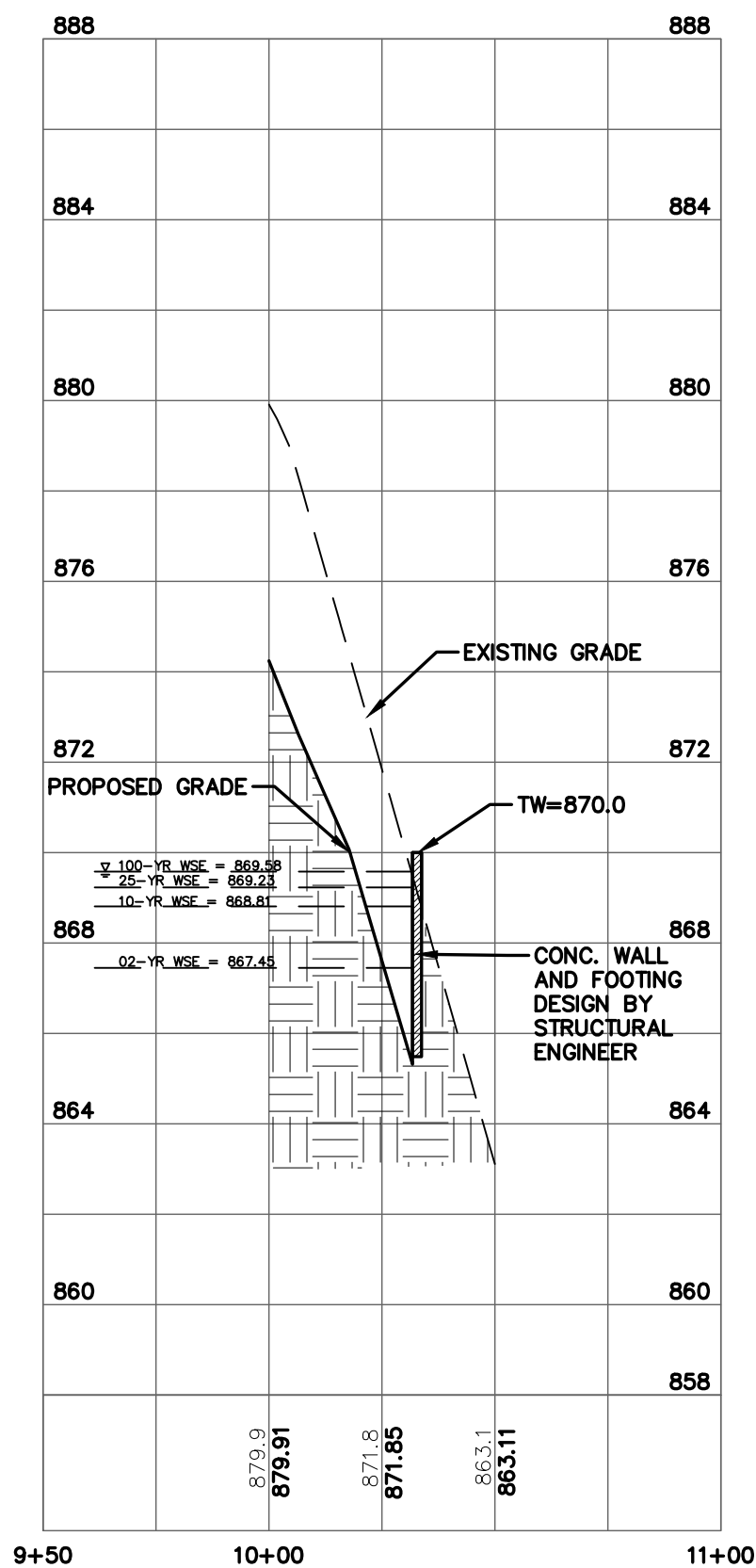
E.A. = (Imp. x 0.9 + Perv. x 0.03)
100% Impervious Acres Treated/Single Unit





SECTION A-A

SECTION B-B



DETENTION POND GENERAL NOTES:
1. DETENTION POND IS NOT DESIGNED TO IMPOUND STORM WATER THAT HAS A HEIGHT GREATER THAN OR EQUAL TO SIX FEET AT ANY POINT ALONG THE PERIMETER OF THE POND.

POND STAGE-STORAGE-DISCHARGE TABLE			
STORM EVENT (YR)	PEAK FLOW (CFS)	MAX. WSE (FT)	MAX. POND STORAGE (AC-FT)
100	9.88	869.58	0.04
25	6.64	869.23	0.03
10	4.59	868.81	0.03
2	3.25	867.45	0.01

DETENTION POND STORAGE			
ELEVATION (FT)	AREA (SF)	INCREMENTAL VOL (CF)	CUMULATIVE VOL (AC-FT)
865.1	0	0	0.00
866	138	62	0.00
867	325	232	0.01
868	524	425	0.02
869	734	629	1.347
870	956	845	2.192

EXISTING	PROPOSED	DESCRIPTION
(---)		PROPERTY LINE / R.O.W. LINE
(---)		RECORD INFORMATION
(---)		LIGHT POLE
(---)		GROUND LIGHT
(---)		POWER POLE
(---)		DOWN GUY
(---)		WATER MANHOLE
(---)		WATER LINE MARKER
(---)		UNDERGROUND CABLE MARKER
(---)		UNDERGROUND GAS LINE MARKER
(---)		UNDERGROUND TELEPHONE MARKER
(---)		GAS RISER
(---)		TELEPHONE RISER
(---)		SPRINKLER CONTROL BOX
(---)		SWITCH GEAR & PAD
(---)		TRANSFORMER (SIZE VARIES)
(---)		FIRE HYDRANT
(---)		WATER VALVE
(---)		WATER METER
(---)		WATER METER VAULT (SIZE VARIES)
(---)		CABLE TV RISER
(---)		ELECTRIC BOX
(---)		ELECTRIC METER
(---)		GAS METER
(---)		GAS VALVE
(---)		TRAFFIC CONTROL BOX
(---)		TRAFFIC SIGNAL POST
(---)		GRATE INLET
(---)		CURB INLET (SIZE VARIES)
(---)		GREASE TRAP (SIZE VARIES)
(---)		ELECTRIC MANHOLE (SIZE VARIES)
(---)		WASTEWATER MANHOLE (SIZE VARIES)
(---)		STORMSEWER MANHOLE (SIZE VARIES)
(---)		TELEPHONE MANHOLE (SIZE VARIES)
(---)		WASTEWATER CLEANOUT
(---)		WIRE FENCE
(---)		WOOD FENCE
(---)		CHAIN LINK FENCE
(---)		CURB & GUTTER
(---)		EDGE OF PAVEMENT
(---)		CONCRETE SIDEWALKS
(---)		WALL
(---)		LIMITS OF CONSTRUCTION
(---)		CONTOUR
(---)		STORMSEWER LINE
(---)		WATER LINE
(---)		FIRE LINE
(---)		WASTEWATER LINE
(---)		GAS LINE
(---)		UNDERGROUND ELECTRIC LINE
(---)		OVERHEAD ELECTRIC LINE
(---)		UNDERGROUND TELEPHONE LINE
(---)		UNDERGROUND CABLE AND INTERNET
(---)		UNDERGROUND TELECOMMUNICATIONS
(---)		SWALE
(---)		FINISH FLOOR ELEVATION
(---)		DIRECTION OF FLOW
(---)		TREE TO BE SAVED
(---)		HERITAGE / MATURE TREE

