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: Sanctuary Dripping Springs						**2. Regulated Entity No.: N/A**			
3. Customer Name: Sanctuary Dripping Springs, LLC						**4. Customer No.: N/A**			
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):**		104.355	
9. Application Fee:	10,000		**10. Permanent BMP(s):**			Detention Irrigation			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			1			
13. County:	Hays		**14. Watershed:**			Gatlin Creek – Onion Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	_x_	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer _x_Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda _x_Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

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. Chris Wall
Print Name of Customer/Authorized Agent 11/26/2025
Signature of Customer/Authorized Agent Date

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

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

I Justin Kathan,
Print Name

President,
Title - Owner/President/Other

of Sanctuary Dripping Springs LLC,
Corporation/Partnership/Entity Name

have authorized Erin Banks
Print Name of Agent/Engineer

of WWD Engineering Inc.
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Co Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authoriz 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 t right to control and possess the property, additional authorization is required from t owner.

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

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

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

SIGNATURE PAGE:

Applicant's Signature

12/1/2025
Date

THE STATE OF Texas §

County of Travis §

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

GIVEN under my hand and seal of office on this 1st day of December, 2025

NOTARY PUBLIC

ROBIN PETERSON
Notary Public, State of Texas
Comm. Expires 03-21-2028
Notary ID 6213224

Robin Peterson
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3/21/2028

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: Chris Wall

Date: 11/26/2025

Signature of Customer/Agent:



Regulated Entity Name: Sanctuary Dripping Springs, LLC

Project Information

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

   Contact Person: Justin Kathan
   Entity: Sanctuary Dripping Springs, LLC
   Mailing Address: 1416 Green Terrace
   City, State: Round Rock, TX Zip: 78620
   Telephone: N/A Fax: N/A
   Email Address: justin@sanctuary.com

5. Agent/Representative (If any):

Contact Person: Chris Wall
Entity: Core Design Inc.
Mailing Address: 2105 E Martin Luther King Jr Blvd
City, State: Austin, TX Zip: 78702
Telephone: 903-752-1598 Fax: N/A
Email Address: cwall@coredesigninc.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 Dripping Springs, TX.
☐ 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 104.335 AC site is located at the northeast corner of Chaparral ln and Deerfield Rd. East of Dripping Springs, TX.

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: 49
☒ Residential: # of Living Unit Equivalents: 90
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 104.335 Acres

Total disturbed area: 65.5 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
*Structures/Rooftops	101,494	÷ 43,560 =	2.33
Parking		÷ 43,560 =	
Other paved surfaces	383,763	÷ 43,560 =	8.81
Total Impervious Cover	485,258	÷ 43,560 =	11.14

*BECAUSE ALL BUILDINGS WILL UTILIZE RAINWATER HARVESTING, STRUCTURES/ROOFTOPS WILL NOT BE INCLUDED IN THE WATER QUALITY CALCUATIONS.

Total Impervious Cover 11.14 **÷ Total Acreage** 104.335 **X 100 =** 10.67 **% Impervious Cover**

WQ **Total Impervious Cover** 8.81 **÷ Total Acreage** 104.335 **X 100 =** 8.44 **% Impervious Cover** (EXCLUDES STRUCTURES/ROOFTOPS)

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☐ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1	15,000	Water	Steel
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = _____'.

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 Flood Plain Map - Prelim Panel 48209C0120G ISSUED 12/14/2022.

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.

☐ 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.

Kimley»Horn

ATTACHMENT A: Road Map



Road Map

Sanctuary Dripping Springs

Dripping Springs, Texas
October 23

DWG NAME
LAST SAVED

K:\SAU_CIVIL\069424100 SANCTUARY DRIPPING SPRINGS\CAD\EXHIBITS\PLANSHEETS\LOCATION MAP.DWG
10/10/2023 5:29 PM

Kimley»Horn
5301 SOUTHWEST PARKWAY,
BUILDING 3, SUITE 100
AUSTIN, TX 78735
512-646-2237
STATE OF TEXAS REGISTRATION NO. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Kimley»Horn

ATTACHMENT B: USGS Quadrangle Map

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

The National Map US Topo

DRIPPING SPRINGS QUADRANGLE
TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey

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

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

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

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

MN
GN
0°28′ 8 MILS
3°54′ 69 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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



QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

1 Hammetts Crossing
2 Shingle Hills
3 Bee Cave
4 Henly
5 Signal Hill
6 Rough Hollow
7 Driftwood
8 Mountain City

ROAD CLASSIFICATION

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

DRIPPING SPRINGS, TX
2022

NSN, 7643016395933
NGA REF NO. USGSX24K12801

ATTACHMENT C

Narrative of Proposed Modification

To: Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

From: Christopher Wall, PE
Core Design, Inc.

Date: 07/17/2025

Re: Contributing Zone Plan Amendment – Memorandum
Sanctuary Dripping Springs; Located east of Chaparral Ln. and Deerfield Rd. Dripping Springs (ETJ), Hays County, Texas
Edwards Aquifer Protection Program ID: 11003800, Regulated Entity No. RN111849360

This is a technical memorandum from Core Design, Inc., amending the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Kimley-Horn and associates, Inc. on behalf of the applicant, Sanctuary Dripping Springs, LLC on November 17, 2023 and subsequently approved March 12, 2024.

The proposed residential project will have an area of approximately 104.34 acres. The project will include demolition and the construction of 49 residential lots, drainage improvements, utilities, and associated appurtenances. All buildings/rooftops will be rainwater harvested and not included in the water quality impervious cover calculation. The total water quality impervious coverage will reduce from 15.82 acres to 8.81 acres, 8.44% for the entire site. Please refer to the amended water quality impervious cover table below.

Drainage Area	Area Acres	Roads Acres	Sidewalk Acres	Private Lot Flatwork Acres	Total Water Quality IC Acres	Buildings Acres	Total Water Quality IC %
DA-PR-1	18.31	0.90	0.11	0.55	1.56	0.41	8.52%
DA-PR-2	6.63	0.26	0.05	0.21	0.52	0.15	7.84%
DA-PR-3	17.74	1.05	0.13	0.50	1.68	0.36	9.47%
DA-PR-4	26.92	0.83	0.15	0.89	1.87	0.68	6.95%
DA-PR-5	30.44	1.35	0.28	0.93	2.56	0.69	8.41%
DA-PR-6	4.30	0.44	0.09	0.09	0.62	0.03	14.42%
TOTAL	104.34	4.83	0.81	3.17	8.81	2.33	8.44%

The amended water quality impervious cover calculations are below 15% for each subbasin on this site. According to TCEQ publication RG-348A-Revised-September 2007, Appendix A, 5.Measures to Protect

Stream Morphology, 4, this project is exempt from flow control requirements. Please refer to the amended plans where required water quality detention volumes and permanent BMPS have been removed.

Attached you will find the original approval letter, and updated construction drawings.

Respectfully,

Christopher Wall, PE



7/17/2025

Kimley»Horn

ATTACHMENT D: Factors Affecting Surface Water Quality

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

a) Refueling construction equipment.
b) Oil and grease from the asphalt pavement and vehicle traffic.
c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
d) Normal silt build-up.
e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
f) Trash with becomes loose from subdivision residents.
g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

ATTACHMENT E: Volume and Character of Stormwater

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The site has six existing on-site drainage areas and one offsite drainage area which outfall at six separate points of analysis (POA-1, POA-2, POA-3, POA-4, POA-5, and POA-6). Runoff from the existing drainage area DA-EX-1 flows from the center of the property to the north (POA-1). Runoff from the existing drainage area DA-EX-2 flows from the center of the property to the north (POA-2). Runoff from the existing drainage area DA-EX-3 flows from the center of the property to the northeast (POA-3). Runoff from the existing drainage area DA-EX-4 flows from the center of the property to the southeast (POA-4). Runoff from the existing offsite drainage area DA-EX-OFF4 flows from the south to the southeast (POA-4). Runoff from the existing drainage area DA-EX-5 flows from the center of the property to the south (POA-5). Runoff from the existing drainage area DA-EX-6 flows from the center of the property to the southwest (POA-6). The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

Table 4.1 Existing Drainage Areas Summary

EXISTING CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA-EX-1	18.66	1.2%	80	98	80.2	17.9	**40.90**	**79.10**	**105.20**	**148.70**
DA-EX-2	6.40	1.9%	80	98	80.3	11.5	**16.70**	**31.60**	**41.70**	**58.70**
DA-EX-3	18.51	1.3%	80	98	80.2	8.9	**49.90**	**93.70**	**123.00**	**172.40**
*DA-EX-4	36.82	1.6%	80	98	80.3	18.5	**85.00**	**163.30**	**216.70**	**306.40**
*DA-EX-OFF4	10.89	5.6%	--	--	--	--	--	--	--	--
*DA-EX-ON4	25.93	0.0%	--	--	--	--	--	--	--	--
DA-EX-5	29.85	0.0%	80	98	80.0	10.7	**74.20**	**140.80**	**185.90**	**261.80**
DA-EX-6	4.99	3.7%	80	98	80.7	13.4	**13.70**	**25.50**	**33.40**	**46.70**

*DA-EX-OFF4 AND DA-EX-ON4 FLOWS ARE COMBINED IN DA-EX-4

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated using the equations used in the City of Austin (COA DCM) for sheet flow, shallow concentrated flow, and channel flow. Zone 2 of the City of Austin 24-hour rainfall hyetographs (COA DCM) were used to define the 2, 10, 25, and 100-year rainfall events.

Proposed drainage areas correspond to their respective existing drainage areas by number. For example, DA-PR-2 is outfalling to the same point-of-analysis (POA-2) as DA-EX-2.

Table 4.2 Proposed Drainage Areas Summary

PROPOSED CONDITIONS							PEAK FLOWS AT POA (UNDETAINED)				PEAK FLOWS AT POA (DETAINED)			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA-PR-1	18.31	25.0%	80	98	84.5	8.6	55.90	100.10	129.90	179.90	38.90	75.20	103.20	147.70
DA-PR2	6.63	25.0%	80	98	84.5	5.6	24.10	43.40	56.50	78.40	15.80	29.20	34.20	56.90
DA-PR-3	17.74	25.0%	80	98	84.5	8.8	54.20	96.80	125.60	173.60	49.30	94.40	123.30	171.40
DA-PR-4	37.81	19.4%	80	98	83.5	5.0	95.70	175.10	229.30	319.80	77.00	142.30	185.20	260.10
*DA-PR-OFF4	10.89	5.6%	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-ON4	26.92	25.0%	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-5	30.44	25.0%	80	98	84.5	11.3	91.10	163.70	212.90	295.10	68.70	137.20	182.10	255.00
DA-PR-6	4.30	25.0%	80	98	84.5	5.0	16.20	29.20	38.00	52.70	13.00	24.50	32.00	44.20

* OFFSITE FLOWS FROM DA-PR-OFF4 ARE ROUTED TO POND 4

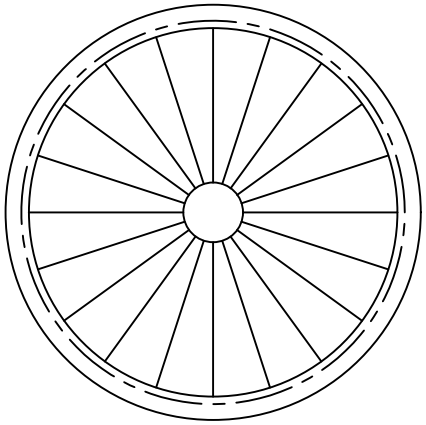
ATTACHMENT F: Suitability Letter From Authorized Agent

An authorized suitability letter from Hays County will be included in this application once received.

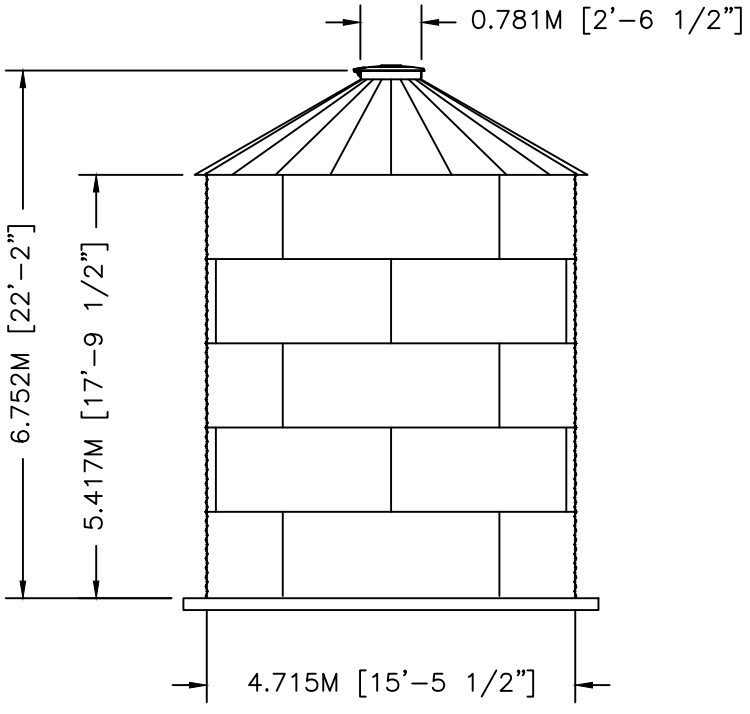
ATTACHMENT G: Alternative Secondary Containment Methods

This attachment is not applicable. No alternative secondary containment methods will be utilized.

ATTACHMENT H: AST Containment Structure Drawings



PLAN



ELEVATION

STEEL CORE TANK, LLC. WWW.STEELCORETANK.COM (844) 225-0881		BY	DATE
	DWN	XXX	XX/XX/XX
	CKD		
	ENG		

TITLE: STEELCORE WATER TANK SCT-1505-VR
WTU05-05 30"PR 30DEG V-RIB
NOMINAL CAPACITY - 92.451 M3 [24,423 GAL]

DWG. NO.: SCT1505-VR WTU05-05 | REV. NO.:

SIZE: A | SCALE: 1/8"=1'-0" | SHEET 1 OF 1

THIS DRAWINGS DEPICTED ON THIS PRINT AND INFORMATION CONTAINED HEREIN ARE PROPRIETARY TO STEEL CORE TANK, LLC AND SHALL NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF STEEL CORE TANK, LLC. © 2015

ATTACHMENT I: 20% or Less Impervious Cover Waiver

This attachment is not applicable. The site will not be used for multi-family residential developments, schools, or small business sites.

ATTACHMENT J: BMPs for Upgradient Stormwater

All stormwater from offsite drainage area DA-PR-OFF4 is being detained in Pond 4 and accounted for in the drainage calculations. All other offsite drainage that originates upgradient of this site is flowing throught the site undisturbed.

No groundwater originates upgradient from the site and flows across the site.

Kimley»Horn

ATTACHMENT K: BMPs for On-site Stormwater

Six on-site drainage areas and an offsite drainage area totaling 152.24-acres are accounted for. All drainage areas will utilize a combination of rainwater harvesting and a retention-irrigation system which will utilize their own full-sedimentation retention basins to meet all water quality requirements per TCEQ requirements.

The rainwater harvesting capture surface area and tank storage volume are determined based on the ability to store all captured rainwater throughout the year and provide drinking water to residents all year long, including dry months. The calculations below provide data ensuring the all units will have capacity to store rain from a 1.5” rain event year-round.

The rainwater harvesting data shows each unit type and data related to rainwater harvesting including water volume collected per 1.5” rain event, tank size, stored water volume per month, and excess tank capacity per month assuming a useage of 35 gallons per day per occupant. As shown in the table, at no point will any tank have less available storage capacity than the water volume captured in a 1.5” rain event.

See the calculations from the TCEQ provided template spreadsheets below the rainwater harvesting data. These calculations can also be found on the construction documents.

Sanctuary Dripping Springs

Rainwater Harvesting Volume Projection Calculations

1111 Hays Country Acres Rd. , Hays County, Texas
March 5th, 2024

BUILDING LAYOUT	CAPTURE AREA (sq ft)	GALLONS COLLECTED PER 1.5" OF RAIN	POTENTIAL ANNUAL COLLECTION -36" OF RAIN (gal)	AVERAGE RAIN COLLECTION PER MONTH (gal/mo)	NUMBER OF FULL TIME OCCUPANTS	OCCUPANT USAGE (gal/week)	OCCUPANT USAGE (gal/mo)	OCCUPANT USAGE (gal/yr)	TANK SIZE (gal)	Water Volume at End of Month (Excess Capacity)											
										OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
C_5A_1	2825	2625	63000	5250	4	980	4200	50400	20000	7771 (12229)	8580 (11420)	8917 (11083)	9008 (10992)	8258 (11742)	8875 (11125)	9089 (10911)	12298 (7702)	14105 (5895)	13391 (6609)	12851 (7149)	14922 (5078)
H_5A_1	3100	2880	69120	5760	5	1225	5250	63000	25000	7400 (17600)	7646 (17354)	7374 (17626)	6833 (18167)	5370 (19630)	5405 (19595)	4999 (20001)	7879 (17121)	9221 (15779)	7796 (17204)	6563 (18437)	8194 (16806)
H_3A_1	2215	2055	49320	4110	3	735	3150	37800	15000	2316 (12684)	3093 (11907)	3500 (11500)	3715 (11285)	3270 (11730)	3897 (11103)	4207 (10793)	6867 (8133)	8427 (6573)	8010 (6990)	7730 (7270)	9496 (5504)

	DRIPPING SPRINGS 4.3 E RAINFALL STATION (TX-HYS-7) 30 YR AVERAGE DATA											
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
PRECIPITATION (in)	3.98	2.86	2.59	2.45	1.97	2.75	2.52	4.23	3.43	1.99	2.09	3.58

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 1
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches

$L_{M\ TOTAL\ PROJECT}$ = **11938** lbs.

Number of drainage basins / outfalls areas leaving the plan area = **6**

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	18.31	acres
Predevelopment impervious area within drainage basin/outfall area =	1.20	acres
Post-development impervious area within drainage basin/outfall area =	2.77	acres
Post-development impervious fraction within drainage basin/outfall area =	0.15	
$L_{M\ THIS\ BASIN}$ =	2307	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Retention / Irrigation**
Removal efficiency = **100** percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	18.31	acres
A_I =	2.77	acres
A_P =	15.54	acres
L_R =	3440	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **2307** lbs.

F = **0.67**

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

Rainfall Depth =	0.71	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	7900	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1580	
Total Capture Volume (required water quality volume(s) x 1.20) =	9481	cubic feet

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

Required Water Quality Volume for retention basin = **9481** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	37922	square feet	
	0.87	acres	

NO LONGER APPLICABLE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 2
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	6.63	acres
Predevelopment impervious area within drainage basin/outfall area =	0.12	acres
Post-development impervious area within drainage basin/outfall area =	0.97	acres
Post-development impervious fraction within drainage basin/outfall area =	0.15	
$L_{M\ THIS\ BASIN}$ =	763	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

4. Calculate Maximum TSS Load Removed (L... Drainage Basin by the selected BMP Type

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

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

A_C =	6.63	acres
A_I =	0.97	acres
A_P =	5.66	acres
L_R =	1208	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 763 lbs.

F = 0.63

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

Rainfall Depth =	0.64	inches
Post Development Runoff Coefficient =	0.16	
On-site Water Quality Volume =	2498	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	500	
Total Capture Volume (required water quality volume(s) x 1.20) =	2997	cubic feet

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

Required Water Quality Volume for retention basin = 2997 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	11989	square feet	
	0.28	acres	

NO LONGER APPLICABLE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 3
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches

$L_{M\ TOTAL\ PROJECT}$ = **11938** lbs.

Number of drainage basins / outfalls areas leaving the plan area = **6**

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

Drainage Basin/Outfall Area No. = **3**

Post-development drainage basin/outfall area =	17.74	acres
Pre-development impervious area within drainage basin/outfall area =	2.24	acres
Post-development impervious area within drainage basin/outfall area =	2.85	acres
Post-development impervious fraction within drainage basin/outfall area =	0.16	
$L_{M\ THIS\ BASIN}$ =	2343	lbs.

3. Indicate the proposed BMP Code and Description.

Proposed BMP = **Retention / Irrigation**
Removal efficiency = **100** percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	17.74	acres
A_I =	2.85	acres
A_P =	14.89	acres
L_R =	3519	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **2343** lbs.

F = **0.67**

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

Rainfall Depth =	0.71	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	7973	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1595	
Total Capture Volume (required water quality volume(s) x 1.20) =	9568	cubic feet

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

Required Water Quality Volume for retention basin = **9568** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	38270	square feet	
	0.88	acres	

NO LONGER APPLICABLE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 4
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

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

Drainage Basin/Outfall Area No. = 4

Total drainage basin/outfall area =	26.92	acres
Predevelopment impervious area within drainage basin/outfall area =	0.61	acres
Post-development impervious area within drainage basin/outfall area =	3.72	acres
Post-development impervious fraction within drainage basin/outfall area =	0.14	
$L_{M\ THIS\ BASIN}$ =	2792	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	26.92	acres
A_I =	3.72	acres
A_P =	23.20	acres
L_R =	4661	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2792 lbs.

F = 0.60

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

Rainfall Depth =	0.58	inches
Post Development Runoff Coefficient =	0.16	
On-site Water Quality Volume =	8877	cubic feet

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

Off-site area draining to BMP =	10.89	acres
Off-site Impervious cover draining to BMP =	0.61	acres
Impervious fraction of off-site area =	0.06	
Off-site Runoff Coefficient =	0.08	
Off-site Water Quality Volume =	1900	cubic feet
Storage for Sediment =	2155	
Total Capture Volume (required water quality volume(s) x 1.20) =	12932	cubic feet

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

Required Water Quality Volume for retention basin = 12932 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	51729	square feet	
	1.19	acres	

NO LONGER APPLICABLE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 5
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = 5

Total drainage basin/outfall area =	30.44	acres
Predevelopment impervious area within drainage basin/outfall area =	4.57	acres
Post-development impervious area within drainage basin/outfall area =	4.57	acres
Post-development impervious fraction within drainage basin/outfall area	0.15	
$L_{M\ THIS\ BASIN}$ =	3070	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-32 Equation 3.7: L_R = (BMP efficiency) x [(1.359 x A_C) + (34.6 + A_P x 0.54) x (A_I)]

where:

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

A_C =	30.44	acres
A_I =	4.57	acres
A_P =	25.87	acres
L_R =	5679	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3070 lbs.

F = 0.54

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

Rainfall Depth =	0.47	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	8699	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1740	
Total Capture Volume (required water quality volume(s) x 1.20) =	10438	cubic feet

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

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

Required Water Quality Volume for retention basin = 10438 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	41753	square feet	
	0.96	acres	

NO LONGER APPLICABLE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 6
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays		
Total project area included in plan * =	104.34	acres	
Predevelopment impervious area within the limits of the plan * =	2.52	acres	
Total post-development impervious area within the limits of the plan * =	15.82	acres	
Total post-development impervious cover fraction * =	0.15		
P =	33	inches	
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.	

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. =			
Total drainage basin/outfall area =	4.30	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.20	acres	
Post-development impervious area within drainage basin/outfall area =	0.93	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.22		
$L_{M\ THIS\ BASIN}$ =		lbs	

NO LONGER APPLICABLE

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	4.30	acres
A_I =	0.93	acres
A_P =	3.37	acres
L_R =	1122	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 655 lbs.

F = 0.58

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

Rainfall Depth =	0.54	inches
Post Development Runoff Coefficient =	0.21	
On-site Water Quality Volume =	1784	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	357	
Total Capture Volume (required water quality volume(s) x 1.20) =	2141	cubic feet

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

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

Required Water Quality Volume for retention basin = 2141 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	8564	square feet	
	0.20	acres	

ATTACHMENT L: BMPs for Surface Streams

There are no perennial surface streams on the site. The intermittent stream and buffer on the north end of the site are not impacted by the proposed development. Drainage contributing to the intermittent stream is treated for water quality and detained to match existing flow rates by the proposed ponds.

Kimley»Horn

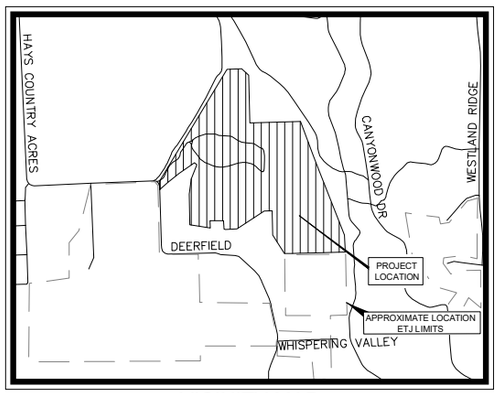
ATTACHMENT M: Construction Plans

Docusign Envelope ID: B6DA186B-1629-414C-A8AC-593B36ACB48C

SUBDIVISION SITE DEVELOPMENT PLANS FOR

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD. DRIPPING SPRINGS, TX 78620



VICINITY MAP
SCALE: 1" = 1,000'

AUGUST 2024

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	APPROVAL DATE	DATE IMAGED

GENERAL PLAN NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY COUNTY ENGINEERS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. APPROVAL OF THESE PLANS BY HAYS COUNTY INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
4. THE PROPOSED SITE IS LOCATED OUTSIDE THE 100-YEAR FEMA FLOODPLAIN. FIRM PANEL NO. 48209C0128F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 2, 2005).
5. THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THE SITE IS LOCATED IN THE PIER BRANCH - ONION CREEK ZONE WATERSHEDS.
7. THERE ARE TWO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THE NORTH END OF THE SITE, SEE SHEET 2 FINAL PLAT.
8. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
9. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
10. ALL STORMWATER UTILITIES AND PONDS ON-SITE WILL BE MAINTAINED AND OPERATED BY THE PROPERTY OWNERS.
11. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS ON FILE AT DRIPPING SPRINGS CITY HALL IN SITE DEVELOPMENT CASE #SD2023-0050.
12. THIS SITE WILL UTILIZE RAINWATER HARVESTING AS THE PRIMARY WATER SOURCE.
13. ALL BUILDINGS SHALL USE RAINWATER HARVESTING TO COMPLY WITH THE TCEQ CONTRIBUTING PLAN.. ANY BUILDINGS THAT DO NOT USE RAINWATER HARVESTING ARE SUBJECT TO TCEQ REVIEW AND APPROVAL.
14. THIS SITE WILL UTILIZE ON-SITE SEPTIC FACILITIES FOR TREATING SANITARY SEWAGE.
15. I LEXIE ENGLAND, TEXAS REGISTERED P. E. 139395, HAVE REVIEWED TAC CHAPTER 290, PUBLIC WATER SYSTEMS, AND HAVE DETERMINED THAT THE RAINWATER HARVESTING POTABLE WATER SUPPLY SYSTEMS PROPOSED FOR THIS PROJECT DO NOT REQUIRE A TCEQ PERMIT.
16. A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT #_____, IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE DOCUMENT # WILL HAVE TO BE IDENTIFIED ON THE AS-BUILT RECORD DRAWINGS.

LEGAL DESCRIPTION:

LOTS 1-56 WITHIN THE R. VAUGHAN SURVEY, ABSTRACT NO.16, CITY OF DRIPPING SPRINGS, HAYS COUNTY TEXAS.

LAND USE SUMMARY:
GROSS ACREAGE 104.335 ACRES

JURISDICTION:
HAYS COUNTY AND CITY OF DRIPPING SPRINGS ETJ: SITE PLAN
HAYS COUNTY ESD: FIRE MARSHAL
ZONING: N/A ETJ

SUBMITTAL DATE: 12/20/2023
TRACT TAX ID: R11682

I 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.

DATE

TORY CARPENTER - CITY OF DRIPPING SPRINGS PLANNING DIRECTOR
CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT # SUB2023-0050

Sep 19, 2024
DATE

CHAD GILPIN, P.E. - CITY ENGINEER
CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT # SUB2023-0050

Sep 23, 2024
DATE

HAYS COUNTY DIRECTOR OF TRANSPORTATION

8/14/2024
DATE

CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT #SUB2023-0050

ENGINEER/APPLICANT:
Kimley»Horn
5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928
(512) 646-2237
CONTACT: LEXIE ENGLAND, P.E.

OWNER/DEVELOPER:
SANCTUARY DRIPPING SPRINGS, LLC
651 N. BROAD ST., SUITE 201
MIDDLETON, DELEWARE 19709
CONTACT: JUSTIN KATHAN

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
400 N. OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
CONTACT: DANIEL ARTHUR, R.P.L.S.

FIRE
HAYS COUNTY FIRE MARSHALS OFFICE
2171 YARRINGTON RD. SUITE 300
KYLE, TX 78640
(512) 393-7300

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4	FINAL PLAT (3 OF 4)
5	FINAL PLAT (4 OF 4)
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8	OVERALL SITE PLAN
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91	STORM DRAIN DETAILS (2 OF 2)
92	UTILITY DETAILS (1 OF 2)
93	UTILITY DETAILS (2 OF 2)

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE FIRM No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
08/06/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY WC
DRAWN BY WC
CHECKED BY LE

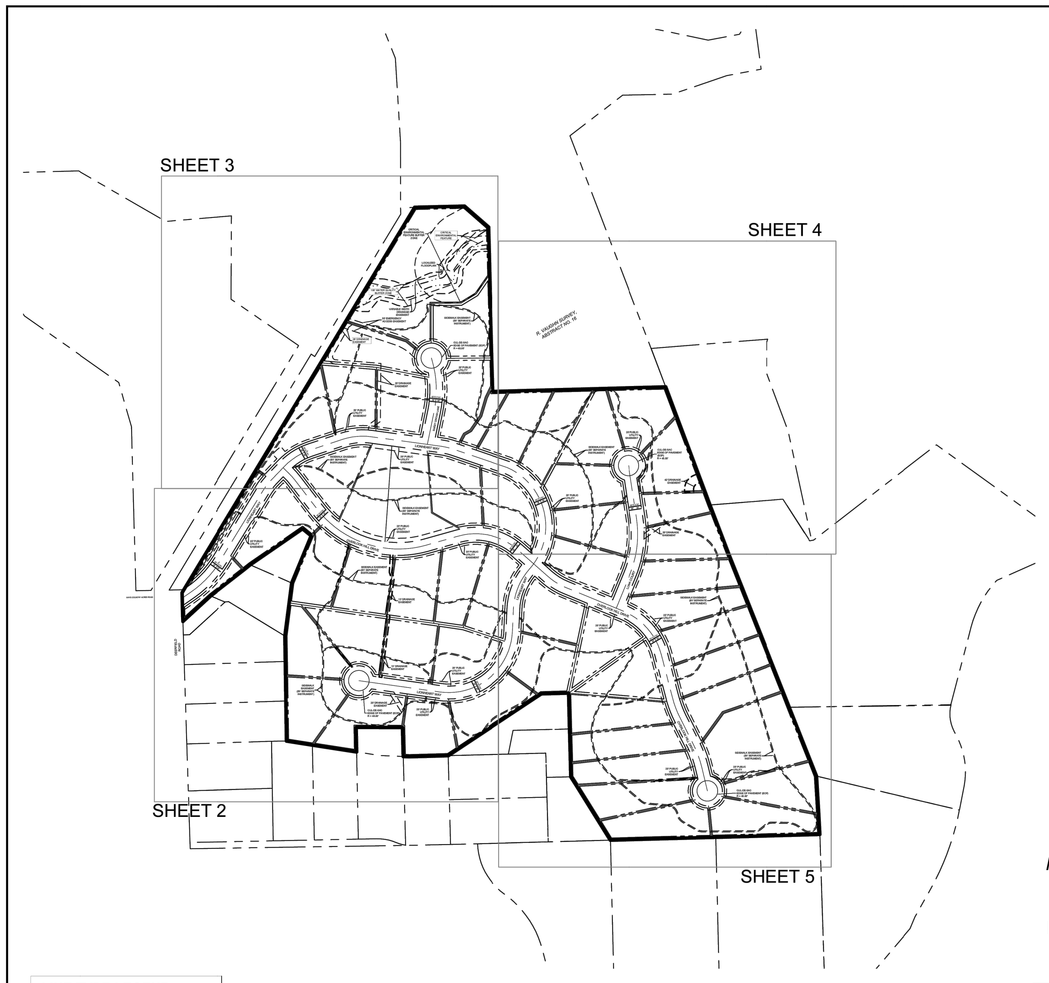
COVER SHEET

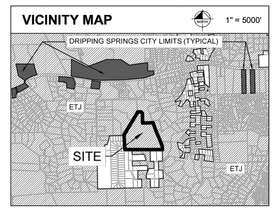
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
1 OF 93

Printed By:Gonzu, Horatio Date:August 06, 2024 11:44:19pm File Path:c:\kha_civil\069424100 Sanctuary Dripping Springs\Civil\Sheets\C – Cover Sheet.dwg
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Plotted By:Pisciotto, Gabriele Date: August 28, 2024 01:26:36pm File Path:K:\sau_civil\069424100 sanctuary dripping springs\Cad\plansheets\C – Final Plot.dwg
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FINAL PLAT
SANCTUARY DRIPPING SPRINGS
FORMERLY KNOWN AS SERENITY HILLS
LOTS 1-56
WITHIN THE
R. VAUGHN SURVEY, ABSTRACT NO. 16
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

LINE TYPE LEGEND
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- ADJOINER LINE
- BUILDING SETBACK
- ROADWAY CENTERLINE

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OWNER/DEVELOPER:
Sanctuary Dripping Springs, LLC
651 N. Broad St., Suite 201
Middleton, Deleware 19709
Phone:
Contact: Justin Kathan

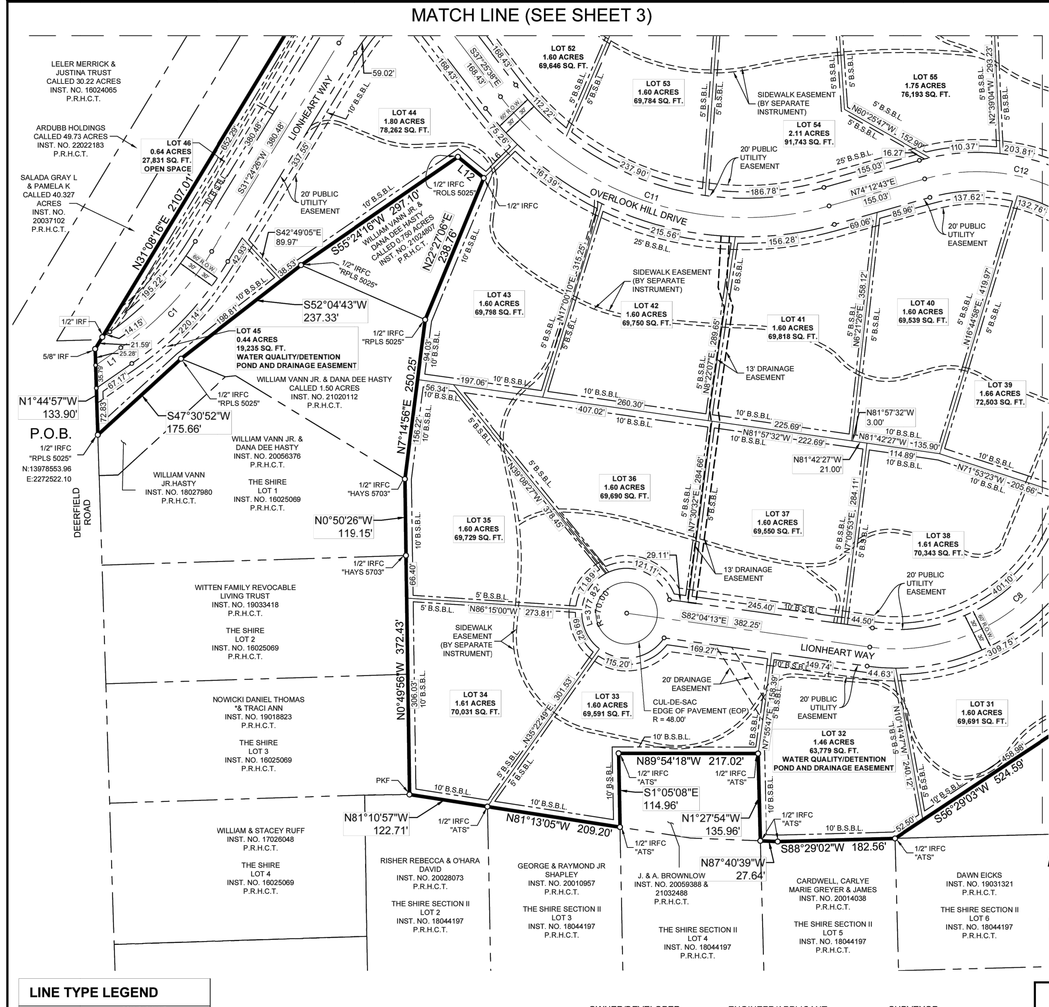
ENGINEER/APPLICANT:
Kimley-Horn and Associates, Inc.
5301 Southwest Parkway, BLDG 2
Suite 100
Austin, Texas 78735
Phone: 512-518-6529
Contact : Natalia Garau, P.E.
Contact : Lexie England, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur R.P.L.S.

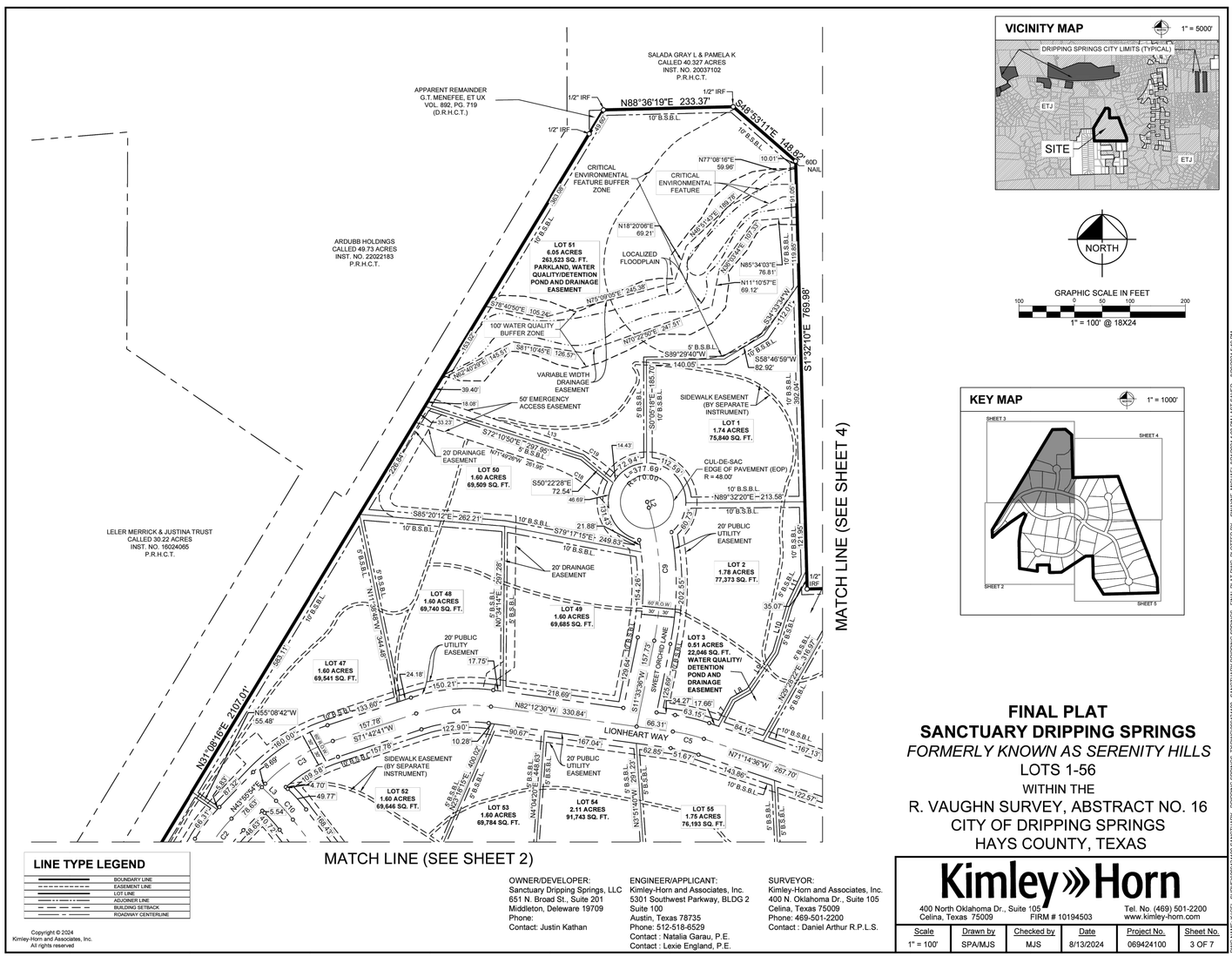
Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	SPA/MJS	MJS	8/13/2024	069424100	1 OF 7

DWG NAME: K:\CEL_SURVEY\069424100\SANCTUARY - DRIPPING SPRINGS\SANCTUARY - DRIPPING SPRINGS_TX\DWG\069424100 SANCTUARY - DRIPPING SPRINGS - FINAL PLAT.DWG PLOTTED BY: SWAYNE, MICHAEL 8/27/2024 1:03 PM LAST SAVED: 8/20/2024 5:19 PM


MATCH LINE (SEE SHEET 3)
MATCH LINE (SEE SHEET 5)
LELER MERRICK & JUSTINA TRUST CALLED 30.22 ACRES INST. NO. 10024065 P.R.H.C.T.
ARDUBB HOLDINGS CALLED 49.73 ACRES INST. NO. 22022183 P.R.H.C.T.
SALADA GRAY L & PAMELA K CALLED 40.327 ACRES INST. NO. 20037102 P.R.H.C.T.
LOT 46 0.64 ACRES 27,831 SQ. FT. OPEN SPACE
LOT 44 1.80 ACRES 78,262 SQ. FT.
LOT 52 1.60 ACRES 69,646 SQ. FT.
LOT 53 1.60 ACRES 69,784 SQ. FT.
LOT 54 2.11 ACRES 91,743 SQ. FT.
LOT 55 1.75 ACRES 76,193 SQ. FT.
LOT 43 1.60 ACRES 69,798 SQ. FT.
LOT 42 1.60 ACRES 69,750 SQ. FT.
LOT 41 1.60 ACRES 69,818 SQ. FT.
LOT 40 1.60 ACRES 69,539 SQ. FT.
LOT 39 1.66 ACRES 72,503 SQ. FT.
LOT 45 0.44 ACRES 19,235 SQ. FT. WATER QUALITY/DETENTION POND AND DRAINAGE EASEMENT
WILLIAM VANN JR. & DANA DEE HASTY CALLED 1.50 ACRES INST. NO. 21020112 P.R.H.C.T.
WILLIAM VANN JR. & DANA DEE HASTY INST. NO. 20056376 P.R.H.C.T.
WILLIAM VANN JR HASTY INST. NO. 18027980 P.R.H.C.T.
THE SHIRE LOT 1 INST. NO. 16025069 P.R.H.C.T.
LOT 36 1.60 ACRES 69,690 SQ. FT.
LOT 37 1.60 ACRES 69,550 SQ. FT.
LOT 38 1.61 ACRES 70,343 SQ. FT.
LOT 35 1.60 ACRES 69,729 SQ. FT.
WITTEN FAMILY REVOCABLE LIVING TRUST INST. NO. 19033418 P.R.H.C.T.
THE SHIRE LOT 2 INST. NO. 16025069 P.R.H.C.T.
LOT 34 1.61 ACRES 70,031 SQ. FT.
LOT 33 1.60 ACRES 69,591 SQ. FT.
LOT 32 1.46 ACRES 63,779 SQ. FT. WATER QUALITY/DETENTION POND AND DRAINAGE EASEMENT
LOT 31 1.60 ACRES 69,691 SQ. FT.
NOWICKI DANIEL THOMAS & TRACI ANN INST. NO. 19018823 P.R.H.C.T.
THE SHIRE LOT 3 INST. NO. 16025069 P.R.H.C.T.
WILLIAM & STACEY RUFF INST. NO. 17026048 P.R.H.C.T.
THE SHIRE LOT 4 INST. NO. 16025069 P.R.H.C.T.
RISHER REBECCA & O'HARA DAVID INST. NO. 20028073 P.R.H.C.T.
THE SHIRE SECTION II LOT 2 INST. NO. 18044197 P.R.H.C.T.
GEORGE & RAYMOND JR SHAPLEY INST. NO. 20010957 P.R.H.C.T.
THE SHIRE SECTION II LOT 3 INST. NO. 18044197 P.R.H.C.T.
J. & A. BROWNLOW INST. NO. 20056388 & 21032488 P.R.H.C.T.
THE SHIRE SECTION II LOT 4 INST. NO. 18044197 P.R.H.C.T.
CARDWELL, CARLYE MARIE GREYER & JAMES INST. NO. 20014038 P.R.H.C.T.
THE SHIRE SECTION II LOT 5 INST. NO. 18044197 P.R.H.C.T.
DAWN EICKS INST. NO. 19031321 P.R.H.C.T.
THE SHIRE SECTION II LOT 6 INST. NO. 18044197 P.R.H.C.T.
OVERLOOK HILL DRIVE
LIONHEART WAY
DEERFIELD ROAD
SIDEWALK EASEMENT (BY SEPARATE INSTRUMENT)
20' PUBLIC UTILITY EASEMENT
13' DRAINAGE EASEMENT
CUL-DE-SAC EDGE OF PAVEMENT (EOP) R = 48.00'
P.O.B.
1/2" IRFC "RPLS 5025" N:13978553.96 E:2272522.10
N1°44'57"W 133.90'
S47°30'52"W 175.66'
N7°14'56"E 230.25'
N0°50'26"W 119.15'
N0°49'56"W 372.43'
N81°10'57"W 122.71'
N81°13'05"W 209.20'
N89°54'18"W 217.02'
S1°05'08"E 114.96'
N1°27'54"W 135.96'
N87°40'39"W 27.64'
S88°29'02"W 182.56'
S68°29'03"W 524.59'
S31°08'16"E 2407.01'
S55°24'16"W 297.10'
N22°27'05"E 238.76'
S42°49'05"E 89.97'
S52°04'43"W 237.33'
S82°04'13"E 382.25'
N71°53'22"W 205.66'
N81°42'27"W 21.00'
N81°57'32"W 225.69'
N81°57'32"W 222.69'
N81°57'32"W 3.00'
N81°42'27"W 135.90'
N14°12'43"E 155.03'
N74°12'43"E 155.03'
N60°25'41"W 152.99'
N29°34'19"E 110.37'
N16°46'56"E 419.97'
N30°27'05"E 358.12'
S73°29'48"E 184.51'
S31°29'48"E 184.51'
S31°29'48"E 184.51'
S31

Plotted By:Pisciotto, Gabriele Date: August 28, 2024 01:26:48pm File Path:K:\sau_civil\069424100 sanctuary dripping springs\Cad\plansheets\C – Final Plat.dwg
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GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

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FORMERLY KNOWN AS SERENITY HILLS
LOTS 1-56
WITHIN THE
R. VAUGHN SURVEY, ABSTRACT NO. 16
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

LINE TYPE LEGEND
BOUNDARY LINE
EASEMENT LINE
LOT LINE
ADJOINER LINE
BUILDING SETBACK
ROADWAY CENTERLINE

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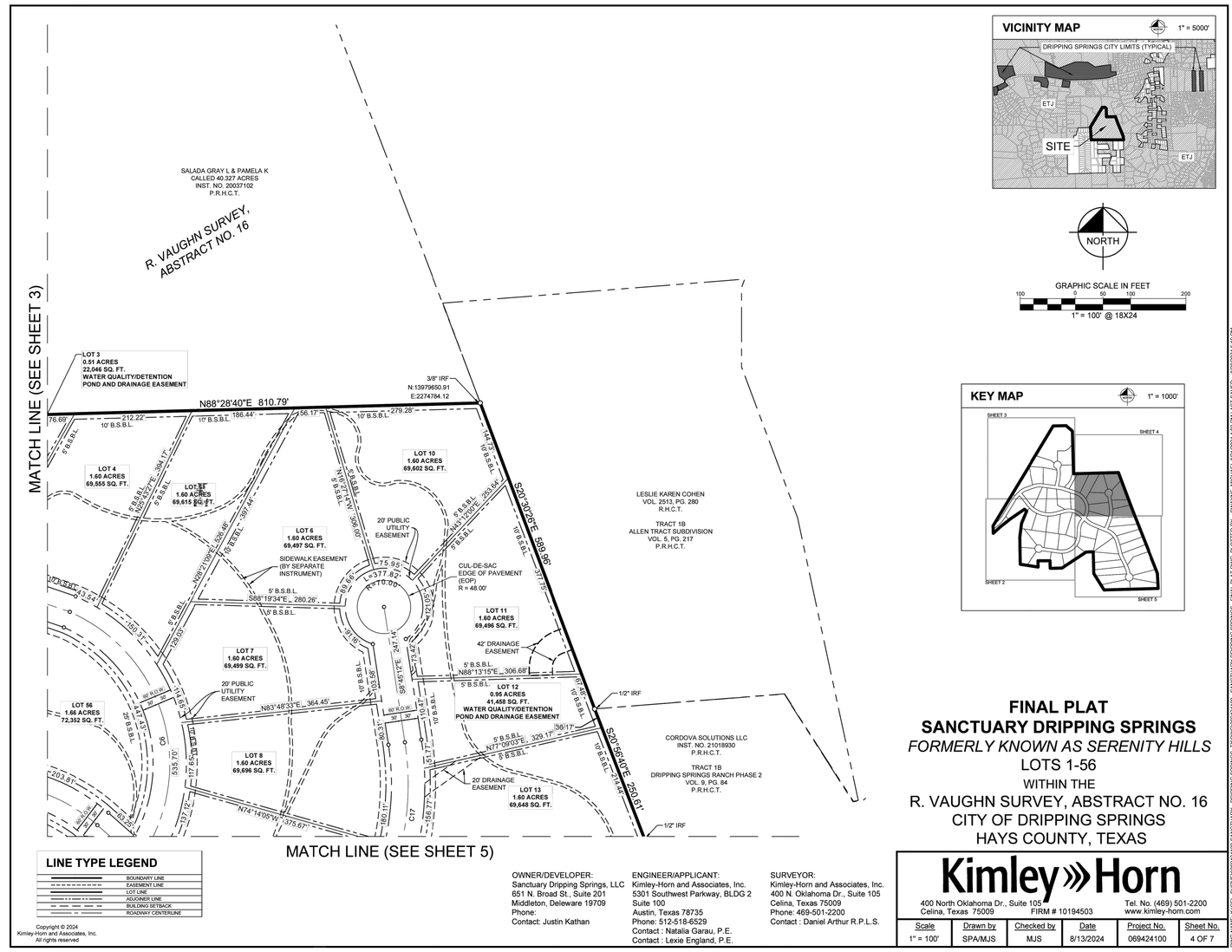
OWNER/DEVELOPER:
Sanctuary Dripping Springs, LLC
651 N. Broad St., Suite 201
Middleton, Delaware 19709
Phone:
Contact: Justin Kathan

ENGINEER/APPLICANT:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA/MJS	MJS	8/13/2024	069424100	3 OF 7



GRAPHIC SCALE IN FEET
100 0 50 100 200
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FINAL PLAT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA/MJS	MJS	8/13/2024	069424100	4 OF 7

SHEET NUMBER 3 OF 93

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

FINAL PLAT (2 OF 4)

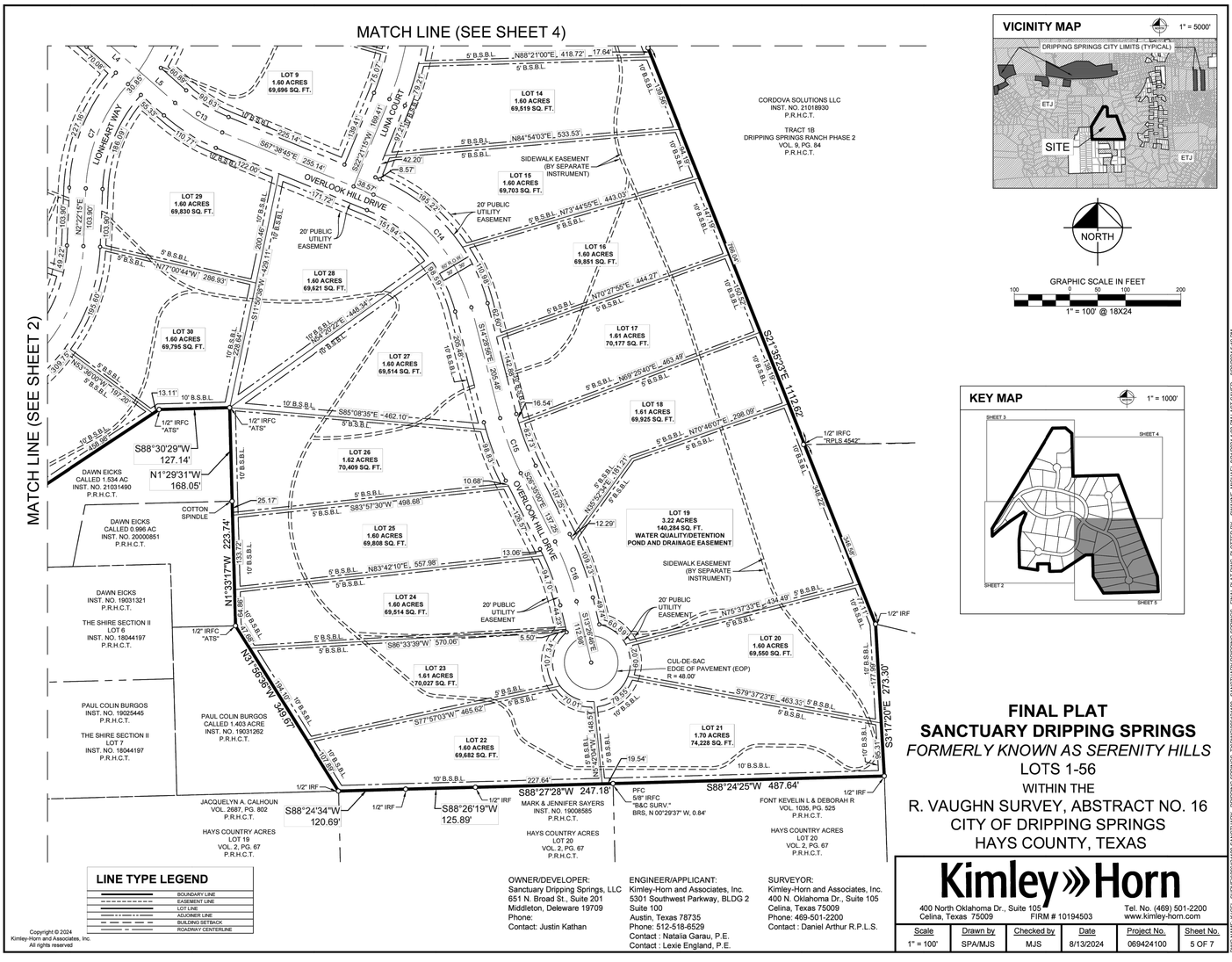
KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

LESLIE B. ENGLAND — 136295 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS
08/26/2024

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

Plotted By:Pisciotto, Gabriele Date: August 28, 2024 01:26:58pm File Path:K:\sau_civil\069424100 sanctuary dripping springs\Cad\plansheets\C – Final Plot.dwg
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LINE TYPE LEGEND

	BOUNDARY LINE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA/MJS	MJS	8/13/2024	069424100	5 OF 7

DWG NAME: K:\CEL_SURVEY\069424100-SANCTUARY - DRIPPING SPRINGS_TXDOT\069424100 SANCTUARY - DRIPPING SPRINGS - FINAL PLAT.DWG PLOTTED BY: BRAYNE, MICHAEL 8/27/2024 1:57 PM LAST SAVED: 8/26/2024 5:19 PM

NOTES:

1. All corners are 5/8-inch iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, South Central Zone (4204), North American Datum of 1983. All dimensions shown are grid distances.