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

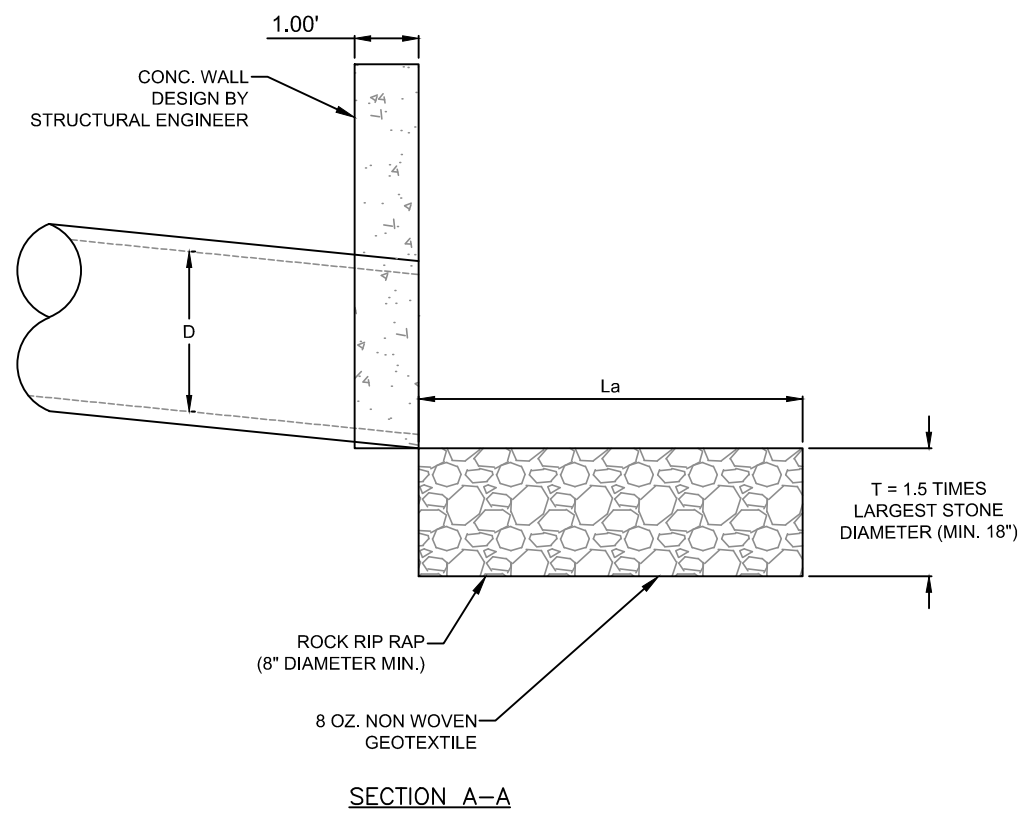
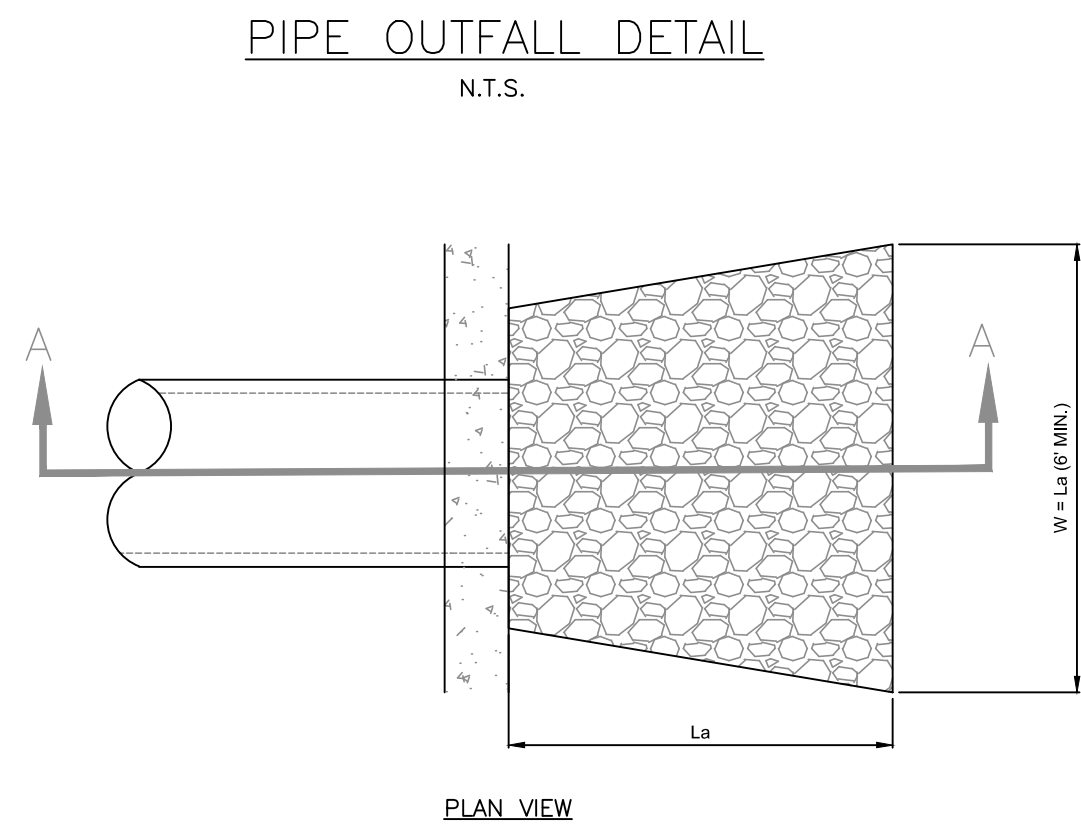
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-0004