3. All OPEN SPACE lots are to be owned and maintained by the Homeowner's Association.

4. According to Community Panel No. 48209C0120F, dated September 2, 2005 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Hays County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. No portion of this property lies in the Edwards Aquifer Recharge Zone. This property lies entirely in the Edwards Aquifer Contributing Zone.

6. This subdivision is located in the following districts:
- Dripping Springs Independent School District
- Emergency Service Districts 1 & 6
- Hays Trinity Groundwater Conservation District

7. No construction or other development within this subdivision may begin until all Hays County development authorization requirements have been satisfied.

8. Only Lots 1.5 Acres and greater qualify for the installation of standard onsite sewage facilities. Lots under one acre are not large enough for onsite sewage facilities, Lots smaller that 1.5 acres require advanced OSSF.

9. No structure in this subdivision shall be occupied until connected to an individual water system or state-approved community water system. Due to declining water supply, prospective owners are cautioned by Hays County to question the seller concerning groundwater availability. Rainwater collection is encouraged and, in some areas, may offer the best renewable water source.

10. No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site sewage facility that has been approved and permitted by Hays County.

11. Post-construction stormwater control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.

12. Post-development conditions runoff rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.

13. All roadways shall be designed and constructed in accordance with applicable Hays County standards.

14. All culverts, when required shall comply with the current Hays County standard.

15. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to construction of sidewalks within Hays County ROW.

16. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.

17. Lot Summary:

5 LOTS < 1.0 ACRES	49 Single Family Residential Lots
48 LOTS 1.0 - 2.0 ACRES	5 Water Quality/Detention Pond and Drainage Easement Lots
2 LOTS 2.0 - 5.0 ACRES	1 Parkland Water Quality/Detention Pond and Drainage Easement Lot
1 LOTS 5.0 - 10.0 ACRES	1 Open Space Lot

Average Lot Size: 1.65 ACRES

18. Utilities provided by:

ELECTRIC UTILITY PROVIDER:

(Company) PEDERNALES ELECTRIC COOPERATIVE

WASTEWATER UTILITY PROVIDER:

(Company) OSSF

WATER UTILITY PROVIDER:

(Company) Rainwater Harvesting and Fire Tank

19. Mailboxes placed within the ROW shall be of an approved TxDOT or FHWA Design.

20. Driveways shall comply with Chapter 721 of Hays County Development Regulations, and be permitted through the transportation department of Hays County under Chapter 751.

21. Right of Way Acreage: 11.23 acres.

22. All roadways will be publicly dedicated.

23. Lot 51 will be maintained by the Home Owner's Association.

24. Stormwater detention and water quality ponds will be operated and maintained by the Home Owner's Association.

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineerings consideration has been given to this plat. No portion of this site is located within the 100-year floodplain per Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48209C0120F, dated September 02, 2005.

Lexie B. England, P.E.
Registered Professional Engineer No. 139395
Kimley-Horn and Associates, Inc.
6800 Burleson Rd, Building 312, Suite 150
Austin, TX 78744

PROPERTY DESCRIPTION

104.332 ACRES

BEING a tract of land situated in the R. Vaughn Survey, Abstract No. 16, Hays County, Texas and being all of that tract of land conveyed to Sanctuary Dripping Springs, LLC., according to the document filed of record in Document No. 23033566 Public Records of Hays County, Texas (P.R.H.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found with cap stamped "RPLS 5025" in the east line of Deerfield Road a public right-of-way, for the southernmost northwest corner of that tract of land conveyed to William Vann Jr. Hasty, according to the document filed of record in Instrument No. 18027980 (P.R.H.C.T.);

THENCE North 01°44'57" West, along said right-of-way, a distance of 133.90 feet to a 5/8-inch iron rod found for corner in said right-of-way;

THENCE North 31°08'16" East, passing a 1/2-inch iron rod found at a distance of 17.80 feet for the most southerly southwest corner of a tract of land conveyed to Salada, Gray L and Pamela K, according to the document filed of record in Instrument No. 20037102 (P.R.H.C.T.), and continuing with a west line of said Salada tract for a total distance of 2,107.01 feet to a 1/2-inch iron rod found for corner;

THENCE North 88°36'19" East, with the northern most south line of said Salada tract, a distance of 233.37 feet to a 1/2-iron rod found for corner;

THENCE South 48°53'11" East, with the western most east line of said Salada tract, a distance of 148.82 feet to a 60D nail found for corner;

THENCE South 01°32'10" East, continuing with said line, a distance of 769.98 feet to a 1/2-inch iron rod found for corner;

THENCE North 88°28'40" East, with a southern line of said Salada tract, a distance of 810.79 feet to a 3/8-inch iron rod found for corner in the west line of that tract of land conveyed to Leslie Karen Cohen, according to the document filed of record in Volume 2513, Page 280 (P.R.H.C.T.) being in Tract 1B of Allen Tract Subdivision, an addition to Hays county, according to the Plat filed of record in Volume 5, Page 217 (P.R.H.C.T.);

THENCE South 20°30'26" East, with said west line, a distance of 589.96 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 1B, same being the northwest corner of that tract of land conveyed to Cordova Solutions LLC., according to the document filed of record in Instrument No. 21018930 (P.R.H.C.T.) being in Tract 1B of Dripping Springs Ranch Phase 2, an addition to Hays county, according to the Plat filed of record in Volume 9, Page 84 (P.R.H.C.T.);

THENCE South 20°56'40" East, with the west line of said Cordova Solutions tract, a distance of 250.61 feet to a 1/2-inch iron rod found for corner;

THENCE South 21°35'23" East, continuing with said west line, passing at a distance of 766.04 feet to a 1/2-inch iron rod found with cap stamped "RPLS 4542" for the southwest corner of said Cordova Solutions tract, same being the northwest corner of that tract of land conveyed to Cordova Stephen A Jr. according to the document filed of record in Instrument No.21007102 (R.H.C.T.) and continuing for a total of 1,112.62 feet to a 1/2-inch iron rod found for the southwest corner of said Cordova Stephen tract, same being the northwest corner of that tract of land conveyed to Wesley and Erin Lohec, according to the document filed of record in Instrument No. 22040620 (P.R.H.C.T.);

THENCE South 03°17'20" East, with the west line of said Lohec tract, a distance of 273.30 feet to a 1/2-inch iron rod found in said west line, for the northeast corner of that tract of land conveyed to Font Kevelin L. and Deborah R, according to the document filed of record in Volume 1035, Page 525 (P.R.H.C.T.);

THENCE South 88°24'25" West, with the north line of said Font tract, a distance of 487.64 feet to a point for corner from which a 5/8-inch iron rod found with cap stamped "B&C Surv." for the northwest corner of said Font tract, same being the northeast corner of that tract of land conveyed to Mark and Jennifer Sayers, according to the document filed of record in Instrument No. 19008585 (P.R.H.C.T.), bears North 00°29'37" West, a distance of 0.84 feet;

THENCE South 88°27'28" West, with the north line of said Sayers tract, a distance of 247.18 feet to a 1/2-inch iron rod found for corner;

THENCE South 88°26'19" West, continuing with said north line, a distance of 125.89 feet to a 1/2-inch iron rod found for corner;

THENCE South 88°24'34" West, continuing with said north line, a distance of 120.69 feet to a 1/2-inch iron rod found for the northwest corner of said Font tract, same being for the northeast corner of that tract of land conveyed to Jacquelyn A. Calhoun, according to the document filed of record in Volume 2687, Page 802 (P.R.H.C.T.), same being for the southeast corner of that tract of land conveyed to Paul Colin Burgos, according to the document filed of record in Instrument No. 19031262 (P.R.H.C.T.);

THENCE North 31°56'36" West, with the east line of said Burgos tract, a distance of 349.67 feet to a 5/8-inch iron rod found with cap stamped "ATS" for the northeast corner of said Calhoun tract, same being for the southeast corner of a called 0.996-acre tract of land conveyed to Dawn Eicks, according to the document filed of record in Instrument No. 20000851 (P.R.H.C.T.);

THENCE North 01°33'17" West, with the west line of said 0.996-acre tract, a distance of 223.74 feet to a cotton spindle found for the northeast corner of said 0.996-acre tract, same being for the eastern most southeast corner of a called 1.534-acre tract of land conveyed to Dawn Eicks, according to the document filed of record in Instrument No. 21031490 (P.R.H.C.T.);

THENCE North 01°29'31" West, with the east line of said 1.534-acre tract, a distance of 168.05 feet to a 1/2-inch iron rod found with cap stamped "ATS" for corner;

THENCE South 88°30'29" West, with the north line of said 1.534-acre tract, a distance of 127.14 feet to a 1/2-inch iron rod found with cap stamped "ATS" for corner;

THENCE South 56°29'03" West, continuing with the northerly line of said 1.534-acre tract, a distance of 524.59 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the northeast corner of Lot 5 of The Shire Section II, an addition to Hays County, according to the Plat filed of record in Instrument No. 18044197 (P.R.H.C.T.);

THENCE South 88°29'02" West, with the north line of said Lot 5, a distance of 182.56 feet to a 1/2-inch iron rod found with cap stamped "ATS" for corner;

THENCE North 87°40'39" West, continuing with said north line, a distance of 27.64 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the north east corner of Lot 4 of said The Shire Section II, same being for the southeast corner of that tract of land conveyed to J. & A. Brownlow, according to the document filed of record in Instrument No. 20059388 & 21032488 P.R.H.C.T. ;

THENCE North 01°27'54" West, with the east line of said Brownlow tract, a distance of 135.96 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the northeast corner of said Brownlow tract;

THENCE North 89°54'18" West, with the north line of said Brownlow tract, a distance of 217.02 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the northwest corner of said Lot 4;

THENCE South 01°05'08" East, with the west line of said Brownlow tract, a distance of 114.96 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the southwest corner of said Brownlow tract, same being for the northwest corner of said Lot 4, and the northeast corner of Lot 3 of said The Shire Section II;

THENCE North 81°13'05" West, with the north line of said Lot 3, a distance of 209.20 feet to a 1/2-inch iron rod found with cap stamped "ATS" for the northwest corner of said Lot 3, same being for the northeast corner of Lot 2 of said The Shire Section II;

THENCE North 81°10'57" West, with the north line of said Lot 2, a distance of 122.71 feet to a PK Nail found for corner in the north line of said Lot 2, for the southeast corner of Lot 3 of The Shire, an addition to Hays County, according to the Plat filed of record in Instrument No. 16025069 (P.R.H.C.T.);

THENCE North 00°49'56" West, with the east line of Lot 3 and Lot 2 of said The Shire, a distance of 372.43 feet to a 1/2-inch iron rod found with cap stamped "Hays 5703" for the northeast corner of Lot 2 of said The Shire, same being the southeast corner of Lot 1 of the Shire;

THENCE North 00°50'26" West, with the east line of said Lot 1, a distance of 119.15 feet to a 1/2-inch iron rod found with cap stamped "Hays 5703" for the northeast corner of said The Shire, same being for the southeast corner of a called 1.50-acre tract of land conveyed to William Vann Jr. and Dana Dee Hasty, according to the document filed of record in Instrument No. 21020112 (P.R.H.C.T.);

THENCE North 07°14'56" East, with the east line of said 1.50-acre tract, a distance of 250.25 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5025" for the northeast corner of said 1.50-acre tract, same being the southeast corner of a called 0.75-acre tract of land conveyed to William Vann Jr. and Dane Dee Hasty, according to the document filed of record in Instrument No. 21024807 (P.R.H.C.T.);

THENCE North 22°27'06" East, with the east line of said 0.75-acre tract, a distance of 238.76 feet to a 1/2-inch iron rod found for corner;

THENCE North 50°37'01" West, with the north line of said 0.75-acre tract, a distance of 52.07 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5025" for corner;

THENCE South 55°24'16" West, with the west line of said 0.75-acre tract, a distance of 297.10 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5025" for the southwest corner of said 0.75-acre tract, same being for the northwest corner of the above-mentioned 1.50-acre tract;

THENCE South 52°04'43" West, with the west line of said 1.50-acre tract, a distance of 237.33 feet to a 1/2-inch iron rod found with cap stamped "RPLS 5025" for the southwest corner of said 1.50-acre tract, same being for the northwest corner of the above-mentioned Hasty tract recorded in 18027980 (P.R.H.C.T.);

THENCE South 47°30'52" West, with the west line of said Hasty tract recorded in 18027980, a distance of 175.66 feet to the **POINT OF BEGINNING** and containing 4,544,713 square feet or 104.332 acres of land.

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FINAL PLAT
SANCTUARY DRIPPING SPRINGS
FORMERLY KNOWN AS SERENITY HILLS
LOTS 1-56
WITHIN THE
R. VAUGHN SURVEY, ABSTRACT NO. 16
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Tel. No. (469) 501-2200
Celina, Texas 75009 FIRM # 10194503 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA/MJS	MJS	8/13/2024	069424100	6 OF 7

DWG NAME: K:\CEL_SURVEY\069424100-SANCTUARY - DRIPPING SPRINGS_TXDOT\069424100 SANCTUARY - DRIPPING SPRINGS - FINAL PLAT.DWG PLOTTED BY: BRAYNE, MICHAEL 8/27/2024 1:57 PM LAST SAVED: 8/26/2024 5:19 PM

4 OF 93 SHEET NUMBER

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

FINAL PLAT (3 OF 4)

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

LEXIE B. ENGLAND 139395 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 08/26/2024

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

Plotted By:Pisciotto, Gabriele Date: August 28, 2024 01:27:08pm File Path:K:\sau_civil\069424100 sanctuary dripping springs\Cad\plansheets\C – Final Plat.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KNOW ALL MEN BY THESE PRESENTS

That we, Sanctuary Dripping Springs LLC, as owner of 104.332 acres being all of that called 104.335-acre tract of land out of the R. Vaughn Survey, Abstract No. 16, in Hays County, Texas, conveyed to Sanctuary Dripping Springs, LLC, in a Special Warranty Deed dated Sept. 7, 2023 and recorded in Document no. 23033566 of the Official Public Records of Hays County, Texas, do hereby adopt this plat designating the 104.27 acre tract as Sanctuary Dripping Springs, an addition to Hays County, and do hereby dedicate to the use of the public all streets, alleys, parks, watercourses, drains, public easements and public places shown hereon unless otherwise indicated either by plat or separate instrument, and that this plat is subject to all of the requirements of the subdivision regulations of the City of Dripping Springs and the County of Hays, Texas

Witness my hand this _____ day of _____, 20___.

_____
Justin Kathan, Owner
Sanctuary Drippings Springs LLC
1416 Green Terrace
Round Rock, TX 78620

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission expires on:

I, the undersigned, Director of Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs for subdivision regulations within the extraterritorial jurisdiction.

_____
Marcus Pacheco, Director
Hays County Development Services

I, the undersigned, Director Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County requirements as stated in the Hays County Development Regulations and/or Hays County rules for on-site sewage facilities.

_____
Marcus Pacheco, Director
Hays County Development Services

I, the undersigned. Floodplain Administrator of Hays County, hereby certify that this subdivision plat conforms to all Hays County floodplain requirements as stated in the Hays County development regulations.

_____
Eric Van Gaasbeek, R.S., CFM
Hays County Floodplain Administrator

I, the undersigned, Director of Dripping Springs Planning Department, hereby certify that this subdivision plat conforms to all Dripping Springs requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs for subdivision regulations within the extraterritorial jurisdiction.

_____
Tory Carpenter, Planning Director
Dripping Springs Planning Department

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STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

To the best of my knowledge, the plat accurately reflects the general location of the Contributing Zone of the Edwards Aquifer.

_____
Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS · REGISTERED · DANIEL R. ARTHUR · 5933 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF HAYS §

I, Elaine Cardenas, County Clerk of Hays County, Texas, do hereby certify that this plat was

filed for record in my office on the _____ day of _____m 20____ at _____

o'clock ___m, and duly recorded on the _____ day of _____, 20___ at

_____ o'clock ___m, in the Plat Records of Hays County, Texas in Hays County

Instrument Number _____.

_____
Elaine Cardenas
County Clerk
Hays County, Texas

STREET SUMMARY TABLE

STREET NAME	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH	SIDEWALK	CLASSIFICATION
LIONHEART WAY	60'	3643	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
OVERLOOK HILL DRIVE	60'	2812	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
SWEET ORCHID LANE	60'	411	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
LUNA COURT	60'	688	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
NO NAME - EMERGENCY ACCESS	50'	371	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°47'53"	500.00'	207.68'	S43°18'22"W	206.19'
C2	12°31'28"	300.00'	65.58'	S37°40'10"W	65.45'
C3	27°46'47"	300.00'	145.45'	S57°49'17"W	144.03'
C4	26°04'49"	300.00'	136.56'	S84°45'05"W	135.38'
C5	10°57'54"	300.00'	57.41'	N76°43'33"W	57.32'
C6	108°12'12"	300.00'	566.55'	N12°25'18"W	486.04'
C7	39°18'33"	300.00'	205.82'	N22°01'31"E	201.81'
C8	95°33'32"	300.00'	500.35'	N50°09'01"E	444.34'
C9	27°41'40"	500.00'	241.68'	S02°17'14"E	239.33'
C10	8°38'28"	300.00'	45.25'	S41°44'52"E	45.20'
C11	68°21'40"	480.00'	572.70'	S71°36'28"E	539.33'
C12	57°22'30"	300.00'	300.41'	S77°06'02"E	288.02'
C13	19°13'58"	300.00'	100.70'	S58°01'46"E	100.23'
C14	53°09'49"	300.00'	278.36'	S41°03'50"E	268.49'
C15	12°06'04"	500.00'	105.60'	S20°31'58"E	105.41'
C16	13°08'14"	500.00'	114.64'	S20°00'53"E	114.39'
C17	31°06'27"	500.00'	271.46'	S06°48'02"W	268.14'
C18	33°01'22"	216.73'	124.91'	N54°00'44"W	123.19'
C19	25°30'34"	266.73'	119.14'	S57°51'19"E	118.15'

LINE TABLE

NO.	BEARING	LENGTH
L1	S55°12'19"W	47.66'
L2	S16°08'04"E	10.92'
L3	S46°04'06"E	35.54'
L4	S48°24'47"E	98.54'

LINE TABLE

NO.	BEARING	LENGTH
L5	S48°24'47"E	86.86'
L6	N45°13'40"E	74.22'
L7	N28°09'46"E	53.76'
L8	N60°17'23"E	33.92'

LINE TABLE

NO.	BEARING	LENGTH
L9	N34°26'48"E	83.20'
L10	N16°33'56"E	88.93'
L11	N25°42'34"E	70.88'
L12	N50°37'01"W	52.07'

FINAL PLAT
SANCTUARY DRIPPING SPRINGS
FORMERLY KNOWN AS SERENITY HILLS
LOTS 1-56
WITHIN THE
R. VAUGHN SURVEY, ABSTRACT NO. 16
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

OWNER/DEVELOPER:
Sanctuary Dripping Springs, LLC
651 N. Broad St., Suite 201
Middleton, Deleware 19709
Phone:
Contact: Justin Kathan

ENGINEER/APPLICANT:
Kimley-Horn and Associates, Inc.
5301 Southwest Parkway, BLDG 2
Suite 100
Austin, Texas 78735
Phone: 512-518-6529
Contact : Natalia Garau, P.E.
Contact : Lexie England, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur R.P.L.S.

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA/MJS	MJS	8/13/2024	069424100	7 OF 7

DWG NAME: K:\CIEL_SURVEY\069424100 SANCTUARY - DRIPPING SPRINGS\CAD\PLANSHEETS\C - FINAL PLAT.DWG PLOT TED BY: SWAYNE, MICHAEL 8/27/2024 1:03 PM LAST SAVED: 8/28/2024 5:19 PM

5 OF 93 SHEET NUMBER

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

FINAL PLAT (4 OF 4)

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

LEXIE B. ENGLAND · 138195 · LICENSED PROFESSIONAL ENGINEER · STATE OF TEXAS · 08/26/2024

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

GENERAL NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF DRIPPING SPRINGS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL INFRAMARK FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE WCID AND INFRAMARK TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

AMERICANS WITH DISABILITIES ACT

THE CITY HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR TRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

HAYS COUNTY ROAD DEPARTMENT

P.O. BOX 906
San Marcos, TX 78667

512/393-7385
512/738-2555
FAX: 512/393-7393

TO ALL CONTRACTORS: GENERAL CONSTRUCTION NOTES FOR PLANS

THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

1. **Seventy-Two (72) hours prior to the beginning of construction, the developer shall arrange a pre-construction conference with all pertinent parties.**
2. **All roadway and drainage improvements shall be designed and constructed in accordance with Hays County specifications. Contractor shall be responsible for obtaining any necessary permits from Hays County Road and Bridge Department prior to beginning any on-site construction. Contractor shall be responsible for scheduling the necessary inspections from the Hays County Road and Bridge Department. All repairs to improvements caused by contractor's failure to install improvements in accordance with Hays County specifications and these construction plans shall be the responsibility of the contractor. Hays County Transportation Department's acceptance of the improvements are contingent on repairs being made to Hays County's satisfaction. Delays caused by repairs are the responsibility of the contractor.**
3. A minimum of two (2) Benchmarks shall be shown on the construction plans.
4. All bedding materials used within the ROW shall comply with COA Item 510.
5. All concrete placed within the ROW shall be a minimum of Class A. The use of rebar chairs and tests cylinders will be required on PCC valley gutter placements.
6. The proposed fully developed stormwater runoff rate cannot exceed existing conditions runoff rate.
7. THE TCEQ PERMIT AND SWPPP BOOK MUST BE ON SITE AND AVAILABLE UPON REQUEST AT ALL TIMES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN E&S CONTROLS THAT FAILED INSPECTION PRIOR TO THE NEXT INSPECTION OR RAIN EVENT.
9. A HARD COPY OF THE APPROVED/STAMPED PLANS MUST BE ON SITE AND AVAILABLE UPON REQUEST AT ALL TIMES.
10. Dewatering operations must use SWPPP-specified methods only. If such methods are only general or not applicable, pump from the top of the pool (rather than the bottom) and discharge to a vegetated, upland area (away from waterbodies or drainages) or use another type of filtration prior to discharge. Refer to the EPA 2017 General Construction Permit, Section 2.4, as applicable.
11. The contractor shall supply qualified personnel to perform SWPPP inspections on project ≥ 1 acre. Qualified personnel shall have CISEC, CESSWI, or equivalent certification approved by the MS4.
12. Contractor shall place Geo Fabric under SCE's and clean up any mud and debris tracked onto publicly maintained roadways from vehicles leaving the construction site daily.
13. No **EXPLOSIVES** shall be used for this project without **TCEQ** approval.
14. All holes, trenches and other hazardous areas shall be adequately protected by barricades, fencing, lights and/or other protective devices in compliance with COA 509S and OSHA regulations at all times.
15. The contractor shall submit a Trench Safety Plan prepared and sealed by an engineer licensed by the State of Texas prior to the start of the project. The contractor shall assign a competent person that has been properly trained and is qualified to make inspections and supervise the installation, maintenance, and removal of the trench safety or excavation safety system.
16. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to construction of sidewalks within Hays County ROW.
17. Contractor shall comply with construction sequencing which may be specified somewhere in the construction plans.
18. Permit is required for construction in 'Right of Way': Ordinance 7.10. No driveway, utility construction, mailboxes, landscaping or any other encroachment into right-of-way or easement shall be allowed without first obtaining a permit from the Hays County Road and Bridge Department.
19. Prior to the installation of any road building material the subgrade shall be inspected by Hays County. Prior to paving, base material shall be inspected by Hays County. The owner or his agent shall notify Hays County forty-eight (48) hours prior to the time when the inspection is needed :Ordinance 1.05; 2.06.
20. All outfalls constructed within Hays County must be submitted to Hays County with GPS coordinates at the end of each project. Coordinates will be submitted on the NAD 1983 State Plane South Central FIPS 4204 Feet Coordinate System. All coordinates will be submitted in grid units. The required file type for coordinate data submissions is *txt format.
21. At the time a final inspection and release of performance security is requested; the design engineer shall provide a complete set of "As-Built" Record drawings in PDF format (300dpi) on a virus free disk and shall certify that all road and drainage construction has been completed in substantial accordance with previously approved plans and specifications, except as noted. **No performance security will be released without these exhibits.**

TYPICAL SEQUENCE OF CONSTRUCTION

1. HOLD PRE-CONSTRUCTION MEETING.
2. NO CLEARING OR ROUGH CUTTING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HAYS COUNTY.
3. ROUGH CUT DETENTION/WATER QUALITY PONDS/BASINS AND DIRECT RUNOFF TO PONDS TO ACT AS A SEDIMENT TRAP.
4. ROUGH GRADE STREETS
5. INSTALL ALL UTILITIES IN THE RIGHTS-OF-WAY.
6. REGRADE AND COMPACT SUBGRADE. MEET WITH INSPECTOR AND /DESIGN ENGINEER TO DETERMINE AREAS OF DIFFERING STREET SECTIONS OR SUBGRADE PREPARATION, IF CALLED FOR IN THE GEOTECHNICAL REPORT.
7. INSURE ALL UNDERGROUND UNTILITY CROSSINGS ARE IN PLACE INCLUDING SLEEVES FOR DRY UTILITIES AND INSTALL FIRST COURSE OF BASE.
8. INSTALL CURBS, RIP-RAP AND MISCELLANEOUS CONCRETE.
9. INSTALL SECOND COURSE OF BASE.
10. PRIOR TO PAVING, ALL UTILITY TESTING MUST BE COMPLETE AND APPROVED BY THE UTILITY OWNER.
11. LAY ASPHALT.
12. FINAL GRADE ANY DITCHES AND PARKWAYS.
13. REVEGETATE ALL DISTURBED AREAS. DISPOSE OF SPOIL IN AN APPROVED MANNER.
14. SCHEDULE A FINAL INSPECTION.
15. AFTER ACCEPTANCE OF CONSTRUCTION, TEMPORARY EROSION CONTROLS MAY BE REMOVED.

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC
			DRAWN BY: WC
			CHECKED BY: LE

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

GENERAL NOTES

SHEET NUMBER
6 OF 93

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THESE BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE, THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PRIOR CONSTRUCTION PLANS AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO DEFLECT AROUND PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO REMOVE, SHORE, BRACE, SUPPORT, MOVE OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE UTILITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.…) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING FROM CONTRACTORS SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS ETC… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC… THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTOR SHALL INSPECT ALL DISTURBANCES, DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED OR REPLACED, RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEDIMENT TRAPPING OR DETENTION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM, MATURE VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE RESPONSIBLE PARTY FOR CONSTRUCTION AND SHALL BE LOCATED ON THE JOB SITE.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS NOT COVERED BY STRUCTURES, OR AFTER TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES THAT CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL CAREFULLY AND STRONGLY REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT

STREET SUMMARY TABLE					
STREET NAME	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH	SIDEWALK	CLASSIFICATION
LIONHEART WAY	60'	3643	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
OVERLOOK HILL DRIVE	60'	2812	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
SWEET ORCHID LANE	60'	411	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
LUNA COURT	60'	688	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY
NO NAME - EMERGENCY ACCESS	50'	371	20' WITH 4' UNPAVED SHOULDER	NONE	LOCAL ROADWAY

N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- PROPERTY LINE
- PROPERTY EASEMENT
- BUILDING SETBACK
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 18, 2015. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
7. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
16. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
17. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
18. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
19. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
20. SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN.
21. THE NUMBER OF DRIVEWAYS ON OLD SAN ANTONIO ROAD IS LIMITED TO ONE.
22. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
23. ALL FDC's TO BE TWO 2½" SIAMESE CONNECTIONS.

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

TANDEM PARKING NOTES:

1. THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E. UNITS WITH TWO OR MORE BEDROOMS).
2. AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE. IN ORDER TO AVOID VISUAL CLUTTER.
3. BOTH OF THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HANDICAPPED ACCESSIBLE TENDEM PARKING SPACES ARE PERMITTED.
4. AT LEAST TEN PERCENT OF THE TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

OVERALL SITE PLAN

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
8 OF 93

Plotted By:Gorgu, Natalia Date: July 31, 2024 - 07:35:11pm File Path: X:\SAU-Civil\069424100 Sanctuary Dripping Springs\Cad\FinalSheets\C – Overall Site Plan.DWG
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MATCH LINE SHEET 10

N

W E

S

0 100' 200'

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- OHE — OVERHEAR ELECTRIC
- BENCHMARK
- UTILITY POLE
- GUY ANCHOR
- IRF — IRON ROD FOUND
- DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
- LIMITS OF CONSTRUCTION AREA
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING DIRT ROAD TO BE REMOVED
- EXISTING PAVEMENT ROAD TO BE REMOVED

60' NON-EXCLUSIVE INGRESS/ EGRESS & UTILITY EASEMENT VOL. 1554, PG. 457, D.R.H.C.T.

CHAPARRAL LANE

EXISTING PAVEMENT ROAD TO BE REMOVED

EXISTING DIRT ROAD TO BE REMOVED

EXISTING STRUCTURES TO BE REMOVED

EXISTING DIRT ROAD TO BE REMOVED

333' LF OF FENCE TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING ELECTRICAL TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED (TYP.)

615' LF ELECTRIC OVERHANG TO BE REMOVED

EXISTING PAVEMENT ROAD TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

147' LF ELECTRIC OVERHANG TO BE REMOVED

210' LF ELECTRIC OVERHANG TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

S50°06'18"E 585.72'

½" IRF

S50°06'18"E 242.16'

½" IRF

EXISTING DIRT ROAD TO BE REMOVED

CORDOVA SOLUTIONS LLC INST. NO. 21018930 R.H.C.T.

TRACT 1B DRIPPING SPRINGS RANCH PHASE 2 VOL. 9, PG. 84 P.R.H.C.T.

N50°35'42"W 52.06'

½" IRFC "RPLS 5205"

S55°23'11"W 207.00'

S2 JUA E. #21024807 & 21024808 O.P.R.H.C.T.

S55°26'50"W 237.39'

½" IRF

½" IRFC "RPLS 5205"

EXISTING UTILITY POLE TO BE REMOVED

N1°43'23"W 133.69'

S47°31'48"W 176.65'

EXISTING OVERHANG ELECTRIC TO BE REMOVED

½" IRFC "RPLS 5205"

EXISTING 30' ROADWAT EASEMENT VOL. 275, PG. 569, O.P.R.H.C.T.

EXISTING 20' P.U.E. #16025069, O.P.R.H.C.T.

WILLIAM VANN JR. & DANA DEE HASTY INST. NO. 20056376 R.H.C.T.

THE SHIRE SECTION LOT 1 INST. NO. 16025069 P.R.H.C.T.

N82°28'03"E 238.24'

½" IRFC "RPLS 5703"

WILLIAM VANN JR. & DANA DEE HASTY CALLED 1.50 ACRES INST. NO. 21020712 R.H.C.T.

N2°14'33"E 280.28'

½" IRFC "RPLS 5703"

N0°49'59"W 491.55'

½" IRFC "RPLS 5703"

N0°49'59"W 491.55'

WITTEN FAMILY REVOCABLE LIVING TRUST NO. 19033418 R.H.C.T.

THE SHIRE SECTION LOT 2 INST. NO. 16025069 P.R.H.C.T.

NOWICKI DANIEL THOMAS & TRACI ANN INST. NO. 19018823 R.H.C.T.

THE SHIRE SECTION LOT 3 INST. NO. 16025069 P.R.H.C.T.

N0°49'59"W 491.55'

EXISTING 10' P.U.E. #16025069 O.P.R.H.C.T.

NS

NS

N81°03'51"W 118.57'

N81°17'08"W 205.02'

½" IRFC "ATS ENGINEERS"

WILLIAM & STACEY RUFF INST. NO. 17026048 R.H.C.T.

THE SHIRE SECTION LOT 4 INST. NO. 16025069 P.R.H.C.T.

RISHER REBECCA & O'NARA DAVID INST. NO. 20028073 R.H.C.T.

THE SHIRE SECTION II LOT 2 INST. NO. 18044197 P.R.H.C.T.

S1°04'06"E 114.97'

½" IRFC "ATS ENGINEERS"

GEORGE & RAYMOND JR SHAPLEY INST. NO. 20010957 R.H.C.T.

THE SHIRE SECTION II LOT 3 INST. NO. 18044197 P.R.H.C.T.

N89°54'22"W 217.00'

½" IRFC "ATS ENGINEERS"

N1°32'28"W 136.08'

½" IRFC "ATS ENGINEERS"

THE SHIRE SECTION II LOT 4 INST. NO. 18044197 P.R.H.C.T.

S88°29'27"W 178.78'

½" IRFC "ATS ENGINEERS"

CARDWELL, CARLYE MARIE GREVER & JAMES INST. NO. 20014038 R.H.C.T.

THE SHIRE SECTION II LOT 5 INST. NO. 18044197 P.R.H.C.T.

½" IRFC "ATS ENGINEERS"

DAWN EICKS INST. NO. 19031321 R.H.C.T.

THE SHIRE SECTION II LOT 6 INST. NO. 18044197 P.R.H.C.T.

211' LF ELECTRIC OVERHANG TO BE REMOVED

13' LF OF FENCE TO BE REMOVED

ELECTRIC OVERHANG TO BE REMOVED

EXISTING STORM STRUCTURE TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

21' LF OF FENCE TO BE REMOVED

68' LF ELECTRIC OVERHANG TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

310' LF ELECTRIC OVERHANG TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

ELECTRIC OVERHANG TO BE REMOVED

EXISTING GRAVEL DRIVEWAY TO BE REMOVED

968' LF ELECTRIC OVERHANG TO BE REMOVED

½" IRFC "ATS ENGINEERS"

S88°28'57"W 127.13'

½" IRFC "ATS ENGINEERS"

DAWN EICKS CALLED 1.534 AC. INST. NO. 21031490 R.H.C.T.

S65°27'57"W 524.36'

N1°30'01"W 167.37'

FOUND COTTON SPINDLE

DAWN EICKS CALLED 0.996 AC INST. NO. 20000851 R.H.C.T.

N1°33'05"W 224.50'

EXISTING POND TO REMAIN

S21°35'39"E 1109.95'

EXISTING 10' P.U.E. #18010411 P.R.H.C.T.

EXISTING 7.5' P.U.E. VOL. 9, PG. 84, P.R.H.C.T.

EXISTING 7.5' P.U.E. VOL. 9, PG. 84, P.R.H.C.T.

EXISTING 10' P.U.E. #18010411 P.R.H.C.T.

½" IRF

½" IRF

S51°17'03"E 273.40'

½" IRF

½" IRFC "ATS ENGINEERS"

PAUL COLIN BURGOS INST. NO. 19025445 R.H.C.T.

THE SHIRE SECTION II LOT 7 INST. NO. 18044197 P.R.H.C.T.

PAUL COLIN BURGOS CALLED 1.403 ACRE INST. NO. 19031262 R.H.C.T.

S21°35'39"E 340.97'

S88°24'09"W 483.54'

S88°27'12"W 238.89'

½" IRF

½" IRF

S88°45'55"W 117.87'

½" IRF

S88°07'06"W 116.20'

½" IRF

JACQUELYN A. CALHOUN VOL. 2687, PG. 802 R.H.C.T.

HAYS COUNTRY ACRES LOT 20 VOL. 2, PG. 67 P.R.H.C.T.

MARK & JENNIFER SAYERS INST. NO. 19008585 R.H.C.T.

HAYS COUNTRY ACRES LOT 20 VOL. 2, PG. 67 P.R.H.C.T.

BENCHMARKS

301 BENCHMARK SMN4967
N: 13,978,677.66
E: 2,272,503.09
ELEVATION: 1,172.90

302 BENCHMARK SMN4967
N:13,977,505.42
E: 2,272,541.48
ELEVATION: 1,146.53

303 BENCHMARK SCS
N: 13,980,437.09
E: 2,273,592.94
ELEVATION: 1,168.78

305 BENCHMARK SCP4967
N: 13,977,667.80
E: 2,275,396.71
ELEVATION:1,148.02

309 BENCHMARK SCP4967
N: 13,979,493.39
E: 2,274,713.23
ELEVATION: 1,145.85

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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Kimley»Horn
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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

EXISTING CONDITIONS & DEMOLITION PLAN (1 OF 2)

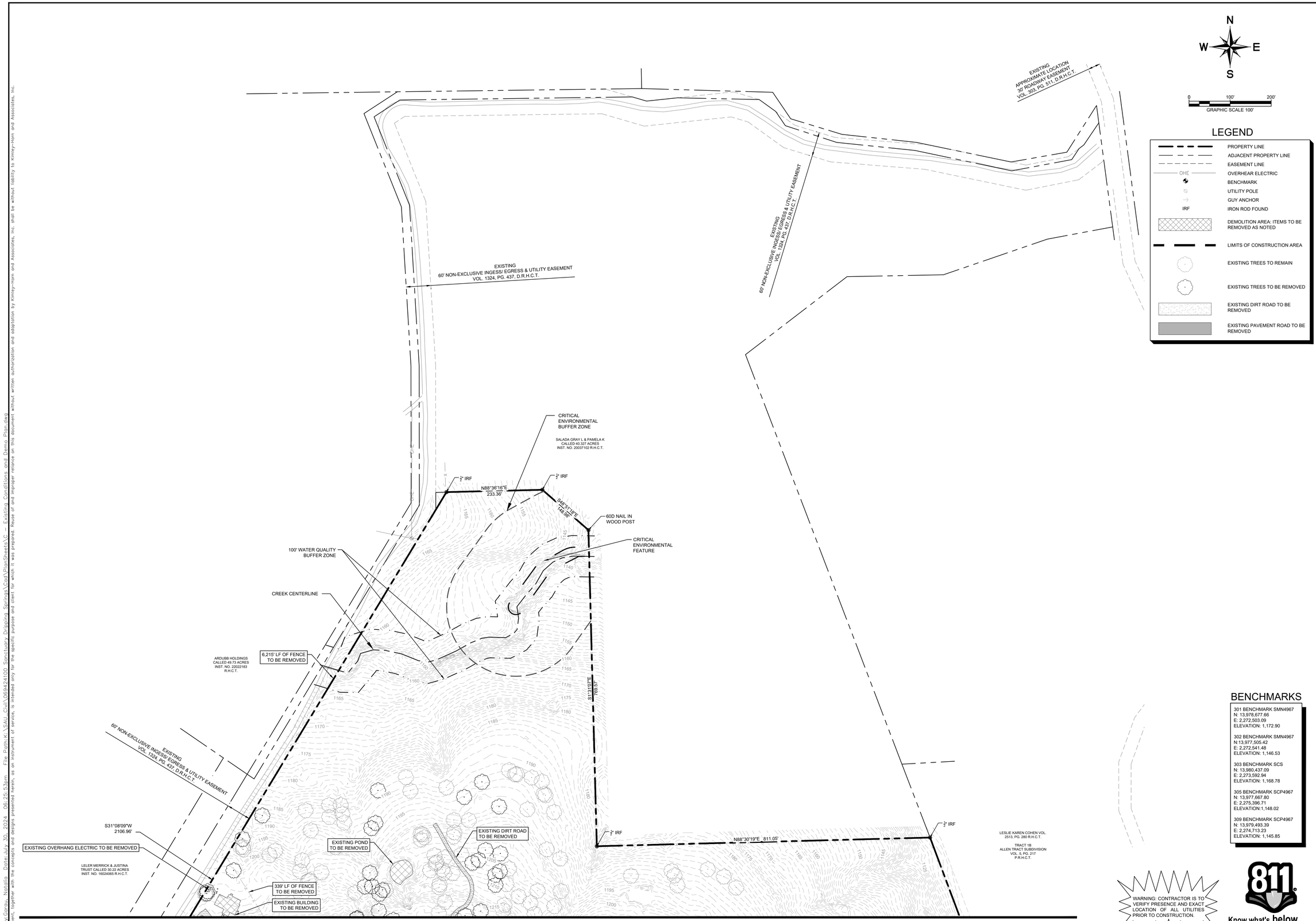
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
9 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:25:48pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Existing Conditions and Demo Plan.dwg
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N

W E

S

0 100' 200'

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- OHE — OVERHEAR ELECTRIC
- BENCHMARK
- UTILITY POLE
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
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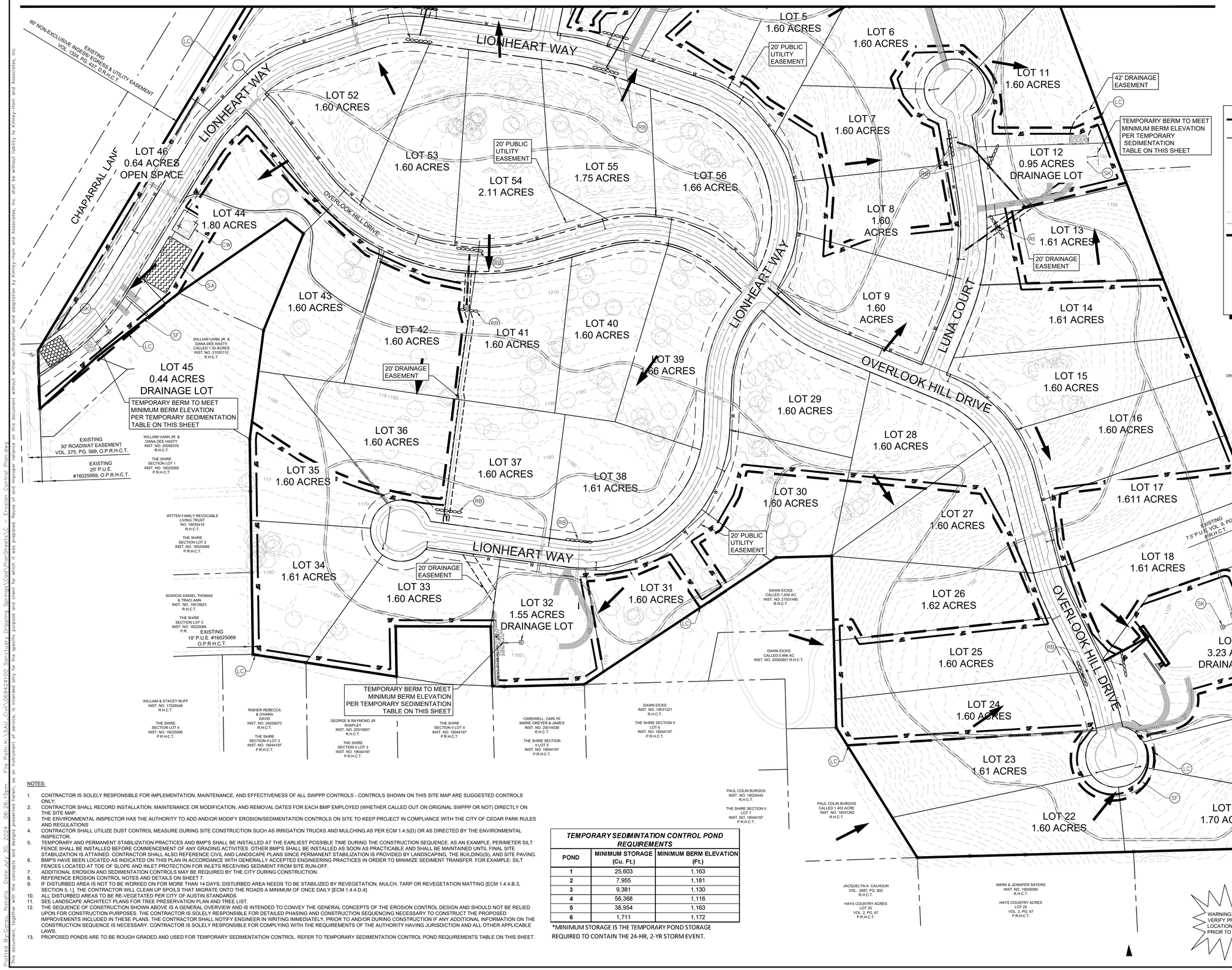
EXISTING CONDITIONS & DEMOLITION PLAN (2 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
10 OF 93

MATCH LINE SHEET 12



NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
8. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 7.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.]. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
10. ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF AUSTIN STANDARDS.
11. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.
12. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
13. PROPOSED PONDS ARE TO BE ROUGH GRADED AND USED FOR TEMPORARY SEDIMENTATION CONTROL. REFER TO TEMPORARY SEDIMENTATION CONTROL POND REQUIREMENTS TABLE ON THIS SHEET.

TEMPORARY SEDIMENTATION CONTROL POND REQUIREMENTS

POND	MINIMUM STORAGE (Cu. Ft.)	MINIMUM BERM ELEVATION (Ft.)
1	25,603	1,163
2	7,955	1,181
3	9,381	1,130
4	56,368	1,116
5	38,954	1,163
6	1,711	1,172

*MINIMUM STORAGE IS THE TEMPORARY POND STORAGE REQUIRED TO CONTAIN THE 24-HR, 2-YR STORM EVENT.

N W E S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- SF — SILT FENCE
- TP — TREE PROTECTION
- IP — PROPOSED INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- RB — ROCK BERM
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- LC — LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN
- CW — CONCRETE WASHOUT
- SA — STAGING AND SPOILS AREA
- SK — SURFACE SKIMMER

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE FIRM No. F-928 TBPLS FIRM No. 10194472

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

EROSION CONTROL PLAN (1 OF 2)

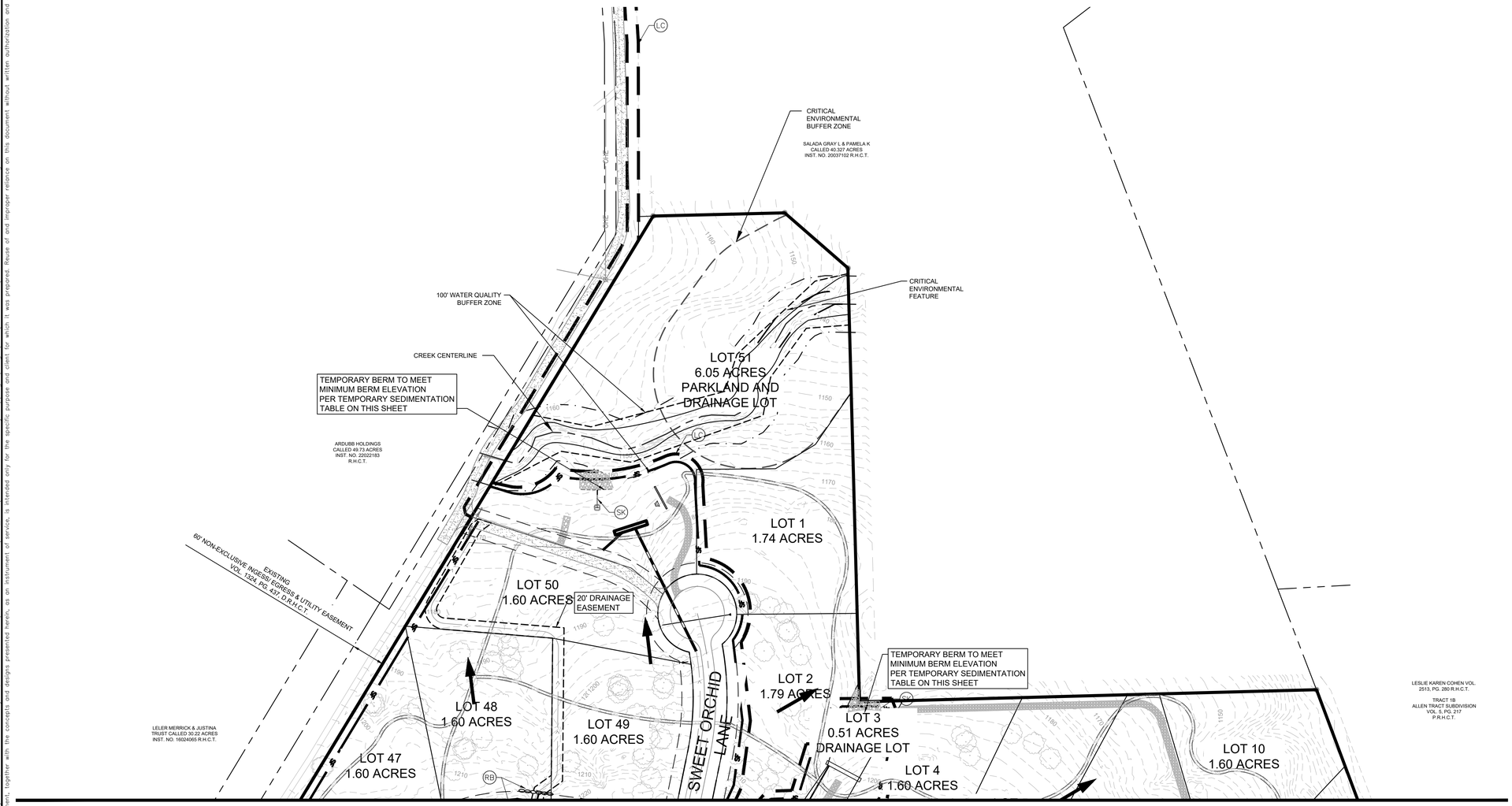
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
11 OF 93

Plotted By: Garcia, Natalia Date: July 30, 2024 09:26:16pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Erosion Control Plan.dwg
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Plotted By:Gonzo, Natasha Date:July 30, 2024 06:26:18pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\SC - Erosion Control Plan.dwg
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0 100' 200'

GRAPHIC SCALE 100'

LEGEND

SF	SILT FENCE
TP	TREE PROTECTION
IP	PROPOSED INLET PROTECTION
CE	CONSTRUCTION ENTRANCE
RB	ROCK BERM
450	EXISTING CONTOURS
450	PROPOSED CONTOURS
LC	LIMITS OF CONSTRUCTION AREA
	TREE TO REMAIN
CW	CONCRETE WASHOUT
SA	STAGING AND SPOILS AREA
SK	POND SKIMMER

NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE COUNTY DURING CONSTRUCTION.
8. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 7.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
10. ALL DISTURBED AREAS TO BE RE-VEGETATED.
11. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.
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TEMPORARY SEDIMINTATION CONTROL POND REQUIREMENTS

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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

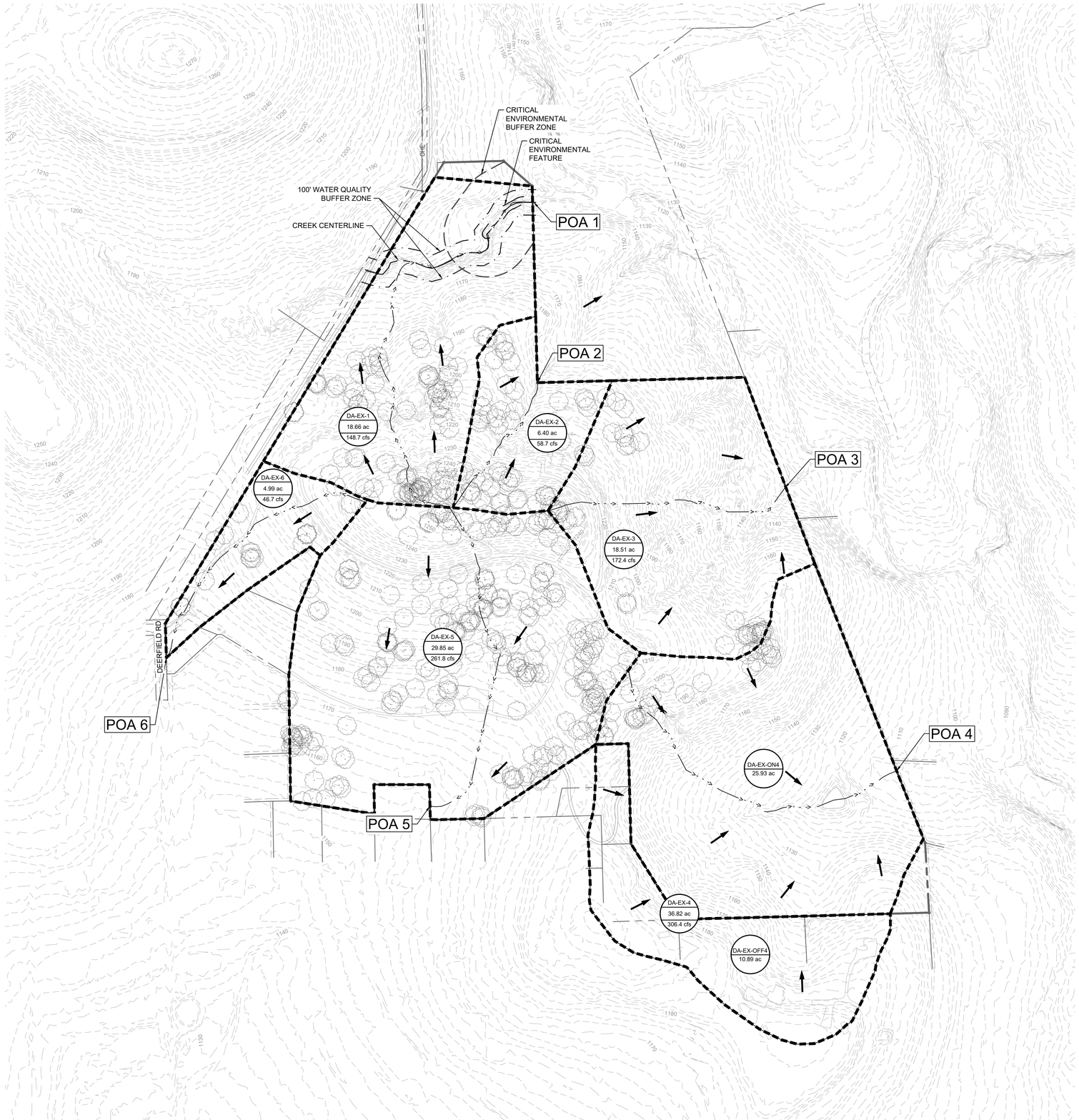
KHA PROJECT 069424100		DESIGNED BY:	WC
DATE JULY 2024		DRAWN BY:	WC
SCALE: AS SHOWN		CHECKED BY:	LE