SHEET
23
OF 27

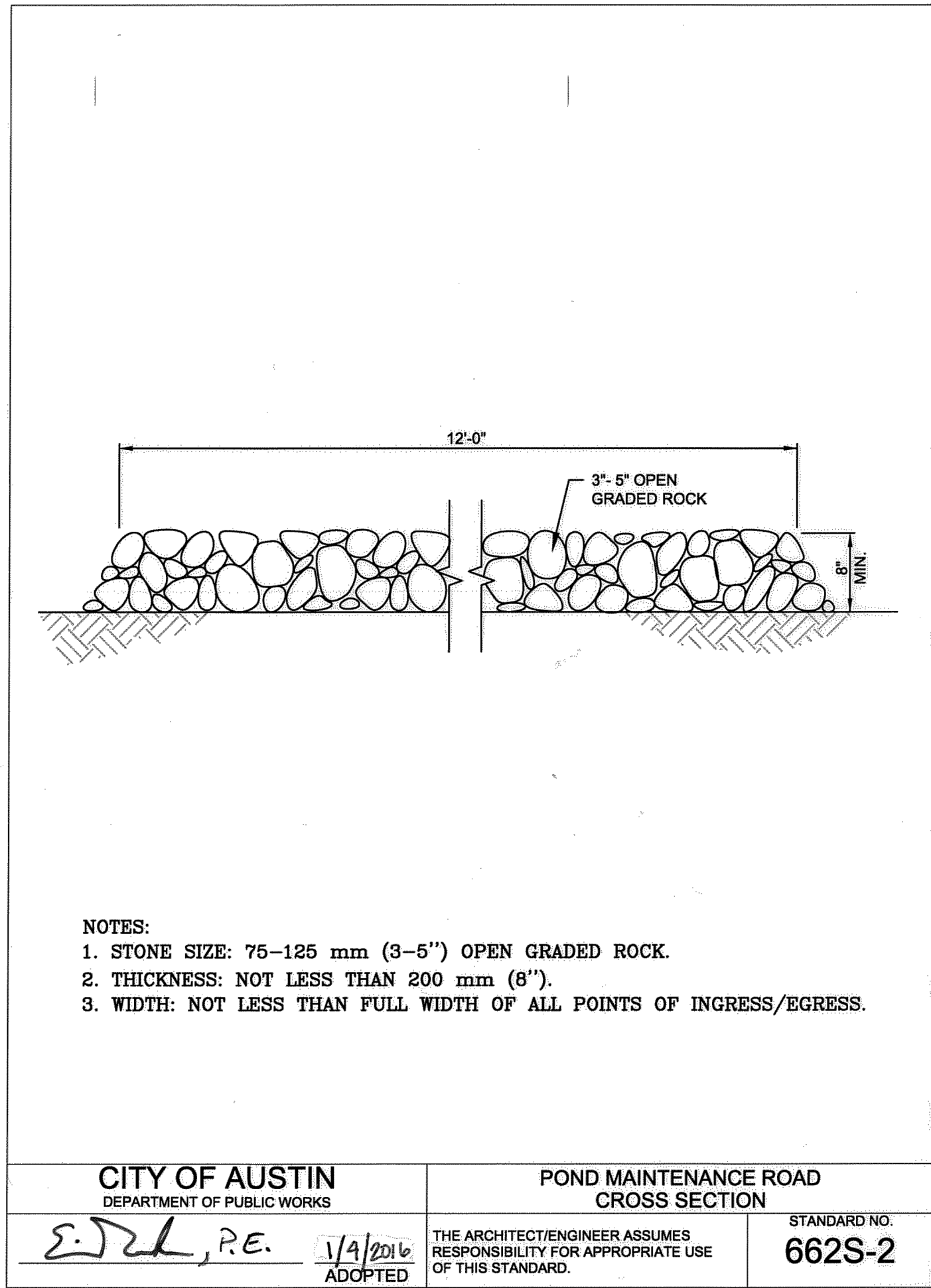
DETENTION POND PLAN



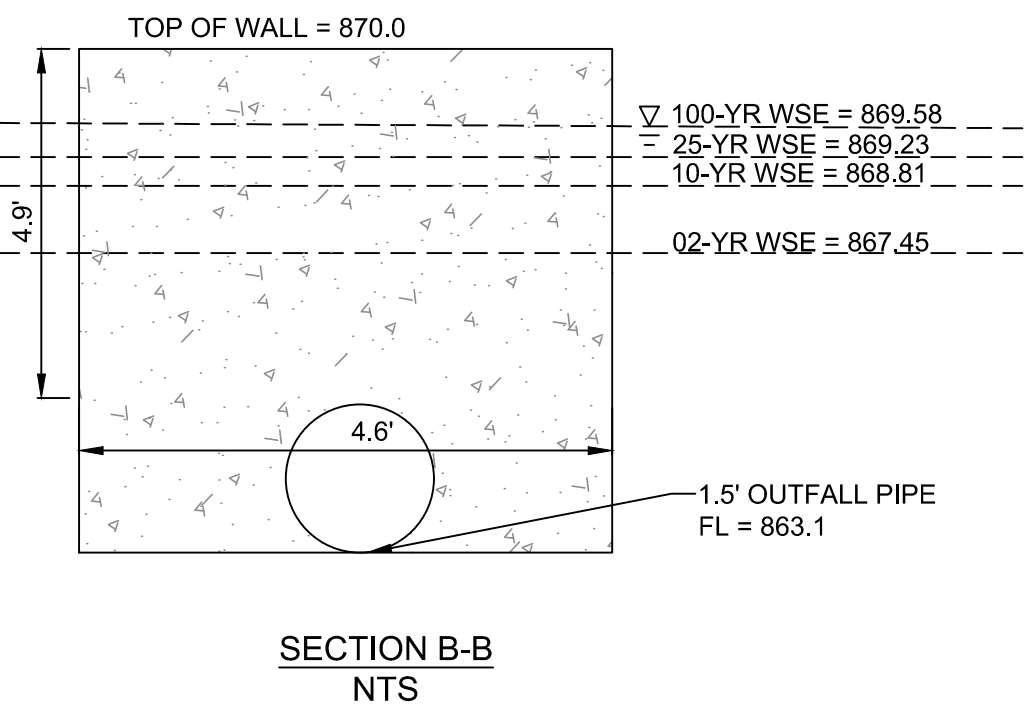
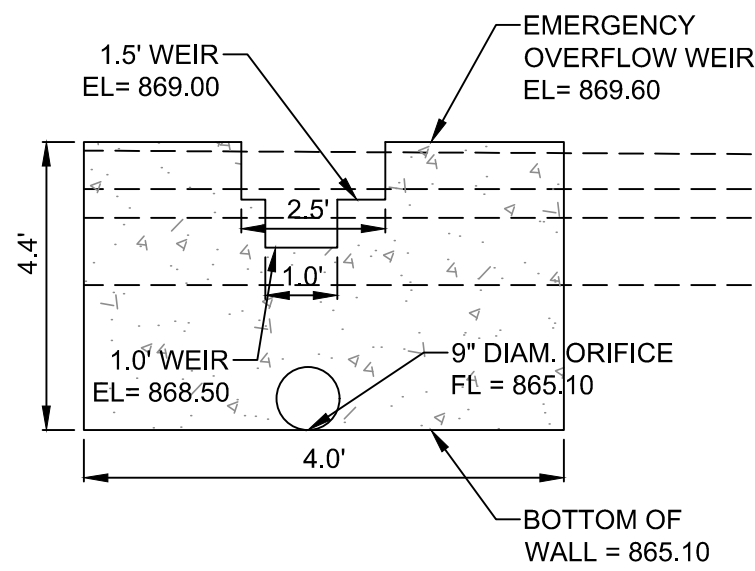
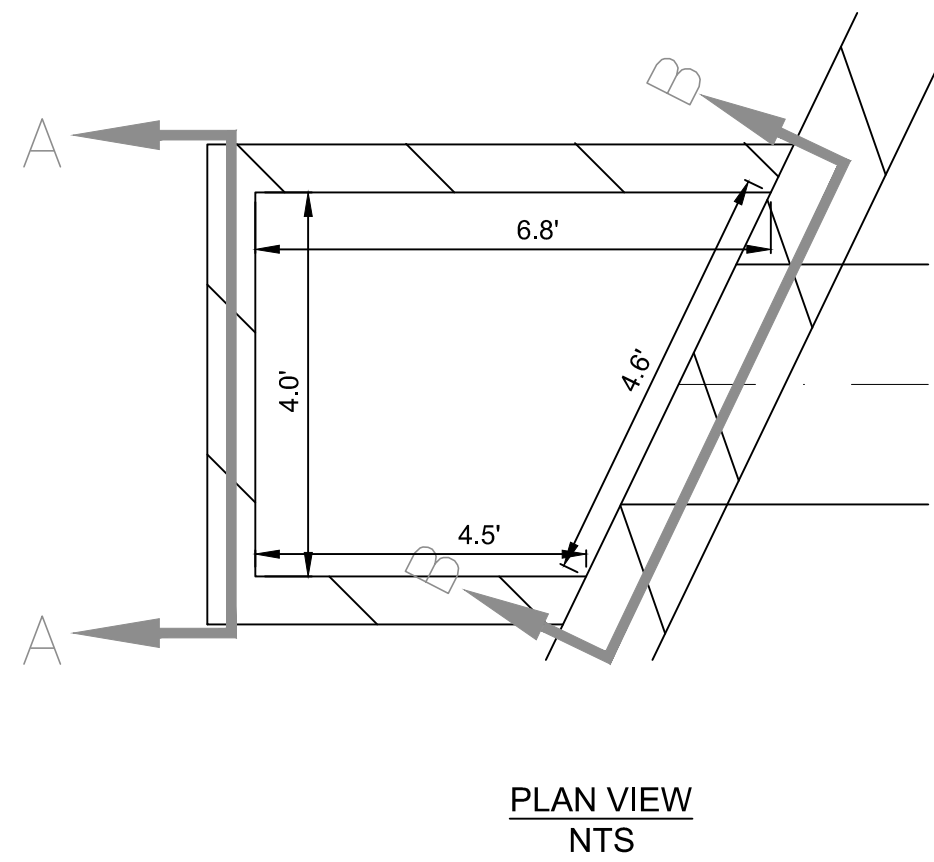
garza
BRYANT
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBP# F-14529
Garza EMC, LLC © Copyright 2025