EROSION CONTROL PLAN (2 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
12 OF 93



N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q2 FLOW IN CFS
	PROPERTY LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING FLOW DIRECTION
555	EXISTING CONTOUR
	LONGEST FLOW PATH (Tc FLOW PATH)

NOTES:

1. EXISTING OFF-SITE CONTOURS ARE FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) GIS DATA.
2. ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

EX-DA-1 → POINT OF ANALYSIS "1" NORTHEAST CORNER OF EX-DA-1

EX-DA-2 → POINT OF ANALYSIS "2" NORTHEAST CORNER OF EX-DA-2

EX-DA-3 → POINT OF ANALYSIS "3" EAST SIDE OF EX-DA-3

EX-DA-4 → POINT OF ANALYSIS "4" SOUTHEAST CORNER OF EX-DA-4

EX-DA-5 → POINT OF ANALYSIS "5" SOUTH CORNER OF EX-DA-5

EX-DA-6 → POINT OF ANALYSIS "6" SOUTHWEST CORNER OF EX-DA-6

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

EXISTING DRAINAGE AREA MAP

SANCTUARY DRIPPING SPRINGS

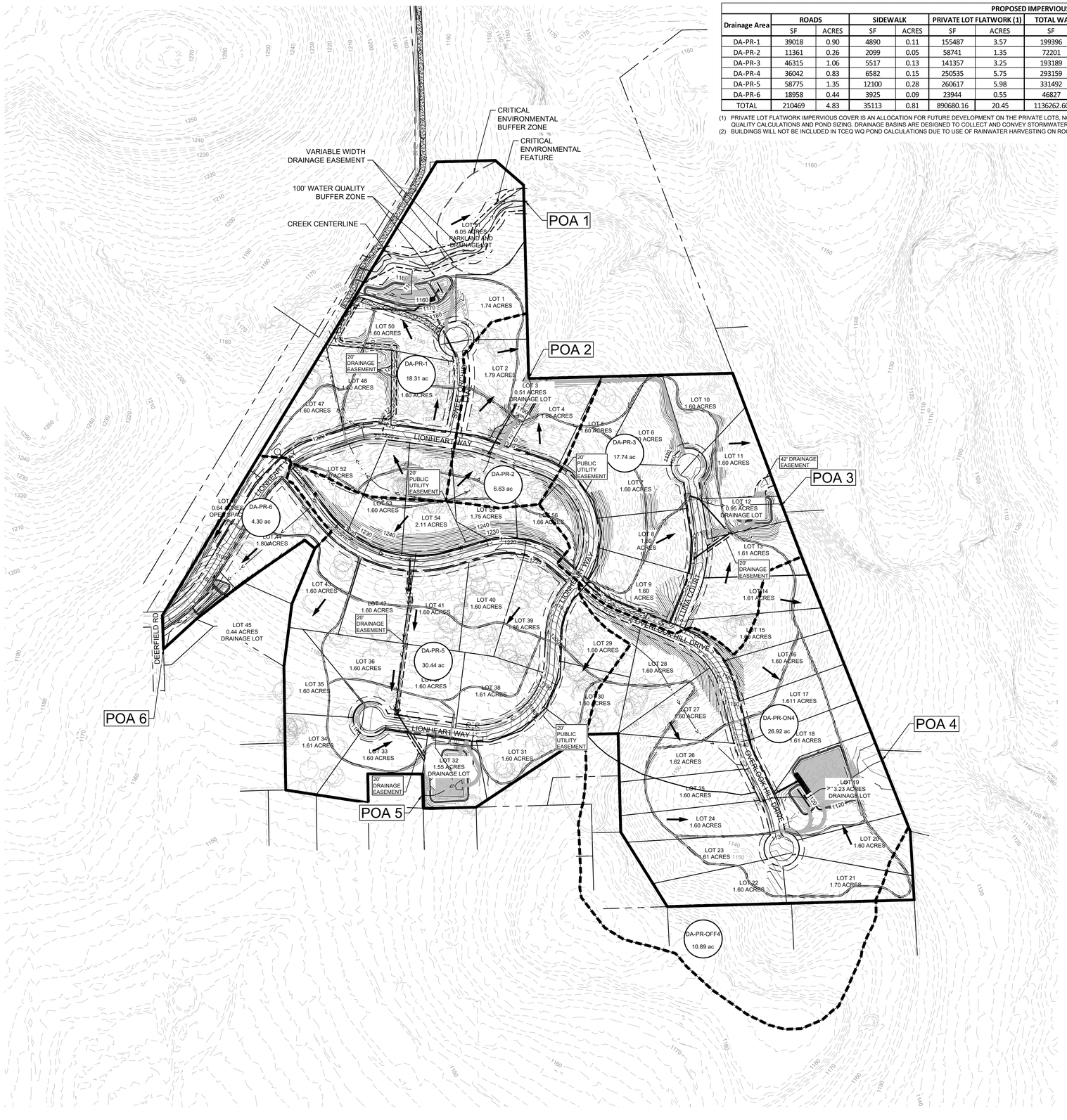
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
13 OF 93

Plotted By:Garay, Natalia Date:July 30, 2024 06:26:28pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Existing Drainage Area Map.dwg
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Drainage Area	PROPOSED IMPERVIOUS COVER											
	ROADS		SIDEWALK		PRIVATE LOT FLATWORK (1)		TOTAL WATER QUALITY IC		BUILDINGS (2)		TOTAL DETENTION	
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES
DA-PR-1	39018	0.90	4890	0.11	155487	3.57	199396	4.58	78660	1.81	199395.9	4.5775
DA-PR-2	11361	0.26	2099	0.05	58741	1.35	72201	1.66	29763	0.68	72200.7	1.6575
DA-PR-3	46315	1.06	5517	0.13	141357	3.25	193189	4.44	69158	1.59	193188.6	4.435
DA-PR-4	36042	0.83	6582	0.15	250535	5.75	293159	6.73	130938	3.01	293158.8	6.73
DA-PR-5	58775	1.35	12100	0.28	260617	5.98	331492	7.61	132359	3.04	331491.6	7.61
DA-PR-6	18958	0.44	3925	0.09	23944	0.55	46827	1.08	6205	0.14	46827	1.075
TOTAL	210469	4.83	35113	0.81	890680.16	20.45	1136262.60	26.09	447083.27	10.26	1136263	26.09

(1) PRIVATE LOT FLATWORK IMPERVIOUS COVER IS AN ALLOCATION FOR FUTURE DEVELOPMENT ON THE PRIVATE LOTS, NOT SHOWN IN THESE PLANS. THIS IMPERVIOUS COVER IS INCLUDED IN WATER QUALITY CALCULATIONS AND POND SIZING. DRAINAGE BASINS ARE DESIGNED TO COLLECT AND CONVEY STORMWATER FROM THIS FUTURE IMPERVIOUS COVER TO THE WATER QUALITY PONDS.
(2) BUILDINGS WILL NOT BE INCLUDED IN TCEQ WQ POND CALCULATIONS DUE TO USE OF RAINWATER HARVESTING ON ROOFTOPS PER RG-348-3.3.2



LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q2 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- LONGEST FLOW PATH (Tc FLOW PATH)

N W E S

0 200' 400'
GRAPHIC SCALE 200'

NOTES:

1. EXISTING OFF-SITE CONTOURS ARE FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) GIS DATA.
2. ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

PR-DA-1 → POINT OF ANALYSIS "1" NORTHEAST CORNER OF EX-DA-1
PR-DA-2 → POINT OF ANALYSIS "2" NORTHEAST CORNER OF EX-DA-2
PR-DA-3 → POINT OF ANALYSIS "3" EAST SIDE OF EX-DA-3
PR-DA-4 → POINT OF ANALYSIS "4" SOUTHEAST CORNER OF EX-DA-4
PR-DA-5 → POINT OF ANALYSIS "5" SOUTH CORNER OF EX-DA-5
PR-DA-6 → POINT OF ANALYSIS "6" SOUTHWEST CORNER OF EX-DA-6

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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LEXIE B. ENGLAND
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LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

PROPOSED DRAINAGE AREA MAP

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
14 OF 93

Plotted By: Gurpal Notolia Date: July 30, 2024 06:26:54pm File Path: K:\SAU_Civil\069424100_Sanctuary Dripping Springs\Civil\Plan Sheets\C - Proposed Drainage Area Map.dwg
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TIME OF CONCENTRATION CALCULATIONS

Existing Time of Concentration Calculations

Drainage Area	Area (AC)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
DA-EX-1	18.66	100	0.02	0.2	12.85 min	1002	0.10	3.20	0	0.01	0.00	671	6.00	0.10	1.86	**17.9 min**
DA-EX-2	6.4	100	0.03	0.2	10.11 min	200	0.16	0.51	0	0.01	0.00	314	6.00	0.13	0.87	**11.5 min**
DA-EX-3	18.51	100	0.09	0.2	6.61 min	514	0.15	1.38	0	0.01	0.00	341	6.00	0.13	0.95	**8.9 min**
*DA-EX-4	36.82	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**18.5 min**
DA-EX-OFF4	10.89	100	0.01	0.2	14.27 min	1208	0.09	4.26	0	0.01	0.00	0	6.00	0.00	0.00	**18.5 min**
DA-EX-ON4	25.93	100	0.09	0.2	6.60 min	1269	0.10	4.09	0	0.01	0.00	0	6.00	0.00	0.00	**10.7 min**
DA-EX-5	29.85	100	0.04	0.2	8.91 min	1245	0.08	4.48	0	0.01	0.00	0	6.00	0.00	0.00	**13.4 min**
DA-EX-6	4.99	100	0.11	0.2	6.03 min	1014	0.07	3.96	0	0.01	0.00	0	6.00	0.00	0.00	**10.0 min**

*TIME OF CONCENTRATION FOR DA-EX-4 IS THE LONGER OF THE THE TWO SUBBASINS DA-EX-OFF4 AND DA-EX-ON4

Proposed Time of Concentration Calculations

Drainage Area	Area (AC)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
DA-PR-1	18.31	100	0.01	0.06	5.77 min	396	0.09	1.35	0	0.01	0.00	961	6.00	0.05	2.67	**9.8 min**
DA-PR-2	6.63	100	0.02	0.06	4.68 min	172	0.15	0.46	0	0.01	0.00	162	6.00	0.05	0.45	**5.6 min**
DA-PR-3	17.74	100	0.15	0.06	2.03 min	384	0.01	3.45	0	0.01	0.00	1203	6.00	0.05	3.34	**8.8 min**
*DA-PR-4	37.81	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**5.4 min**
DA-PR-OFF4	10.89	100	0.07	0.06	2.80 min	638	0.09	2.15	0	0.01	0.00	178	6.00	0.05	0.49	**5.4 min**
DA-PR-ON4	26.92	100	0.12	0.06	2.22 min	569	0.12	1.67	0	0.01	0.00	298	6.00	0.05	0.83	**5.0 min**
DR-PR-5	30.44	100	0.02	0.06	4.92 min	508	0.06	2.15	0	0.01	0.00	1515	6.00	0.05	4.21	**11.3 min**
DR-PR-6	4.30	100	0.09	0.016	0.86 min	361	0.08	1.34	0	0.01	0.00	0	6.00	0.01	0.00	**5.0 min**

*TIME OF CONCENTRATION FOR DA-PR-4 IS THE LONGER OF THE THE TWO SUBBASINS DA-PR-OFF4 AND DA-PR-ON4

POINT OF ANALYSIS SUMMARY

EXISTING CONDITIONS

DRAINAGE AREA	POA	AREA (AC.)	IMPERVIOUS COVER	IMPERVIOUS COVER (AC)	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	PEAK FLOWS AT POA Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
DA-EX-1	POA-1	18.66	1.2%	0.22	80	98	80.2	17.9	**40.90**	**60.80**	**79.10**	**105.20**	**148.70**
DA-EX-2	POA-2	6.40	1.9%	0.12	80	98	80.3	11.5	**16.70**	**34.10**	**31.60**	**41.70**	**58.70**
DA-EX-3	POA-3	18.51	1.3%	0.23	80	98	80.2	8.9	**49.90**	**73.40**	**93.70**	**123.00**	**172.40**
*DA-EX-4	POA-4	36.82	1.6%	0.61	80	98	80.3	18.5	**85.00**	**127.00**	**163.30**	**216.70**	**306.40**
*DA-EX-OFF4	POA-4	10.89	5.6%	0.61	--	--	--	--	--	--	--	--	--
*DA-EX-ON4	POA-4	25.93	0.0%	0.00	--	--	--	--	--	--	--	--	--
DA-EX-5	POA-5	29.85	0.0%	1.10	80	98	80.0	10.7	**74.20**	**109.90**	**140.80**	**185.90**	**261.80**
DA-EX-6	POA-6	4.99	3.7%	0.26	80	98	80.7	13.4	**13.70**	**20.00**	**25.50**	**33.40**	**46.70**

*DA-EX-OFF4 AND DA-EX-ON4 FLOWS ARE COMBINED IN DA-EX-4

PROPOSED CONDITIONS

DRAINAGE AREA	POA	AREA (AC.)	IMPERVIOUS COVER	IMPERVIOUS COVER (AC)	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	PEAK FLOWS AT POA (UNDETAINED) Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)	PEAK FLOWS AT POA (DETAINED) Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
DA-PR-1	POA-1	18.31	25.0%	4.58	80	98	84.5	9.8	**55.90**	**79.00**	**100.10**	**129.90**	**179.90**	**38.90**	**54.90**	**75.20**	**103.20**	**147.70**
DA-PR2	POA-2	6.63	25.0%	1.66	80	98	84.5	5.6	**24.10**	**34.10**	**43.40**	**56.50**	**78.40**	**15.80**	**22.00**	**29.20**	**34.20**	**56.90**
DA-PR-3	POA-3	17.74	25.0%	4.44	80	98	84.5	8.8	**54.20**	**76.50**	**96.80**	**125.60**	**173.60**	**49.30**	**73.10**	**94.40**	**123.30**	**171.40**
DA-PR-4	POA-4	37.81	19.4%	7.33	80	98	83.5	5.4	**95.70**	**137.10**	**175.10**	**229.30**	**319.80**	**77.00**	**113.00**	**142.30**	**185.20**	**260.10**
*DA-PR-OFF4	POA-4	10.89	5.6%	0.61	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-ON4	POA-4	26.92	25.0%	6.73	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-5	POA-5	30.44	25.0%	7.61	80	98	84.5	11.3	**91.10**	**129.00**	**163.70**	**212.90**	**295.10**	**68.70**	**105.40**	**137.20**	**182.10**	**255.00**
DA-PR-6	POA-6	4.30	25.0%	1.08	80	98	84.5	5.0	**16.20**	**23.00**	**29.20**	**38.00**	**52.70**	**13.00**	**18.80**	**24.50**	**32.00**	**44.20**

* OFFSITE FLOWS FROM DA-PR-OFF4 ARE ROUTED TO POND 4

TSS REMOVAL SUMMARY

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - WQ Pond Summary
Date Prepared: 10/9/2023

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

REFER TO POND SHEETS FOR TSS REMOVAL FOR INDIVIDUAL BASINS

RETENTION-IRRIGATION SUMMARY

	Retention-Irrigation Pond Summary						
	Pond 1	Pond 2	Pond 3	Pond 4	Pond 5	Pond 6	Total
Impervious (AC)	2.77	0.97	2.85	3.72	4.57	0.93	15.82
Pond Volume Required (CF)	9481	2997	9568	12932	10438	2141	47556.73
Pond Volume Provided (CF)	10093	3025	10189	14639	11080	2739	51765
Drainage Area (AC)	18.31	6.63	17.74	26.92	30.44	4.30	104.34
Irrigation Area Required (SF)	37922	11989	38270	51729	41753	8564	190227
Irrigation Area Provided	38122	12119	40356	57844	56329	10465	215235

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

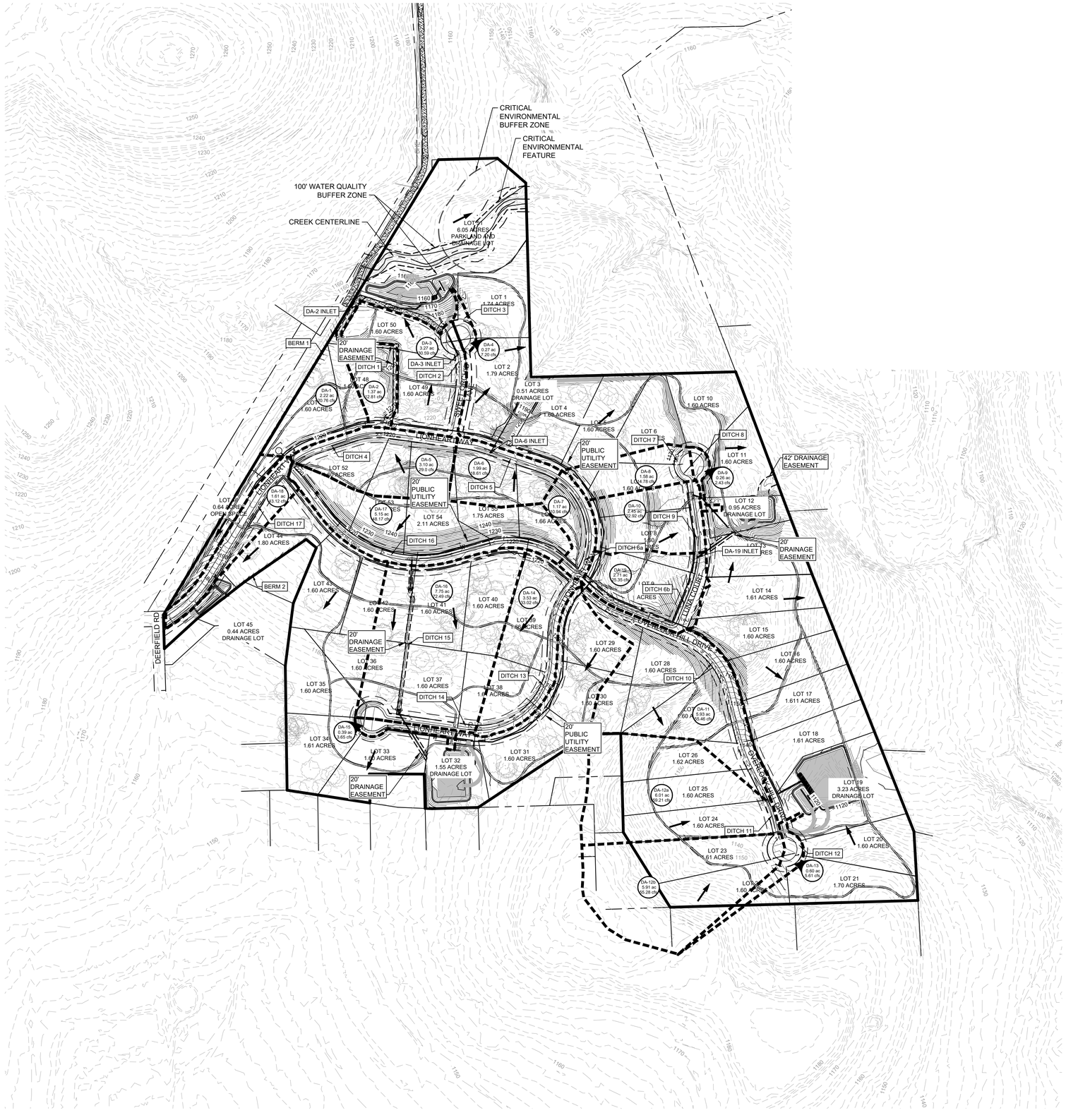
DRAINAGE AREA CALCULATIONS

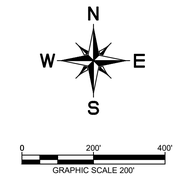
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
15 OF 93

No.	REVISIONS	DATE	BY

Plotted By:Goray, Natalia Date: July 30, 2024 06:26:57pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Proposed Drainage Area Map.dwg
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LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	SWALE FLOW LINE

NOTES:

1. EXISTING OFF-SITE CONTOURS ARE FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) GIS DATA.
2. ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

SWALE & INLET DRAINAGE AREA MAP

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
16 OF 93

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2 yr. Rainfall, (in.)	4.1
Jurisdiction	City of Dripping Springs

Sanctuary
Area Inlet Calculation Table

Inlet ID	Included Drainage Areas	Area (Ac.)	Tc, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA-2	DA-1 : 2.22 AC DA-2 : 1.37 AC DA-5 : 3.10 AC	6.69	5	19.49	31.04	41.64	62.57
DA-3	DA-3 : 3.27 AC	3.27	5	9.53	15.17	20.36	30.59
DA-6	DA-6 : 1.99 AC	1.99	5	5.80	9.23	12.39	18.61
DA-7	DA-7 : 1.17 AC	1.17	5	3.41	5.43	7.28	10.94
DA-19	DA-7 : 1.17 AC DA-19 : 2.71	3.88	5	11.30	18.00	24.15	36.29

DITCH ID	Included Drainage Areas	Area (Ac.)	Tc, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	FULL FLOW CAPACITY
1	DA-5 : 3.1 AC	3.1	5	9.03	14.38	19.30	29.00	155.07
2	DA-3 : 3.27 AC	3.27	5	9.53	15.17	20.36	30.59	57.74
3	DA 4 : 0.27 AC	0.27	5	0.79	1.25	1.68	2.53	15
4	DA-5: 3.1 AC	3.1	5	9.03	14.38	19.30	29.00	29.41
5	DA-6 : 1.99 AC	1.99	5	5.80	9.23	12.39	18.61	29.53
6a	DA-7: 1.17 AC	1.17		3.41	5.43	7.28	10.94	26.85
6b	DA-19 : 2.71 AC	2.71	5	7.90	12.57	16.87	25.35	50.45
7	DA-8 : 1.58 AC	1.58	5	4.60	7.33	9.84	14.78	23.25
8	DA-9 : 0.26 AC	0.26	5	0.76	1.21	1.62	2.43	4.5
9	DA-10 : 2.45 AC	2.45	5	7.14	11.37	15.25	22.92	33.64
10	DA-11 : 5.93 AC	5.93	5	17.28	27.51	36.91	55.46	55.77
11	DA-12b: 5.91 AC	5.91	5	17.22	27.42	36.79	55.28	70.51
12	DA-13 : 0.60 AC	0.6	5	1.75	2.78	3.73	5.61	49.21
13	DA-14: 3.35 AC	3.53	5	10.28	16.38	21.97	33.02	47.92
14	DA-16 : 7.75 AC	7.75	5	22.58	35.96	48.24	72.49	77.88
15	DA-17 : 5.15 AC	5.15	5	15.00	23.89	32.06	48.17	251.68
16	DA-17 : 5.15 AC	5.15	5	15.00	23.89	32.06	48.17	70.51
17	DA-18 : 1.61 AC	1.61	5	4.69	7.47	10.02	15.06	48.03

REFER TO GEOMETRY TABLE ON OVERALL STORM PLAN FOR DITCH DIMENSIONS

ASSUMED ROUGHNESS COEFFICIENT OF .035, CALCULATION WERE FOUND USING MANNINGS EQUATION VIA FLOWMASTER

				Weir Condition				Orifice (Submerged) Condition			
Inlet ID	Inlet Type	Q100	Required Q	Weir Length	Min 'h'	Provided 'h'	Provided Capacity	Available Area	Required Min. 'h'	Max. Allowable 'h'	Provided Capacity
		(cfs)	(35% Clogging for Inlets) (cfs)	(ft.)	(ft.)	(ft.)	(cfs)	(sq. ft.)	(ft.)	(ft.)	(cfs)
DA-2	5'x5' Area	62.57	N/A	20.00	N/A	1.80	149.10	10.00	1.48	1.80	64.67
DA-3	4'x4' Area	30.59	N/A	16.00	N/A	0.80	35.34	8.00	0.71	0.80	34.49
DA-6	4'x4' Area	18.61	N/A	16.00	N/A	2.50	195.24	8.00	0.34	2.50	60.97
DA-7	4'x4' Area	10.94	N/A	16.00	N/A	1.00	49.39	8.00	0.15	1.00	38.56
DA-19	4'x4' Area	36.29	N/A	16.00	N/A	1.20	64.93	8.00	0.91	1.20	42.24

Intensity Coefficients	2 Yr.	10 Yr.	25 Yr.	100 Yr.
a	46.99	60.75	64.56	76.9
b	9.575	8.361	7.382	6.726
c	0.752	0.719	0.681	0.655

I, 2 Yr.	I, 10 Yr.	I, 25 Yr.	I, 100 Yr.
6.266	9.420	11.635	15.333

	C2	C10	C25	C100
Impervious	0.75	0.83	0.88	0.97
Pervious	0.37	0.38	0.42	0.49

* Max impervious cover is 25%

Equations:	Weir (Unsubmerged)	$Q = 3.087h^{1.5}L$
Clogging Factor = 35% (Grate inlets in Sump)		
Inlet # or Area #	Available Weir Length (ft.)	Provided 'h' (ft.)	Provided Capacity (cfs)
4x4 Area	16'	0.50'	17.46
5x5 Area	20'	0.50'	21.83

Equations:	Orifice (Submerged)	$Q = 4.82Ah^{0.5}$
Clogging Factor = 50% (Grate inlets in Sump)		
Inlet # or Area #	Available Area (sq. ft.)	Provided 'h' (ft.)	Provided Capacity (cfs)
4x4 Area	8.0	0.50'	24.5 cfs

Equations:	Orifice (Submerged) Q = $4.82Ah^{0.5}$	
Clogging Factor = 50% (Grate inlets in Sump)		
Inlet # or Area #	Available Area (sq. ft.)	Provided 'h' (ft.)	Provided Capacity (cfs)
4x4 Area	8.0	0.50'	24.5 cfs
5x5 Area	10.0	0.50'	30.7 cfs

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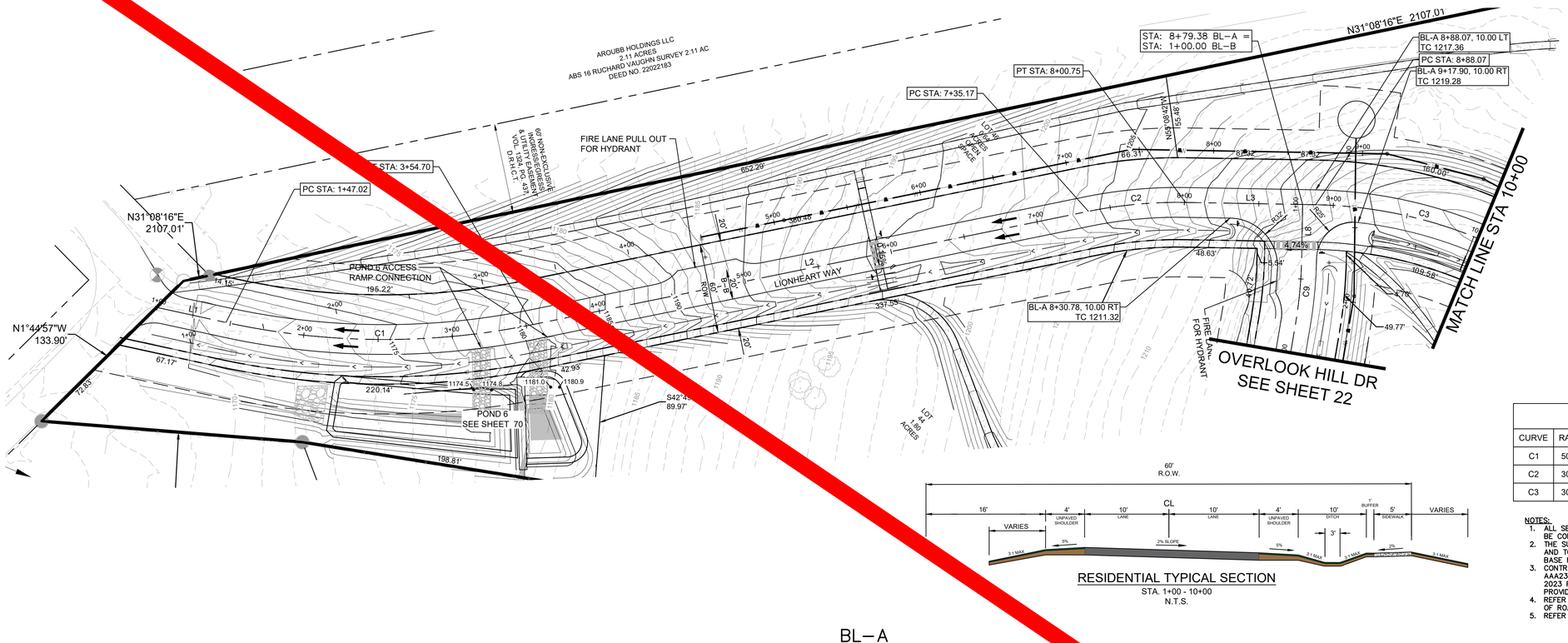
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SWALE & INLET CALCULATIONS

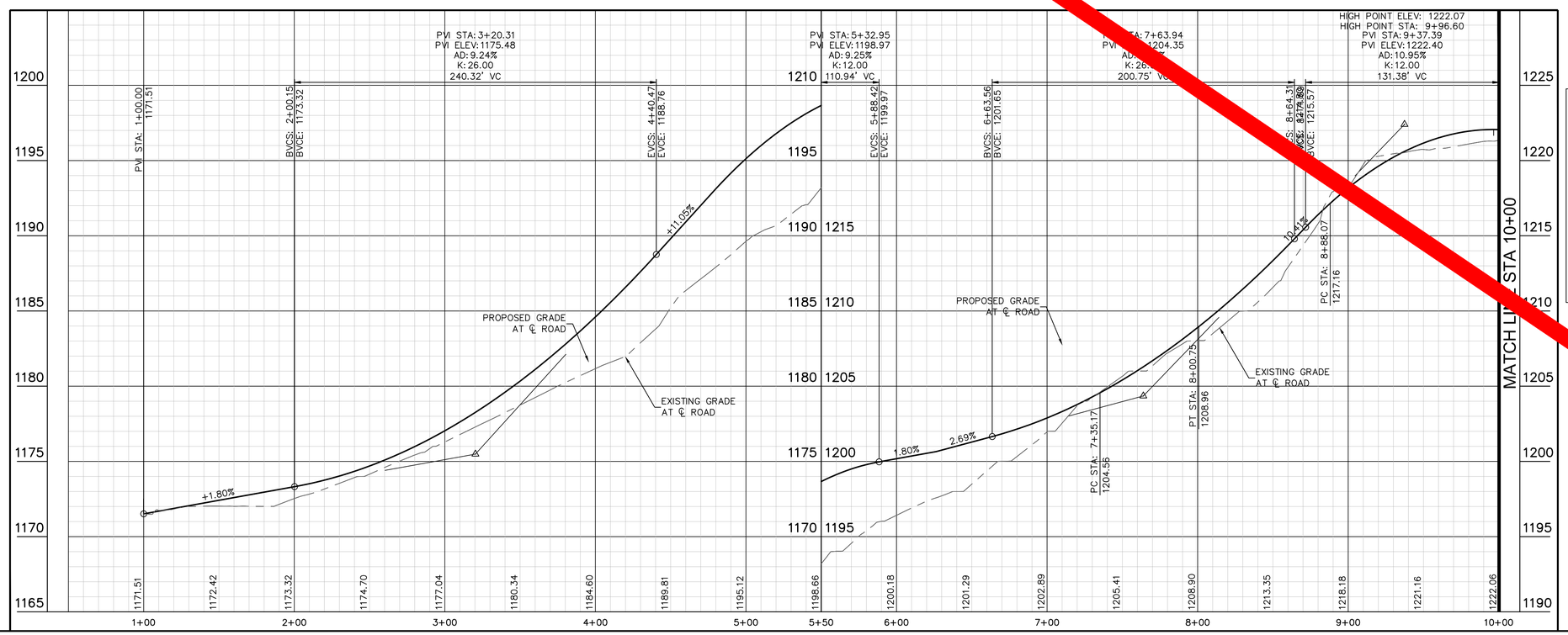
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
17 OF 93

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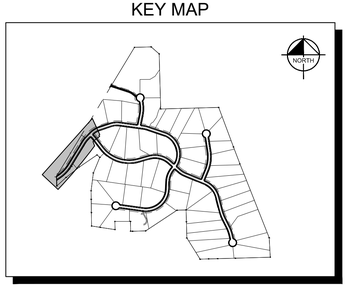


RESIDENTIAL TYPICAL SECTION
STA. 1+00 - 10+00
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP





0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.02	N55°12'18.81"E
L2	380.48	N31°24'25.59"E
L3	87.32	N43°55'53.96"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	207.68'	N43°18'22"E	206.19'	23°47'53"	105.36'
C2	300.00'	65.58'	N37°40'10"E	65.45'	12°31'28"	32.92'
C3	300.00'	145.45'	N57°49'17"E	144.03'	27°46'47"	74.19'

NOTES:
1. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
2. THE SUBGRADE SHALL BE PREPARED BY REMOVING ALL VEGETATION, ROOT BALLS, AND TOPSOIL. THE SUBGRADE SHALL PASS A PROOF ROLL BEFORE THE FLEXIBLE BASE MATERIAL IS PLACED.
3. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH THE CURRENT GEOTECH REPORT NO. AAA23-133-00 DONE BY RABA KISTNER CONSULTANTS, INC. DATED DECEMBER 15, 2023 PRIOR TO CONSTRUCTION. THE PAVEMENT SECTION IN THE PAVING DETAILS IS PROVIDED FOR REFERENCE ONLY.
4. REFER TO THE STANDARD ROADWAY DETAIL IN THE PAVING DETAILS FOR DIMENSIONS OF ROAD NEAR FIRE HYDRANTS.
5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

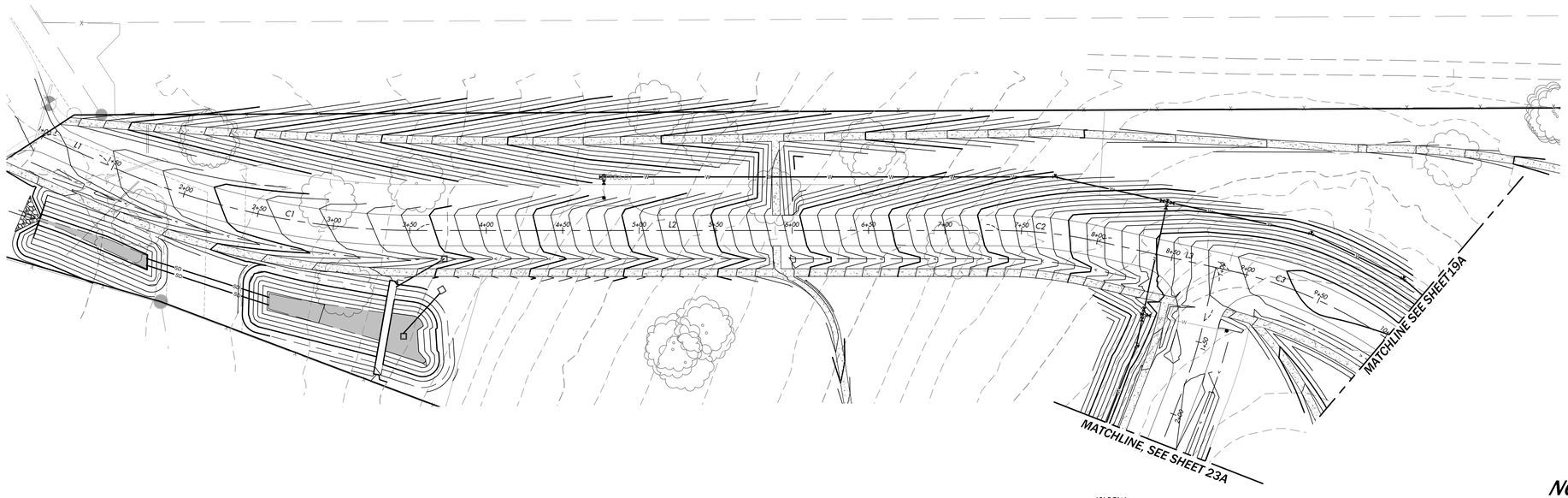
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DRAWN BY: WC
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PAVING PLAN & PROFILE (1 OF 11)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
18 OF 33

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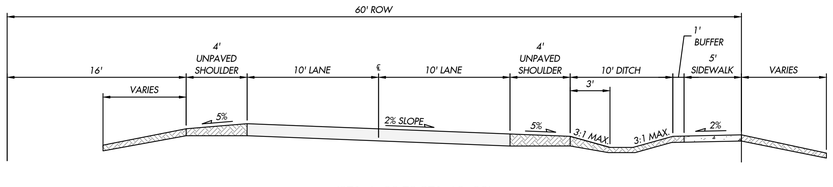


SCALE: 1" = 40'

0 20 40 80

LEGEND

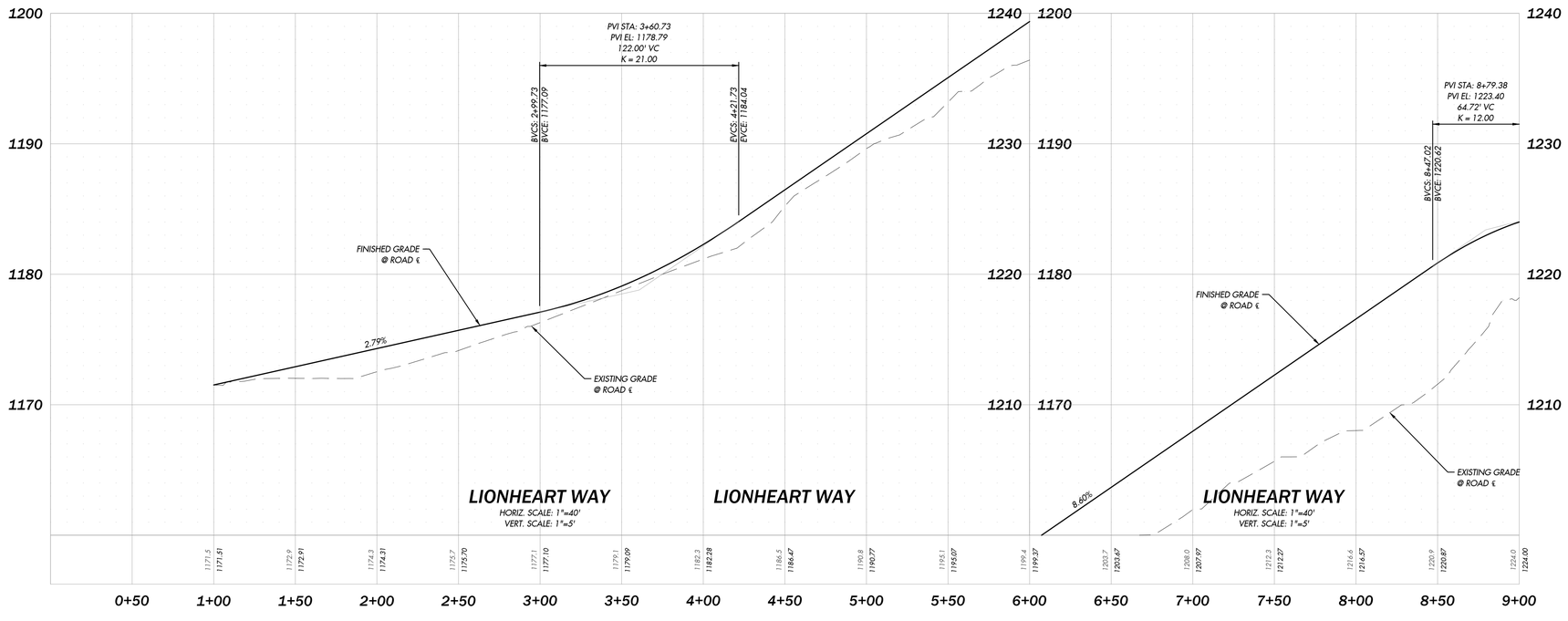
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- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

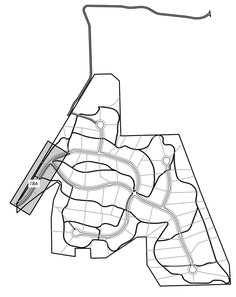


(STA. 1+00 TO STA. 10+00)

RESIDENTIAL TYPICAL SECTION

NO SCALE





KEY MAP LEGEND

NOTES

1. ALL SELECTED FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
2. THE SUBGRADE SHALL BE PREPARED BY REMOVING ALL VEGETATION, ROOT BALLS, AND TOP SOIL. THE SUBGRADE SHALL PASS A PROOF ROLL BEFORE THE FLEXIBLE BASE MATERIAL IS PLACED.
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5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
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PROFESSIONAL ENGINEER
07/18/2025

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SANCTUARY DRIPPING SPRINGS, LLC.

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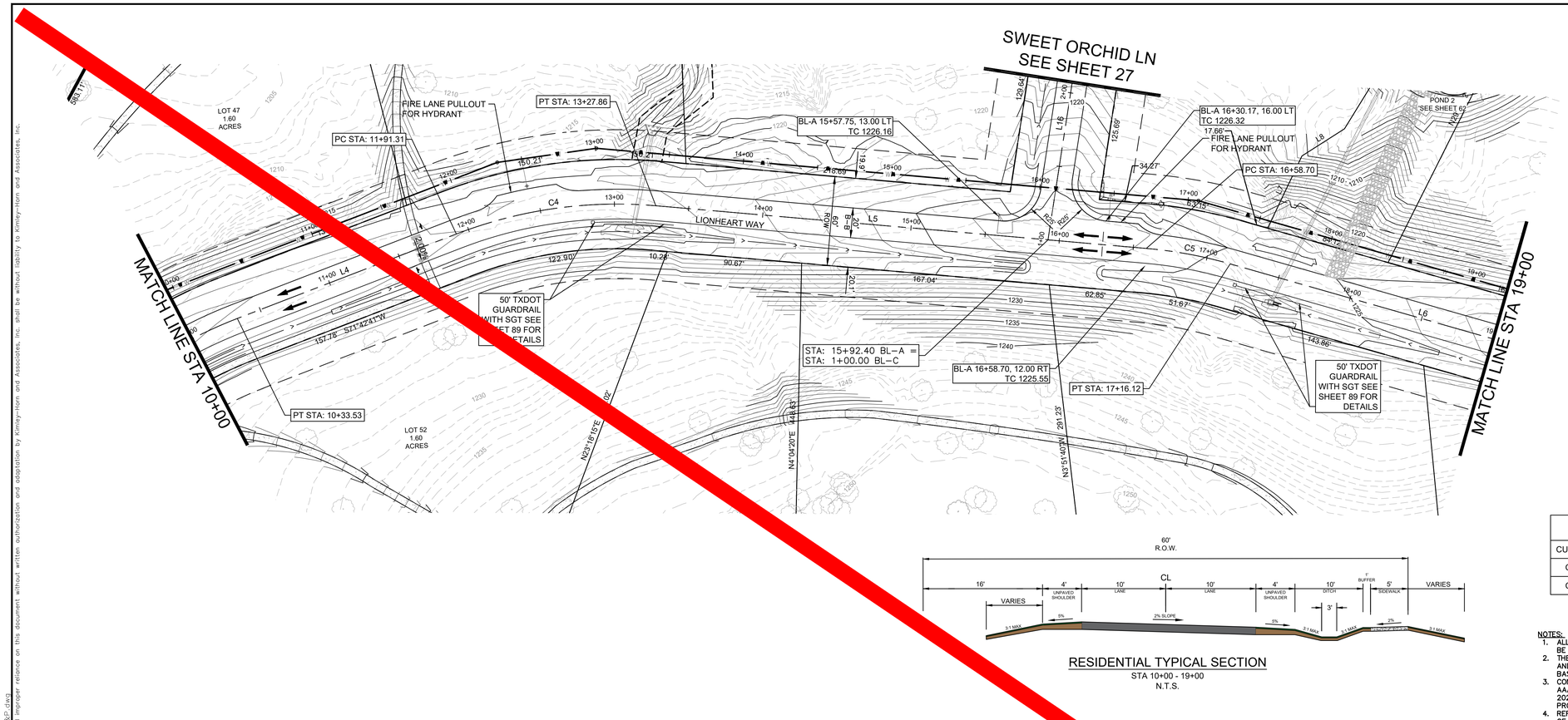
DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C3.01

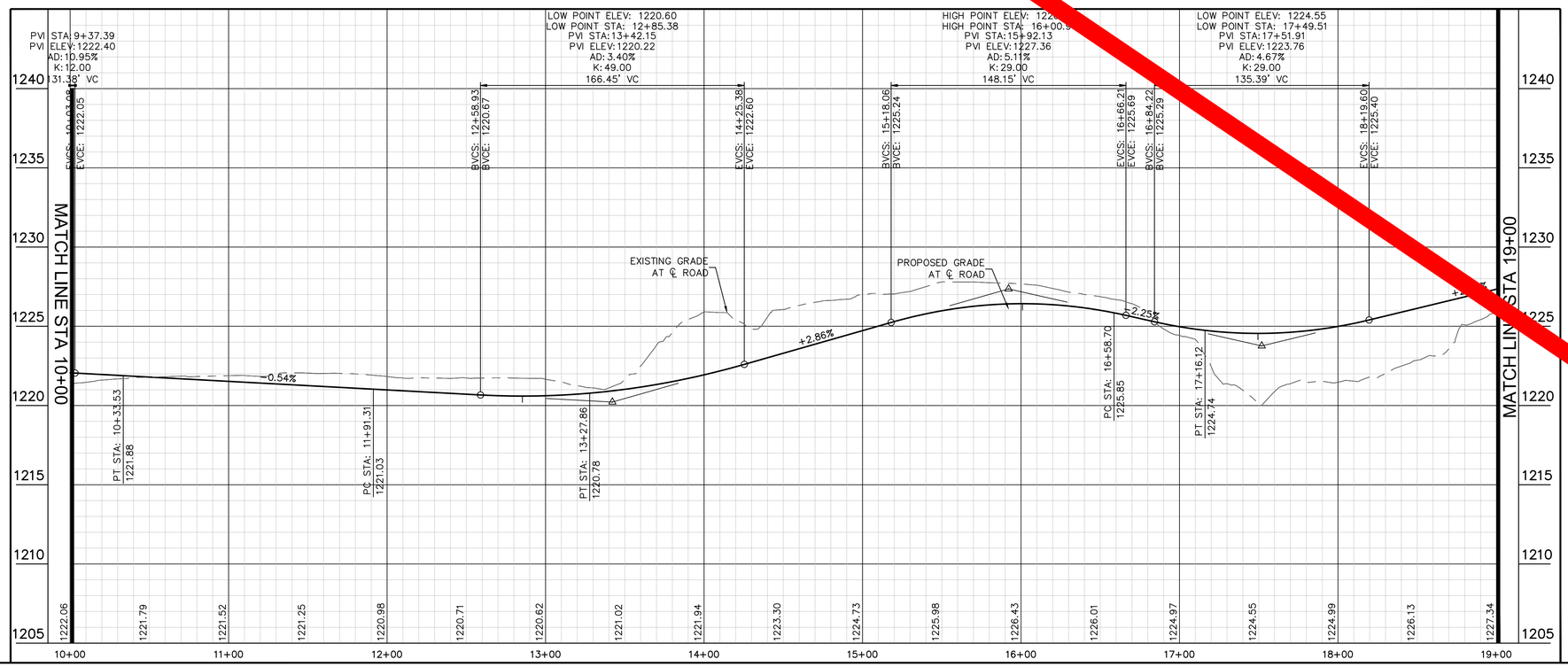
SHEET 18A OF 93

PROJECT NUMBER
25039

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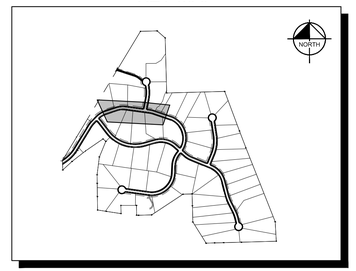


RESIDENTIAL TYPICAL SECTION
STA 10+00 - 19+00
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP





LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L4	157.78	N71°42'40.63"E
L5	330.84	S82°12'30.37"E
L6	267.70	S71°14'36.42"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	300.00'	136.56'	N84°45'05"E	135.38'	26°04'49"	69.48'
C5	300.00'	57.41'	S76°43'33"E	57.32'	10°57'54"	28.79'

NOTES:
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4. REFER TO THE STANDARD ROADWAY DETAIL IN THE PAVING DETAILS FOR DIMENSIONS OF ROAD NEAR FIRE HYDRANTS.
5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
STATE OF TEXAS REGISTERED NO. F-928
TBPE Firm No. 928
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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

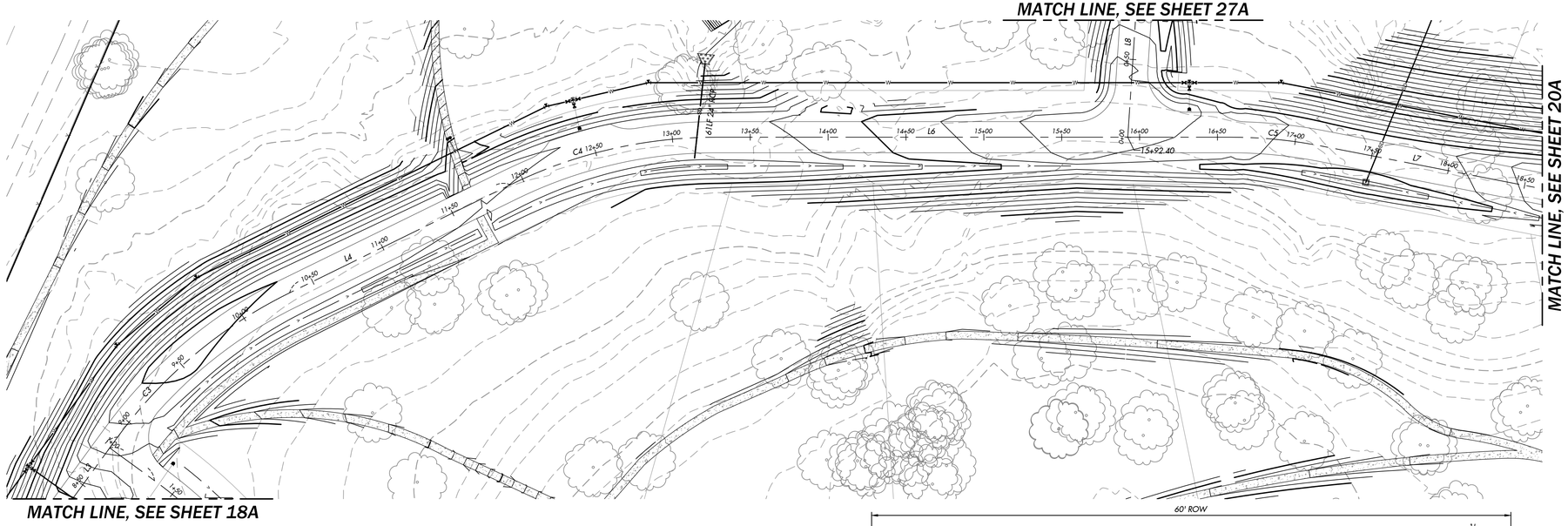
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DATE: JULY 2024		DRAWN BY:	WC
SCALE: AS SHOWN		CHECKED BY:	LE

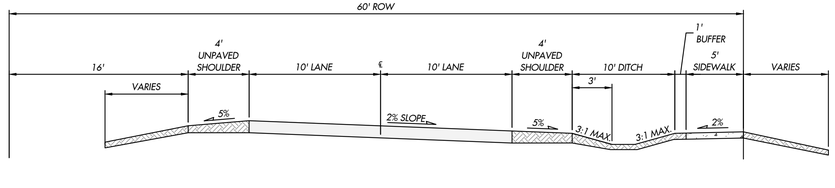
PAVING PLAN & PROFILE (2 OF 11)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
19 OF 93

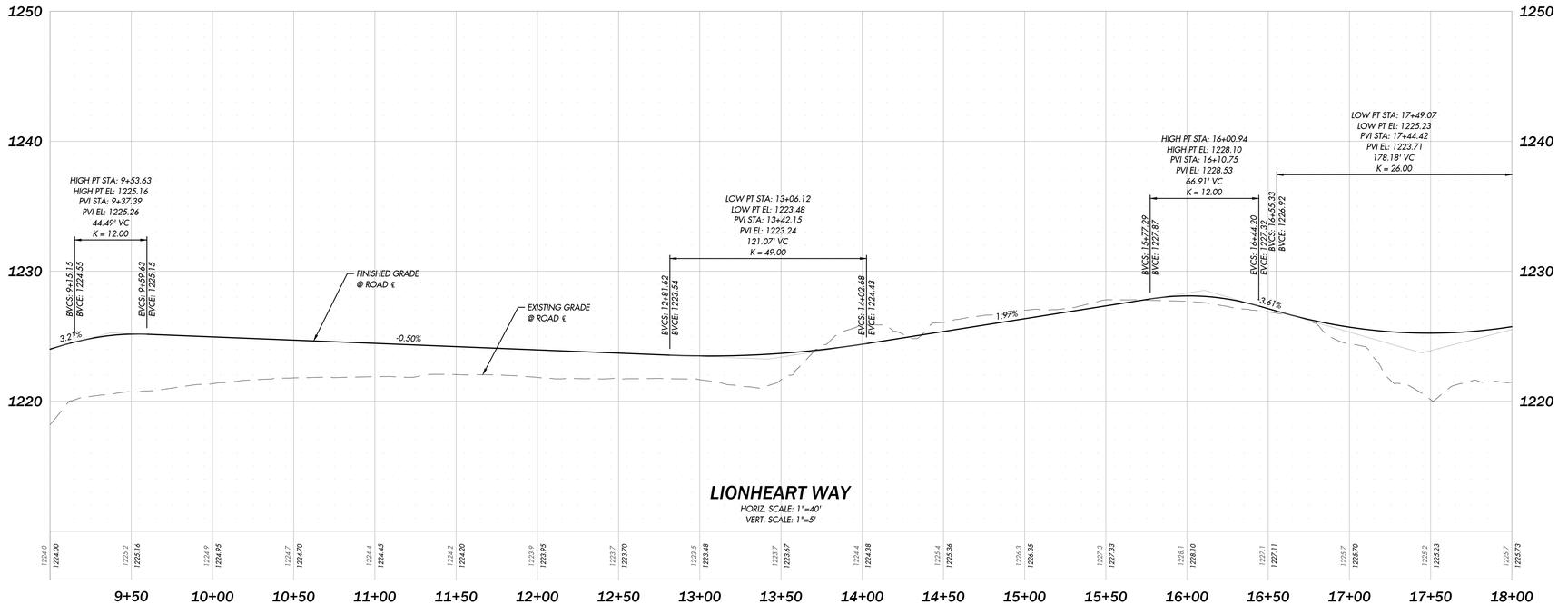
Plotted By: Gorgu, Natalia Date: July 30, 2024 06:28:23pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Paving P&P.dwg
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RESIDENTIAL TYPICAL SECTION

NO SCALE





SCALE: 1" = 40'

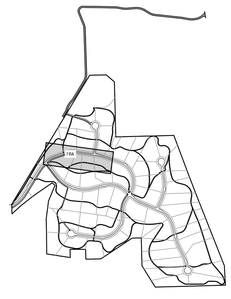
0 20 40 80

LEGEND

- XXXX — EX. GROUND CONTOUR MAJR
- XXXX — EX. GROUND CONTOUR MINR
- XXXX — FINISH GRADE CONTOUR MAJR
- XXXX — FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

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KEY MAP LEGEND

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

CORE DESIGN

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD
DRIPPING SPRINGS, TEXAS 78620

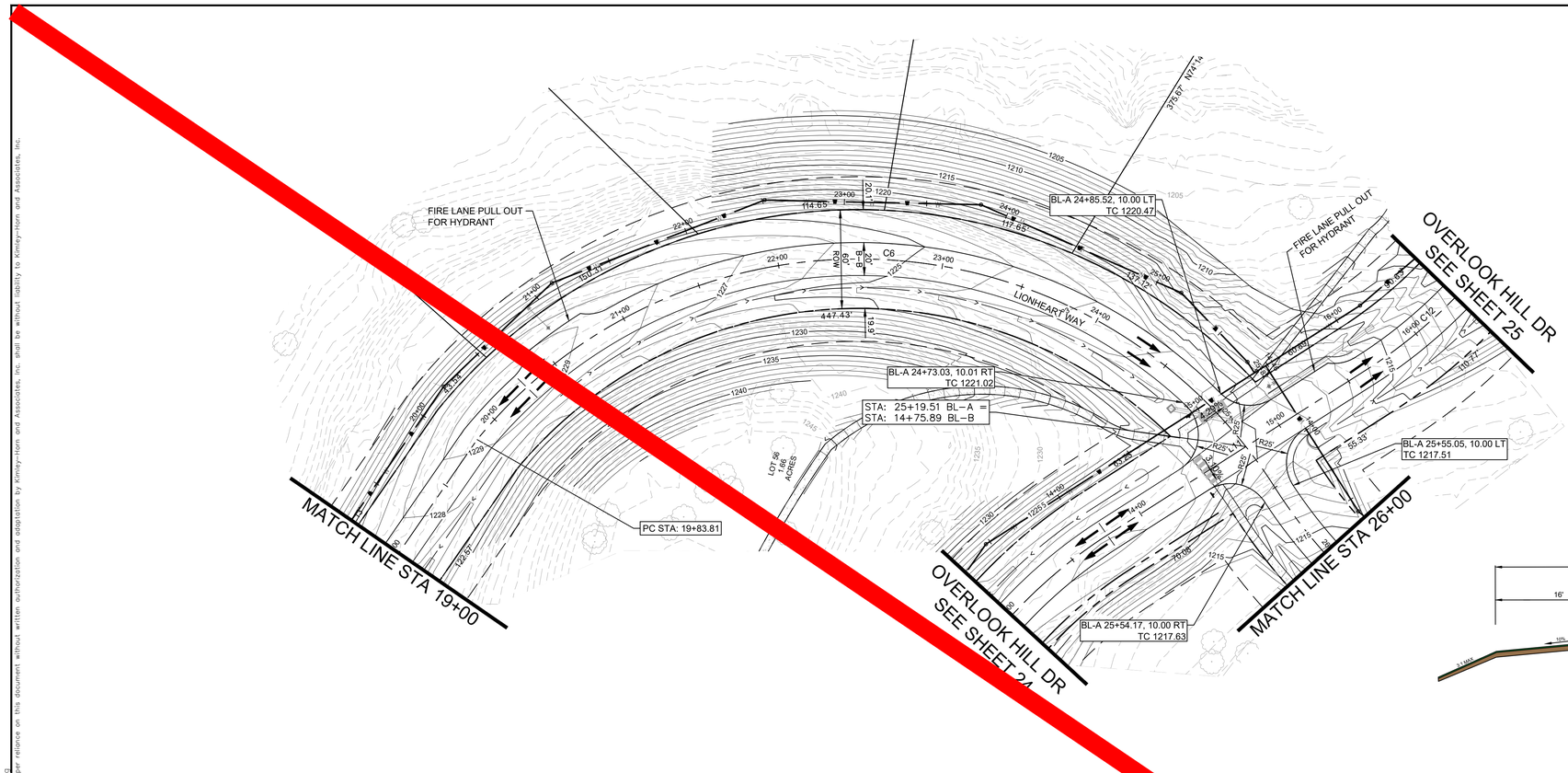
DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

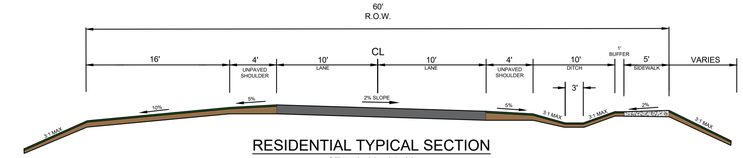
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C3.02

SHEET 19A OF 93

PROJECT NUMBER
25039

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RESIDENTIAL TYPICAL SECTION

STA 19+00 - 25+20
N.T.S.