RIP RAP APRON SIZING
 $L_a = 0.5V^2D$
 L_a = LENGTH OF RIP RAP, FT
 V = CULVERT DISCHARGE VELOCITY, FPS
 D = DIAMETER OR HEIGHT OF CULVERT, FT
• MIN. APRON LENGTH IS 6 FT



POND OUTFALL STRUCTURE
N.T.S.



REVISION	NO.	DATE

garza
7708 Rialto Blvd., Suite #25
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
Garza EMC, LLC © Copyright 2025

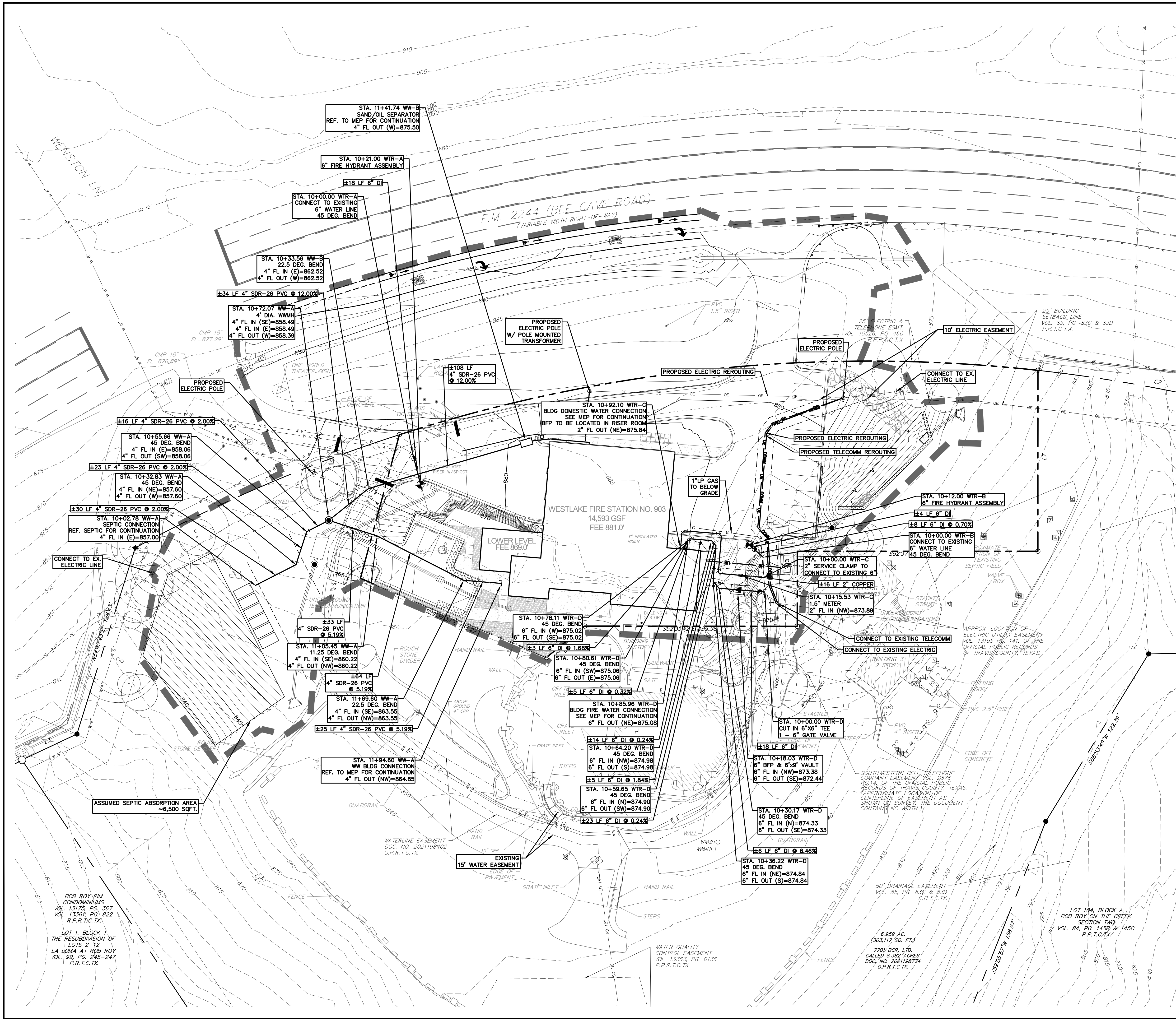
111283
09/29/2025

DETENTION POND DETAILS

WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

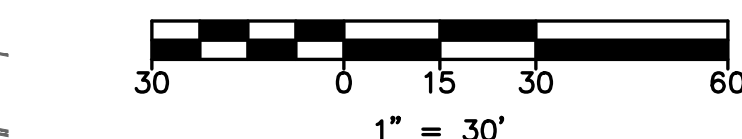
DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.: 104576-0004

SHEET
24
OF 27



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE / R.O.W. LINE
○		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC RISER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		FIRE LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		OE
○		UT
○		UNDERGROUND TELEPHONE LINE
○		UC
○		UNDERGROUND CABLE AND INTERNET
○		UNDERGROUND TELECOMMUNICATIONS
○		FINISH FLOOR ELEVATION
○		FFE
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE

- UTILITY NOTES:**