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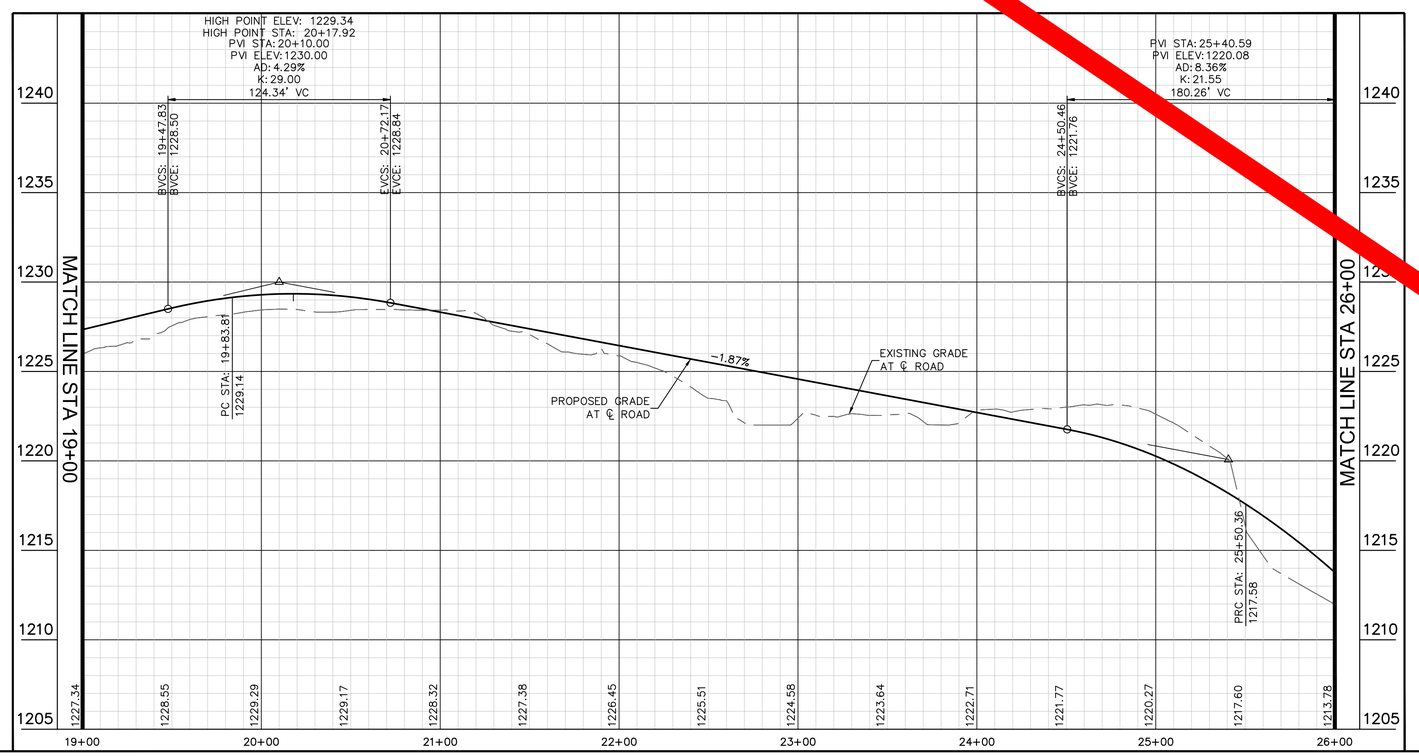
0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

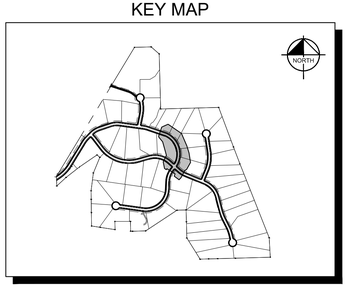
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	300.00'	566.55'	S12°25'18"E	486.04'	108°12'12"	414.46'

BL–A



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP



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No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TX REG: F-928
TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

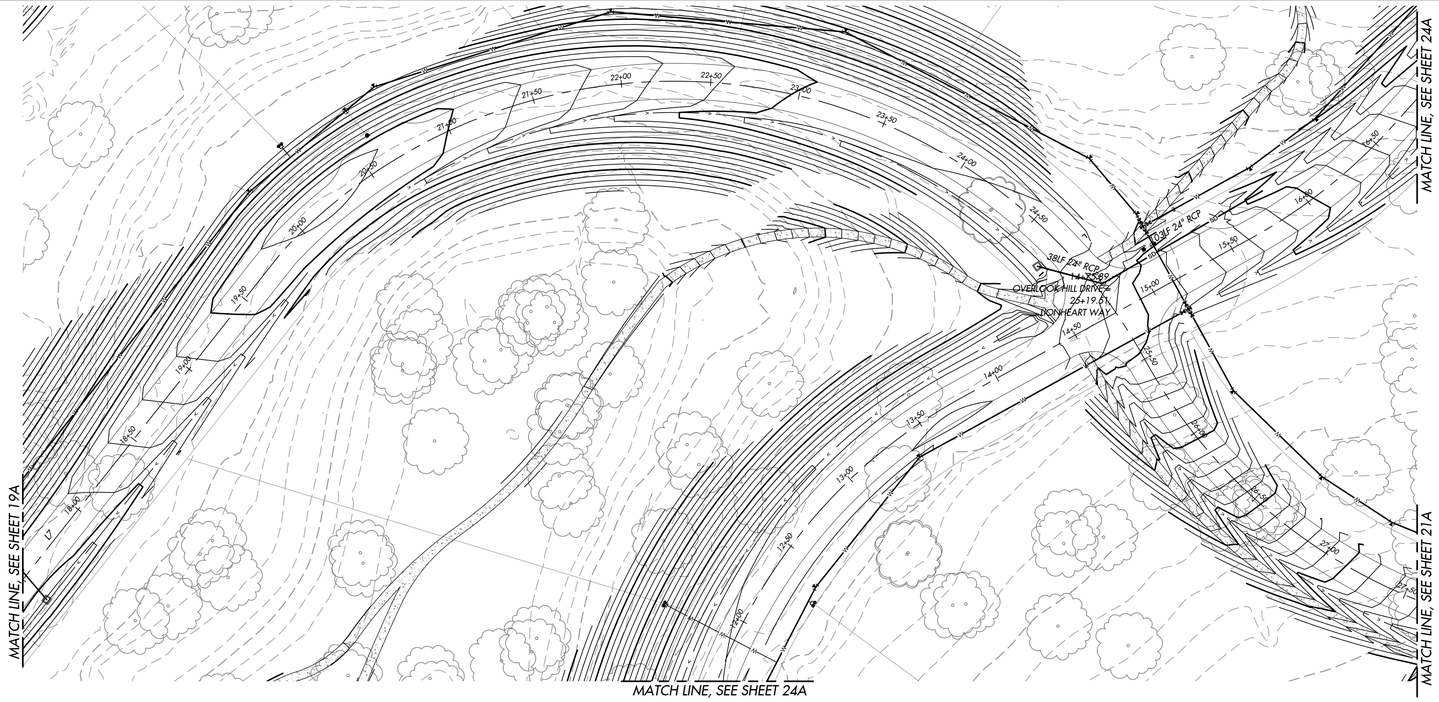
PAVING PLAN & PROFILE (3 OF 11)

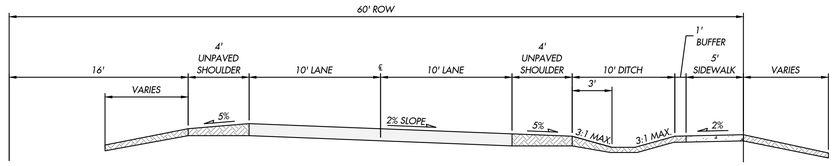
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
20 OF 93

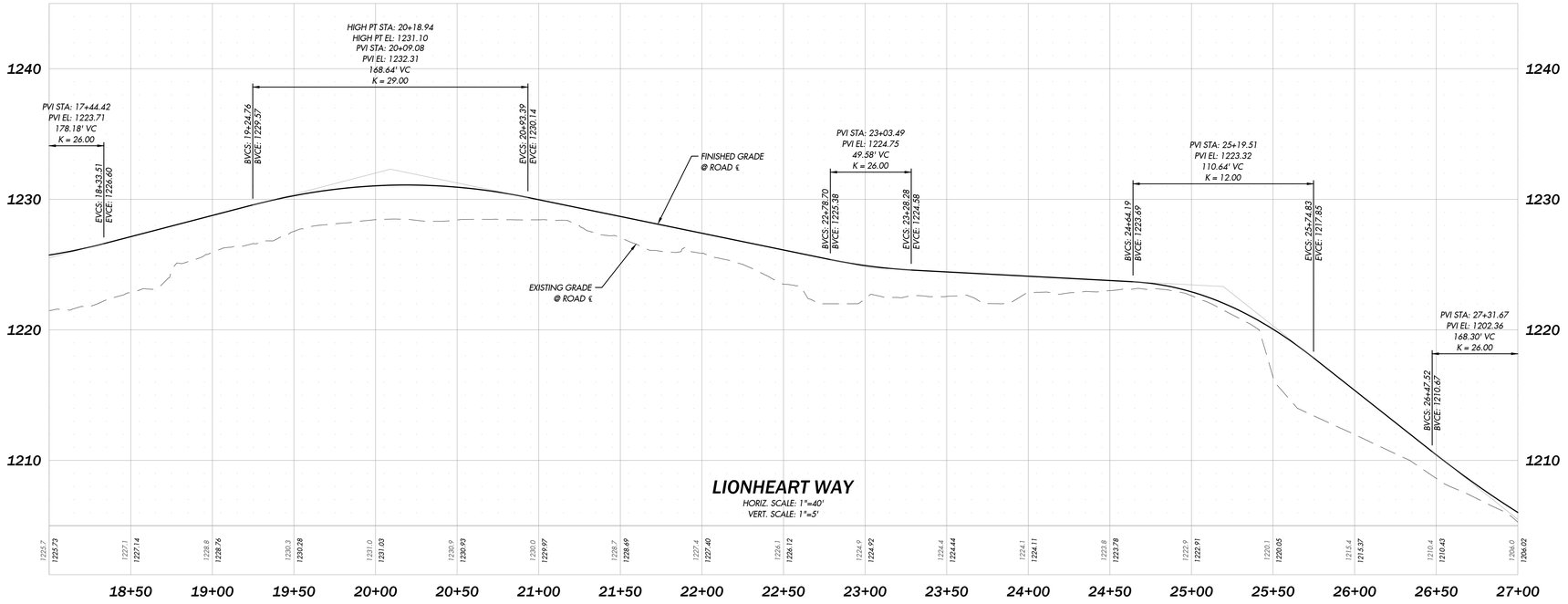
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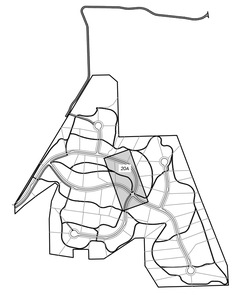
RESIDENTIAL TYPICAL SECTION

NO SCALE



LIONHEART WAY

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



KEY MAP LEGEND



SCALE: 1" = 40'

0 20 40 80

LEGEND

- XXXX — EX. GROUND CONTOUR MAJR
- XXXX — EX. GROUND CONTOUR MINR
- XXXX — FINISH GRADE CONTOUR MAJR
- XXXX — FINISH GRADE CONTOUR MINR
- ℄ — DITCH CENTERLINE
- PROPERTY LINE

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DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignllc.com
737.204.9825
CORE DESIGN

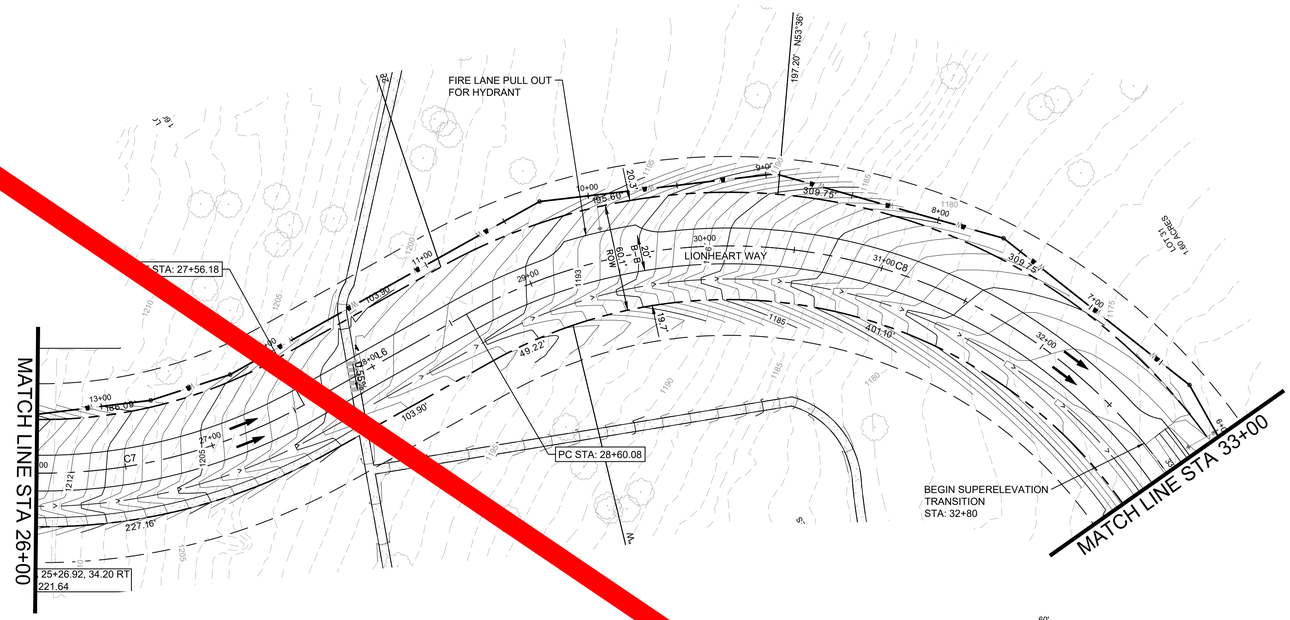
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SANCTUARY

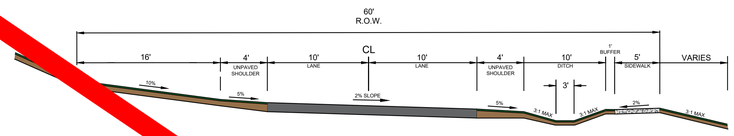
SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

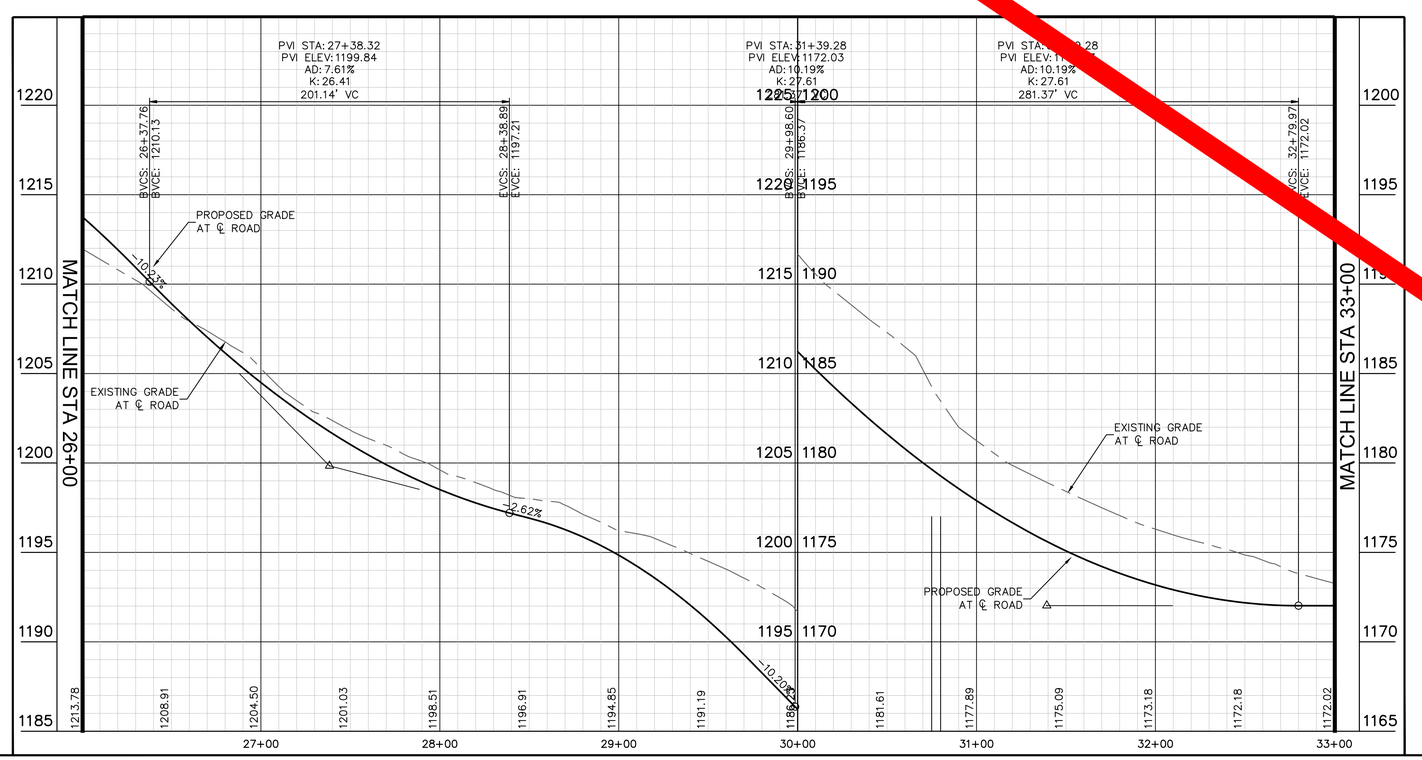
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SHEET 20A OF 93
PROJECT NUMBER
25039

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RESIDENTIAL TYPICAL SECTION
STA 26+00 - 32+80
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



LEGEND

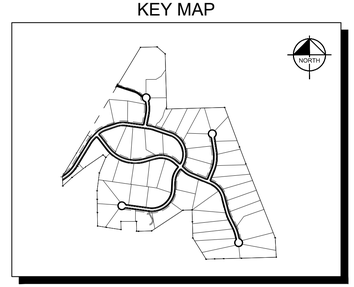
- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L6	103.90	S2°22'15.02"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C7	300.00'	205.82'	S22°01'31"W	201.81'	39°18'33"	107.15'
C8	300.00'	500.35'	S50°09'01"W	444.34'	95°33'32"	330.62'

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KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

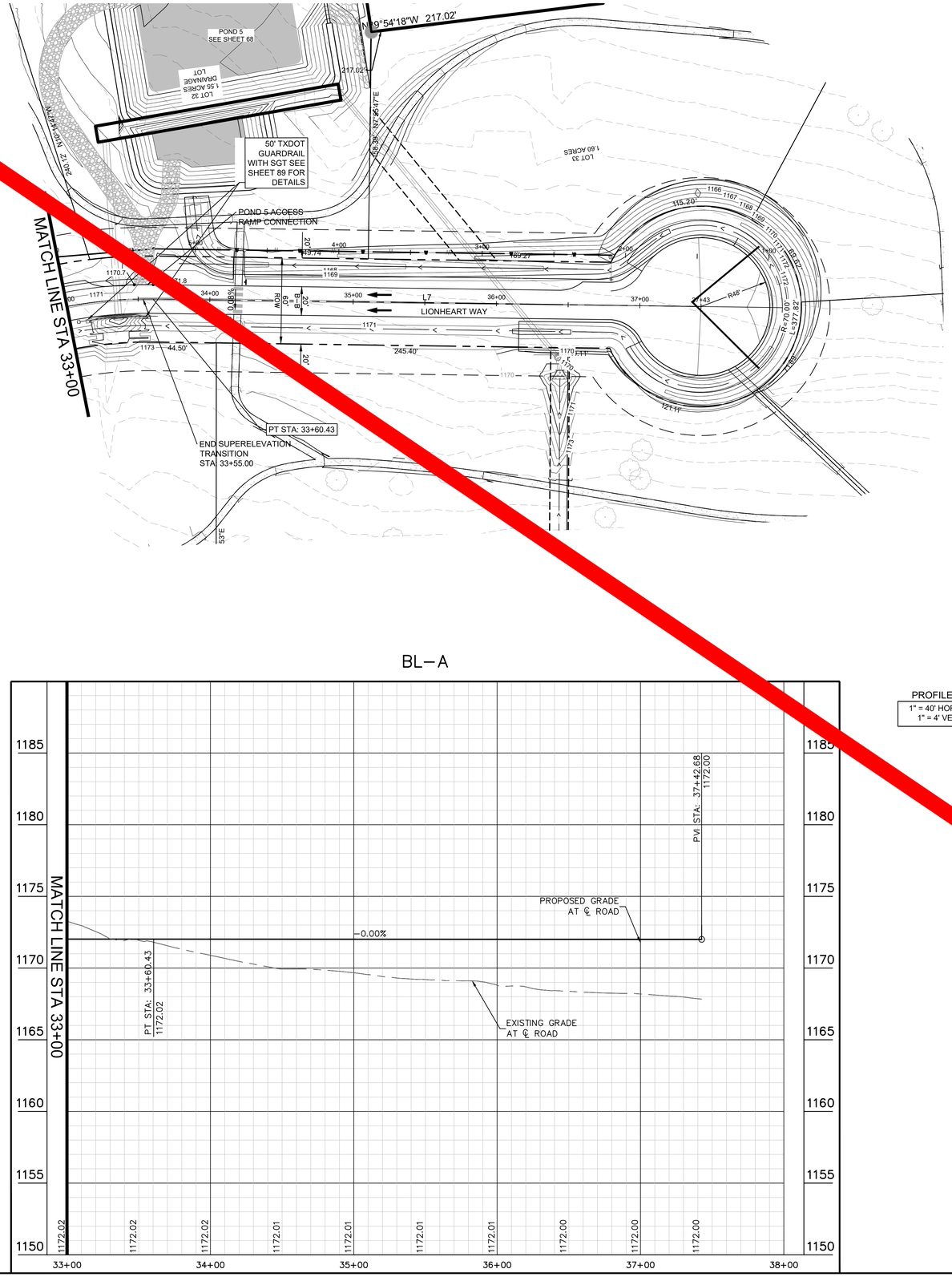
KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

PAVING PLAN & PROFILE (4 OF 11)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
21 OF 103

Plotted By:Gurau, Natalia Date:July 30, 2024 06:28:56pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\PC - Paving P&P.dwg
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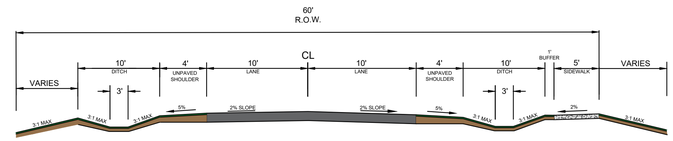




LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L7	382.25	N82°04'12.70"W



RESIDENTIAL TYPICAL SECTION

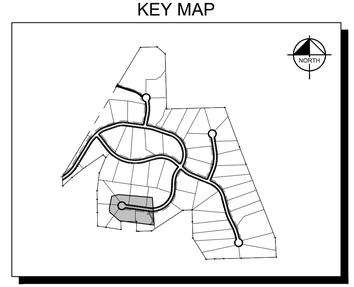
STA 33+00 - 37+43
N.T.S.

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BL–A

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP



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Kimley»Horn
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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TX REG: F-928
TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

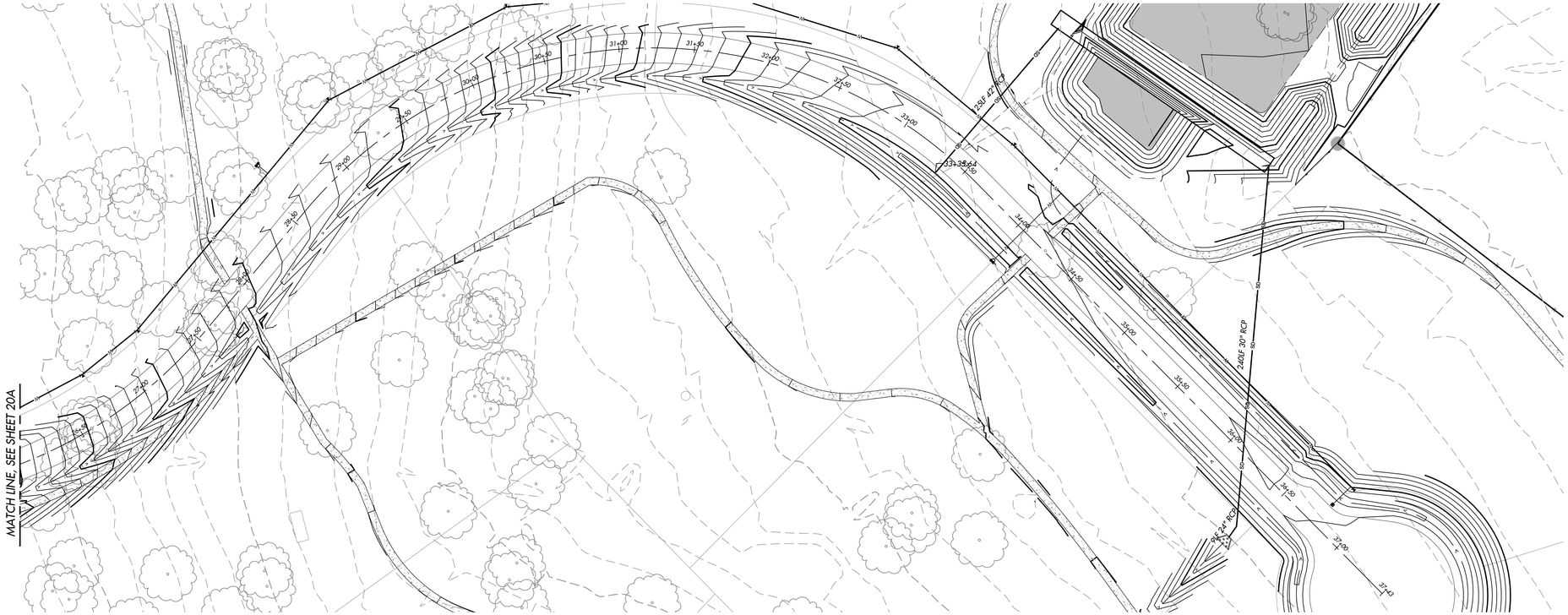
PAVING PLAN & PROFILE (5 OF 11)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
22 OF 93

Plotted By:Gorau, Natalia Date:July 30, 2024 06:29:12pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C — Paving P&P.dwg
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SCALE: 1" = 40'

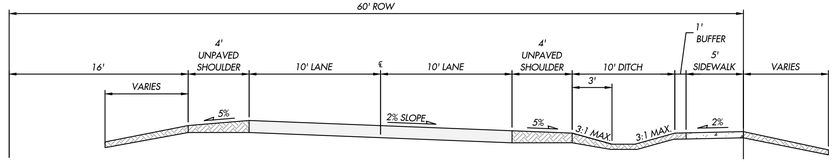
0 20 40 80

LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

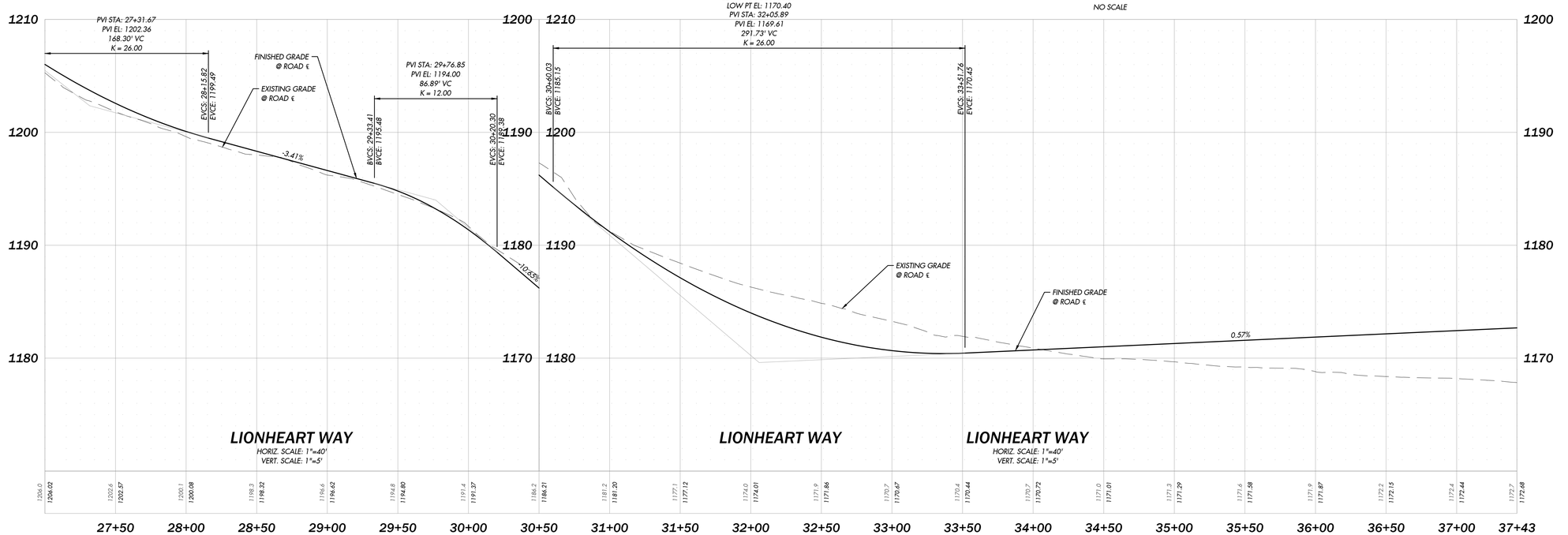
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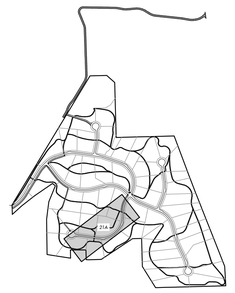
1. ALL SELECTED FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
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5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.



RESIDENTIAL TYPICAL SECTION

NO SCALE





KEY MAP LEGEND

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignlnc.com
737.204.9825

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

DATE	REVISIONS	NO.

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

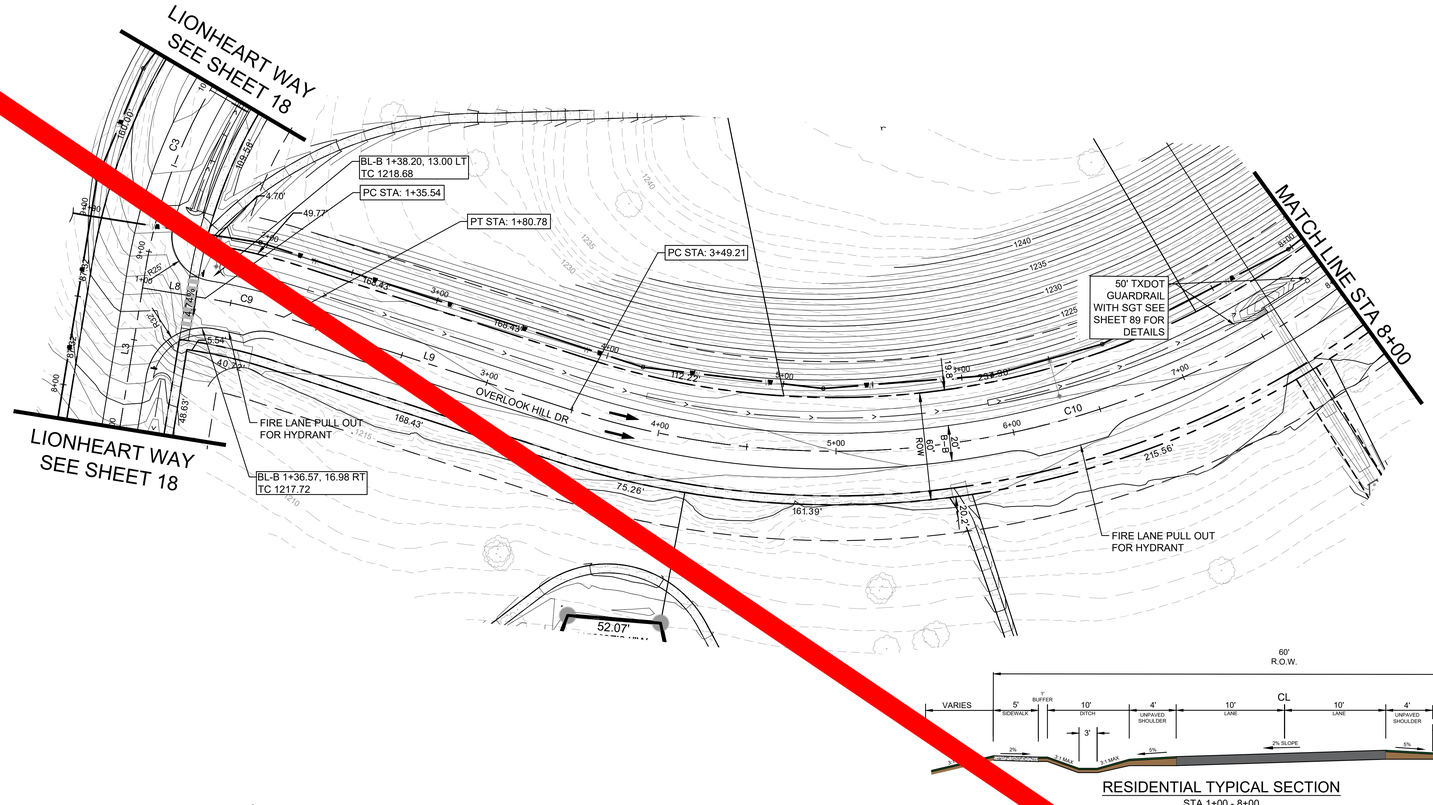
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ENGINEERING DESIGNER	DESIGNED
ENGINEERING DRAFTER	DRAWN
PROJECT ENGINEER	APPROVED
PROJECT MANAGER	
PROJECT MANAGER	

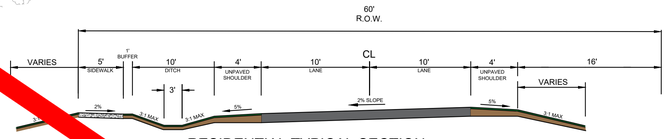
DRAWING NUMBER
C3.04

SHEET	OF
21A	93

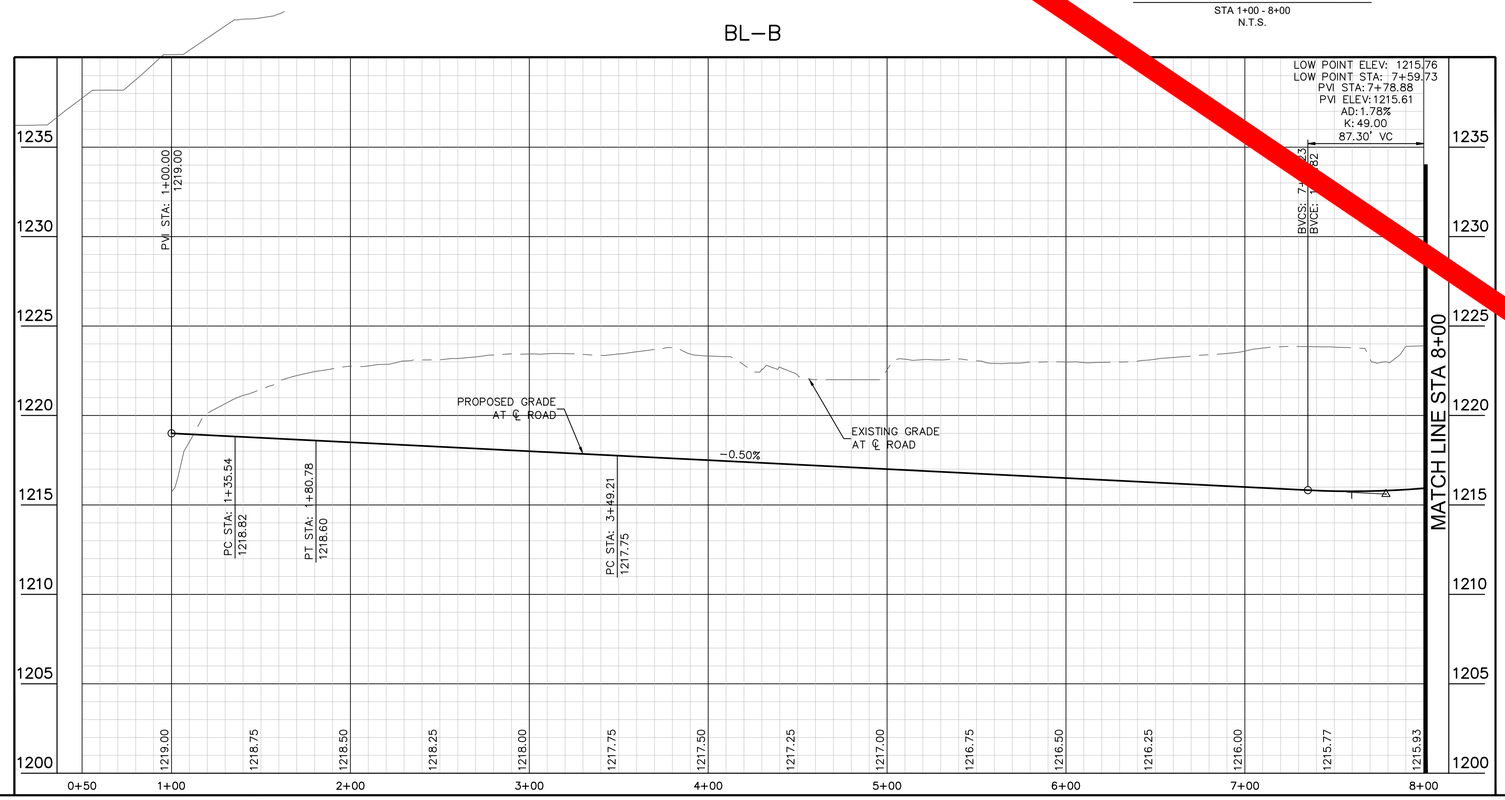
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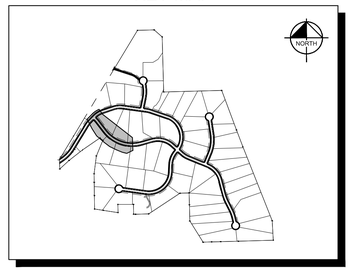




RESIDENTIAL TYPICAL SECTION
STA 1+00 - 8+00
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL





0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L8	35.54	S46°04'06.04"E
L9	168.43	S37°25'37.72"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	300.00'	45.25'	S41°44'52"E	45.20'	8°38'28"	22.67'
C10	480.00'	572.70'	S71°36'28"E	539.33'	68°21'40"	325.97'

NOTES:
1. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
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811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

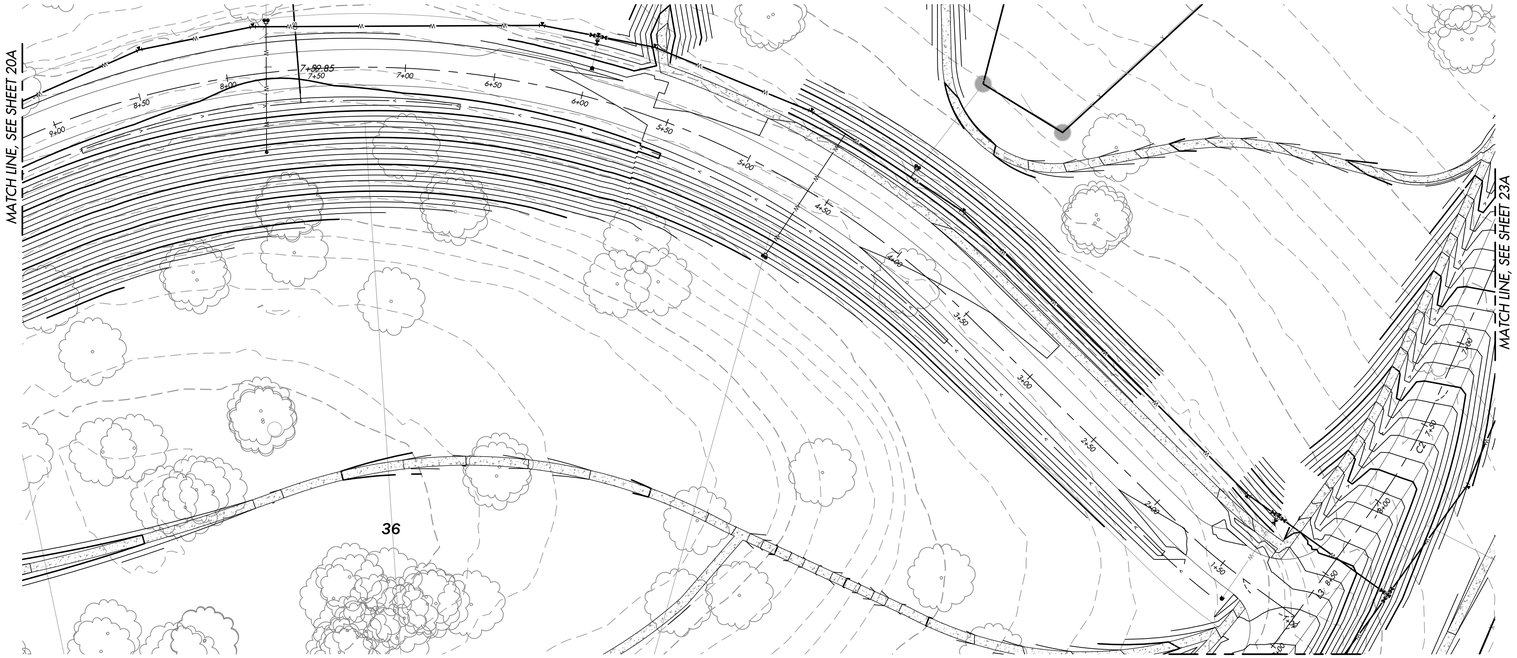
PAVING PLAN & PROFILE (6 OF 11)

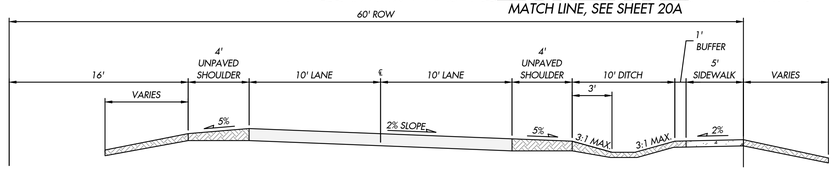
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
23 OF 93

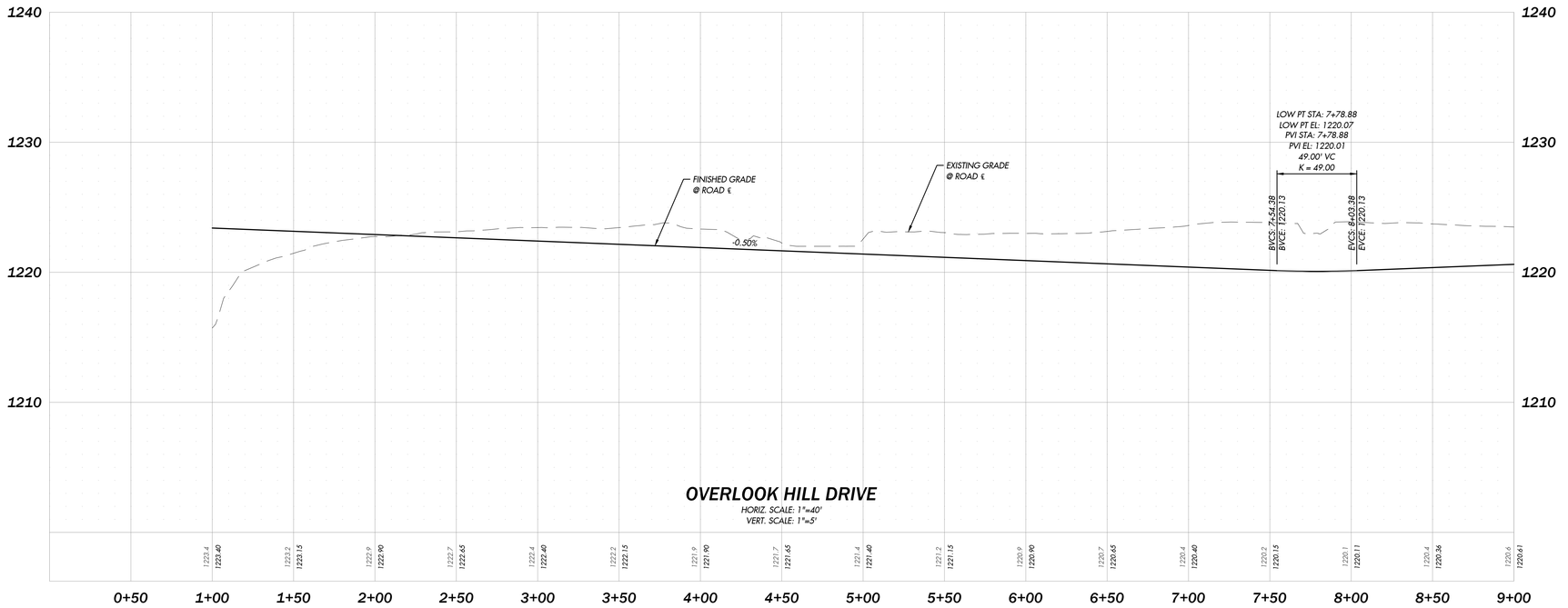
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RESIDENTIAL TYPICAL SECTION

NO SCALE



OVERLOOK HILL DRIVE

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



SCALE: 1" = 40'

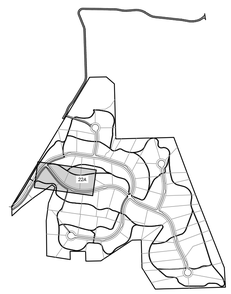
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LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

NOTES

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KEY MAP LEGEND

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825
CORE DESIGN

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

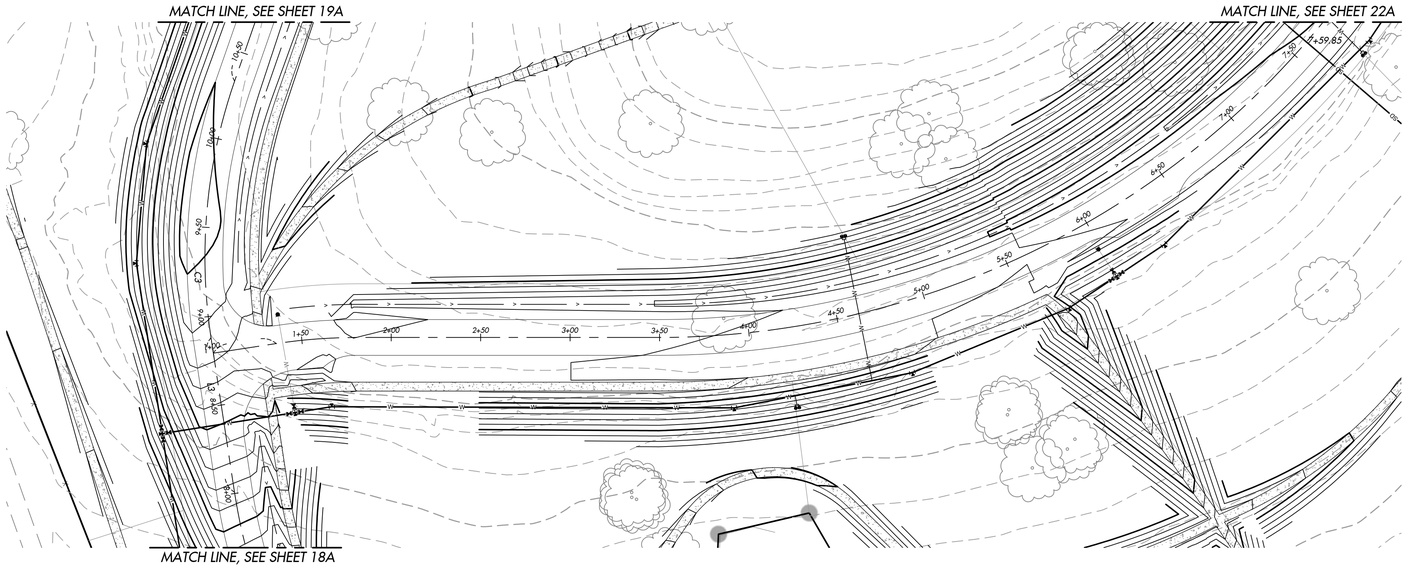
DATE	PROJECT DATE		
DESIGNED	ENGINEERING DESIGNER		
DRAWN	ENGINEERING DRAFTER		
APPROVED	PROJECT ENGINEER		
	PROJECT MANAGER		
	PROJECT MANAGER		

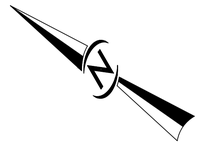
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SHEET	OF
22A	93

PROJECT NUMBER
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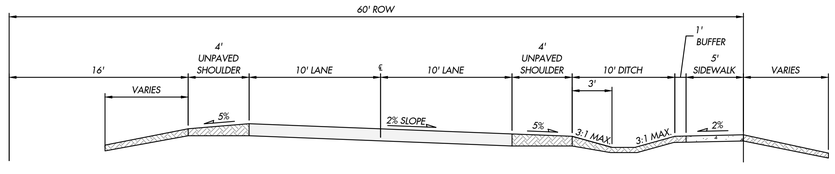


LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

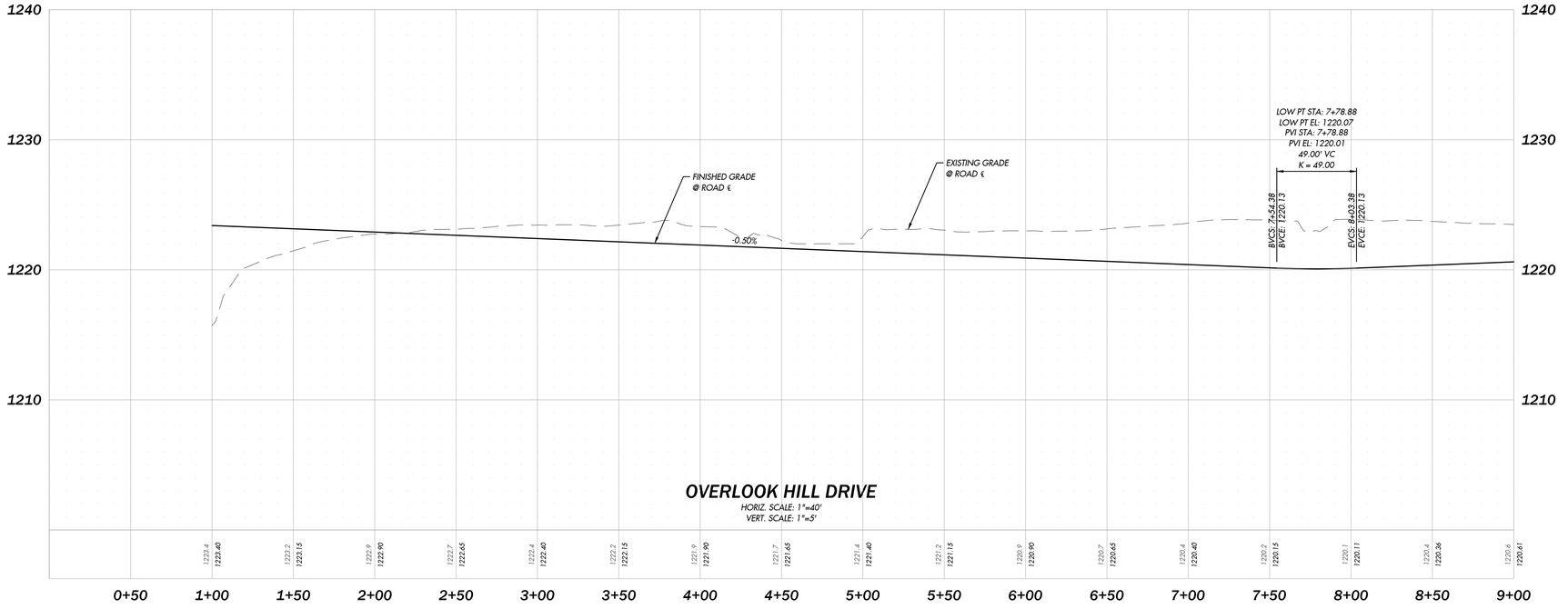
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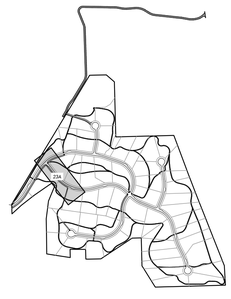
RESIDENTIAL TYPICAL SECTION

NO SCALE



OVERLOOK HILL DRIVE

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



KEY MAP LEGEND

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

DATE | REVISIONS | NO.