1. ALL PUBLIC WATERLINES TO BE DUCTILE IRON CLASS 350. ALL FIRE LINES AND FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 UNLESS OTHERWISE NOTED.
 2. ALL WASTEWATER LINES SHALL BE SDR-26 PVC.
 3. WATERLINES TO HAVE A TYPICAL DEPTH OF 48 INCHES BELOW SUBGRADE AND A MINIMUM COVER OF 36 INCHES BELOW BOTTOM OF SUBGRADE, WHERE IN CONFLICT WITH ANY OTHER UTILITIES, WATER TO GO ABOVE.
 4. UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
 5. ANY DISCHARGING OF GROUND WATER OR CONDENSATES FROM THE COOLING SYSTEM MUST BE THROUGH THE STORM WATER SEWER. THIS INCLUDES THE DISCHARGING OF GROUNDWATER DURING CONSTRUCTION.
 6. SERVICE PROVIDERS FOR TELECOM AND INTERNET SERVICE HAVE NOT BEEN IDENTIFIED AT THE TIME OF THIS PERMIT. ONCE THE DEVELOPER IS ABLE TO DETERMINE WHICH SERVICE PROVIDERS WILL BE DESIRED, A CORRECTION AND AULCC APPROVAL WILL BE REQUIRED TO REFLECT THE LOCATION OF THESE SERVICES.



garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14529
Garza EMC, LLC © Copyright 2025

111283

09/29/2025

OVERALL UTILITY PLAN

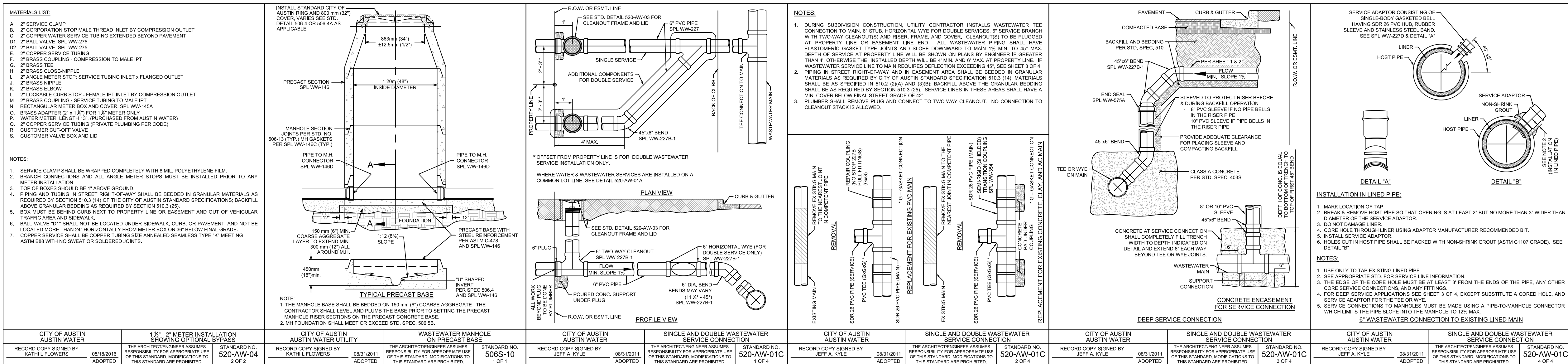
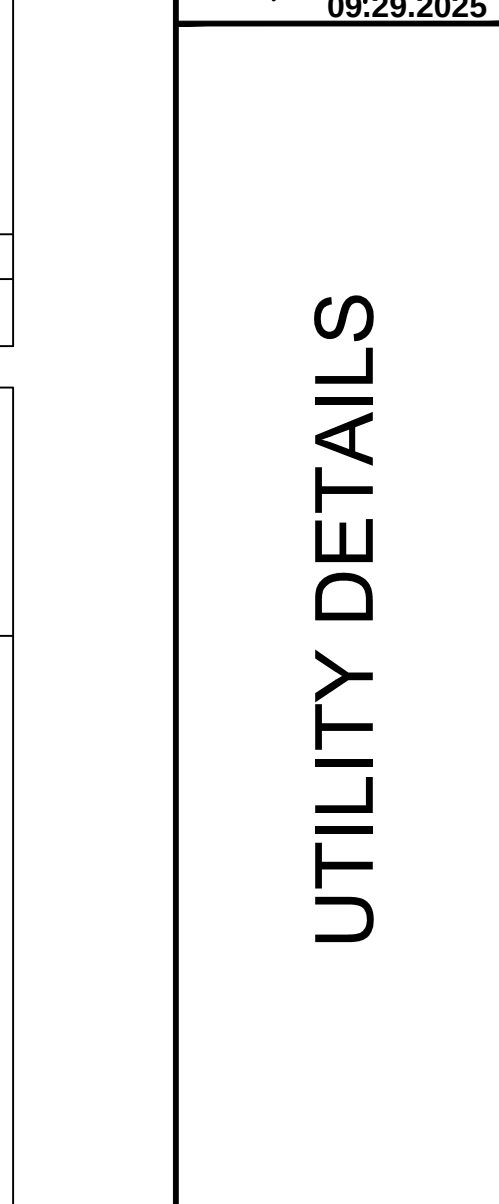
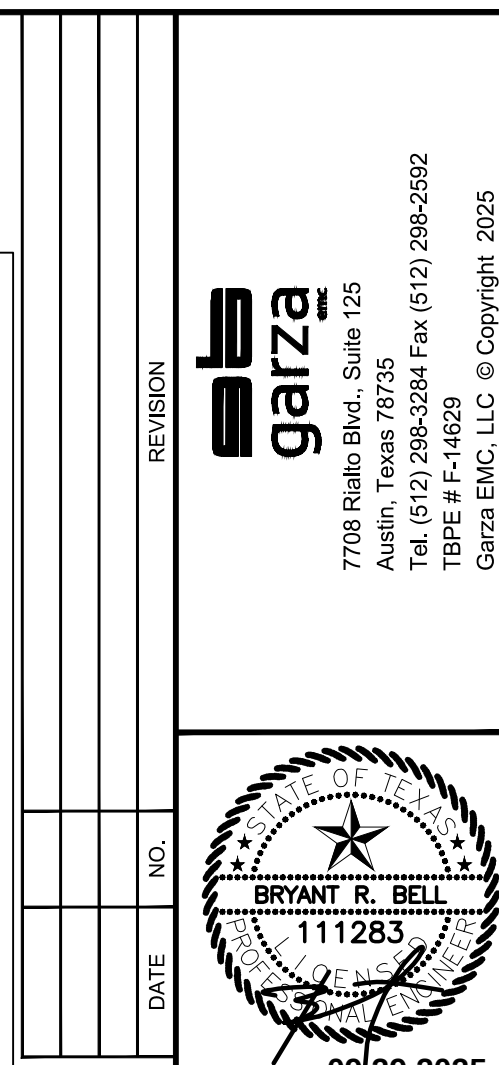
WESTLAKE FIRE STATION - 903
7701 FM 2244 ROAD, AUSTIN, TEXAS 78746

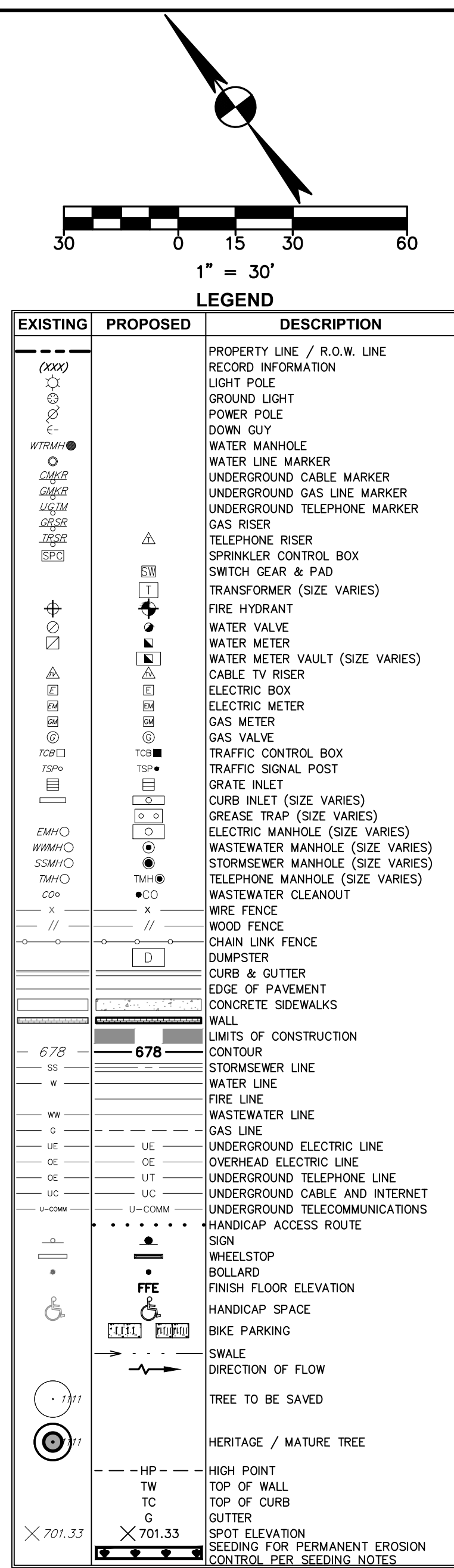
TRAVIS COUNTY ESD 9 -
WESTLAKE FIRE DEPARTMENT

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 104576-00004

SHEET
25
OF 27

V:\104576-00004\CH0004-UTL\104576-00004-UTL.dwg modified by cnelias on Sep 24, 25 4:12 PM





- NOTES:**
1. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED IN ANY GIVEN AREA.
 2. THE PERMANENT STABILIZATION AND EROSION PROTECTION EFFORTS SHALL BE IN ACCORDANCE WITH THE APPROVED RESTORATION PLAN DETAILS AND SPECIFICATIONS.
 3. ALL 3:1 SLOPES OR STEEPER REQUIRE SOIL RETENTION BLANKET (SRB).
 4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE WATERING/IRRIGATION TO ACHIEVE THE PERMANENT STABILIZATION REQUIREMENTS IN ALL DISTURBED/REVEGETATED AREAS BEFORE FINAL ACCEPTANCE FOR THIS PROJECT CAN BE OBTAINED.
 5. ALL COMMON AREAS INCLUDING PWOC STRUCTURES MUST BE PERMANENTLY STABILIZED PER JURISDICTIONAL TECHNICAL SPECIFICATIONS BEFORE A CONDITIONAL ACCEPTANCE CAN BE ISSUED.
 6. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
 7. ANY DISTURBED AREA(S) NOT INDICATED TO BE RESTORED ON THE RESTORATION PLAN REQUIRES THE SAME EFFORTS AS THOSE INDICATED.
 8. ALL DISTURBED AREAS MUST MEET THE REQUIREMENT FOR PERMANENT STABILIZATION.

SEEDING NOTES:

A. A minimum of four inches of topsoil shall be placed on all disturbed areas (except rock outcrop). Salvaged topsoil from the site should be used whenever possible. Imported topsoil shall be weed free with a minimum 20% organic content. Topsoil placed on slopes exceeding 5:1 horizontal to 1 vertical shall have a relatively high resistivity to erosion.

B. The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows (select one of the three seed combinations listed below):

Dates	Climate	Species (lb/ac)	
-------	---------	-----------------	--

Year Round	Permanent Cool/Warm Species (Native Species)	Permanent Cool/Warm Species (Non-Native Species)
		- Purple three-awn (<i>Aristida purpurea</i>) - Sideoats grass (<i>Hypochaeris curtipendula</i>) - Slit-bluestem (<i>Holcus lanatus</i>) - Bullgrass (<i>Elymus canadensis</i>) - Canadian wildflower (<i>Elymus canadensis</i>) - Monk's head (<i>Echinops angustifolius</i>) - Green springwort (<i>Lithospermum debile</i>) - Engelmann's star (<i>Engelmannia annua</i>) - Black-eyed Susan (<i>Rudbeckia hirta</i>) - Little bluestem (<i>Schizachyrium scoparium</i>) - Indiangrass (<i>Sorghastrum nutans</i>) - Texas Winkgrass (<i>Nassella leucostachya</i>)
		Total
Mar 30-Oct 1	Permanent Warm Species	Bermuda (<i>Cynodon dactylon</i>)
Oct 1-Mar 30	Permanent Cool/Warm Species	Bermuda (<i>Cynodon dactylon</i>)
		St. Augustine (<i>Anthriscus odoratus</i>)
		Total

Take care to distribute seed evenly, by sowing fine and large seeds separately or by using a fine seed box. When broadcasting seeding, the application rate should be doubled and the area rolled to ensure a good seed/soil contact.