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD
DRIPPING SPRINGS, TEXAS 78620

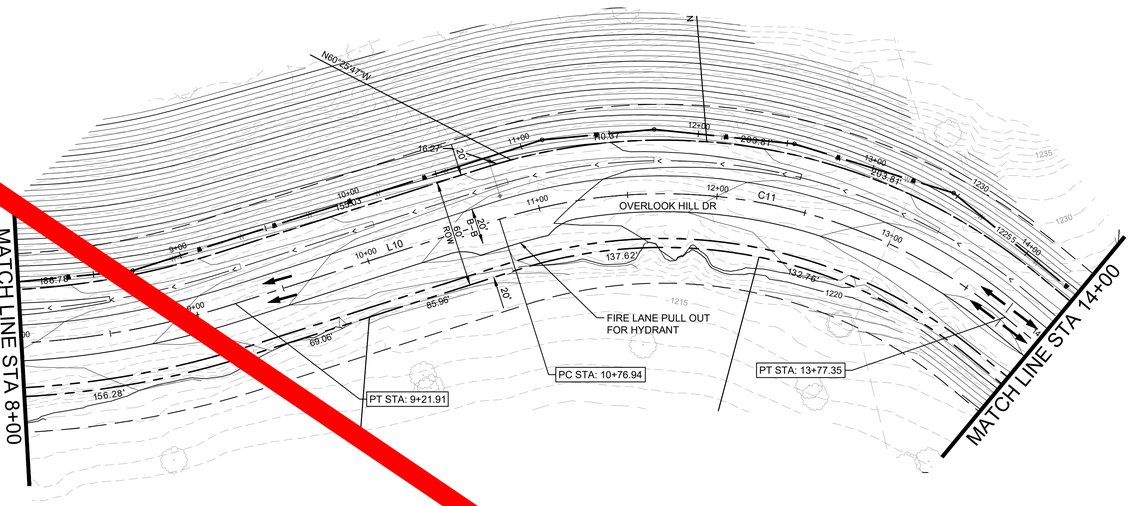
DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

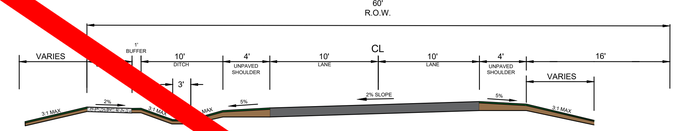
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SHEET 23A | OF 93

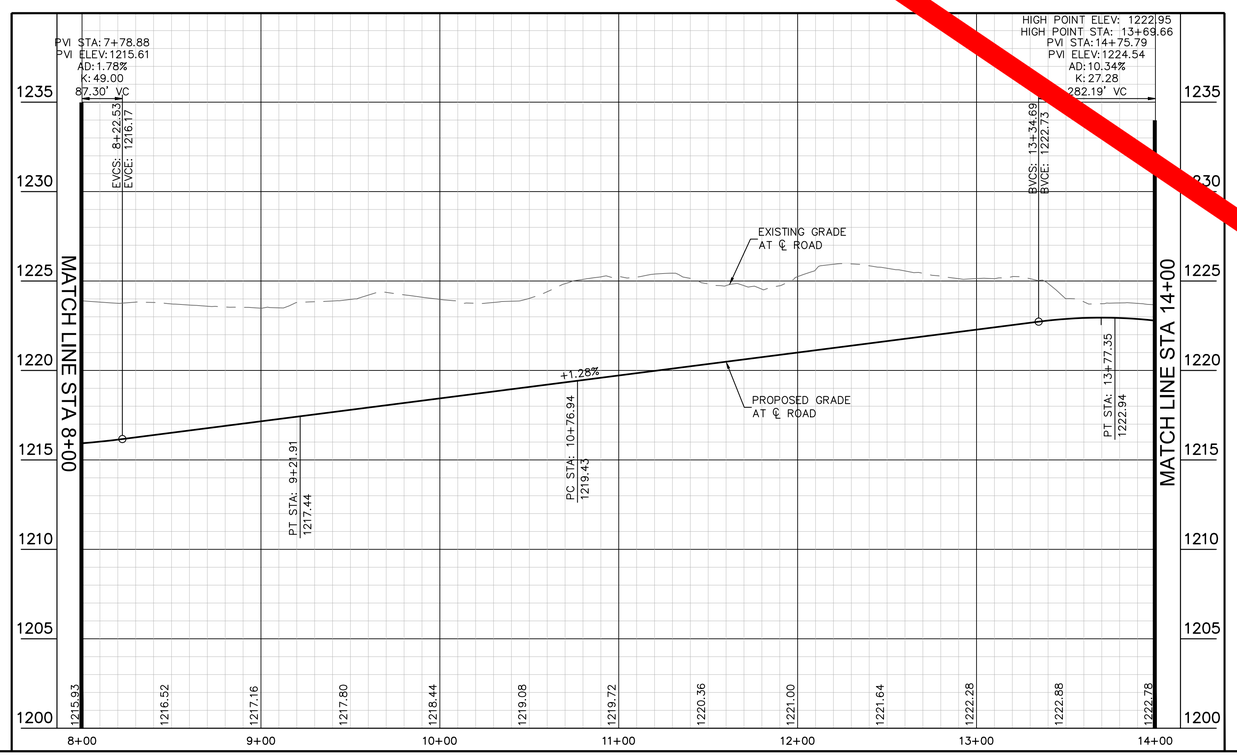
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RESIDENTIAL TYPICAL SECTION
STA 8+00 - 14+00
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



0 40' 80'
GRAPHIC SCALE 40'

LEGEND

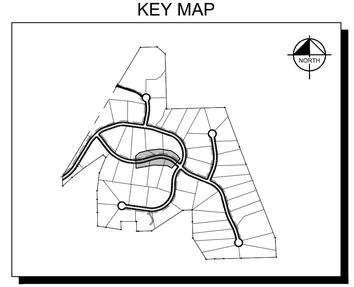
- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L10	155.03	N74°12'42.66"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	300.00'	300.41'	S77°06'02"E	288.02'	57°22'30"	164.16'

NOTES:
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KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

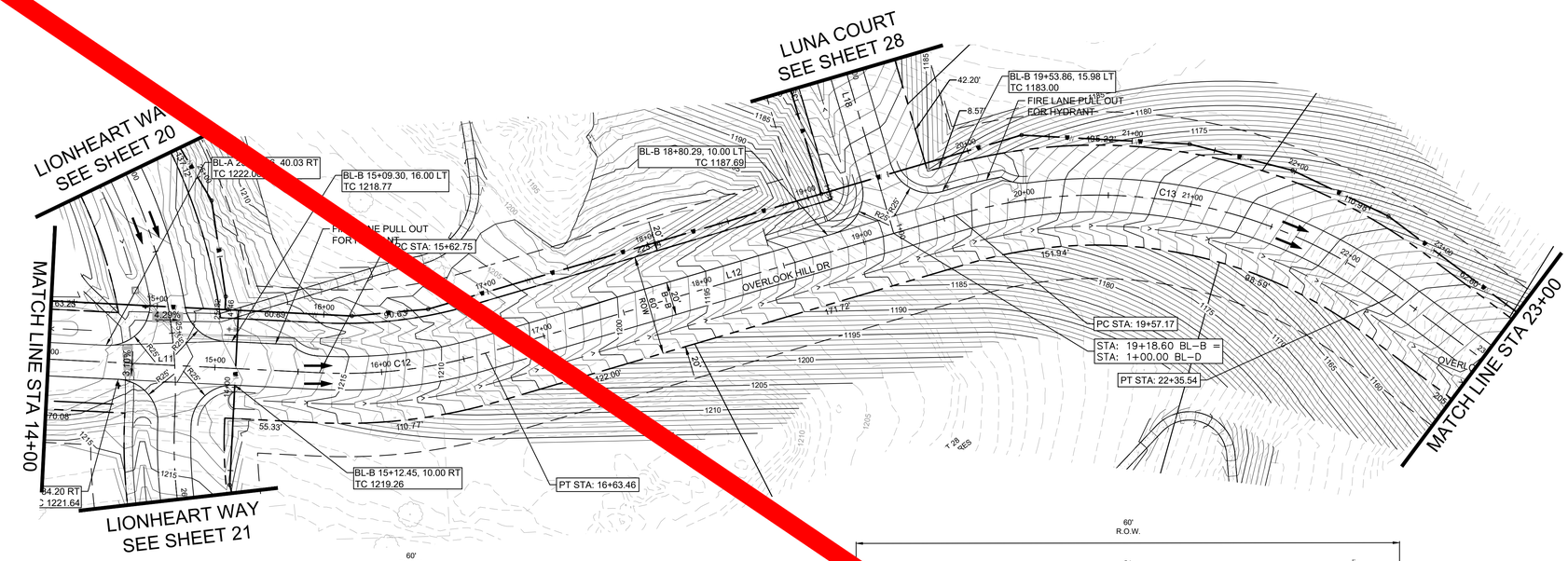
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DATE: JULY 2024	SCALE: AS SHOWN	DRAWN BY:	WC
		CHECKED BY:	LE

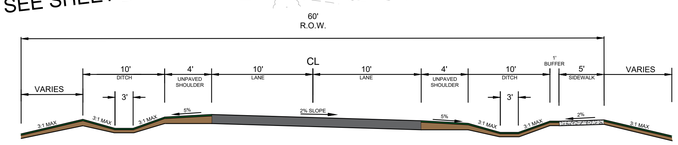
PAVING PLAN & PROFILE (7 OF 11)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

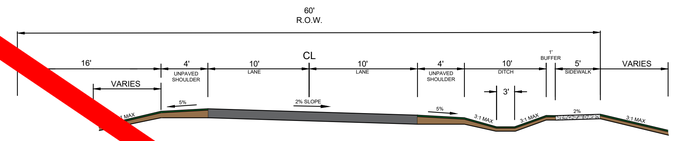
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Plotted By: Garay, Natalia Date: July 30, 2024 06:29:51pm File Path: K:\SAT_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Paving P&P.dwg
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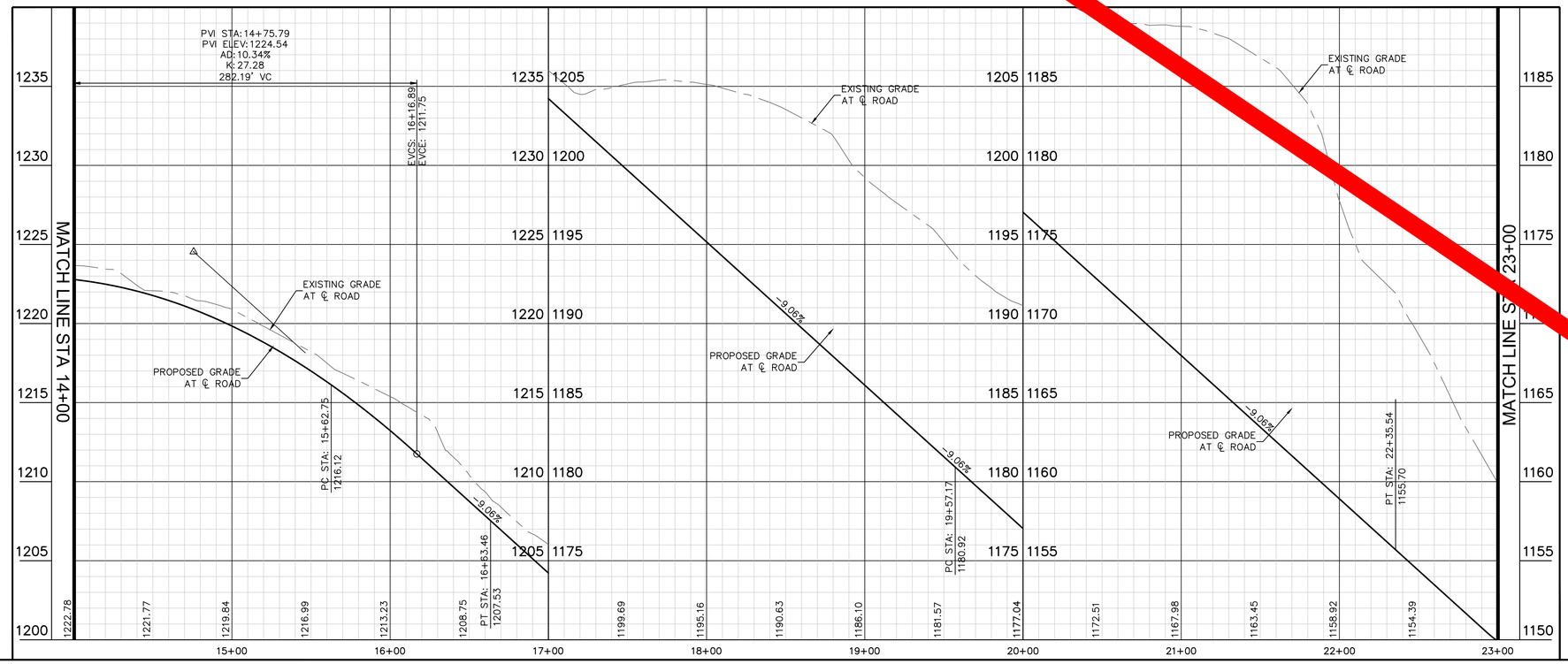


RESIDENTIAL TYPICAL SECTION
STA 15+00 - 19+25
N.T.S.



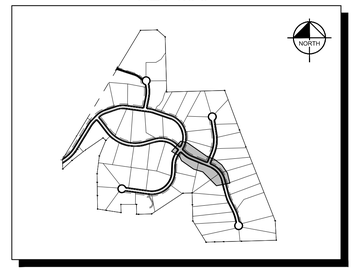
RESIDENTIAL TYPICAL SECTION
STA 14+00 - 15+00 & STA 19+25 - 23+00
N.T.S.

BL–B



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP





0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L11	185.40	S48°24'47.32"E
L12	293.71	S67°38'45.01"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C12	300.00'	100.70'	S58°01'46"E	100.23'	19°13'58"	50.83'
C13	300.00'	278.36'	S41°03'50"E	268.49'	53°09'49"	150.11'

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

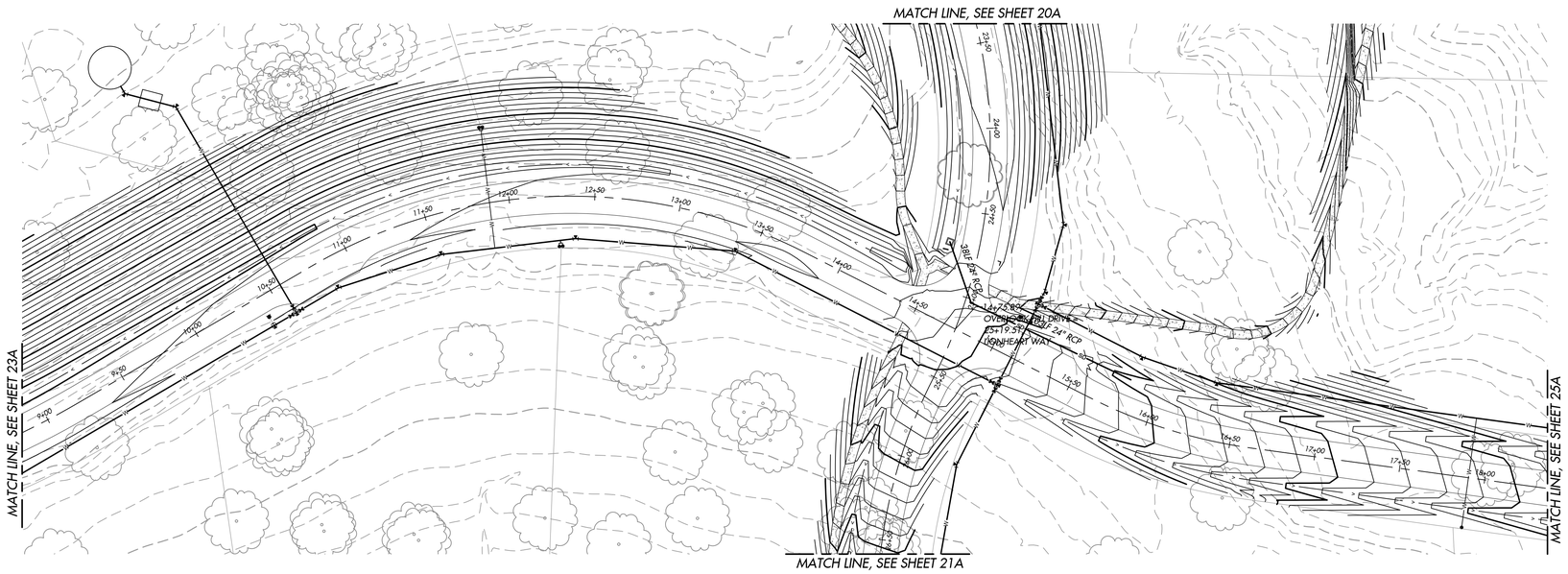
PAVING PLAN & PROFILE (8 OF 11)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
25 OF 33

Plotted By: Corral, Natalia Date: July 30, 2024 08:30:02pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Paving P&P.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





SCALE: 1" = 40'

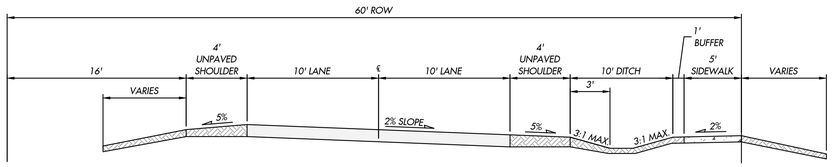
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LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

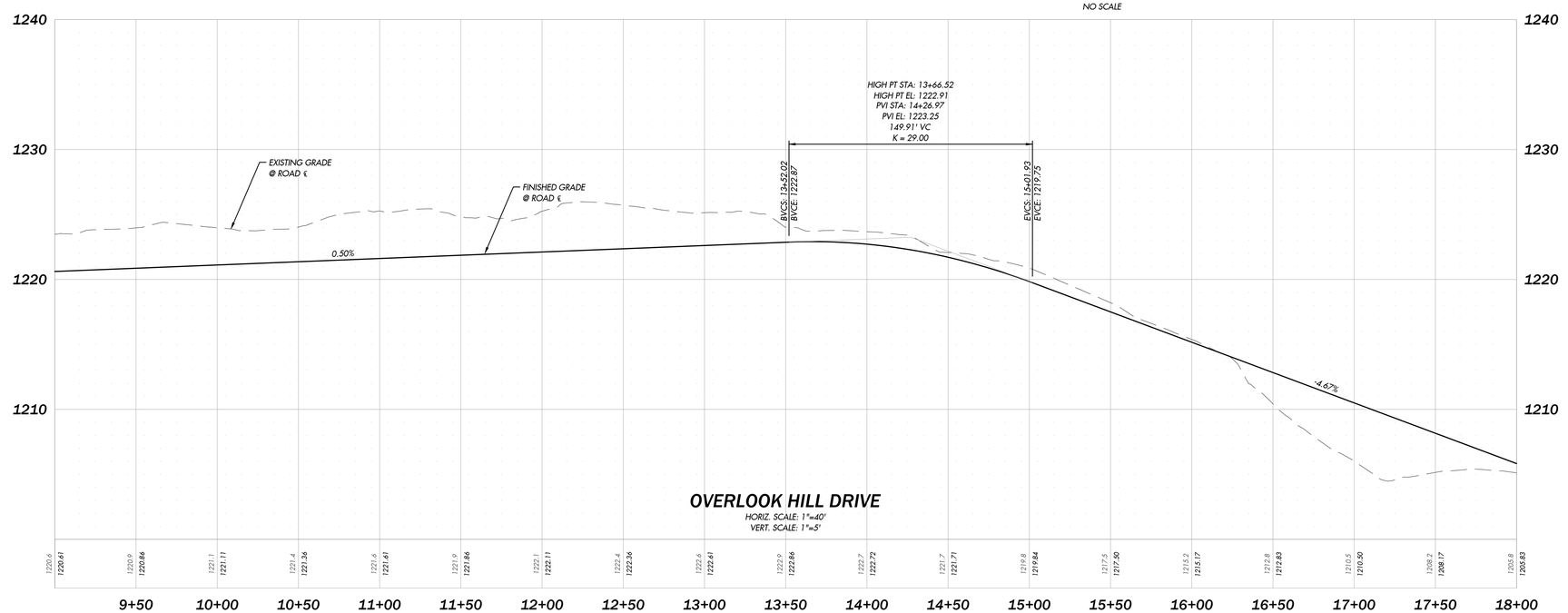
NOTES

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5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.



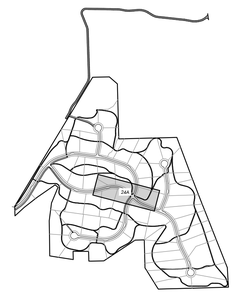
RESIDENTIAL TYPICAL SECTION

NO SCALE



OVERLOOK HILL DRIVE

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



KEY MAP LEGEND

NO.	REVISIONS	DATE

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignllc.com
737.204.9825
CORE DESIGN

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD
DRIPPING SPRINGS, TEXAS 78620

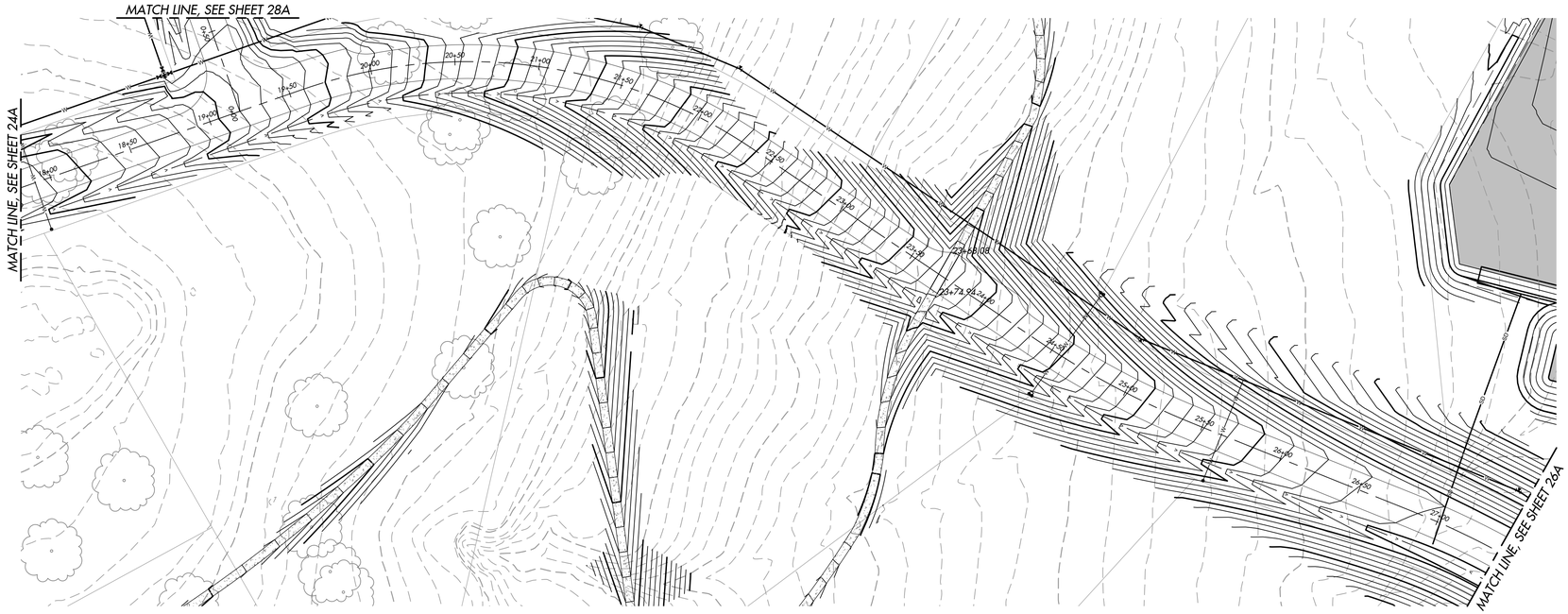
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DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

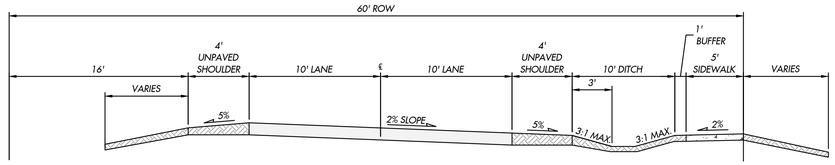
DRAWING NUMBER
C3.07

SHEET	OF
24A	93

PROJECT NUMBER
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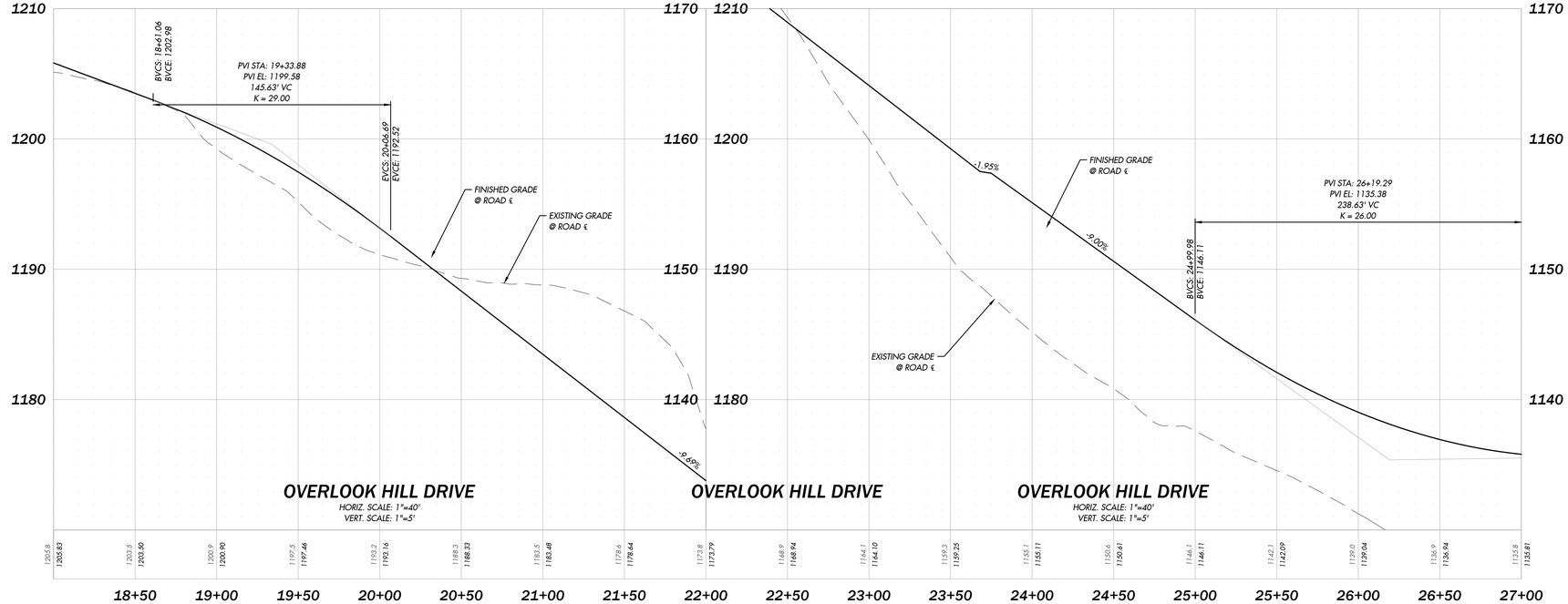
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RESIDENTIAL TYPICAL SECTION

NO SCALE





SCALE: 1" = 40'

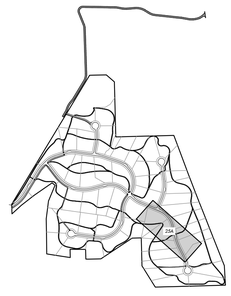
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LEGEND

- XXXX — EX. GROUND CONTOUR MAJR
- XXXX — EX. GROUND CONTOUR MINR
- XXXX — FINISH GRADE CONTOUR MAJR
- XXXX — FINISH GRADE CONTOUR MINR
- ‹ — DITCH CENTERLINE
- PROPERTY LINE

NOTES

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5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.



KEY MAP LEGEND

DATE

REVISIONS

NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

CORE DESIGN

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

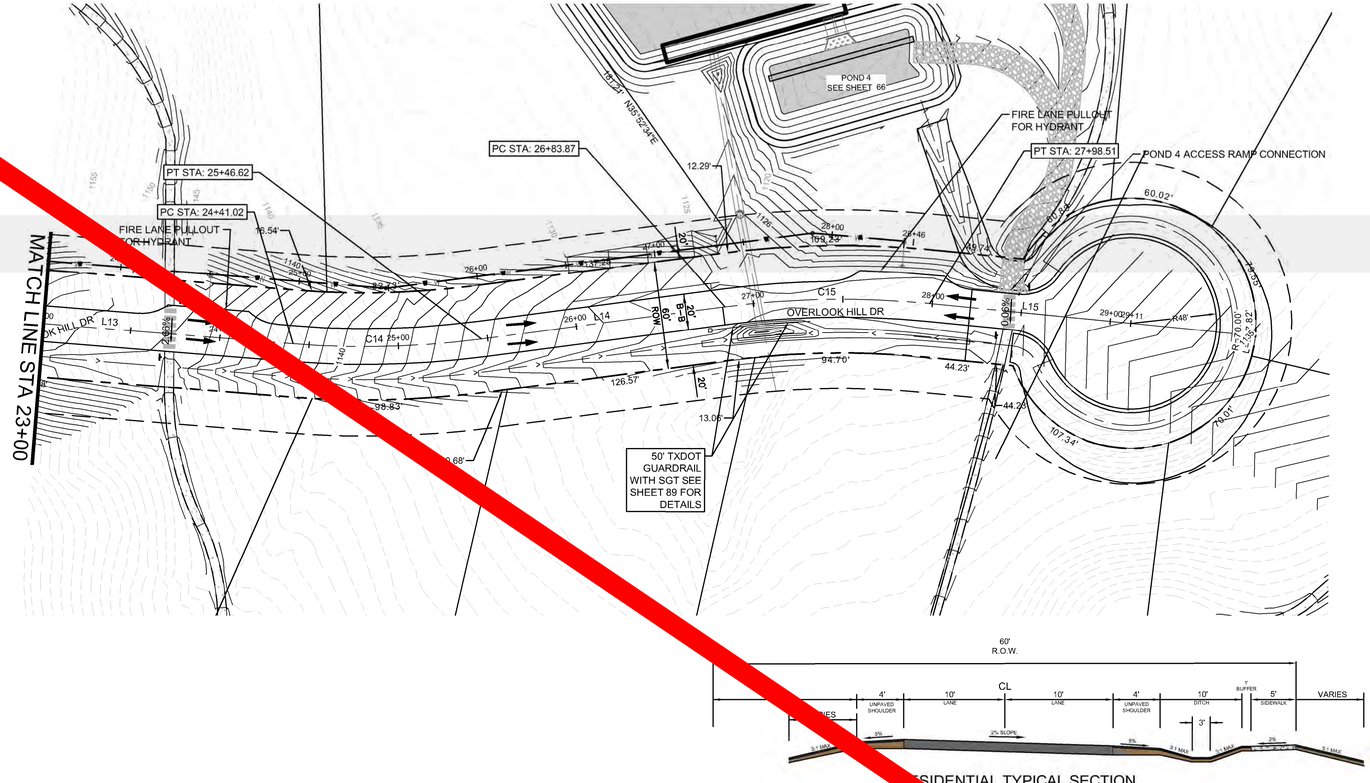
DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C3.08

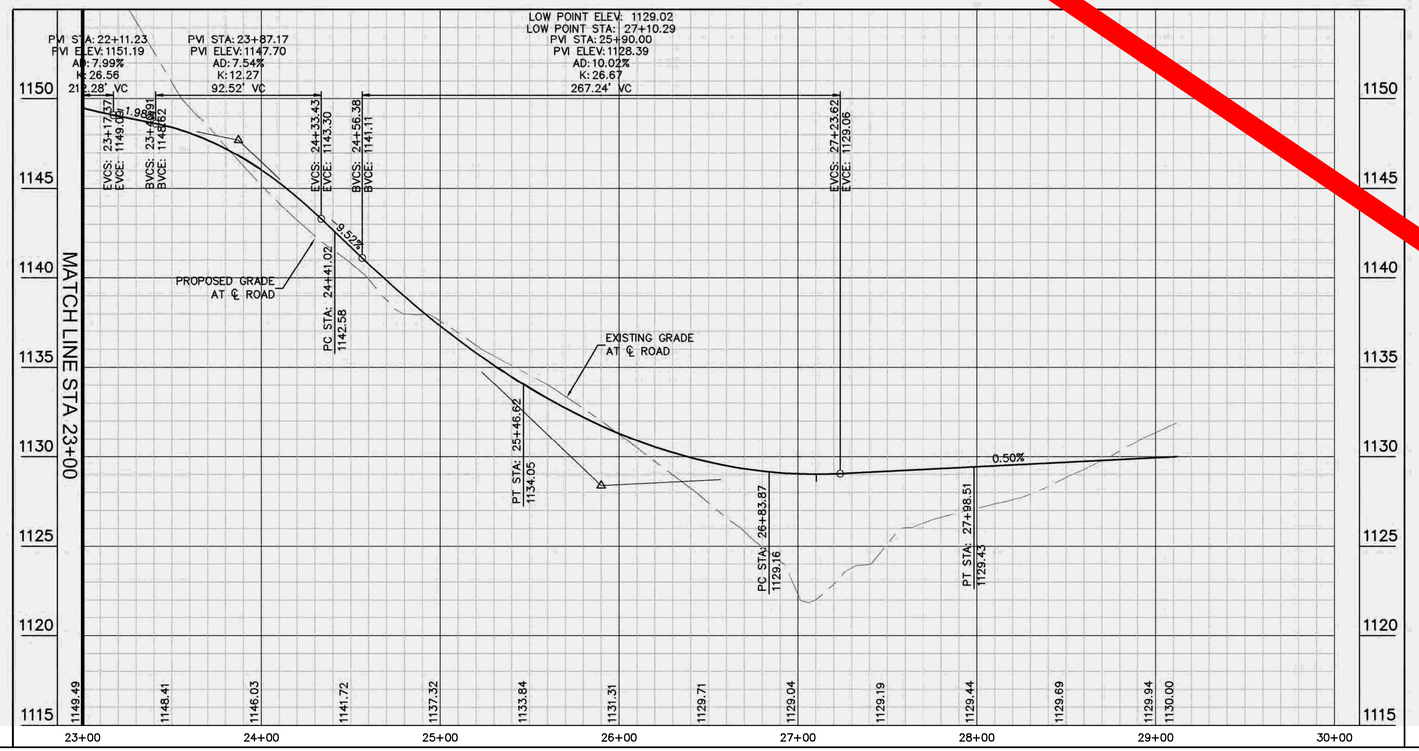
SHEET 25A OF 93

PROJECT NUMBER
25039

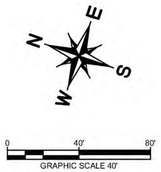
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RESIDENTIAL TYPICAL SECTION
STA 23+00 - 29+11
N.T.S.



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



LEGEND

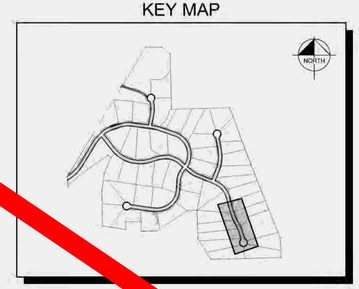
- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L13	205.48	S14°28'55.57"E
L14	137.25	S26°34'59.84"E
L15	112.98	S13°26'45.89"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C14	500.00'	105.60'	S20°31'58"E	105.41'	12°06'04"	53.00'
C15	500.00'	114.64'	S20°00'53"E	114.39'	13°08'14"	57.57'

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KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

LICENSED ENGINEER
Lisa Layland
08/06/2024

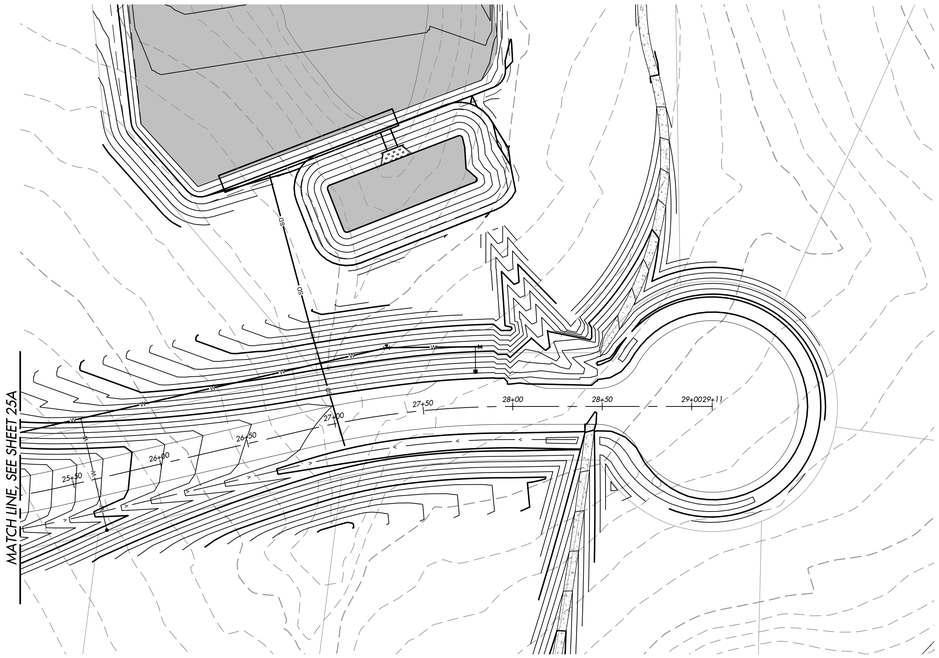
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DATE: JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	
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		CHECKED BY: LE	

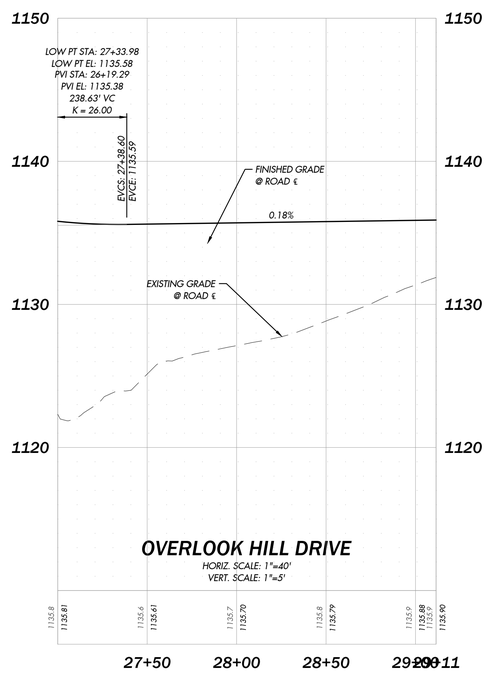
PAVING PLAN & PROFILE (9 OF 11)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

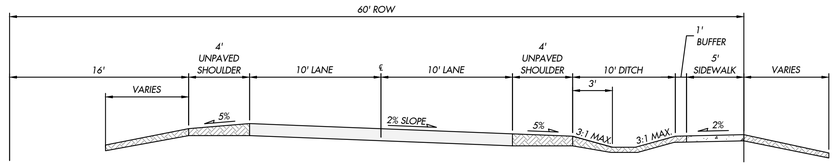
SHEET NO.
26 OF 93





OVERLOOK HILL DRIVE

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



RESIDENTIAL TYPICAL SECTION

NO SCALE

SCALE: 1" = 40'

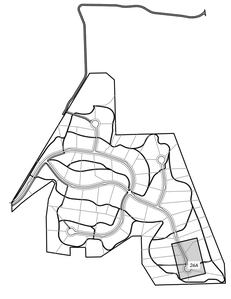
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LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

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KEY MAP LEGEND

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

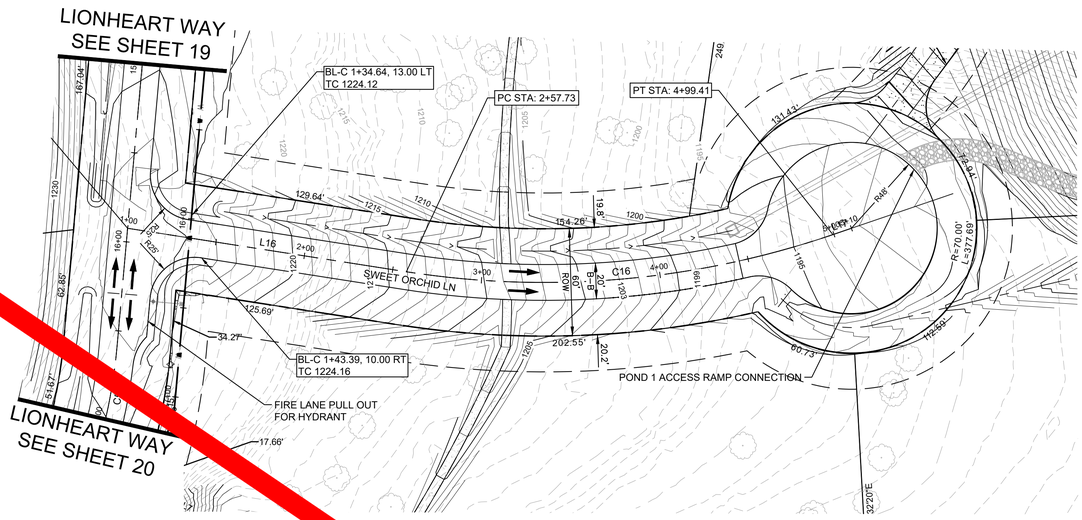
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SANCTUARY

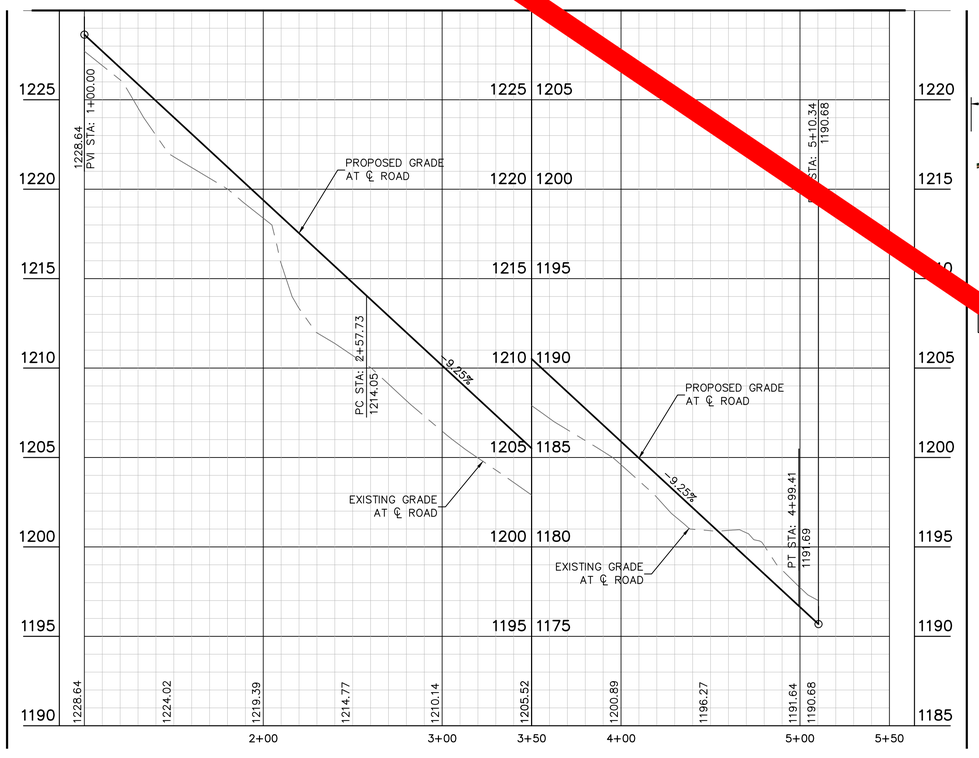
SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

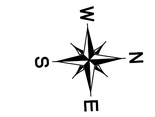
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DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C3.09
SHEET 26A OF 93
PROJECT NUMBER
25039

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0 40' 80'
GRAPHIC SCALE 40'

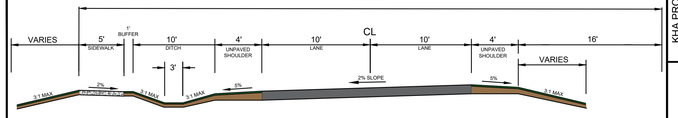
LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L16	157.73	N11°33'35.76"E
L17	10.92	N16°08'03.85"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C16	500.00'	241.68'	N2°17'14"W	239.33'	27°41'40"	123.25'

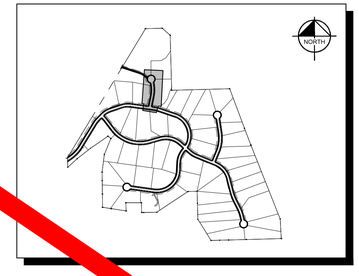
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RESIDENTIAL TYPICAL SECTION
STA 1+00 - 5+10
N.T.S.

PROFILE SCALE
40' HORIZONTAL
4' VERTICAL

KEY MAP



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

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

NO.	REVISIONS	DATE	BY

KHA PROJECT 069424100
DATE: JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

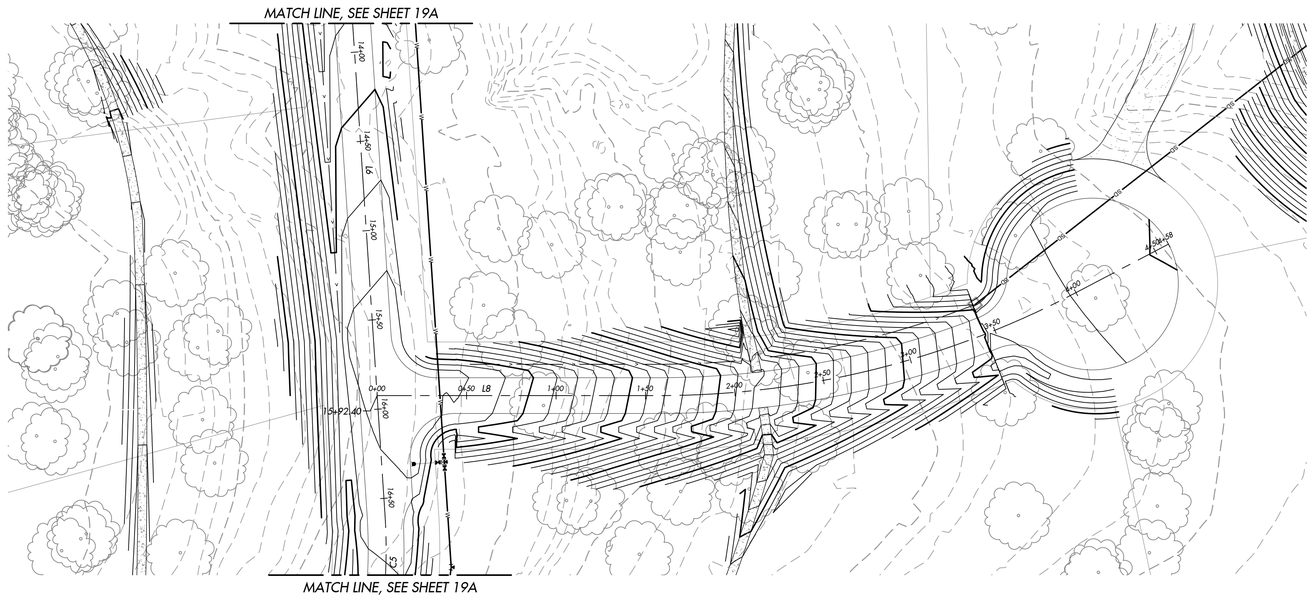
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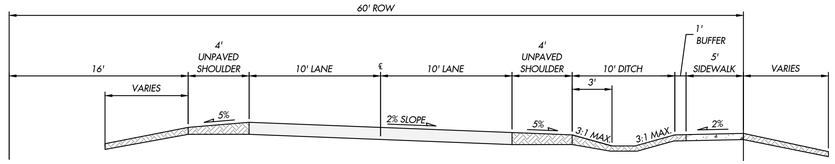
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
27 OF 9

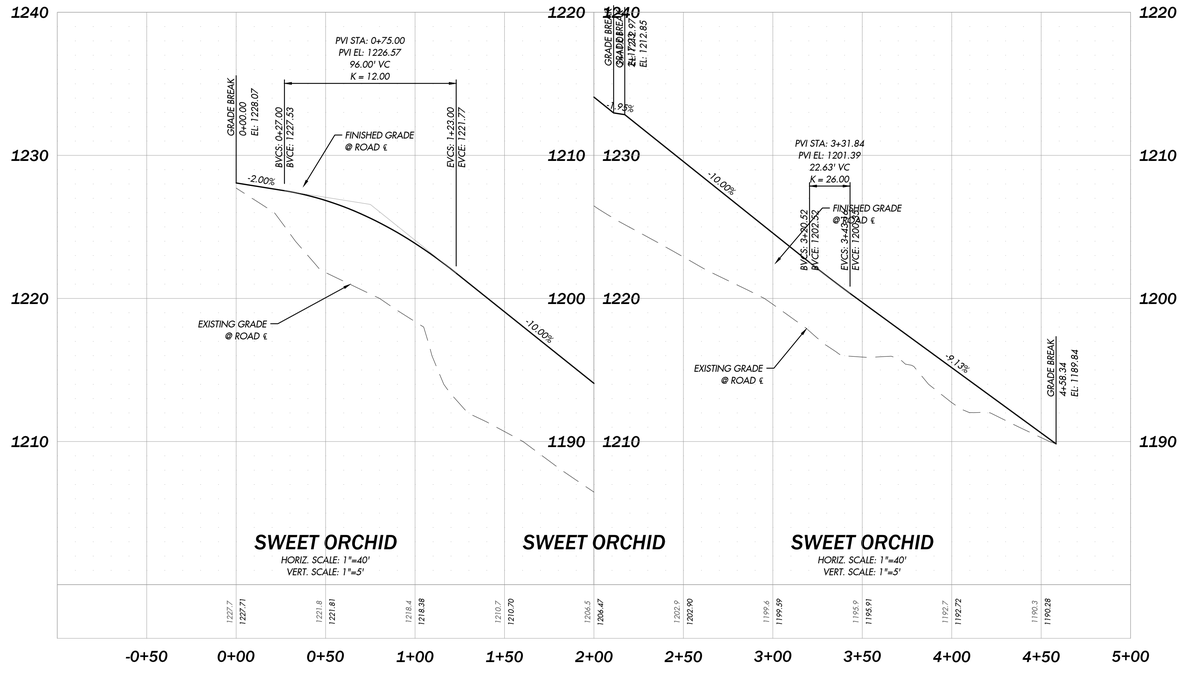
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RESIDENTIAL TYPICAL SECTION

NO SCALE



SWEET ORCHID

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



SCALE: 1" = 40'

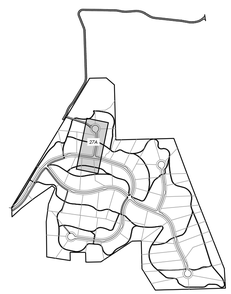
0 20 40 80

LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

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KEY MAP LEGEND

DATE | REVISIONS | NO.