*From September 15 to March 1, Oats (21 lb/acre) and Winter Wheat (30 lb/acre) may be substituted for Rye.

Mulch type used shall be hay, straw or mulch applied at a rate of 3500 lb/acre (hay), 4500 lb/acre (straw) or 2500 lb/acre (hydraulic mulch). Tackifier, if used shall be biodegradable.

C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of $\frac{1}{2}$ inch or more shall postpone the watering schedule for one week.

D. Restoration shall be acceptable when the grass has grown at least 1½ inches high with 70% coverage, provided no bare spots larger than 16 square feet exist. Critical areas including creek crossings, slopes, stormwater discharge points must be completely stabilized. Permanent Water quality BMPs must attain 80% coverage.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLANS

The following inspection and maintenance practices will be used to maintain permanent erosion and sediment controls.

STORMTROOPER STORMWATER SEPARATORS:

1. **Inspections.** StormTrooper separators have no moving parts and no filter cartridges. The manufacturer recommends quarterly ongoing inspections for accumulated pollutants. Pollutant deposition may vary from year to year. Quarterly inspections ensure that the system is serviced at the appropriate times. Maximum capacities of oil and sediment depth are 12". Professional vacuum services should be considered when capacities exceed these recommended levels.
 - a. Inspection Procedures
 - i. Easiest observation and maintenance is best accomplished during non-flow (dry weather) conditions 3-4 days after the most recent rain.
 - ii. Remove interceptor covers or open hatchway to observe conditions. Remove hatchway safety net ("EnterNet"). Observe for trash and debris and remove if necessary. This is the most important maintenance requirement. If absorbent pillows are utilized, observe their condition. Uniform browning or gray color of the pillow means they should be replaced. Observe baffle debris screen and clean if necessary.
 - iii. Coalescing plates are self-cleaning and seldom require maintenance unless damaged. Do not walk on or stand on plate packs. Call ParkUSA (888-611-PARK) for replacement parts.
 - iv. Check of the depth (level) of oil and sediment with a tank sampler device designed for this purpose.
2. **Maintenance.** A preventative maintenance cleanout schedule is the most valuable tool for maintaining the proper operation of StormTrooper. Separator maintenance costs will be greatly reduced if a good housekeeping plan for the property is developed i.e., trash pickup, lawn maintenance, dumpster control, etc.

MODIFICATIONS/REPAIRS & RETROFIT PLAN

The required inspections should also identify if any revisions to the permanent BMP are warranted due to unexpected conditions. This is meant to be a dynamic working guide that is to be kept current and amended whenever necessary:

(a) There is a change in design, construction, operation, or maintenance at the site that has or could have significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed.

(b) Inspections or investigations by site staff, or by local, state, or federal officials, determine that the discharges from the permanent BMP are ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site.

(c) Based on the results of an inspection, it must be modified as necessary to include additional or modified BMPs designed to correct problems identified.

**OWNER ACKNOWLEDGEMENT OF INSPECTION, MAINTENANCE, REPAIR,
AND RETROFIT PLAN**

RESPONSIBLE PARTY FOR WESTLAKE FIRE STATION 903

SIGNATURE: Virgil Flat

PRINT NAME: VIRGIL FLAT

TITLE: Board President

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: Taylor DeMercado

Date: 09/24/2025

Signature of Customer/Agent:



Regulated Entity Name: TCES WESTLAKE LLC

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: Barton Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A – SPILL RESPONSE ACTIONS

The contractor shall be responsible for the adequate notification and cleanup of any chemical spill or discharge during construction. Onsite personnel will be trained to perform and be knowledgeable of the spill response actions. The contractor will notify the TCEQ Regional Office at (512-339-2929), no later than 24 hours after the discovery of any chemical spill or discharge, as outlined on the TCEQ Spill and Discharge webpage (www.tceq.texas.gov/response/spills) and 30 TAC Chapter 327 - Spill Prevention and Control (www.tceq.texas.gov/goto/view-30tac).

Reportable quantities as defined by 30 TAC Chapter 327 are as follows:

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

Cleanup

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

Minor Spills

4. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
5. Contractor is responsible for storing absorbent pads and sock on site to address minor spills.
6. Use absorbent materials on small spills rather than hosing down or burying the spill.
7. Absorbent materials should be promptly removed and disposed of properly.
8. Follow the practice below for a minor spill:
 - a. Contain the spread of the spill.
 - b. Recover spilled materials.
 - c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224.
2. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
3. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
4. Notification should first be made by telephone and followed up with a written report.
5. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
6. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. More information on spill rules and appropriate responses is on the TCEQ website at: Spills, Discharges, and Releases - Texas Commission on Environmental Quality - www.tceq.texas.gov

For spills larger than the reportable quantities must also be reported to the National Response Center at (800) 424-8802.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor should maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur.

Sediment and soil from disturbed areas are another potential source of contamination. During activities causing soil disturbance, temporary best management practices outlined in Attachment D should be followed.

Other potential sources of contamination include hydraulic fluid, grease, and diesel fuel from mechanical equipment, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in Attachment A. Miscellaneous trash and debris shall be collected and deposited in designated containers for offsite disposal.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities.
2. Install erosion controls and tree protection per approved plans (2.85 acres).
3. Hold pre-construction meeting (N/A).
4. Begin grading and rough excavation for on-site ponds. (0.25 acres).
5. Begin trenching and installing utilities for the site (0.50 acres).
6. Begin grading and rough excavation for on-site circulation roads (0.40 acres).
7. Begin grading and rough excavation for parking garage structures and building foundations (0.65 acres).
8. Begin construction of buildings and parking structures (1.65 acres).
9. Begin construction of hardscape and landscape areas (0.35 acres).
10. The contractor shall obtain Engineer's concurrence letter prior to step 9 (N/A).
11. Restore disturbed areas (2.85 acres).
12. Remove temporary erosion/sedimentation controls only after the Engineer has accepted the permanent erosion/sedimentation controls (2.85 acres).

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Before construction begins, silt fences will be installed around the perimeter of the limits of construction, including “J Hooks” as needed, and on the downgradient side of the contractor staging and materials storage area. The silt fencing and detention/water quality area will be inspected weekly during construction, and after any rainfall.