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140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

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www.coredesigninc.com
737.204.9825
CORE DESIGN

PAVING PLAN & PROFILE

SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

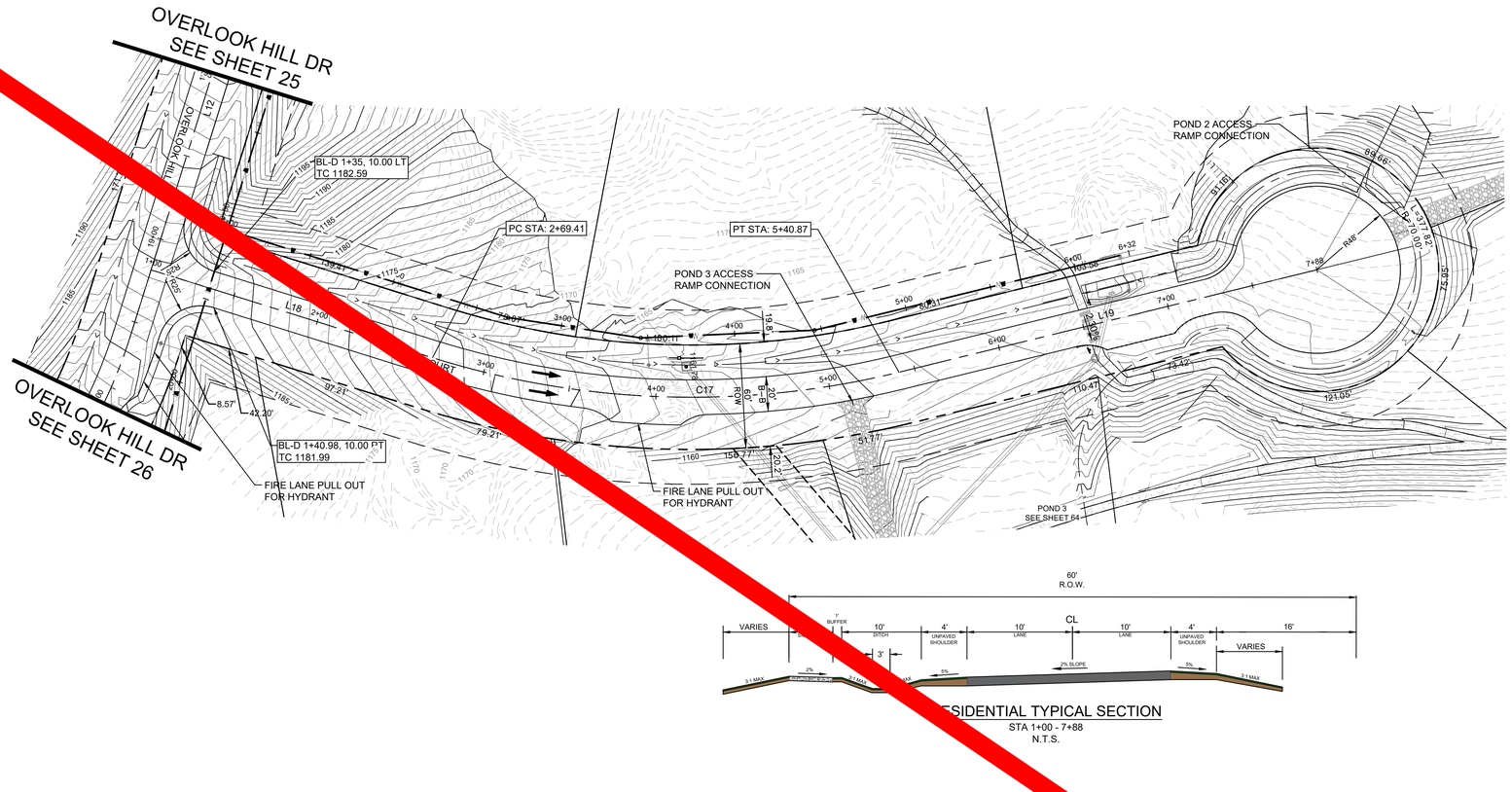
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DESIGNED		ENGINEERING DESIGNER	
DRAWN		ENGINEERING DRAFTER	
APPROVED		PROJECT ENGINEER	
		PROJECT MANAGER	PROJECT MANAGER

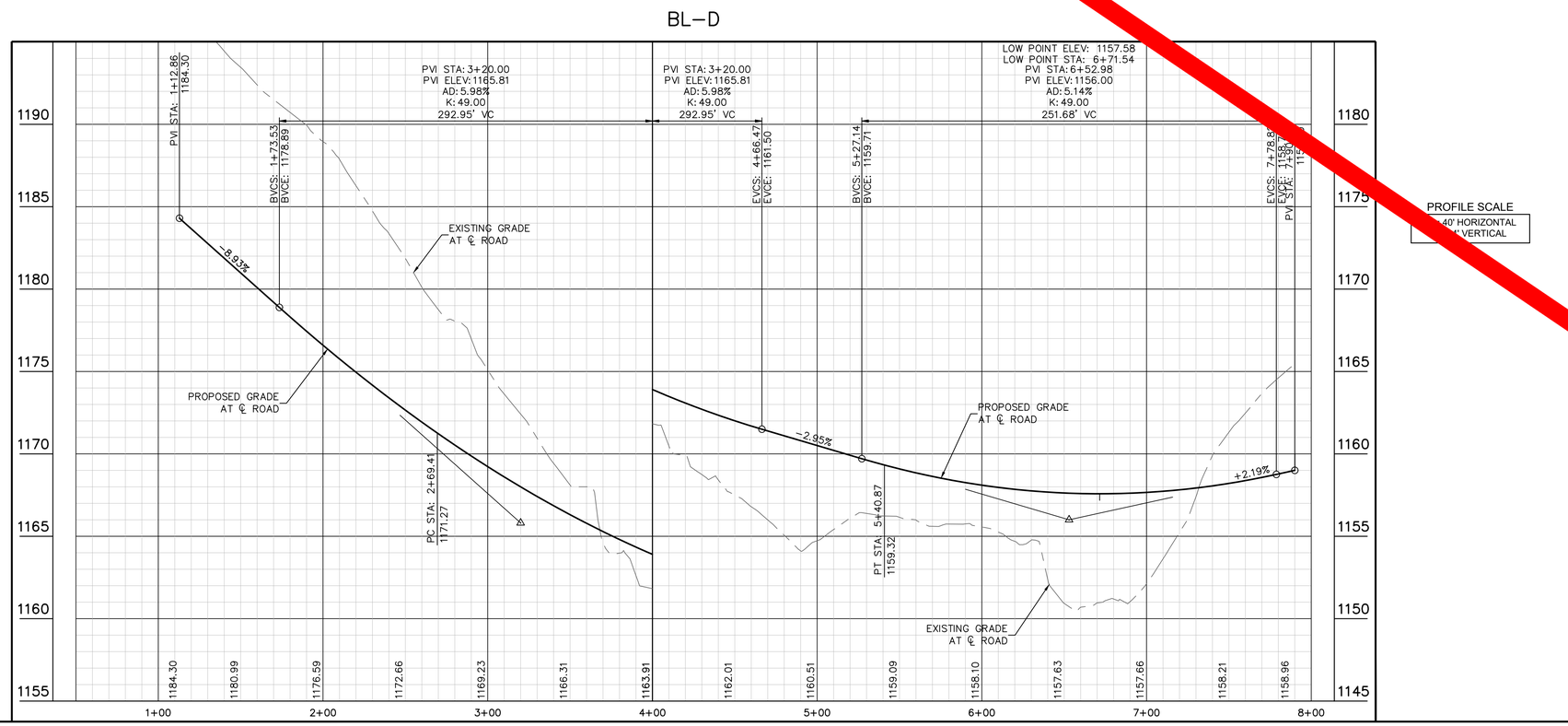
DRAWING NUMBER
C3.10

SHEET	OF
27A	93

PROJECT NUMBER
25039

9/10/2025 2:49 PM, JSOMERA J:\2025\25039\ENGINEERING\FINAL\SHEETS\C3.00 GRADING PLAN.DWG C3.10 PAVING PLAN & PROFILE





PROFILE SCALE
40' HORIZONTAL
' VERTICAL



LEGEND

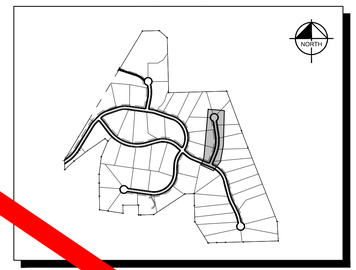
- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE
- SLOPE ARROWS

LINE TABLE		
LINE	LENGTH	BEARING
L18	169.41	N22°21'14.99"E
L19	247.14	N8°45'11.70"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	500.00'	271.46'	N6°48'02"E	268.14'	31°06'27"	139.17'

NOTES:
1. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
2. THE SUBGRADE SHALL BE PREPARED BY REMOVING ALL VEGETATION, ROOT BALLS, AND TOPSOIL. THE SUBGRADE SHALL PASS A PROOF ROLL BEFORE THE FLEXIBLE BASE MATERIAL IS PLACED.
3. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH THE CURRENT GEOTECH REPORT NO. AAA23-133-00 DONE BY RABA KISTNER CONSULTANTS, INC. DATED DECEMBER 15, 2023 PRIOR TO CONSTRUCTION. THE PAVEMENT SECTION IN THE PAVING DETAILS IS PROVIDED FOR REFERENCE ONLY.
4. REFER TO THE STANDARD ROADWAY DETAIL IN THE PAVING DETAILS FOR DIMENSIONS OF ROAD NEAR FIRE HYDRANTS.
5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

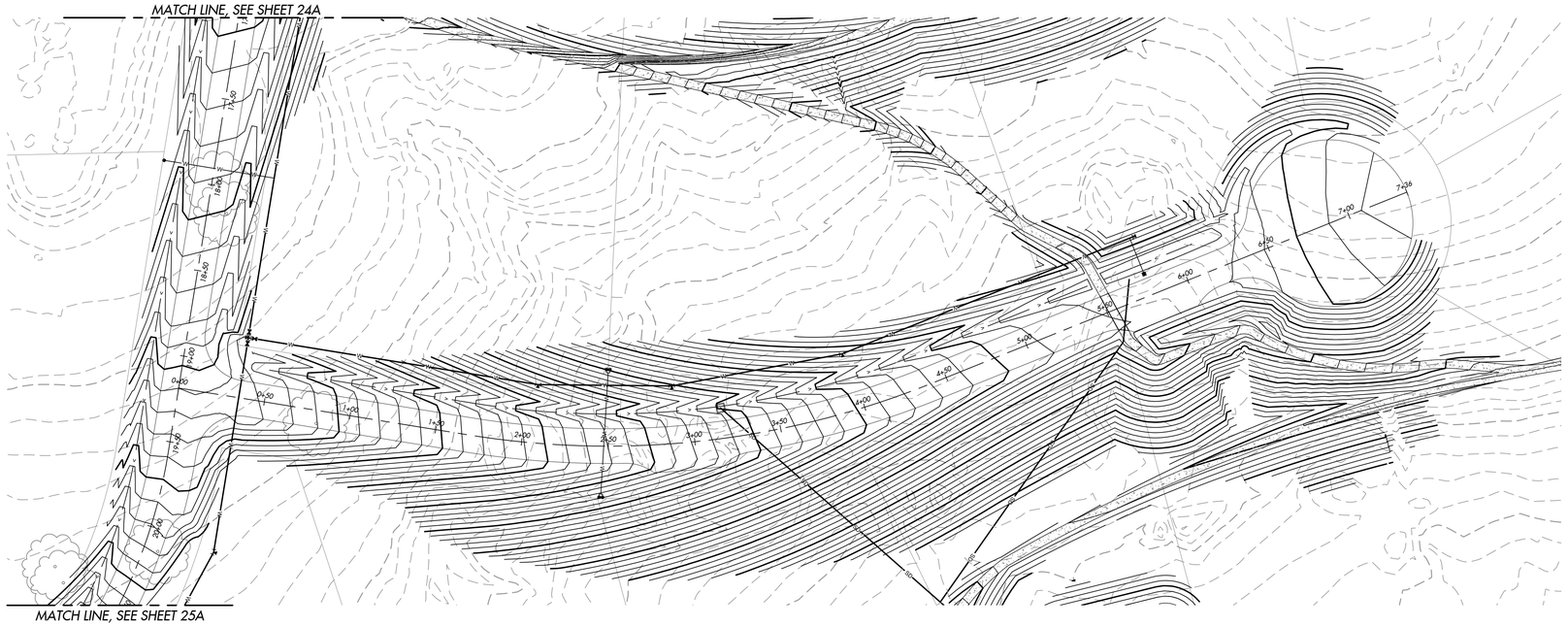
KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

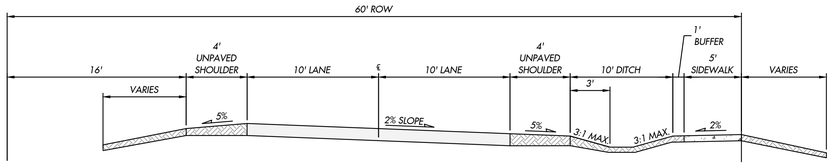
PAVING PLAN & PROFILE (11 OF 11)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
28 OF 93

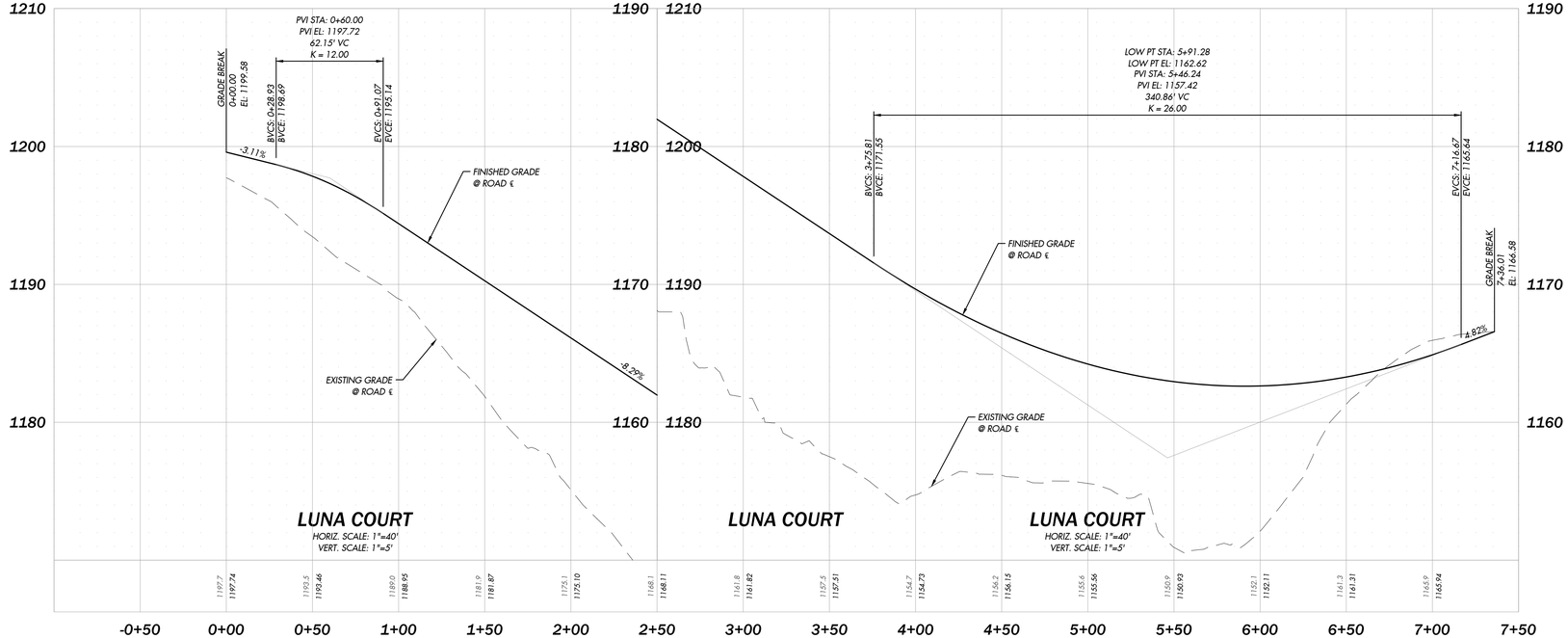
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RESIDENTIAL TYPICAL SECTION

NO SCALE



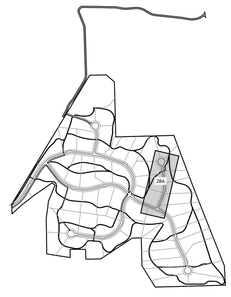


LEGEND

- EX. GROUND CONTOUR MAJR
- EX. GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- DITCH CENTERLINE
- PROPERTY LINE

NOTES

1. ALL SELECTED FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
2. THE SUBGRADE SHALL BE PREPARED BY REMOVING ALL VEGETATION, ROOT BALLS, AND TOP SOIL. THE SUBGRADE SHALL PASS A PROOF ROLL BEFORE THE FLEXIBLE BASE MATERIAL IS PLACED.
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4. REFER TO THE STANDARD ROADWAY DETAIL IN THE PAVING DETAILS FOR DIMENSIONS OF ROAD NEAR FIRE HYDRANTS.
5. REFER TO SHEET 89 FOR FIRE LANE PULL OUT DETAIL.



KEY MAP LEGEND

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignllc.com
737.204.9825

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

NO.	REVISIONS	DATE

PAVING PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE	
DESIGNED	ENGINEERING DESIGNER	
DRAWN	ENGINEERING DRAFTER	
APPROVED	PROJECT ENGINEER	
	PROJECT MANAGER	PROJECT MANAGER

DRAWING NUMBER
C3.11
SHEET 28A OF 93
PROJECT NUMBER
25039

9/10/2025 2:43 PM JSCHMERA J:\2025\25039\ENGINEERING\FINAL\SHEETS\C3.00 GRADING PLAN.DWG C3.11 PAVING PLAN & PROFILE

	Standard Requirement	Provided
Total Sidewalk (LF)	14,480	21,430
Total Sidewalk (SF)	72,400	107,150
Sidewalk meeting ADA (5% Max Slope)	14,480	15,970

N
W E
S
0 150' 300'
GRAPHIC SCALE 150'

LEGEND

- PROPERTY LINE
- PROPERTY EASEMENT
- BUILDING SETBACK
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE

BEGIN SW A
BEGIN SW B
BEGIN SW C
BEGIN SW D
BEGIN SW E
BEGIN SW F
BEGIN SW G
BEGIN SW H
BEGIN SW I
BEGIN SW J
BEGIN SW K
BEGIN SW L
BEGIN SW M
END SW A
END SW B
END SW C
END SW D
END SW E
END SW F
END SW G
END SW H
END SW I
END SW J
END SW K
END SW L
END SW M
SW A
STA: 11+35.02 SW I
EL: 1198.84
STA: 11+54.99 SW I
EL: 1198.87
LIONHEART WAY
TIGERTOOTH TRL
DEERFIELD RD
CHAMA TRACE
POND 5
POND 6

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

OVERALL SIDEWALK PLAN

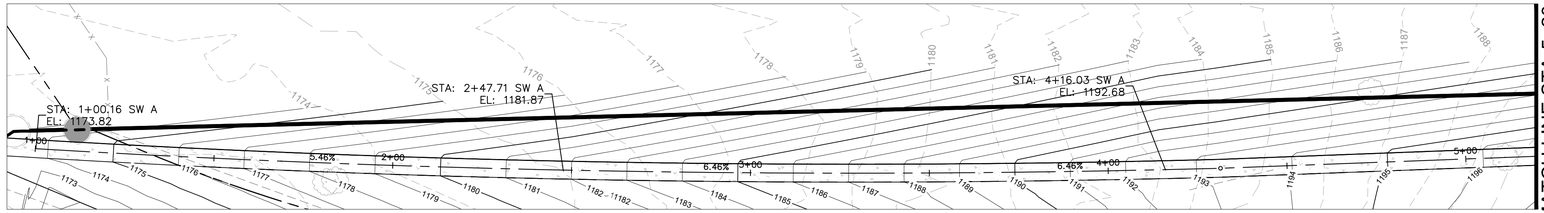
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

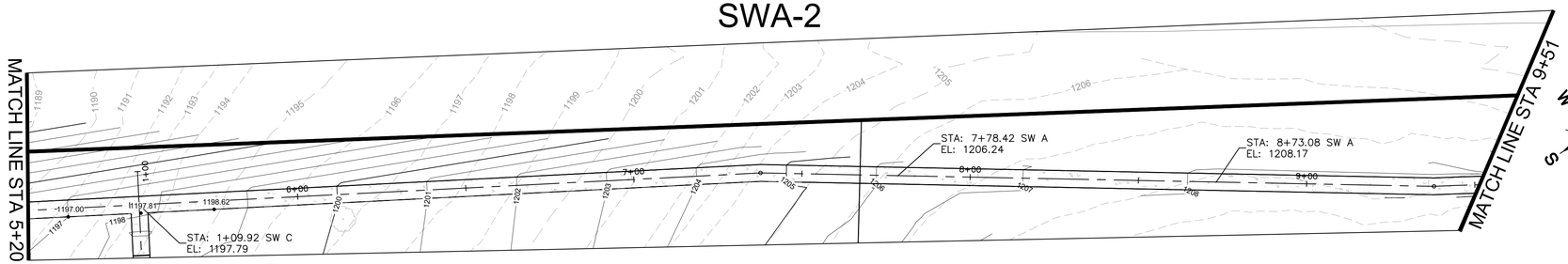
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29 OF 93

Plotted By:Gorou, Natasha Date:July 30, 2024 06:31:14pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C_ Overall Sidewalk Plan.dwg
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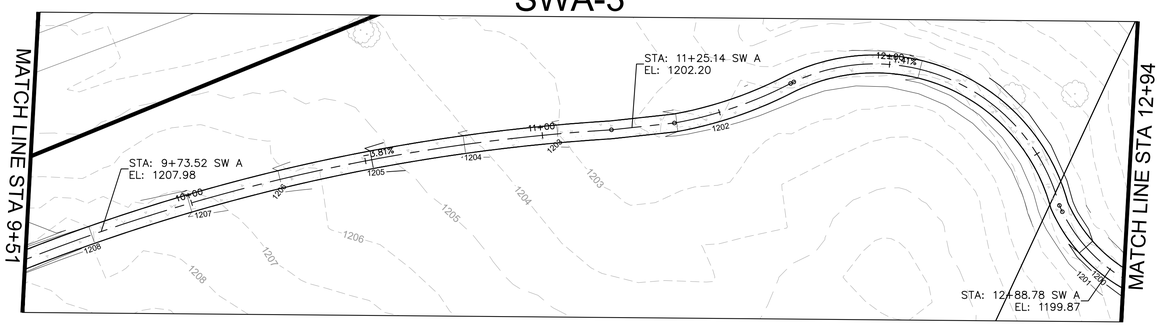
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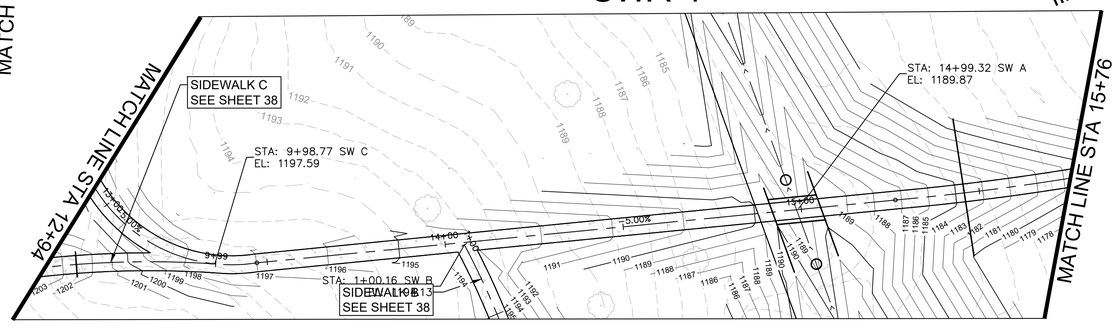
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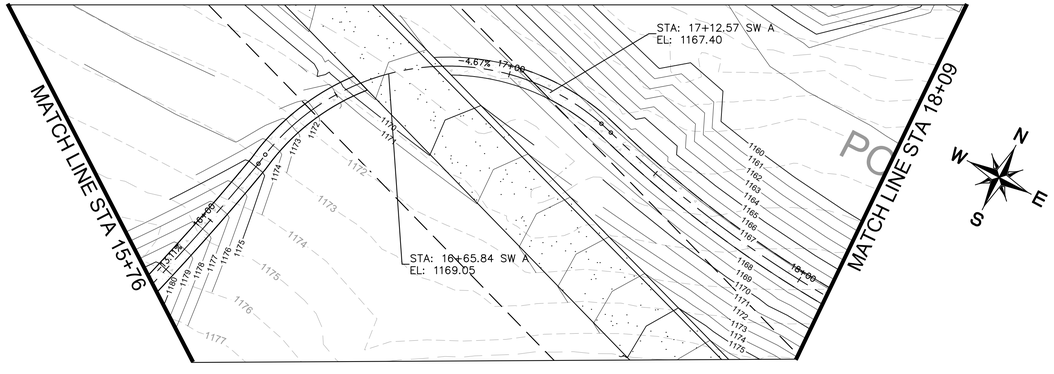
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SWA-4



SWA-5



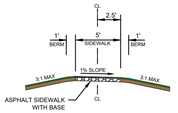
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

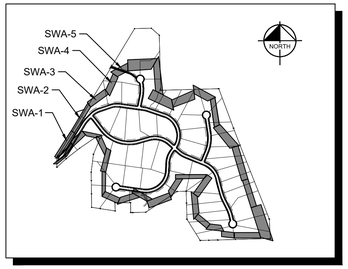
NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.



SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN A (1 OF 8)

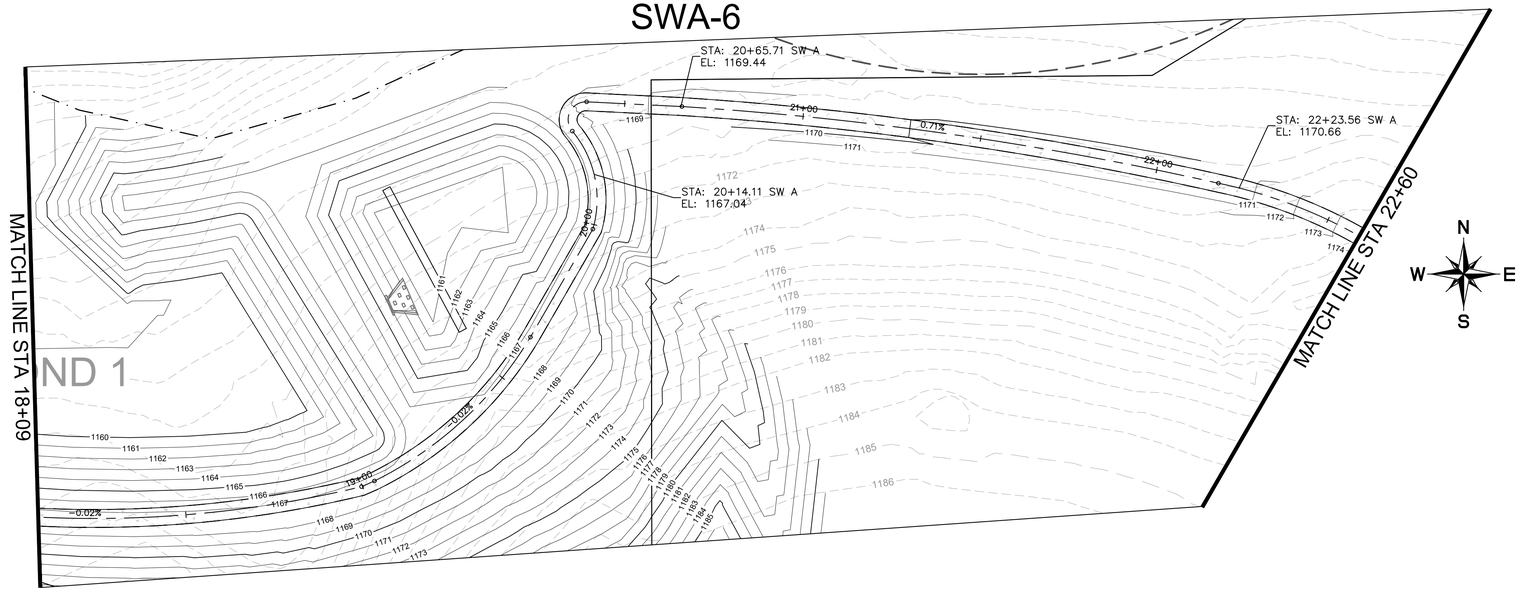
SANCTUARY DRIPPING SPRINGS

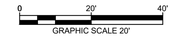
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
30 OF 93

Plotted By:Gonpu Notolla Date:July 30, 2024 06:31:51pm File Path:c:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C- Sidewalk Plans - A.dwg
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SWA-6



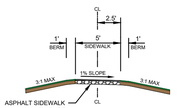


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

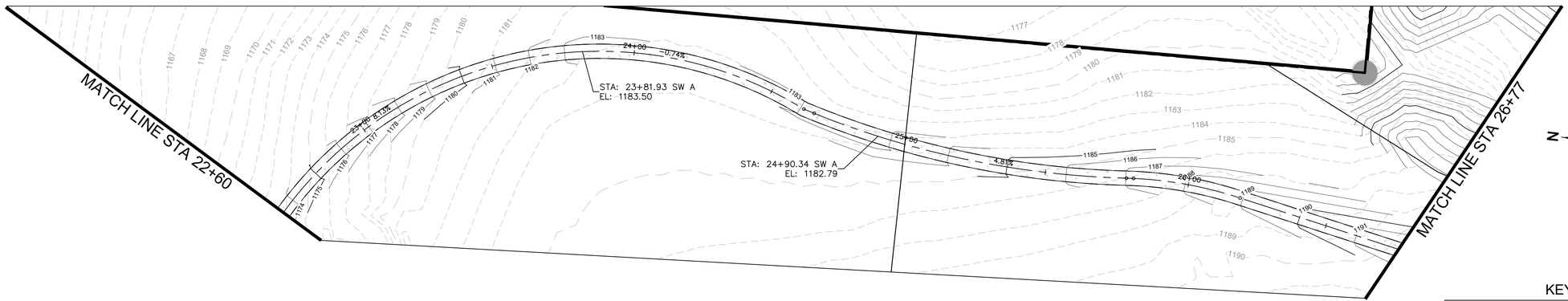
NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.

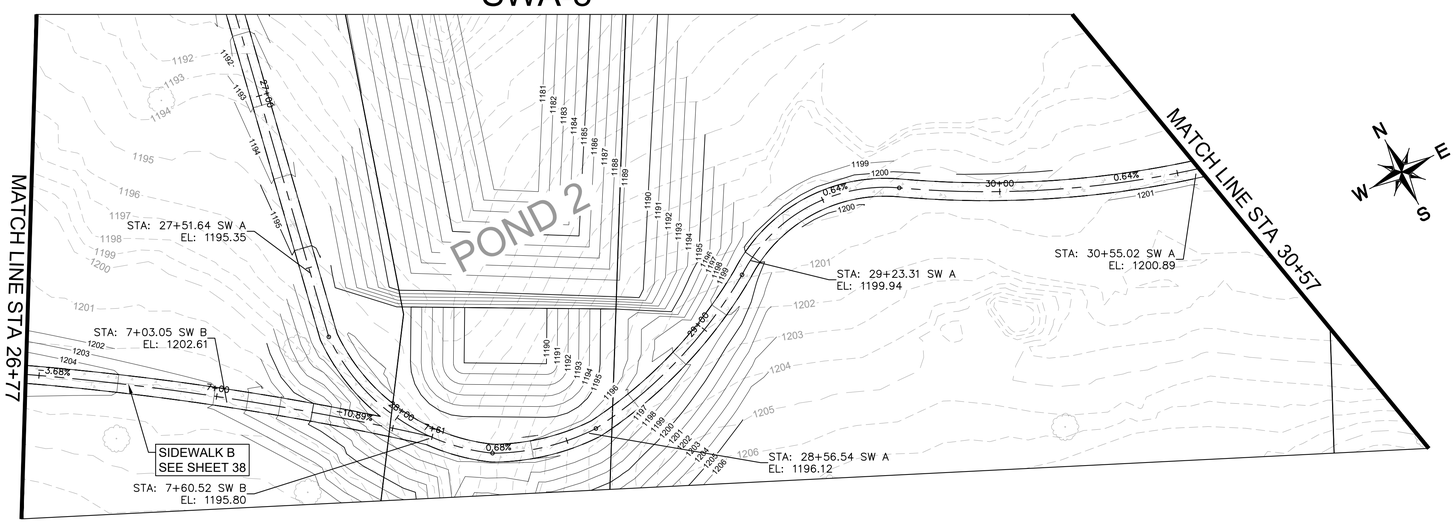


SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

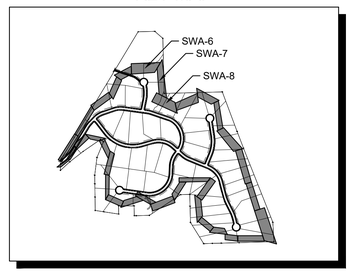
SWA-7



SWA-8



KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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PHONE: 512-646-2237 FAX: 512-418-1791
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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

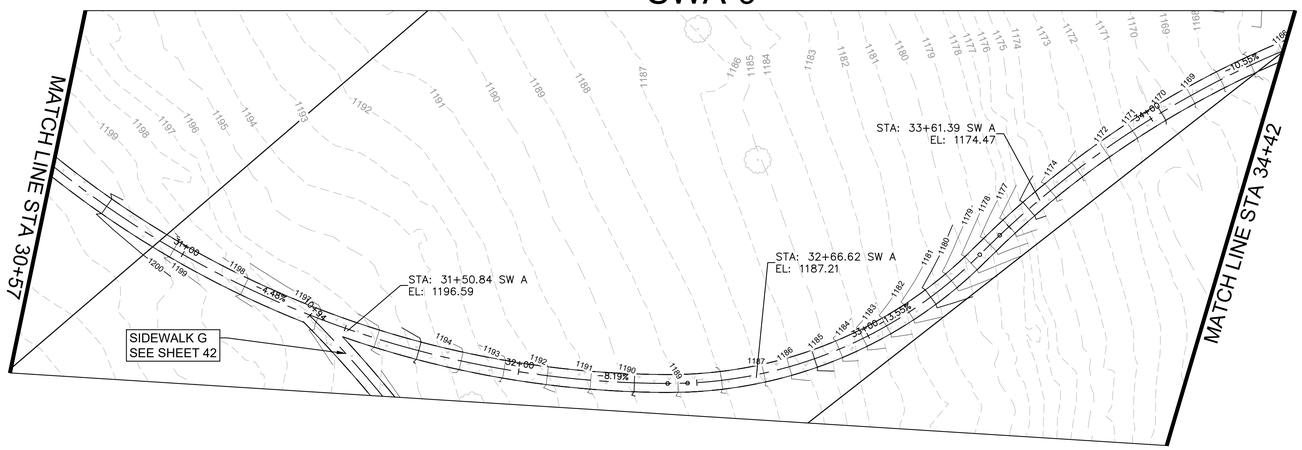
SIDEWALK PLAN
A (2 OF 8)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

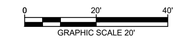
SHEET NUMBER
31 OF 93

Plotted By: Garay, Natalia Date: July 30, 2024 08:32:04pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C — Sidewalk Plans — A.dwg
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SWA-9





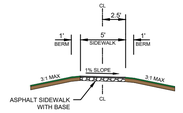


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

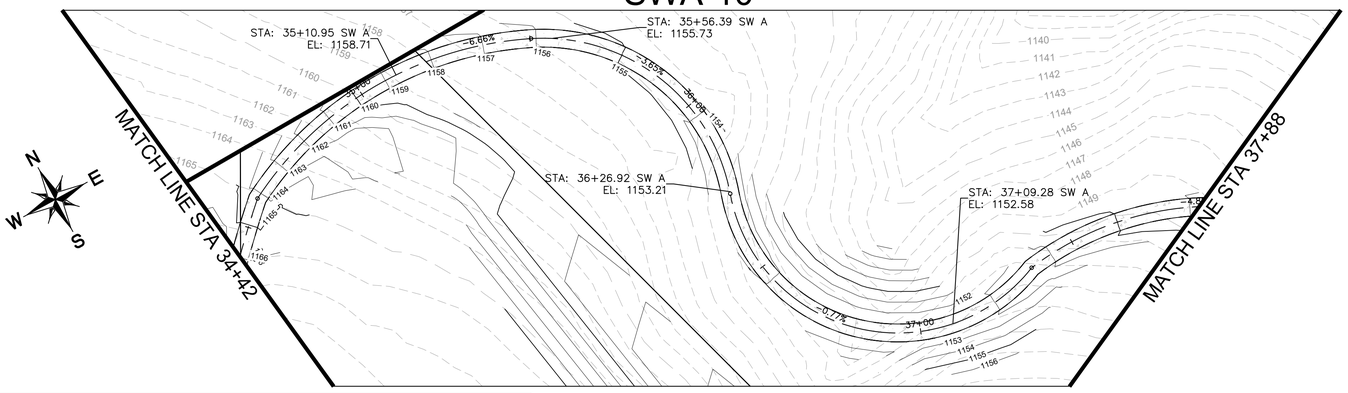
NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.

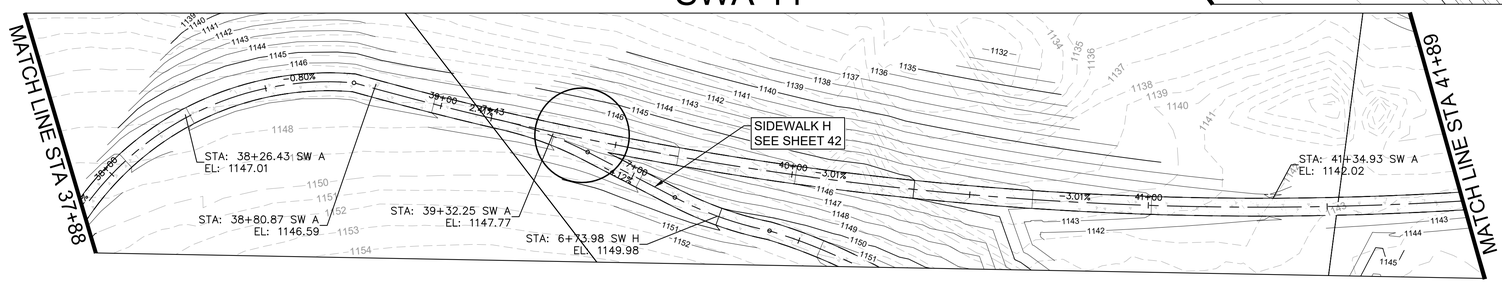


SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

SWA-10

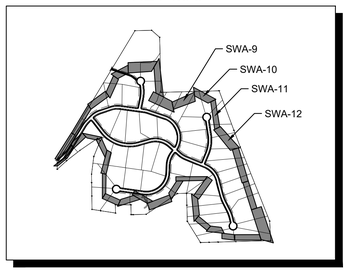


SWA-11

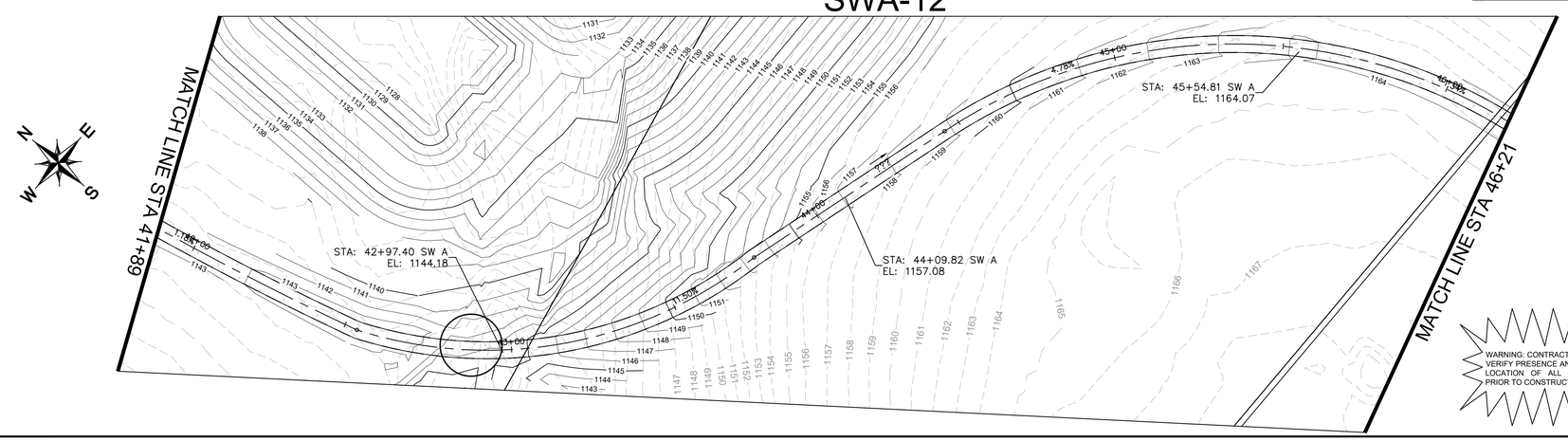




KEY MAP



SWA-12



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN
A (3 OF 8)

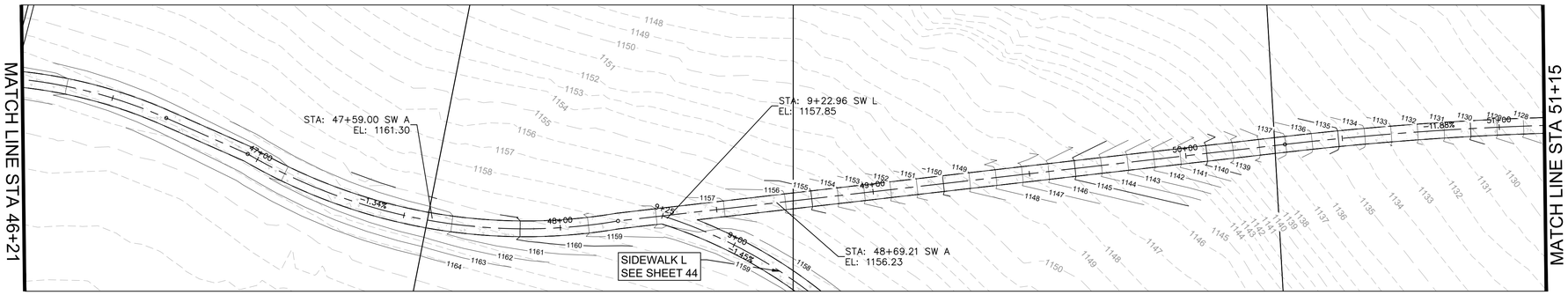
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
32 OF 93

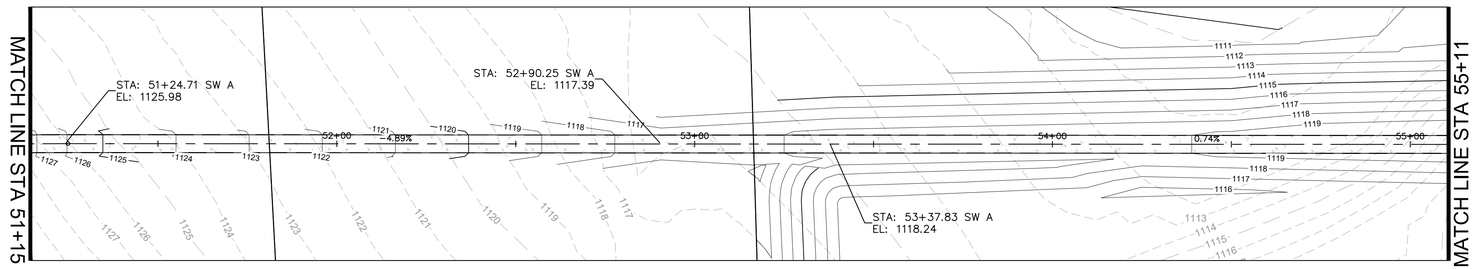
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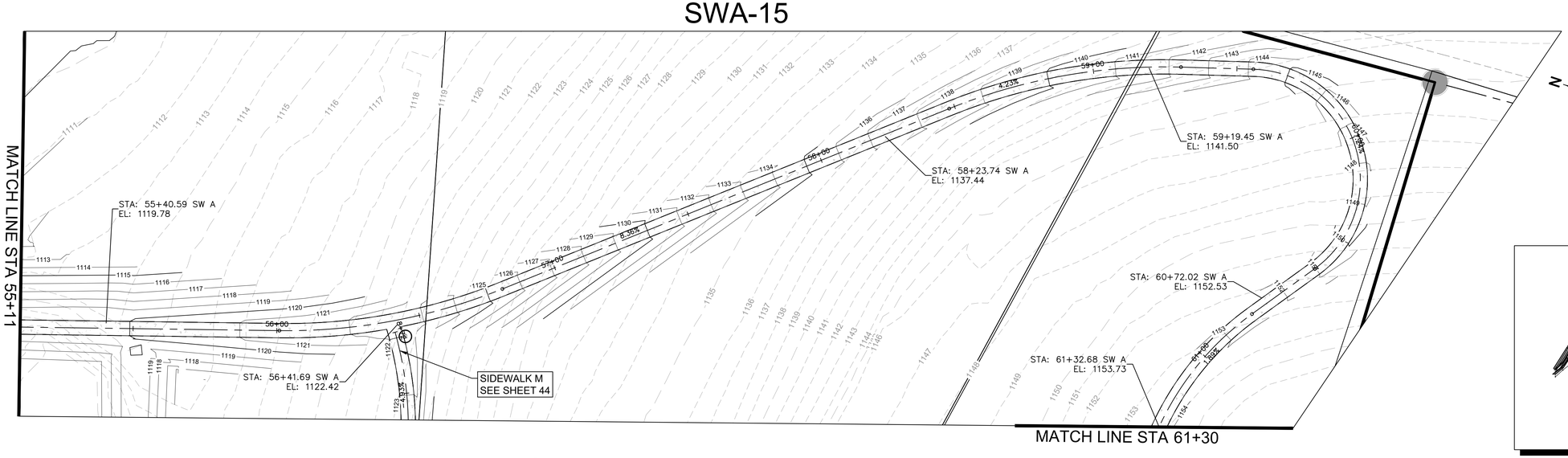
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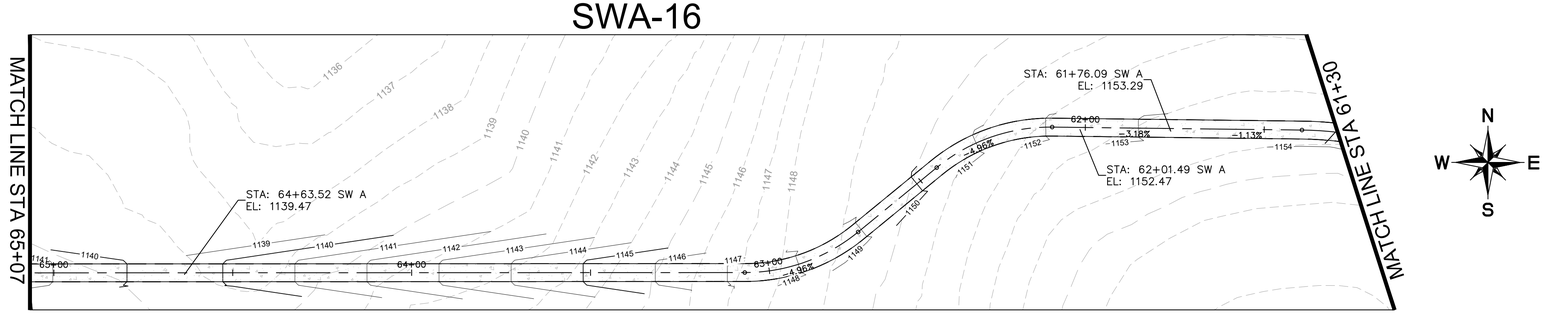
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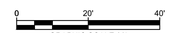


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SWA-16



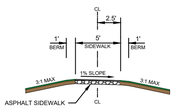


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

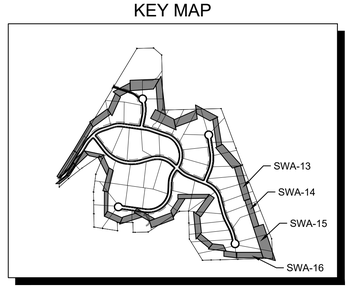
NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.



SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TX REG: F-928
TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN A (4 OF 8)

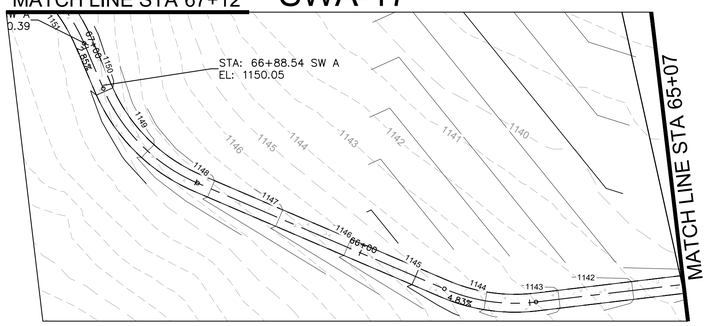
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

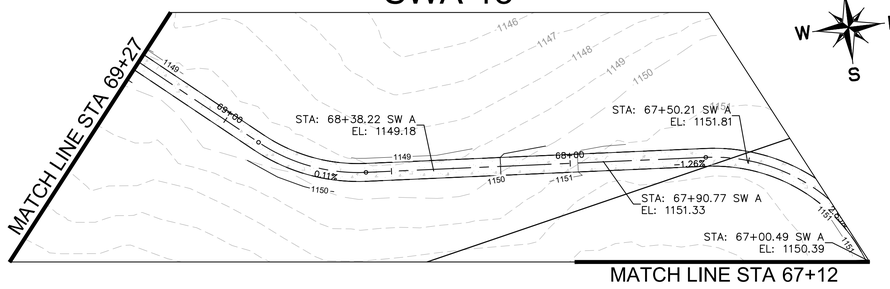
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33 OF 93

Plotted By:Corey, Natalie Date:July 30, 2024 08:32:46pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Sidewalk Plans — A.dwg
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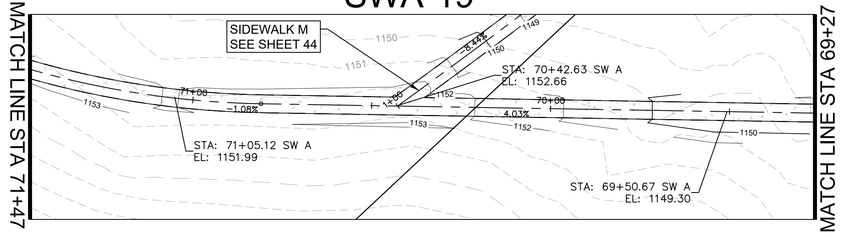
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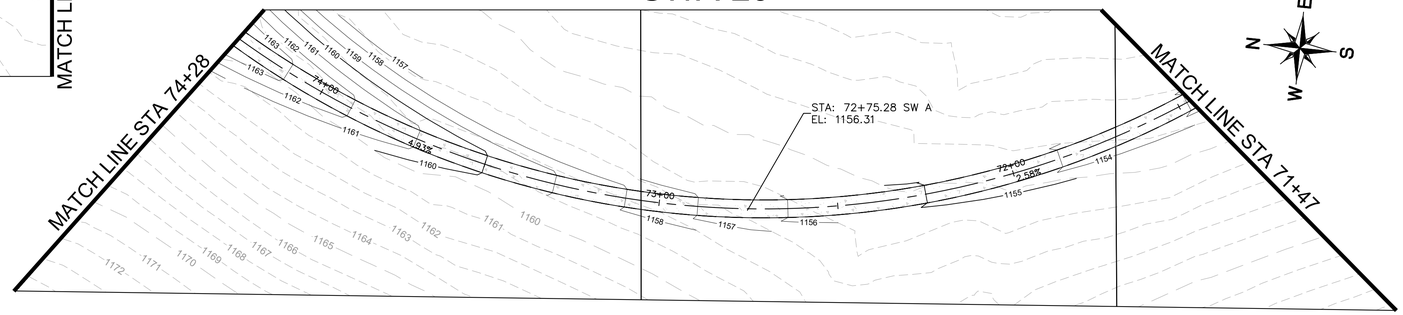
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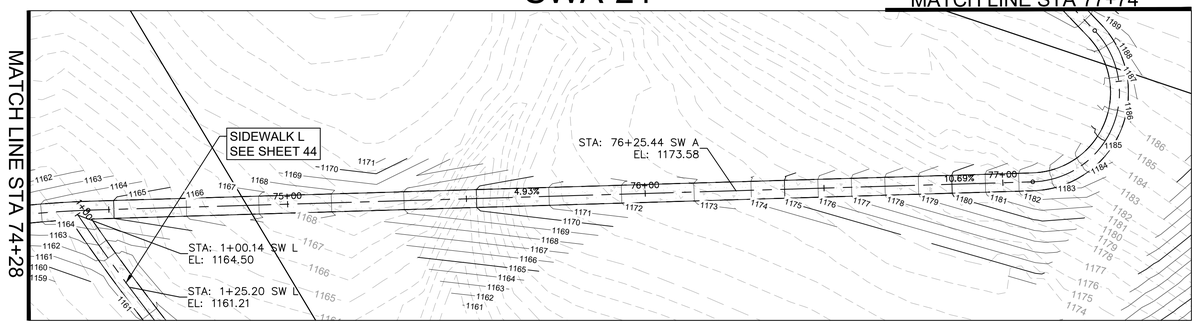
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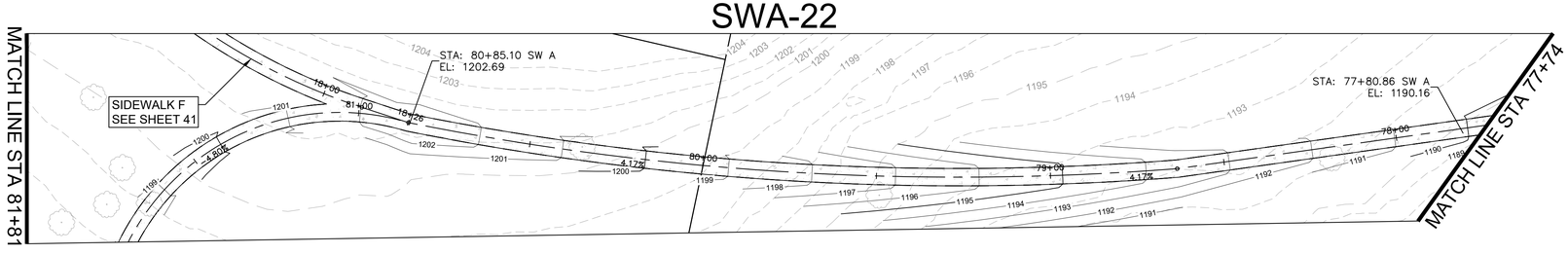
SWA-20



SWA-21



SWA-22



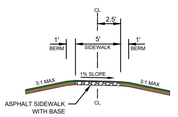
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

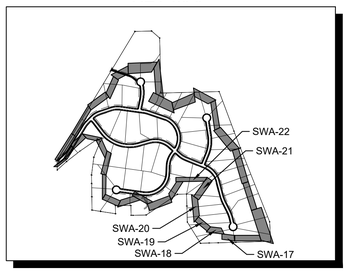
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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

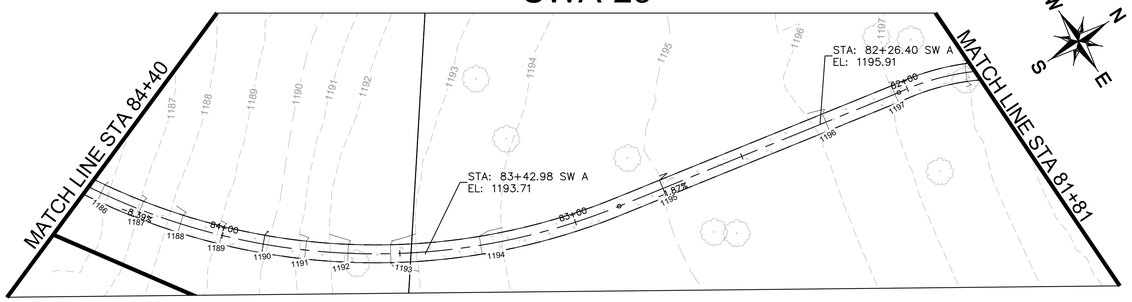
SIDEWALK PLAN
A (5 OF 8)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

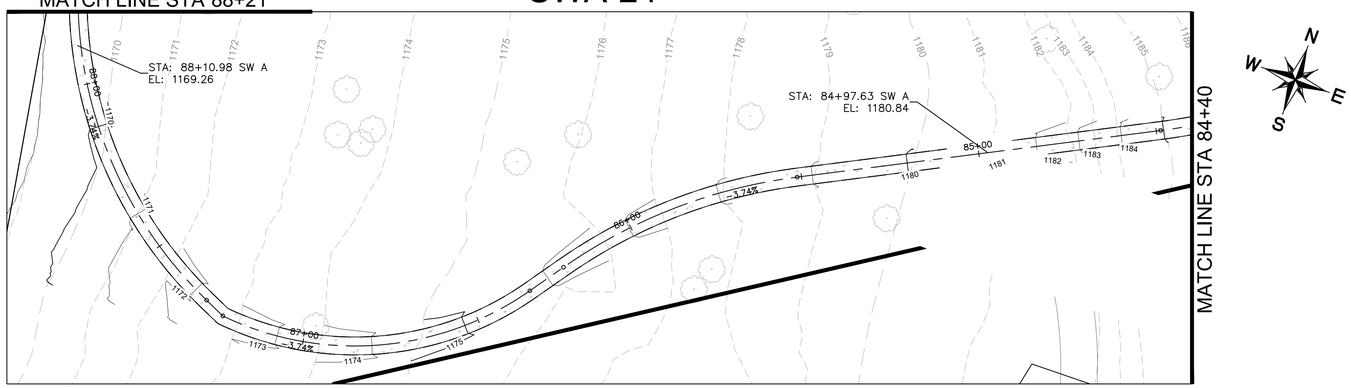
SHEET NUMBER
34 OF 93

Plotted By:Gonzo, Natalia Date:July 30, 2024 06:33:03pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil Plan Sheets\SC - Sidewalk Plans - A.dwg
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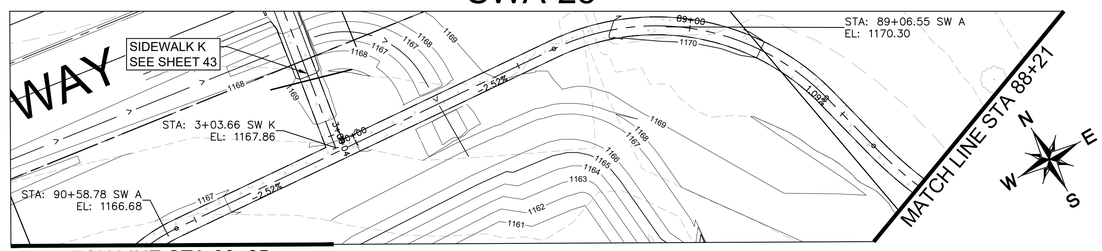
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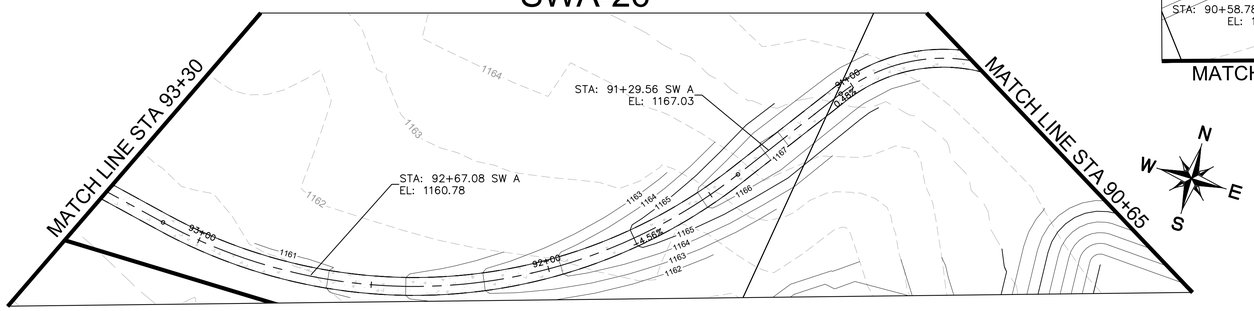
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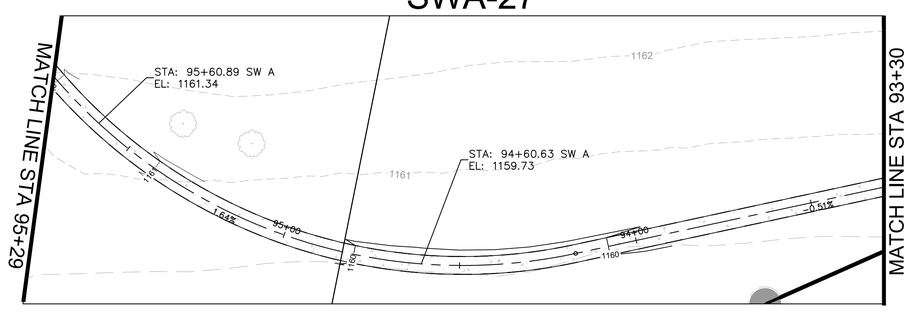
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SWA-26



SWA-27



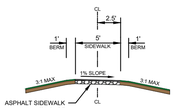
GRAPHIC SCALE 20'
0 20' 40'

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

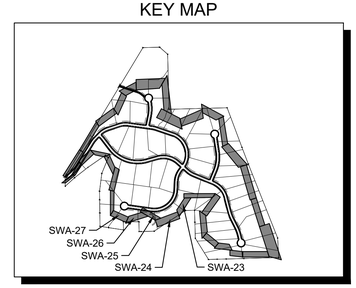
NOTES:

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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN A (6 OF 8)

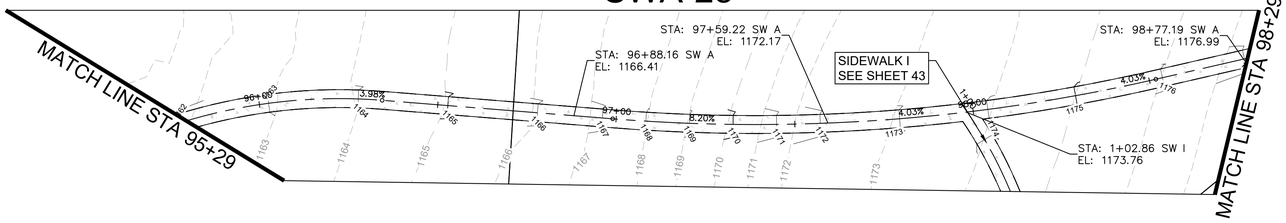
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

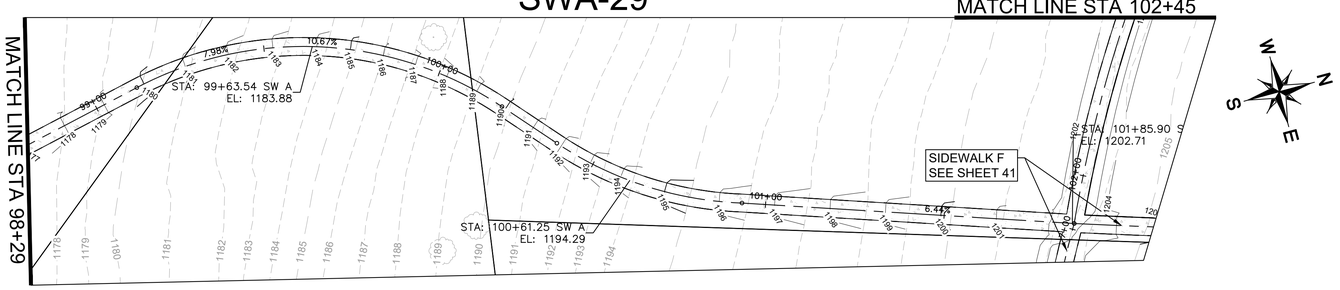
SHEET NUMBER
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Plotted By:Gonzo, Natalia Date:July 30, 2024 08:33:19pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\SC - Sidewalk Plans - A.dwg
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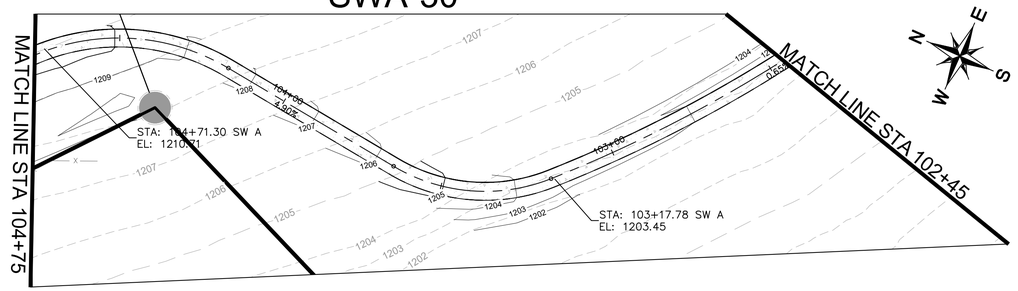
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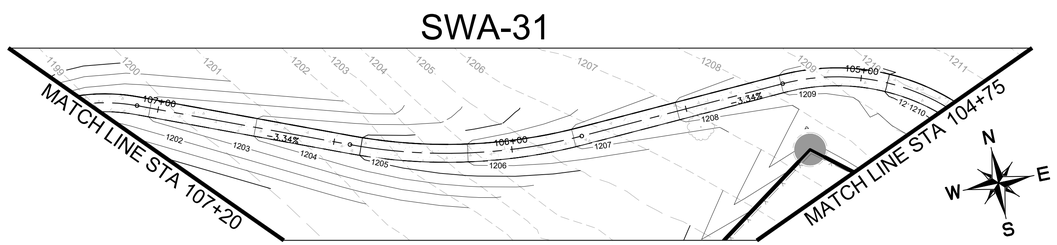
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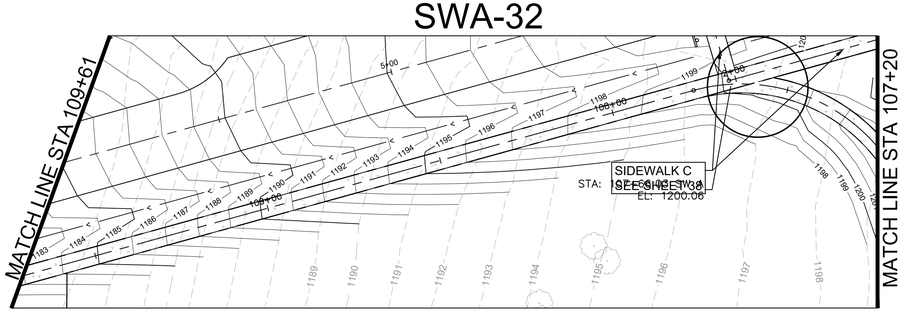
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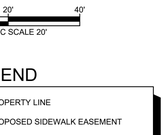


SWA-31



SWA-32



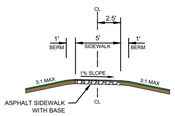


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

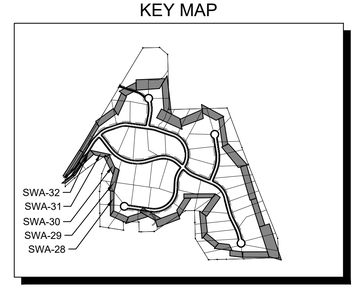
NOTES:

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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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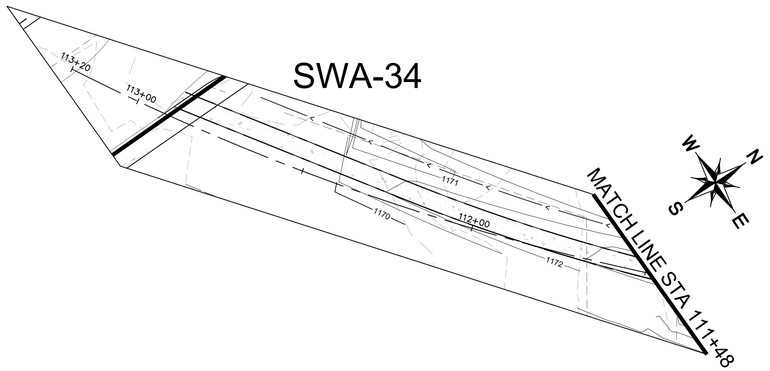
STATE OF TEXAS
LEXIE B. ENGLAND
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LICENSED PROFESSIONAL ENGINEER
7/30/2024

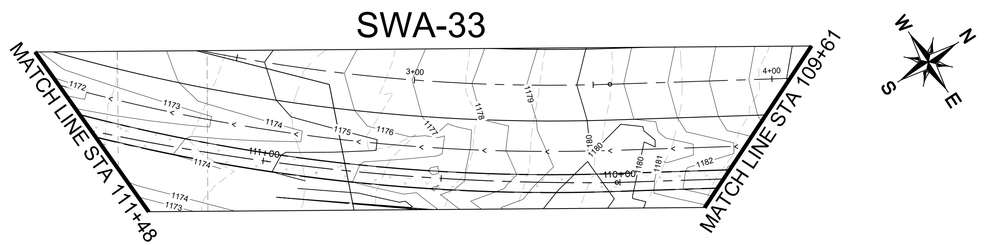
KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC
			DRAWN BY: WC
			CHECKED BY: LE

SIDEWALK PLAN
A (7 OF 8)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
36 OF 93





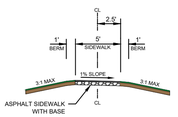
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

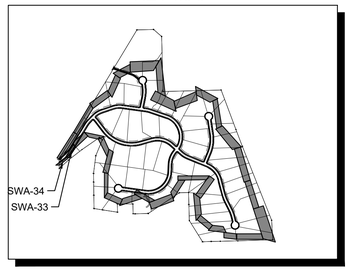
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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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CHECKED BY:	LE

SIDWALK PLAN A (8 OF 8)

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DRIPPING SPRINGS, TEXAS

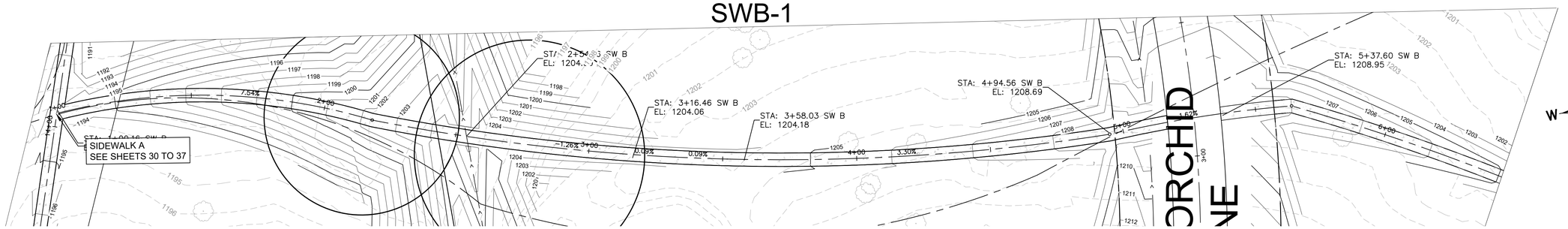
SHEET NUMBER
37 OF 93

Plotted By:Corey, Natalie Date:July 30, 2024 08:33:27pm File Path:c:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Sidewalk Plans - A.dwg
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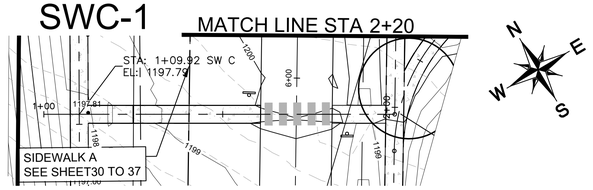
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0 20' 40'
GRAPHIC SCALE 20'

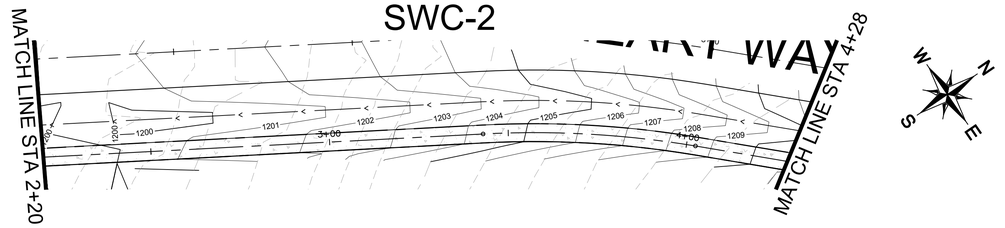
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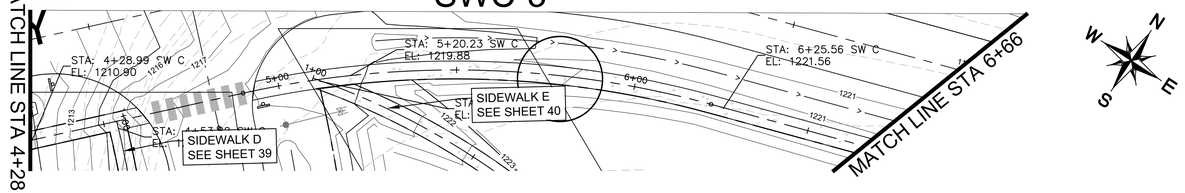
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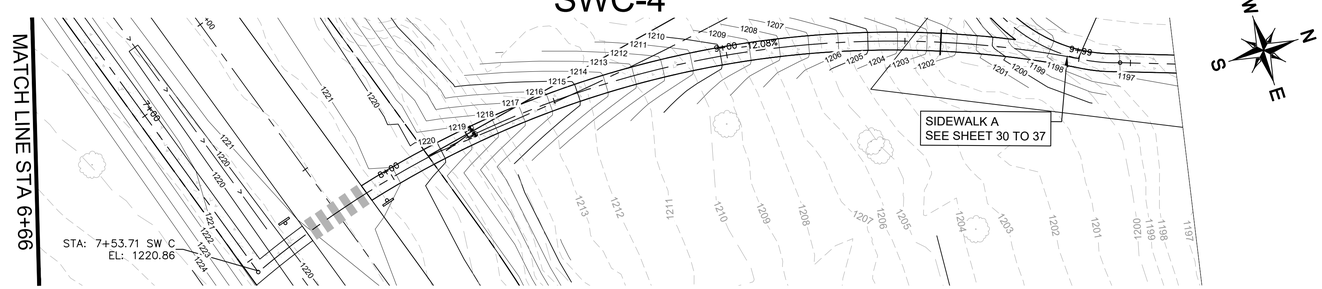
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SWC-3



SWC-4

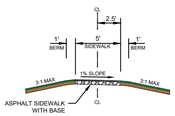


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

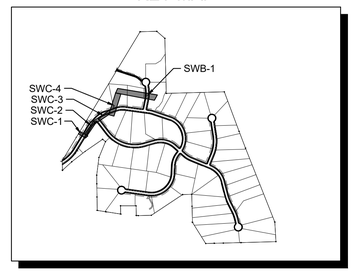
NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.



SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

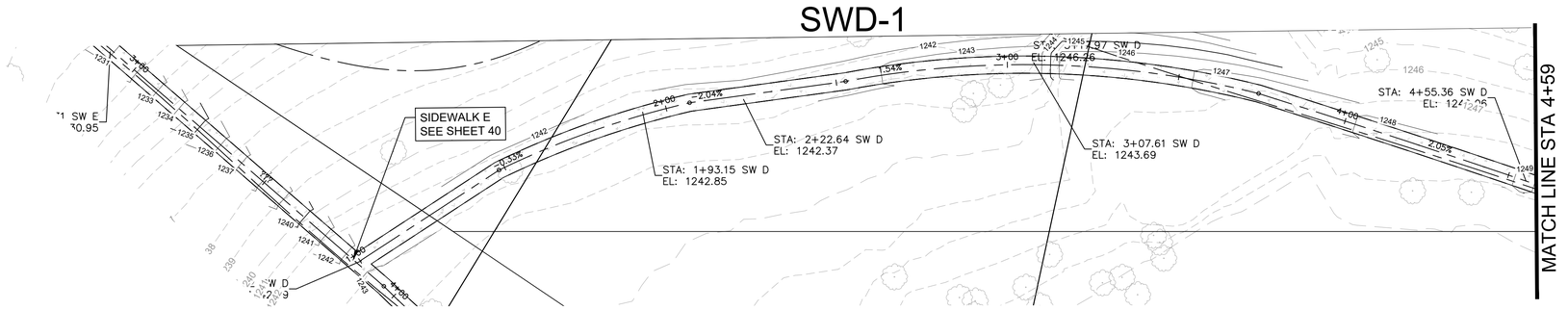
SIDEWALK PLAN B & C

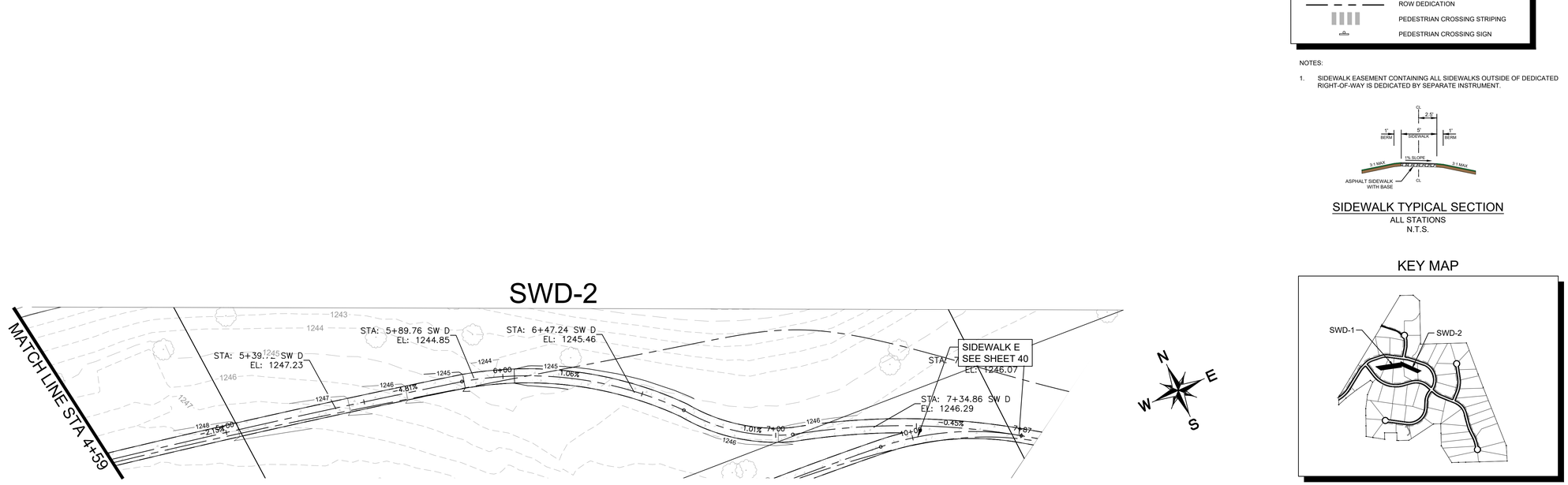
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
38 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:34:19pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Col\PlanSheets\C— Sidewalk Plans — B—M.dwg
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LEGEND

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- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

NOTES:

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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP

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LICENSED
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7/30/2024

KHA PROJECT 069424100		DESIGNED BY:	WC
DATE: JULY 2024		DRAWN BY:	WC
SCALE: AS SHOWN		CHECKED BY:	LE

SIDEWALK PLAN D

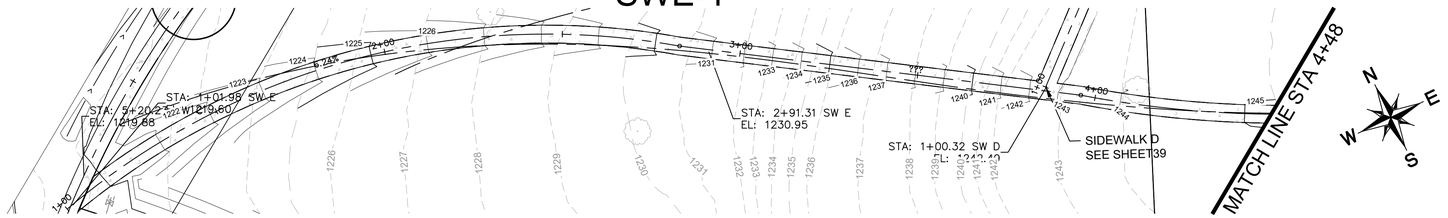
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

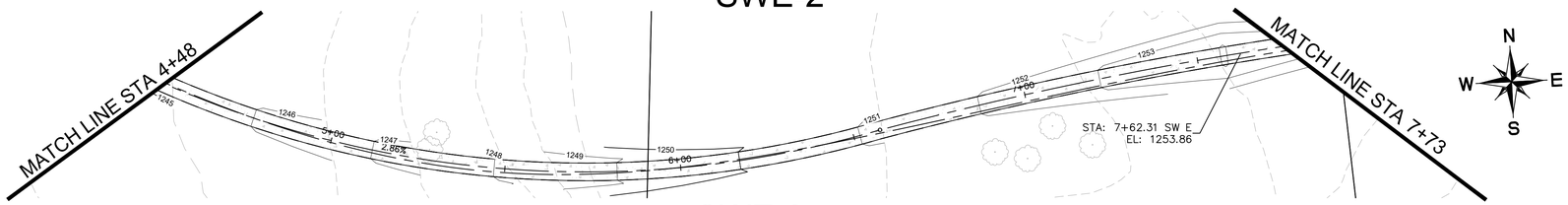
SHEET NUMBER
39 OF 93

Posted By:Garcia, Natasha Date:July 30, 2024 06:34:36pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Sidewalk Plans - B-M.dwg
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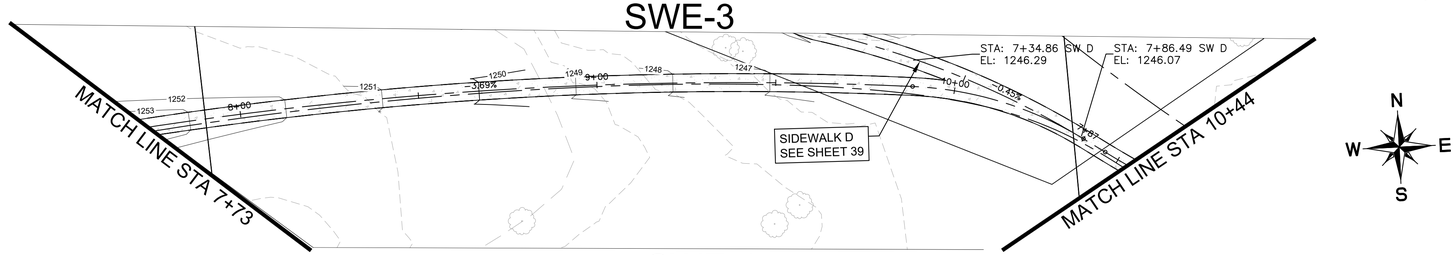
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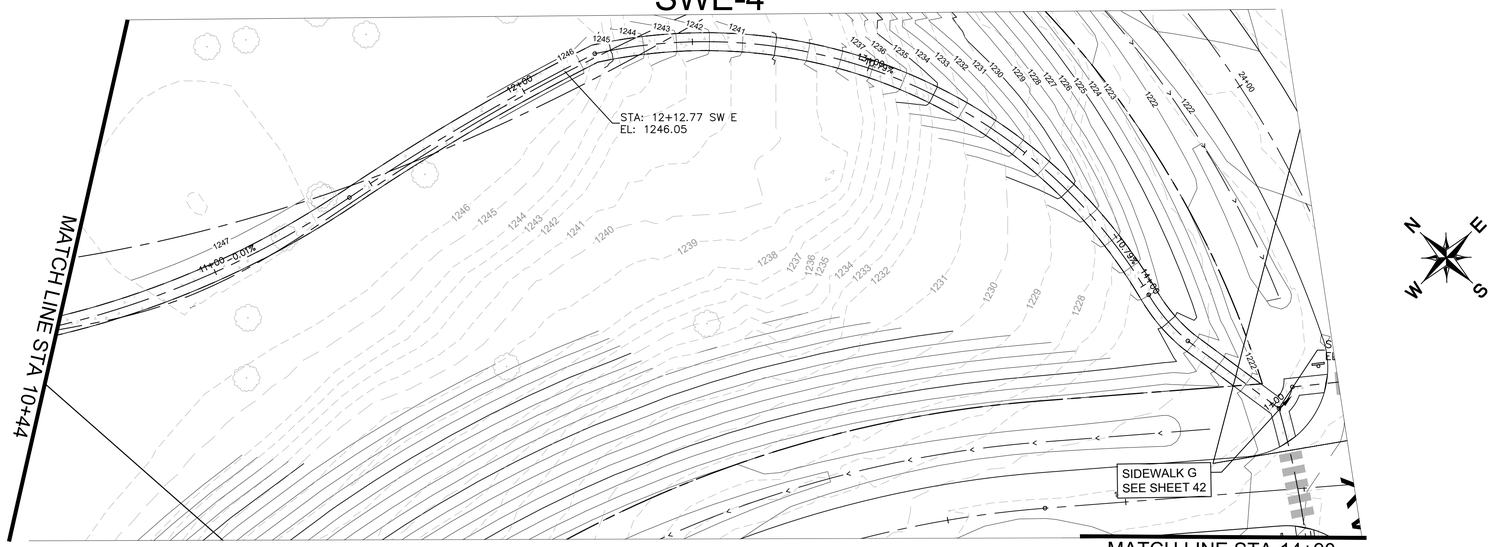
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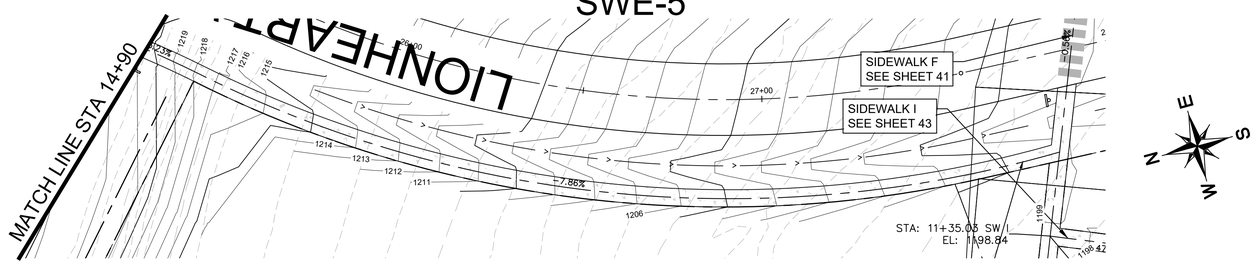
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SWE-4



SWE-5



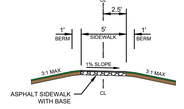
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

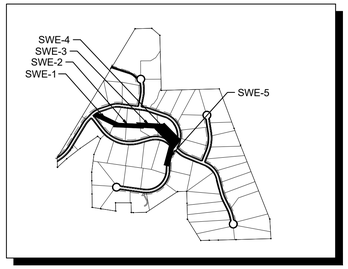
NOTES:

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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN E

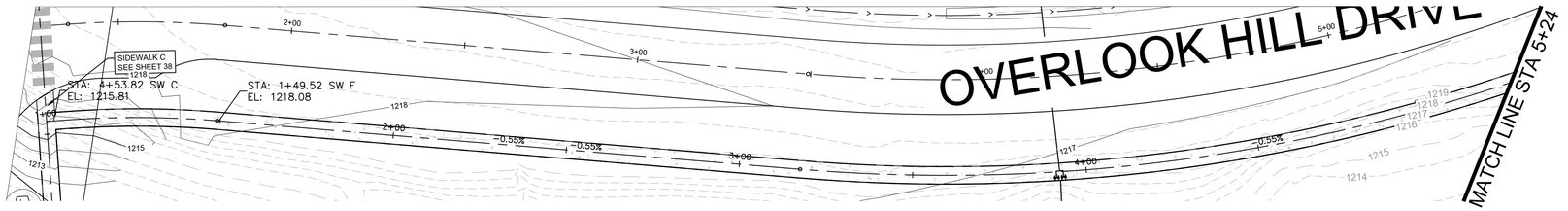
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

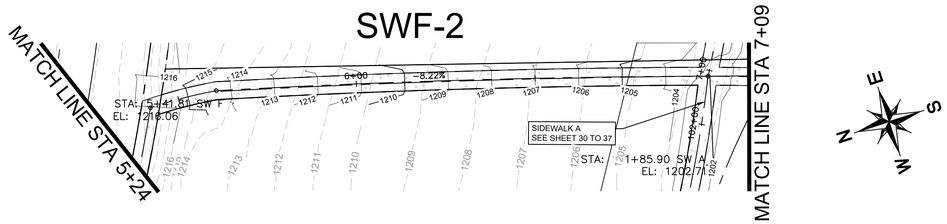
SHEET NUMBER
40 OF 93

Plotted By: Corpu, Natalia Date: July 30, 2024 08:34:52pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C_ Sidewalk Plans_ B-M.dwg
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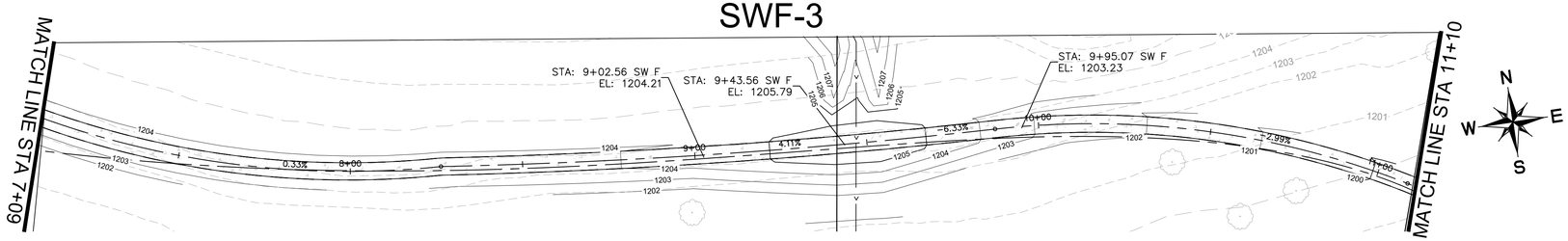
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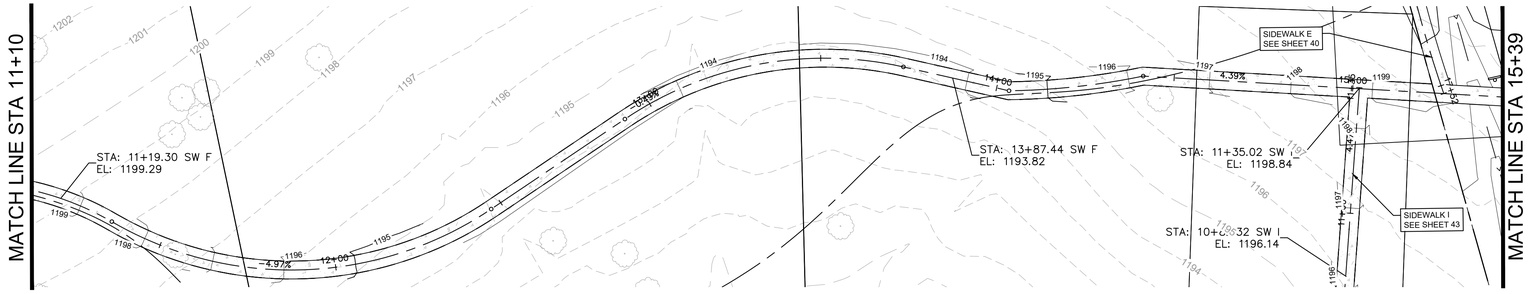
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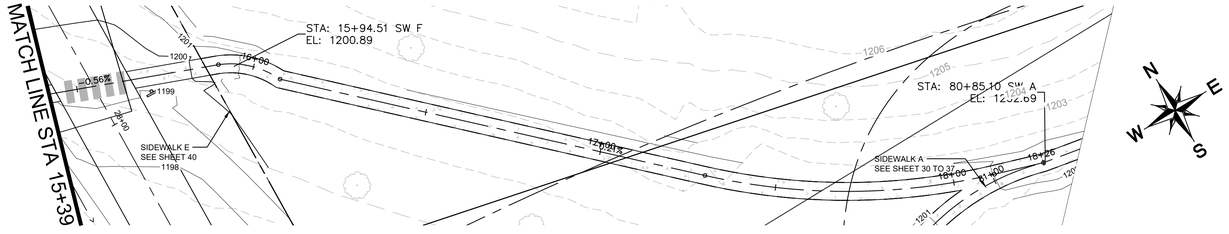
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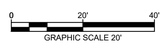


SWF-4



SWF-5



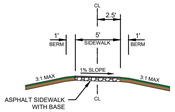


LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

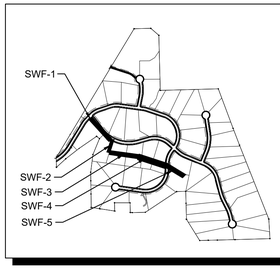
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ALL STATIONS
N.T.S.

KEY MAP



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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SIDEWALK PLAN F

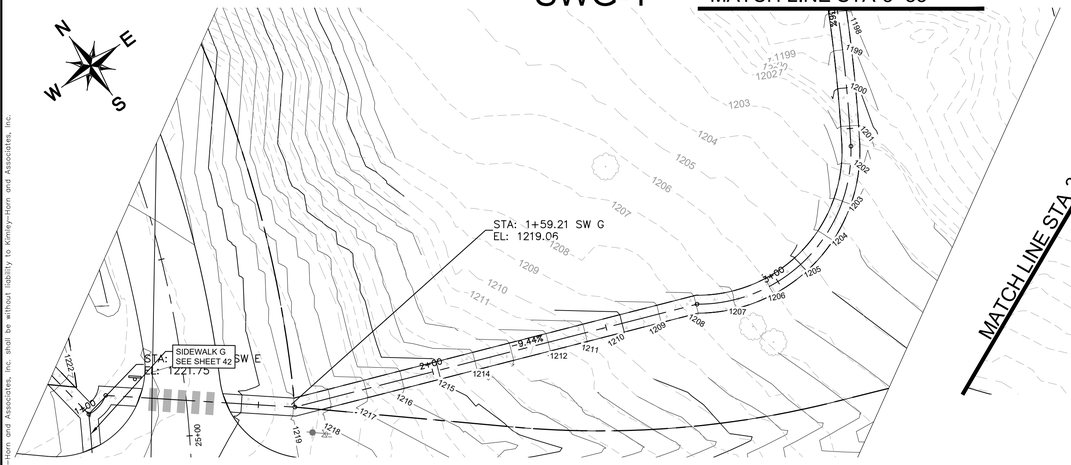
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
41 OF 93

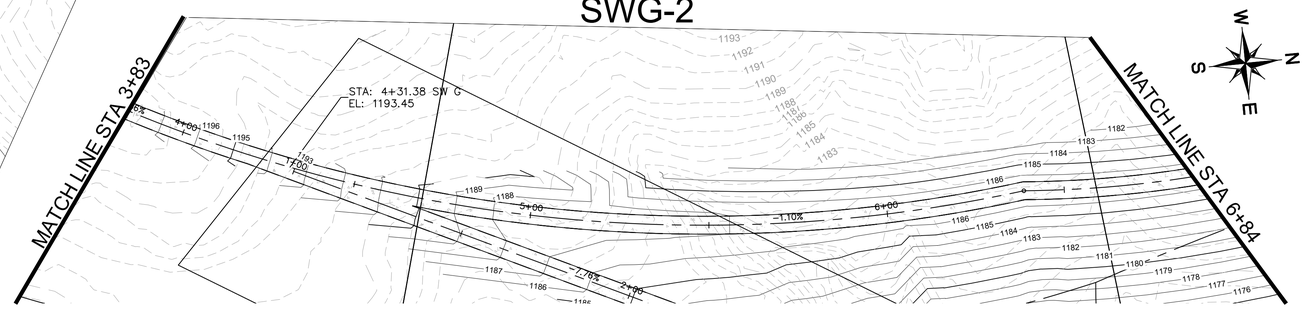
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SWG-1

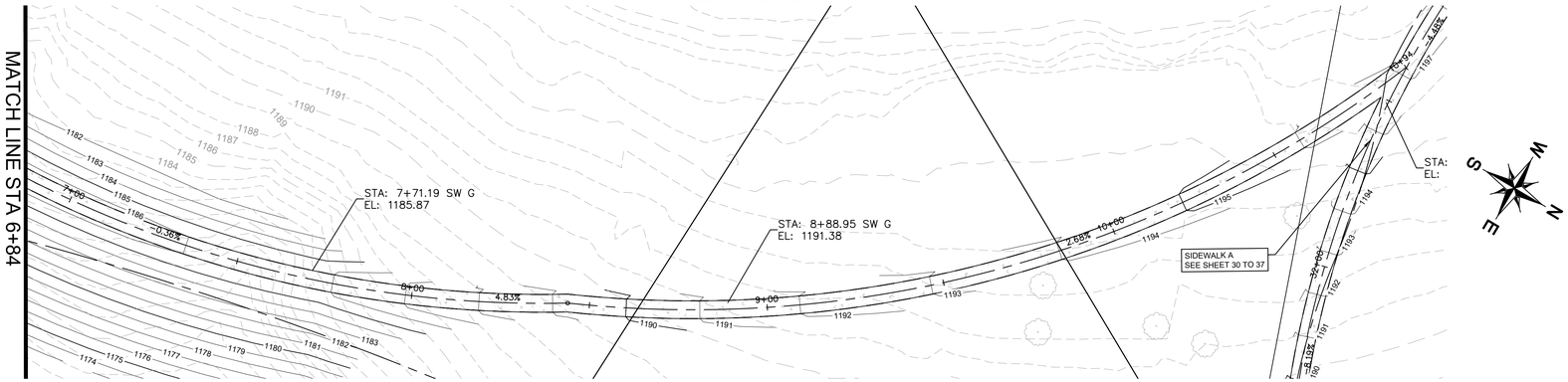
MATCH LINE STA 3+83



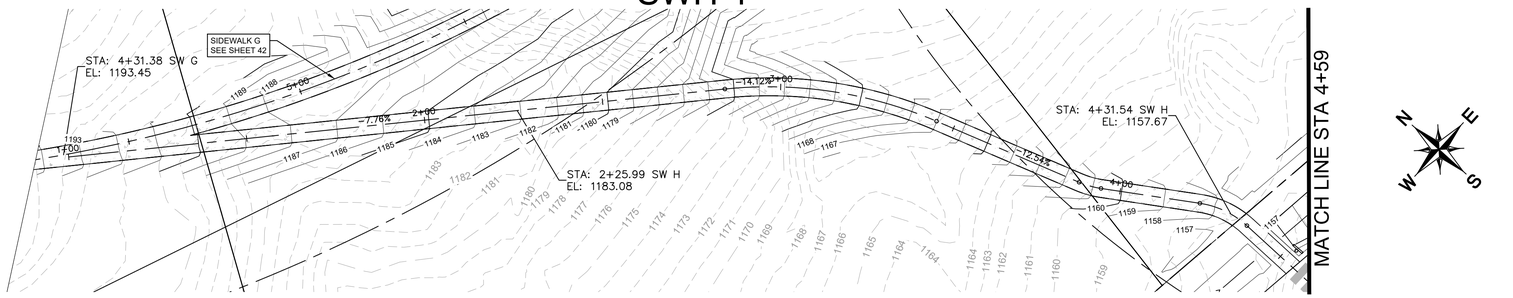
SWG-2



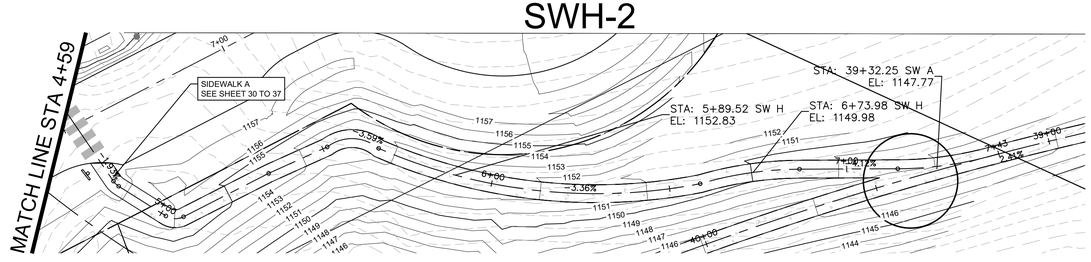
SWG-3



SWH-1



SWH-2

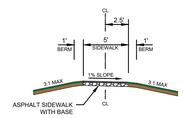


LEGEND

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- PEDESTRIAN CROSSING SIGN

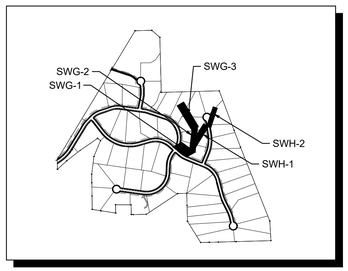
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SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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KHA PROJECT	069424100
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SIDEWALK PLAN G & H

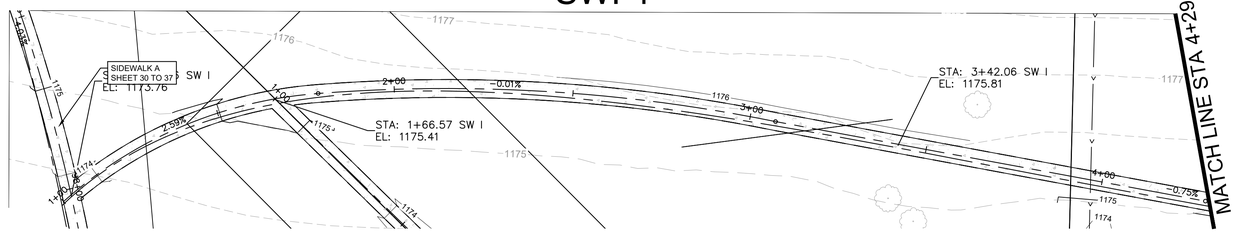
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

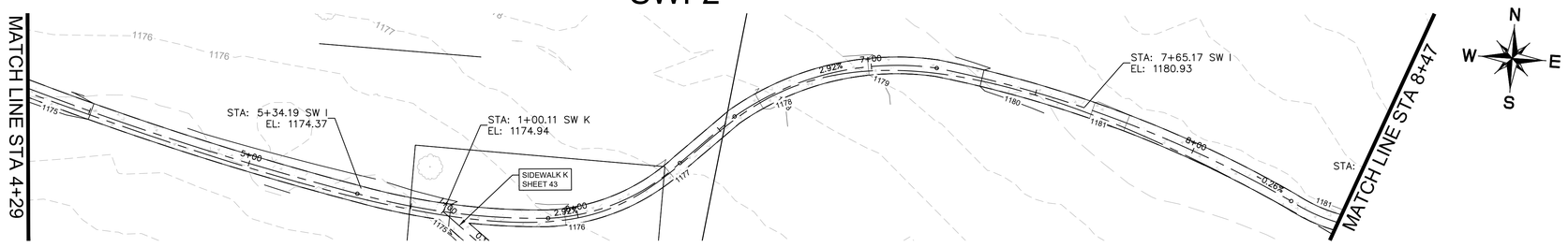
SHEET NUMBER
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Plotted By: Corou, Natalia Date: July 30, 2024 08:35:25pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Sidewalk Plans — B-M.dwg
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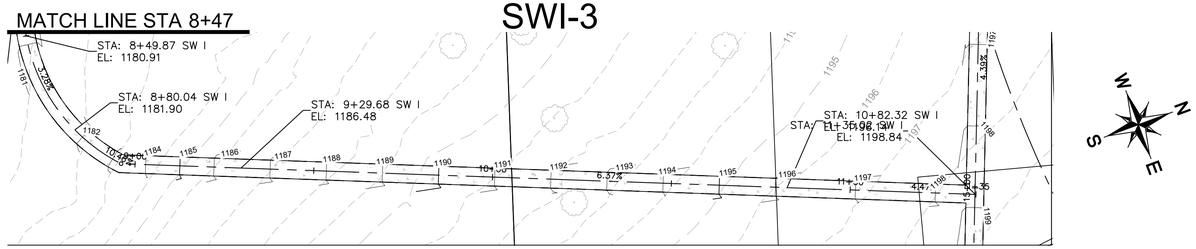
SWI-1



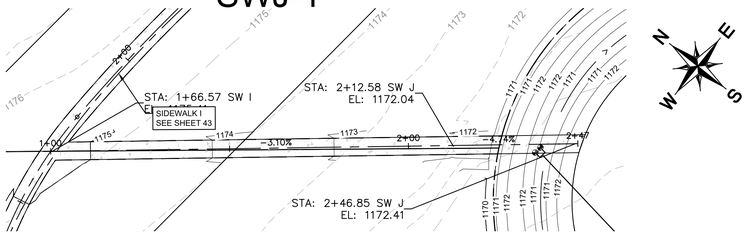
SWI-2



SWI-3



SWJ-1



SWK-1

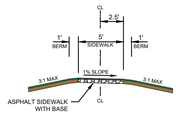


NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.

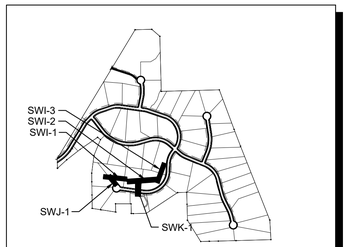
LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN



SIDEWALK TYPICAL SECTION
ALL STATIONS
N.T.S.