Proposed BMPs and measures will prevent pollution of surface water or groundwater that originates on-site, by directing and filtering the runoff through the silt fence, and maintaining natural drainage patterns on the site, which direct runoff towards the proposed detention pond.

Proposed BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer, by filtering the runoff through the silt fence and diverting it to the detention pond prior to leaving the site and entering the adjacent creeks.

Temporary generators stored on site during construction shall not be placed within 150 feet of any karst features identified within the property boundary. The perimeter silt fence will allow the natural drainage patterns to remain within the buffer areas that are outside the limits of construction.

ATTACHMENT F – STRUCTURAL PRACTICES

Silt fences, triangular filter dikes, mulch socks, and stabilized construction entrance will be used to limit the runoff discharge of pollutants from exposed areas of the site. The limits of construction will not encroach the floodplain.

ATTACHMENT G – DRAINAGE AREA MAP

Existing and Proposed Drainage Area Maps are included in the Construction Plans. There is an existing pond on site and the project is proposing a new water quality pond and detention pond to treat the increased runoff from the proposed impervious cover areas.

ATTACHMENT I – INSPECTION AND MAINTENANCE OF BMPS

Implementation of site controls shall be performed by a qualified contractor experienced in the proper installation of such devices in accordance with manufacturers' specifications, and in keeping with recognized Best Management Practices (BMP's), and in keeping with TPDES regulations. Qualification of installing Contractor shall be reviewed with the Owner prior to entering into a contract with them for services.

The Contractor shall inspect all BMPs at regular intervals as specified in the Storm Water Pollution Prevention Plan for this project.

- Use standard Owner Inspection forms for each inspection.
- Record all deficiencies of site controls and take immediate action to correct any deficiencies recorded.
- Keep records of inspections current and on file, available for review by EPA, TCEQ, MS4 operator and Owner.

The silt fences and temporary controls must be inspected at weekly intervals and after significant rainfall events in order to ensure that they are functioning properly. The following BMP's must be maintained after a rain storm:

The inlet protection must be checked for silt build up and when it is prohibiting the conveyance of water into the storm sewer, the silt must be removed.

The construction entrance shall be inspected after a rain storm to make sure it is still in adequate condition and intact to support and function as designed.

The washout pits shall be monitored and cleaned after a storm to limit the pollution and run-off.

The silt fences around the stock piles need to be checked and cleaned after a rain storm to remove the silt deposits over 6 inches.

Repairs must be made immediately to the damaged areas and when the silt accumulates in the controls to 6 inches it must be removed.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Please see the General Notes Sheet in the attached Construction Plans for a detail of the permanent soil stabilization practices.

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

I VIRGIL FLATHOUSE
Print Name

Board President
Title - Owner/President/Other

of TRAVIS COUNTY ESD #9 (TCES WESTLAKE LLC)
Corporation/Partnership/Entity Name

have authorized Taylor DeMercado
Print Name of Agent/Engineer

of GarzaEMC
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:

[Signature]
Applicant's Signature

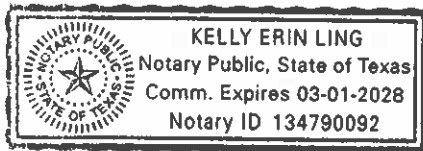
3-25-25
Date

THE STATE OF Texas §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Virgil Flathouse 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 25th day of March, 2025



[Signature]
NOTARY PUBLIC

Kelly Ling
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3.01.2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: TCES WESTLAKE LLC

Regulated Entity Location: 7701 Bee Caves Rd., Austin, TX 78746

Name of Customer: Westlake Fire Department

Contact Person: David Wilson

Phone: 512-539-3400

Customer Reference Number (if issued): CN 600536866

Regulated Entity Reference Number (if issued): RN N/A

Austin Regional Office (3373)

☐ Hays

☒ Travis

☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	8.382 Acres	\$ 5,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 09/24/2025

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



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 600536866		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:	
Travis County Esp No. 9 (TCES WEST LAKE LLC)			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
		74-2435867	
11. Type of Customer:		Partnership: ☐ General ☐ Limited	
☐ Corporation ☒ Individual ☐ Sole Proprietorship		☐ Other:	
Government: ☐ City ☒ County ☐ Federal ☐ Local ☐ State ☒ Other			
12. Number of Employees		13. Independently Owned and Operated?	
☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher		☐ 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:	1301 South Capital of Texas Highway, Building B Suite 123		
City	West Lake Hills	State	TX
ZIP	78746	ZIP + 4	6574
16. Country Mailing Information (If outside USA)		17. E-Mail Address (If applicable)	
		dwilson@westlakefd.org	
18. Telephone Number	512 539-3401	19. Extension or Code	20. Fax Number (If applicable)

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							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) Westlake Fire Station 903							
23. Street Address of the Regulated Entity: (No PO Boxes)	7708 Bee Caves Rd. (F.M. 2244)						
	City	Austin	State	TX	ZIP	78746	ZIP + 4
24. County	Travis						

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

25. Description to Physical Location:		7708 Bee Caves Rd. (F.M. 2244)					
26. Nearest City				State		Nearest ZIP Code	
Austin				TX		78746	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
27. Latitude (N) In Decimal:		30.309845		28. Longitude (W) In Decimal:		-97.845624	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	59	4.2	-97	50	44.2		
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)	
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.) Fire Department - government							
34. Mailing Address:							
		City		State		ZIP	ZIP + 4
35. E-Mail Address:							
36. Telephone Number		37. Extension or Code			38. Fax Number (if applicable)		
() -					() -		

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

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

SECTION IV: Preparer Information

40. Name:	Taylor DeMercado			41. Title:	Engineer Associate III
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 298-2592		() -	tdemercado@garzaemc.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:	(TCES WESTLAKE LLC) TRAVIS COUNTY ESD 9	Job Title:	Board President
Name (In Print):	Virgil FATHOUSE	Phone:	(512) 417-0690
Signature:		Date:	3-25-25



Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, John Ballis, President of BCR Westlake, LLC

am the owner of the property located at:

7701 Bee Caves Road, West Lake Hills, TX, 78746

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

I do hereby authorize TCES Westlake, LLC

To conduct the construction of septic fields

At 7701 Bee Caves Road, West Lake Hills, TX, 78746

Landowner Acknowledgement

I understand that BCR Westlake, LLC

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

Landowner Signature

Signature John Bellis

Date 10-20-25

THE STATE § OF Texas

County § of Harris

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

John Bellis

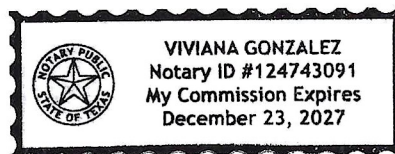
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 20 day of October, 2025

NOTARY PUBLIC
[Signature]

MY COMMISSION EXPIRES:

12-23-27



Optional Attachments

Select All that apply:

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