KEY MAP



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WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

SIDEWALK PLAN I, J & K

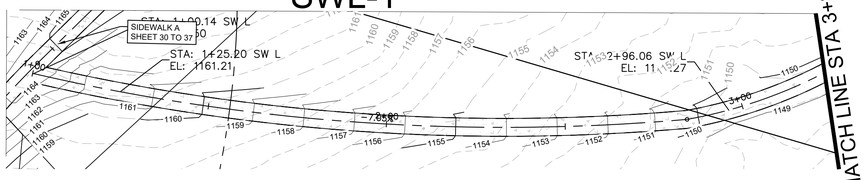
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

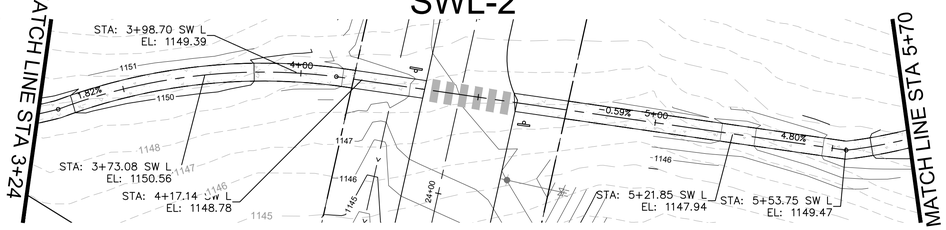
SHEET NUMBER
43 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:35:40pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Sidewalk Plans - B-M.dwg
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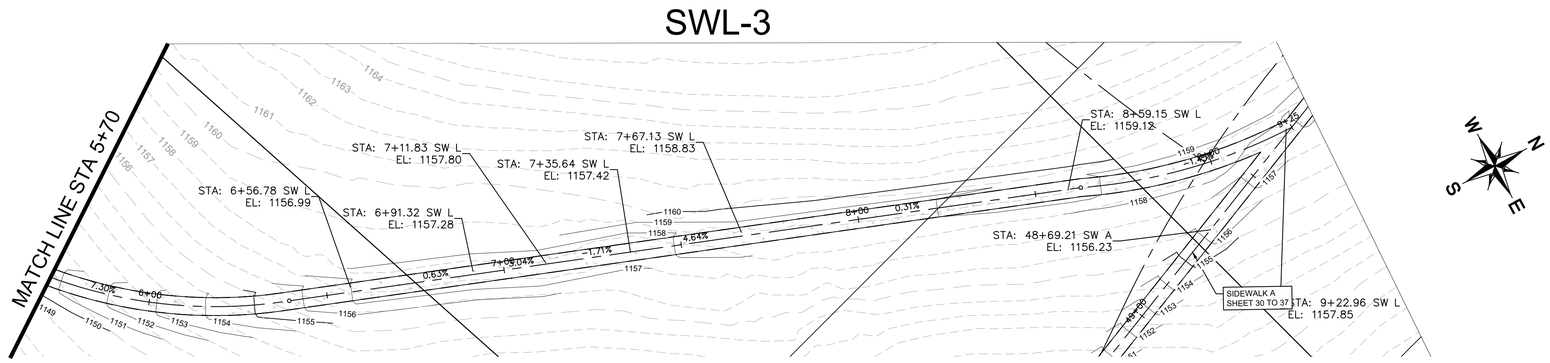
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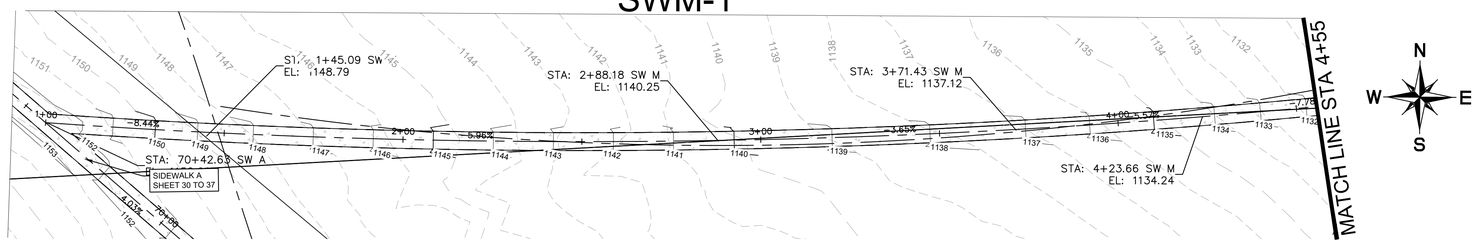
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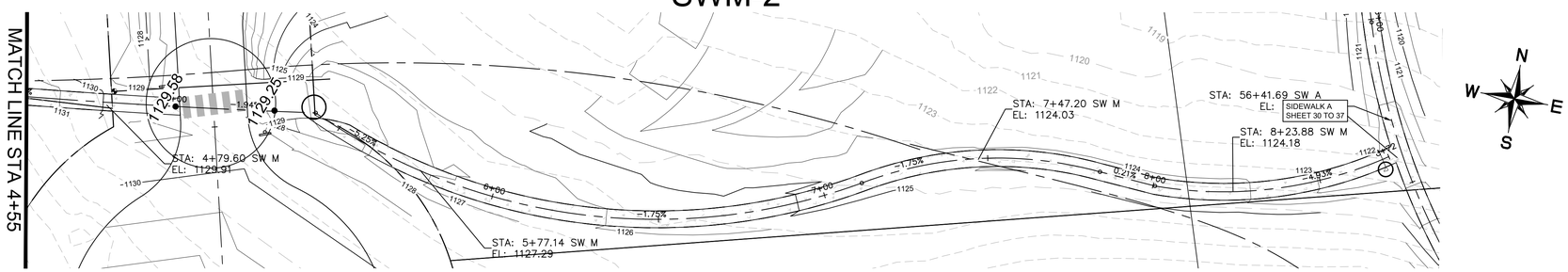
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SWM-1



SWM-2





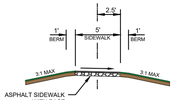
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

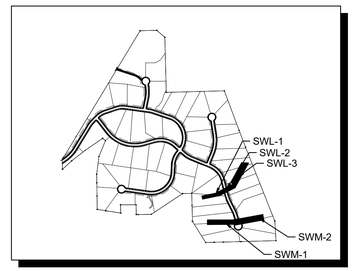
- PROPERTY LINE
- PROPOSED SIDEWALK EASEMENT
- ROW DEDICATION
- PEDESTRIAN CROSSING STRIPING
- PEDESTRIAN CROSSING SIGN

NOTES:

1. SIDEWALK EASEMENT CONTAINING ALL SIDEWALKS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS DEDICATED BY SEPARATE INSTRUMENT.



KEY MAP



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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

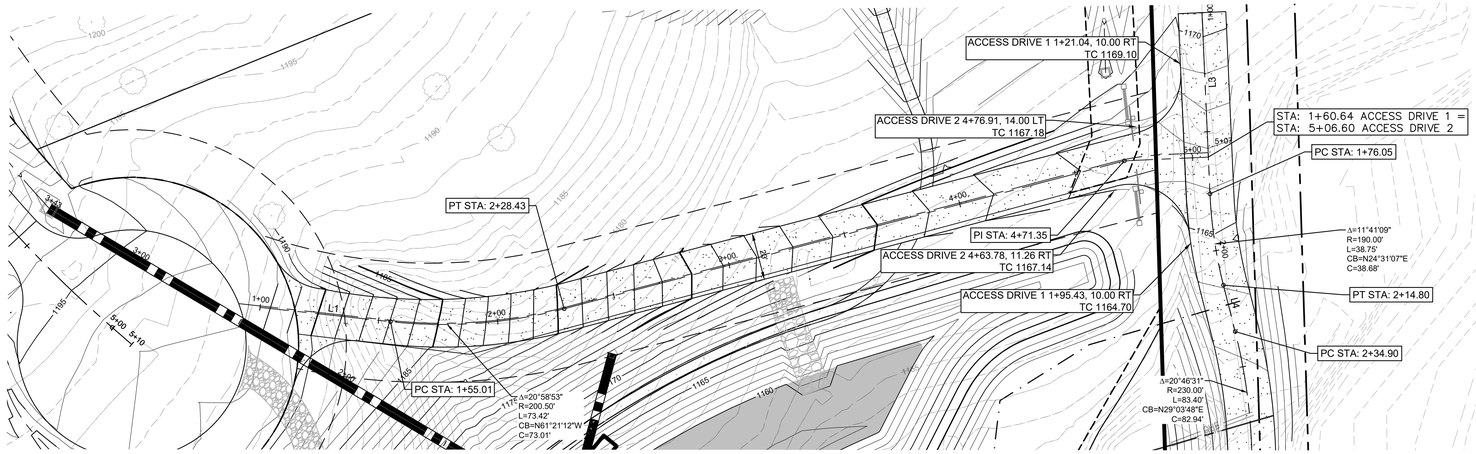
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DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

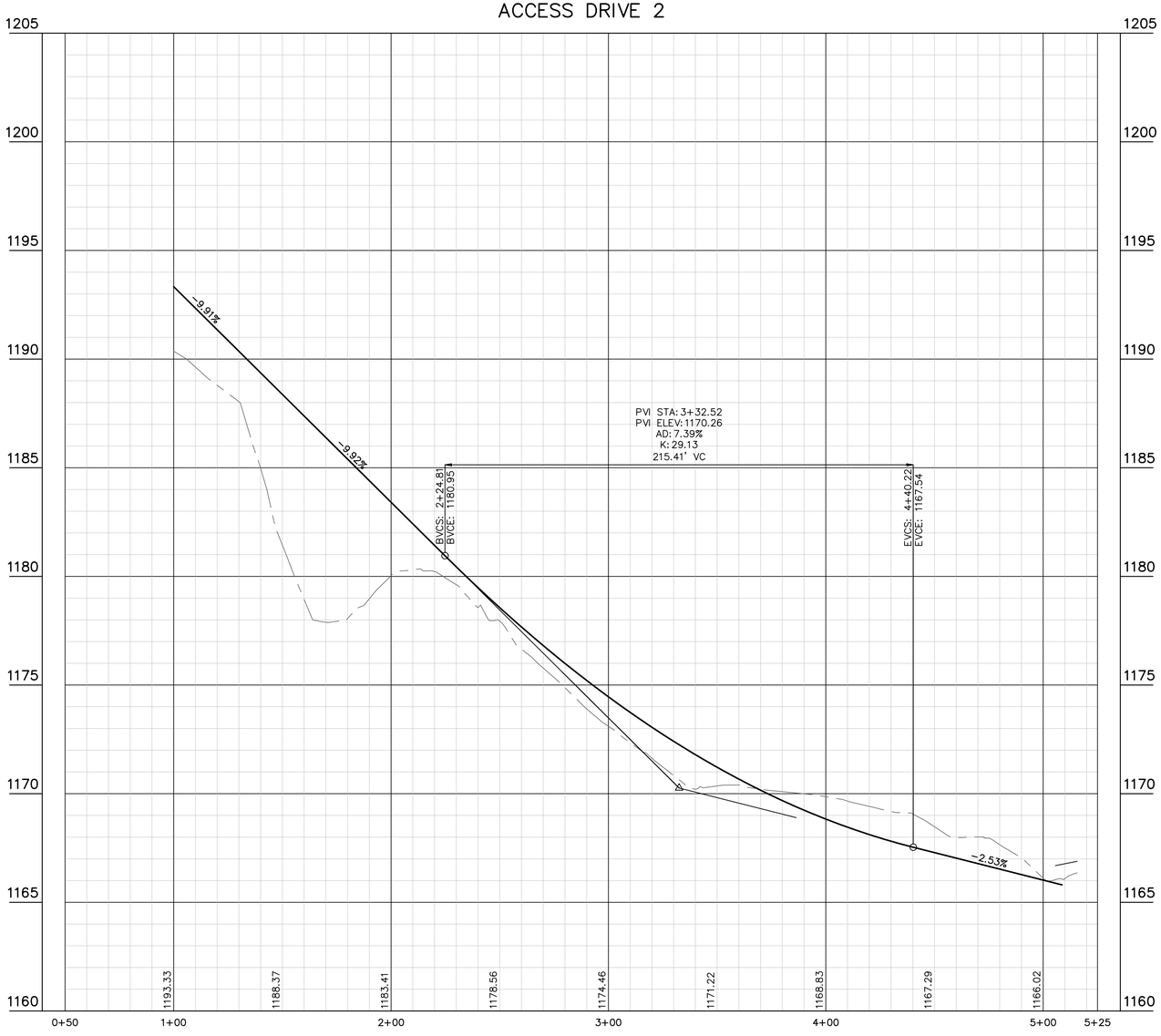
SIDEWALK PLAN L & M

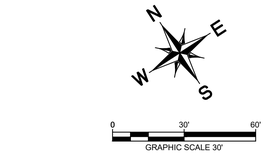
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
44 OF 93

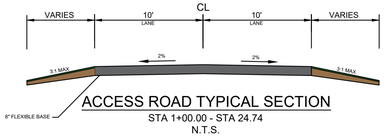






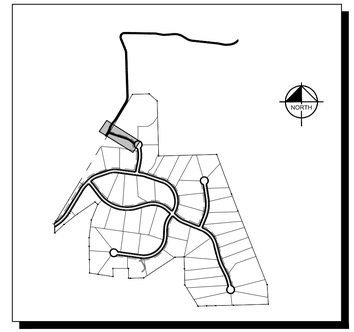
LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE



ACCESS ROAD TYPICAL SECTION
STA 1+00.00 - STA 24.74
N.T.S.

KEY MAP



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PROFESSIONAL ENGINEER
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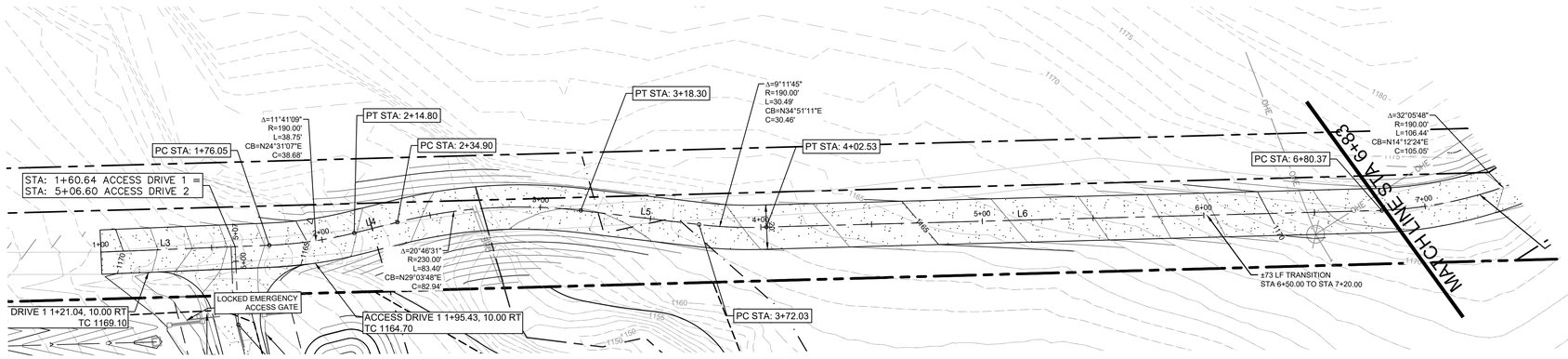
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DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

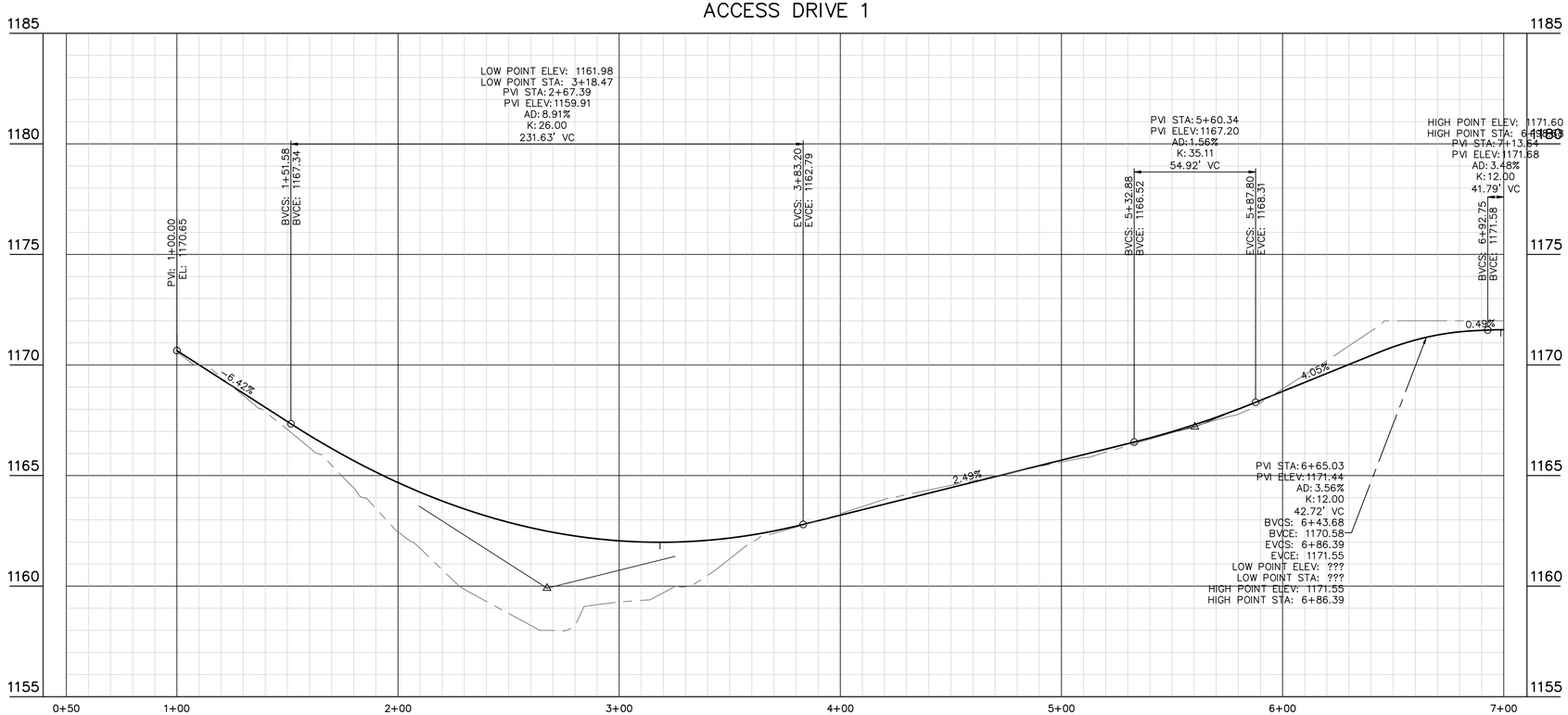
EMERGENCY ACCESS PLAN (1 OF 7)

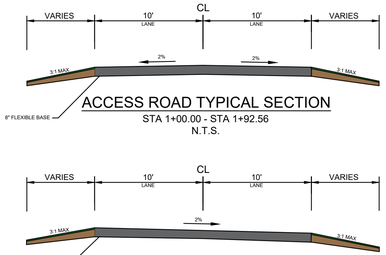
SHEET NUMBER
45 OF 93

Plotted By: Corau, Natalia Date: July 30, 2024 08:38:14pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Fire Access.dwg
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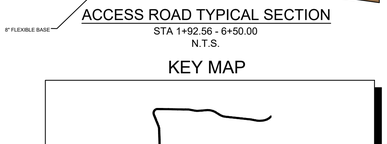


ACCESS DRIVE 1



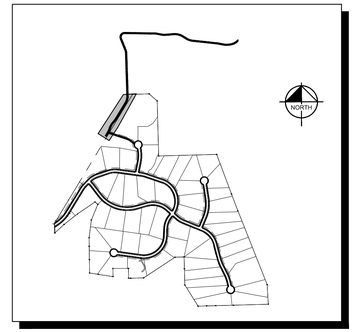


ACCESS ROAD TYPICAL SECTION
STA 1+00.00 - STA 1+92.56
N.T.S.



ACCESS ROAD TYPICAL SECTION
STA 1+92.56 - 6+50.00
N.T.S.

KEY MAP





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

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE

No.	REVISIONS	DATE	BY

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KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

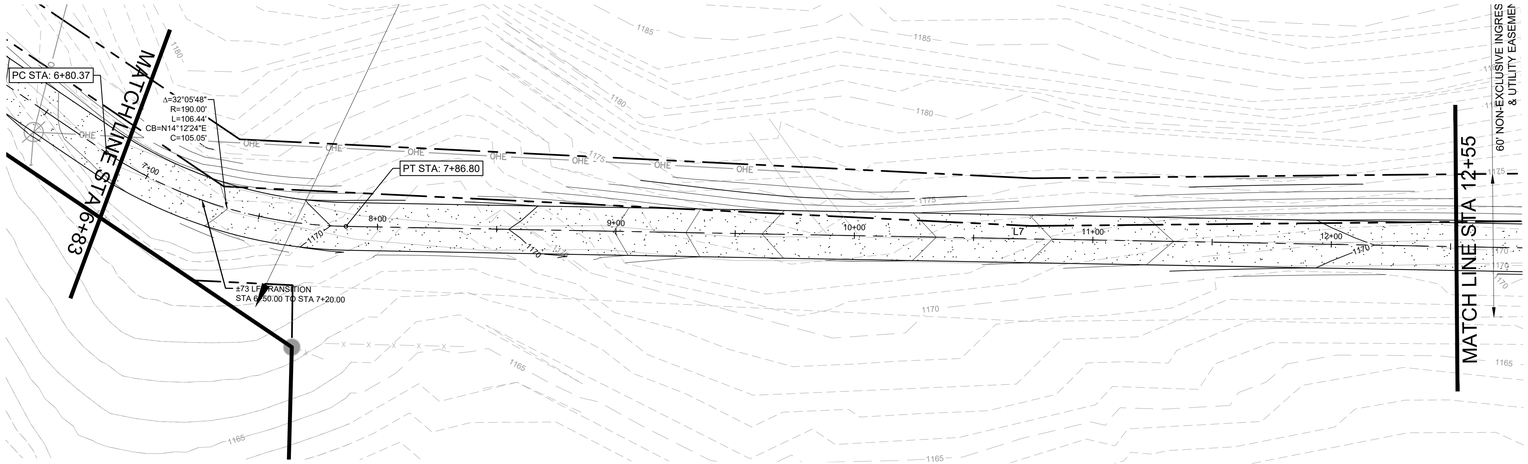
EMERGENCY ACCESS PLAN (2 OF 7)

SANCTUARY DRIPPING SPRINGS

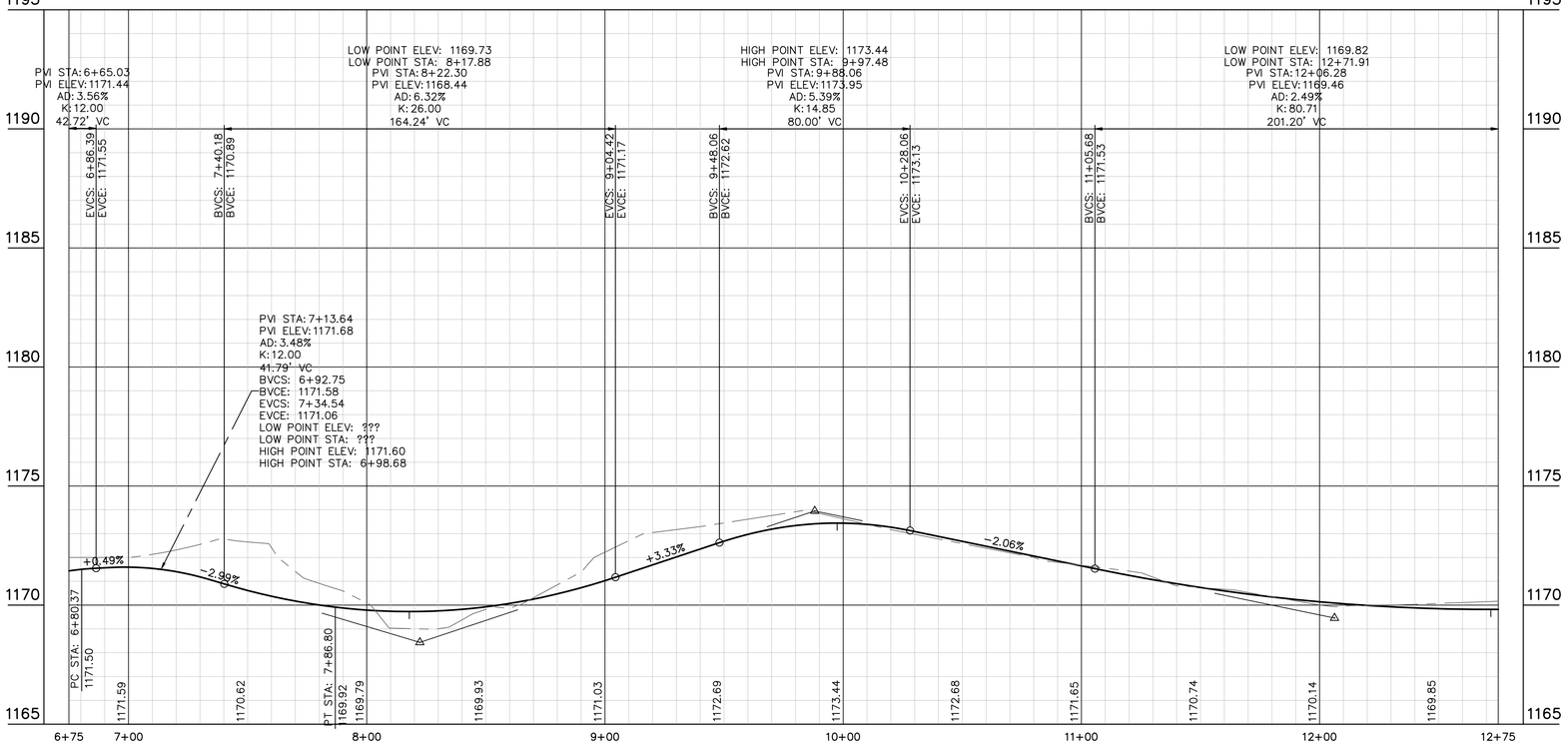
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

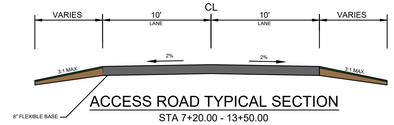
SHEET NUMBER
46 OF 93

Plotted By:Gorgu, Natalia Date:July 30, 2024 06:36:22pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Fire Access.dwg
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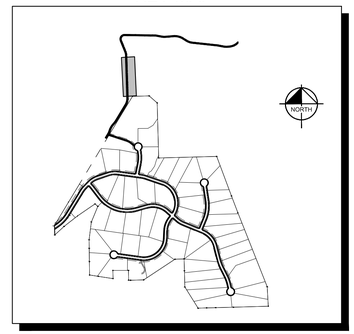
ACCESS DRIVE 1





ACCESS ROAD TYPICAL SECTION
STA 7+20.00 - 13+50.00
N.T.S.

KEY MAP





0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

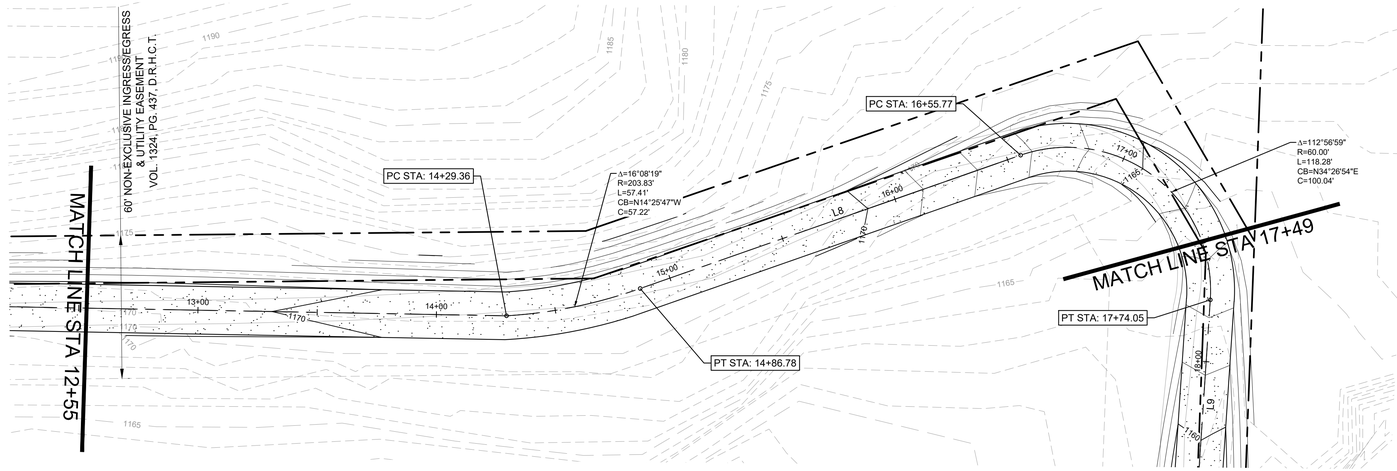
EMERGENCY ACCESS PLAN (3 OF 7)

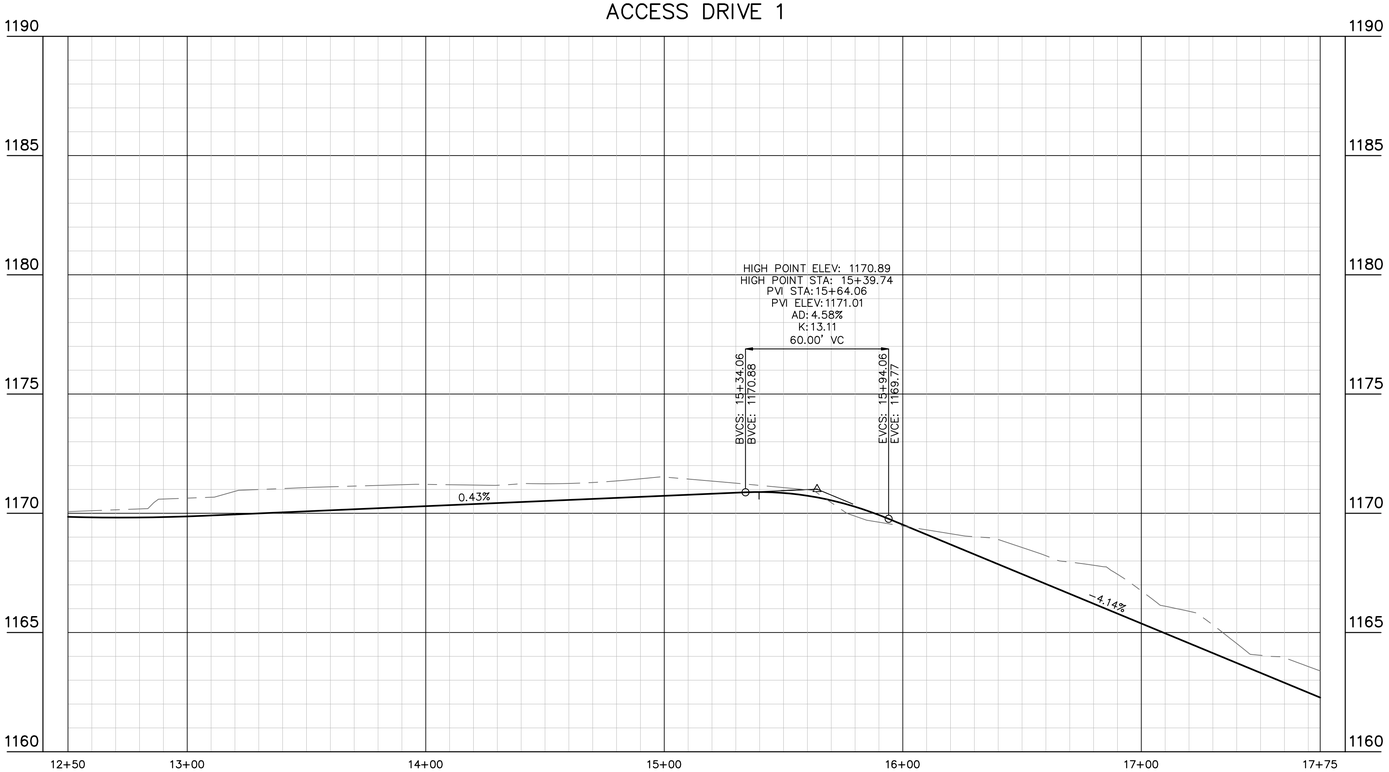
SANCTUARY DRIPPING SPRINGS

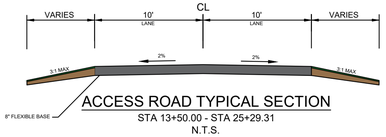
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DRIPPING SPRINGS, TEXAS

SHEET NUMBER
47 OF 93

Plotted By: Garay, Natalia Date: July 30, 2024 08:36:31pm File Path: K:\SAU_Civil\069424109 Sanctuary Dripping Springs\Civil\PlanSheets\C — Fire Access.dwg
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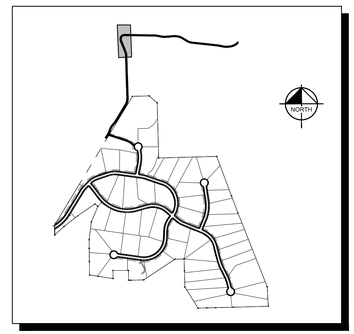






ACCESS ROAD TYPICAL SECTION
STA 13+50.00 - STA 25+29.31
N.T.S.

KEY MAP





0 30' 60'
GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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139395
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7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

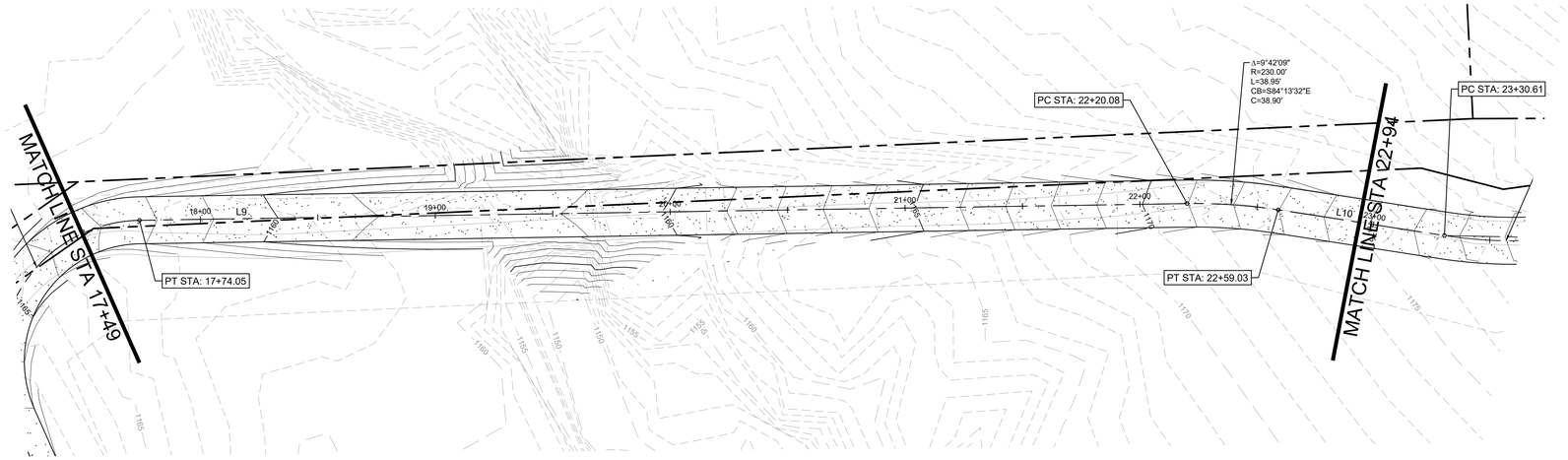
EMERGENCY ACCESS PLAN (4 OF 7)

SANCTUARY DRIPPING SPRINGS

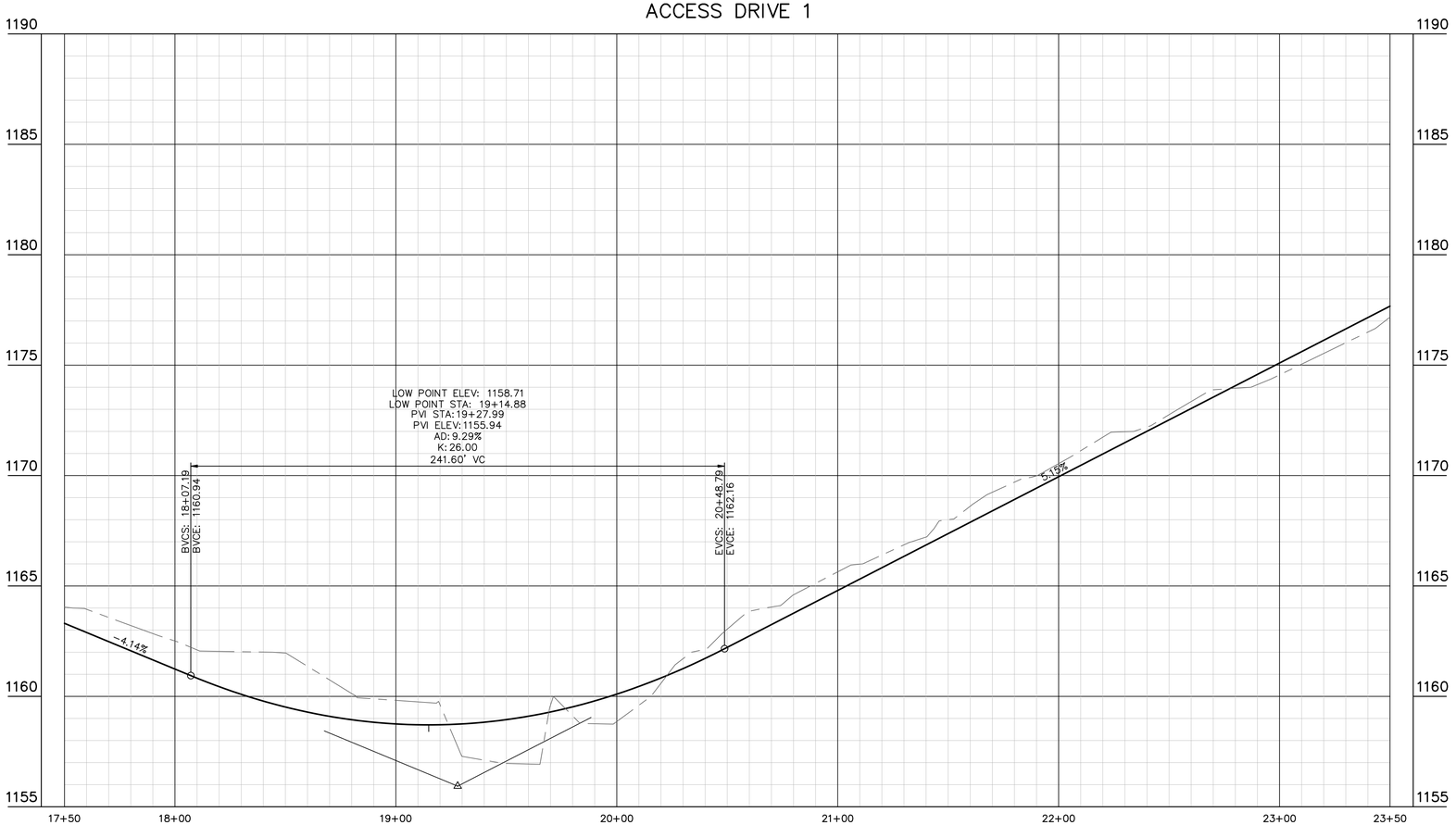
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
48 OF 93

Plotted By: Garay, Natalia Date: July 30, 2024 08:36:38pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Fire Access.dwg
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ACCESS DRIVE 1



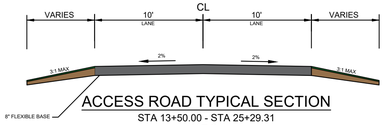


0 30' 60'

GRAPHIC SCALE 30'

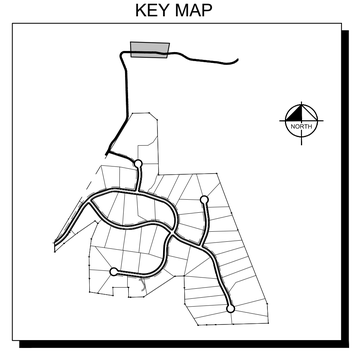
LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE



ACCESS ROAD TYPICAL SECTION
STA 13+50.00 - STA 25+29.31
N.T.S.

KEY MAP



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No.	REVISIONS	DATE	BY

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LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

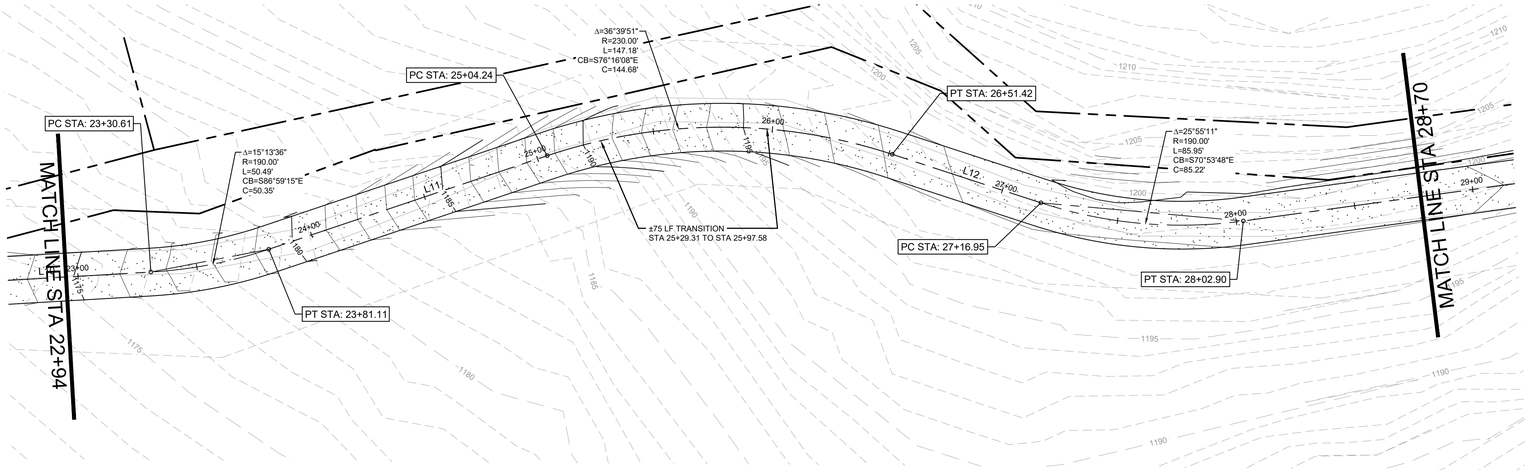
EMERGENCY ACCESS PLAN (5 OF 7)

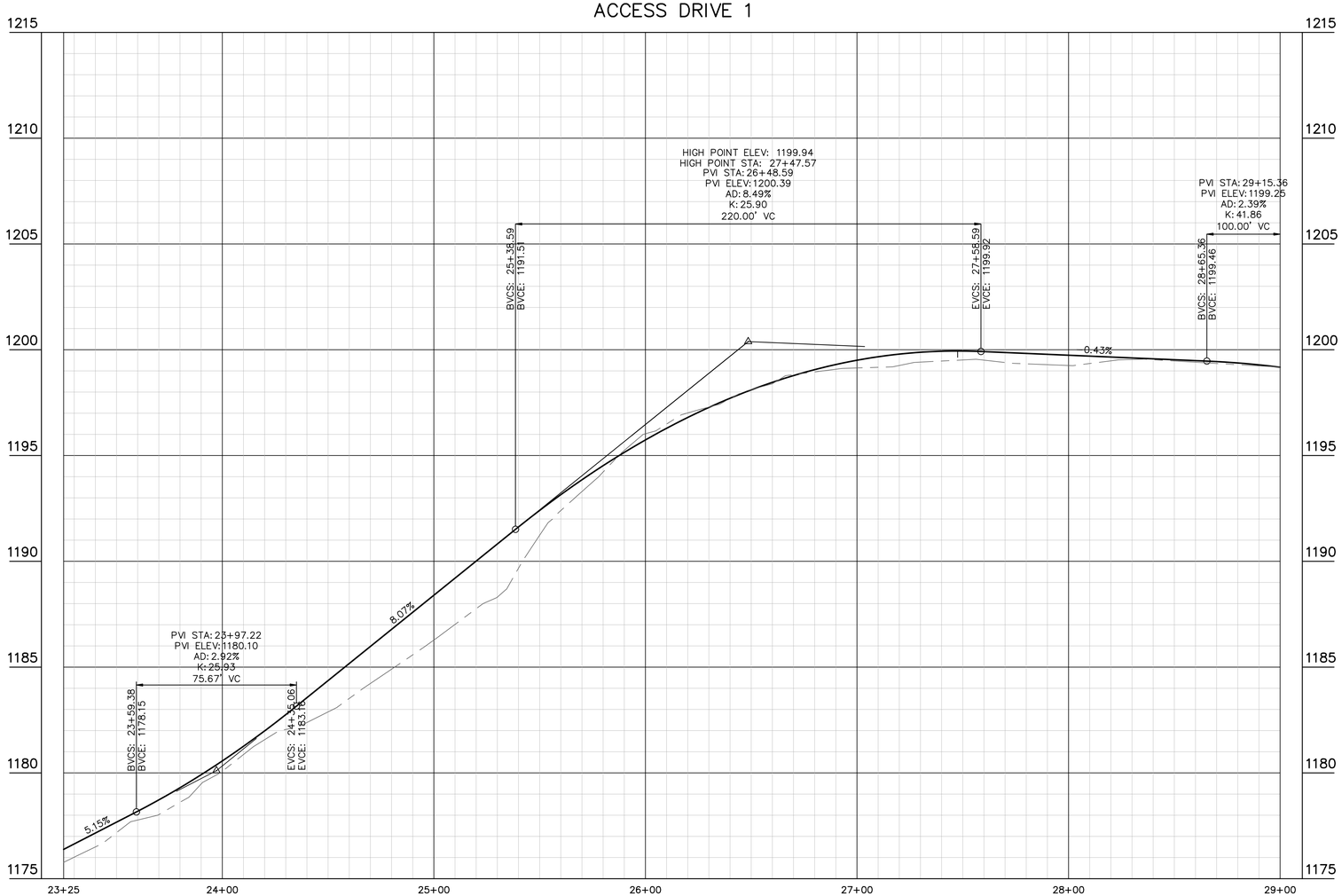
SANCTUARY DRIPPING SPRINGS

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DRIPPING SPRINGS, TEXAS

SHEET NUMBER
49 OF 93

Plotted By:Garcia, Natalia Date:July 30, 2024 06:36:46pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Fire Access.dwg
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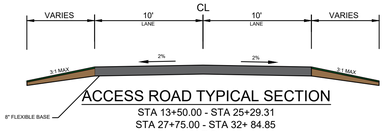




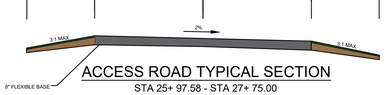


LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE

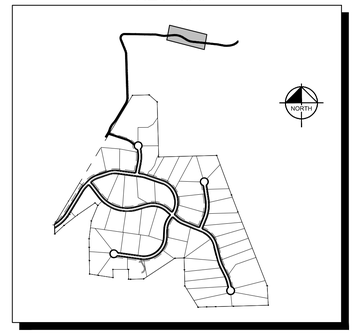


ACCESS ROAD TYPICAL SECTION
STA 13+50.00 - STA 25+29.31
STA 27+75.00 - STA 32+ 84.85
N.T.S.



ACCESS ROAD TYPICAL SECTION
STA 25+ 97.58 - STA 27+ 75.00
N.T.S.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE: JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

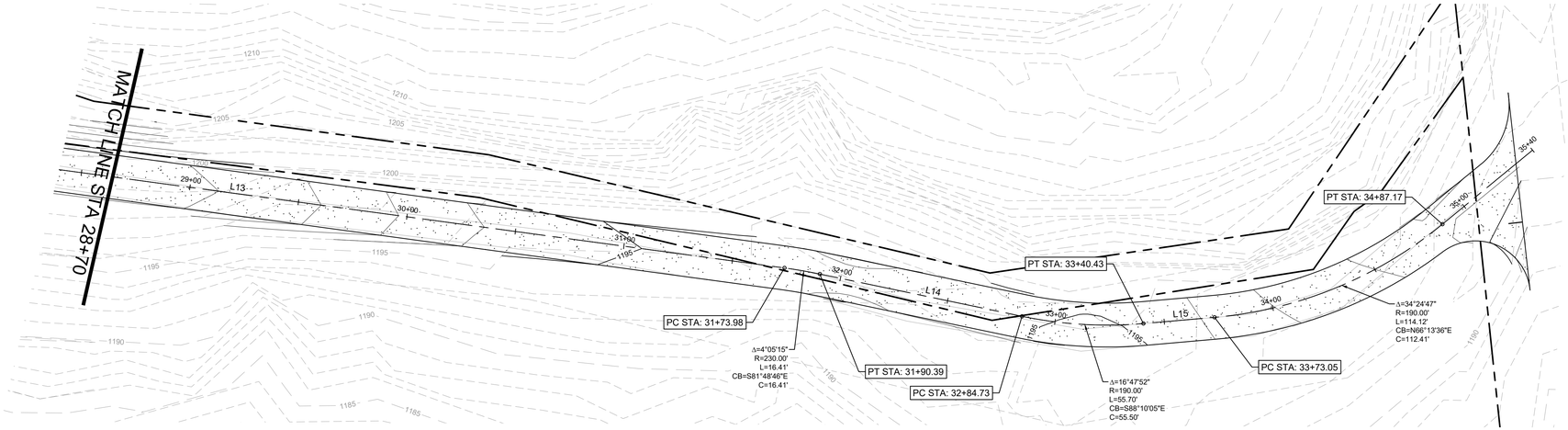
EMERGENCY ACCESS PLAN (6 OF 7)

SANCTUARY DRIPPING SPRINGS

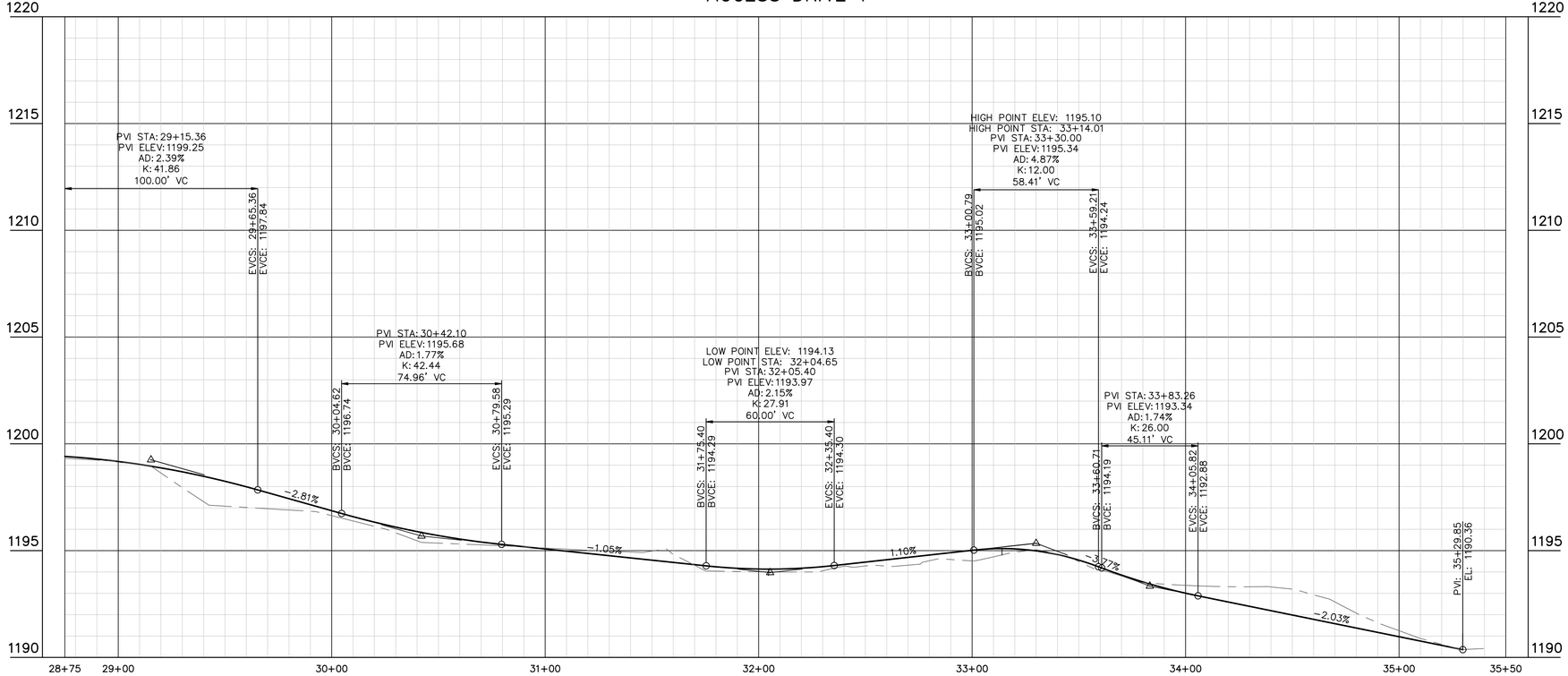
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
50 OF 93

Plotted By: Garau, Natalia Date: July 30, 2024 06:36:56pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Fire Access.dwg
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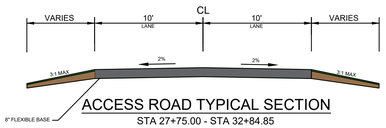
ACCESS DRIVE 1



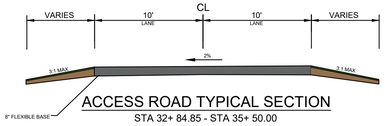


LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- ROW DEDICATION
- DITCH CENTERLINE

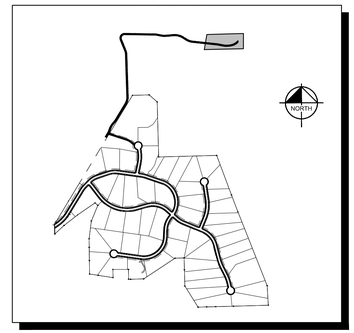


ACCESS ROAD TYPICAL SECTION
STA 27+75.00 - STA 32+84.85
N.T.S.



ACCESS ROAD TYPICAL SECTION
STA 32+ 84.85 - STA 35+ 50.00
N.T.S.

KEY MAP



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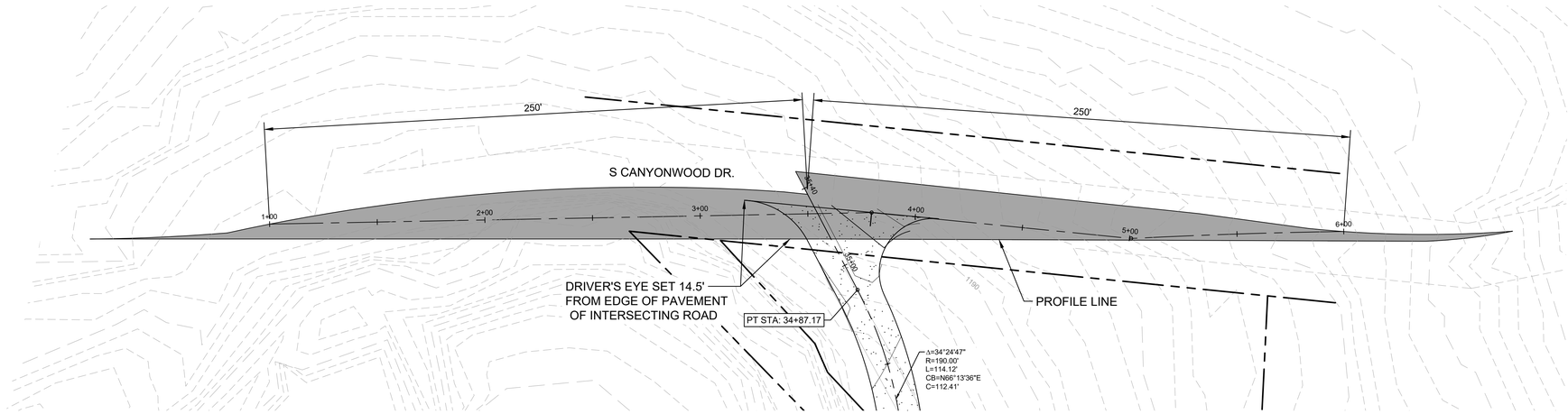
EMERGENCY ACCESS PLAN (7 OF 7)

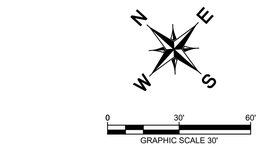
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
51 OF 93

Plotted By: Corau, Natalia Date: July 30, 2024 08:37:06pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C — Fire Access.dwg
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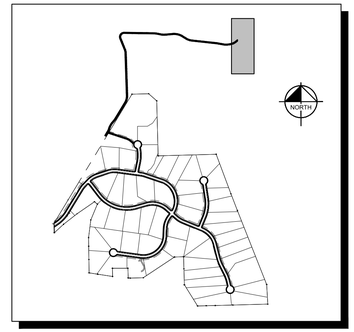




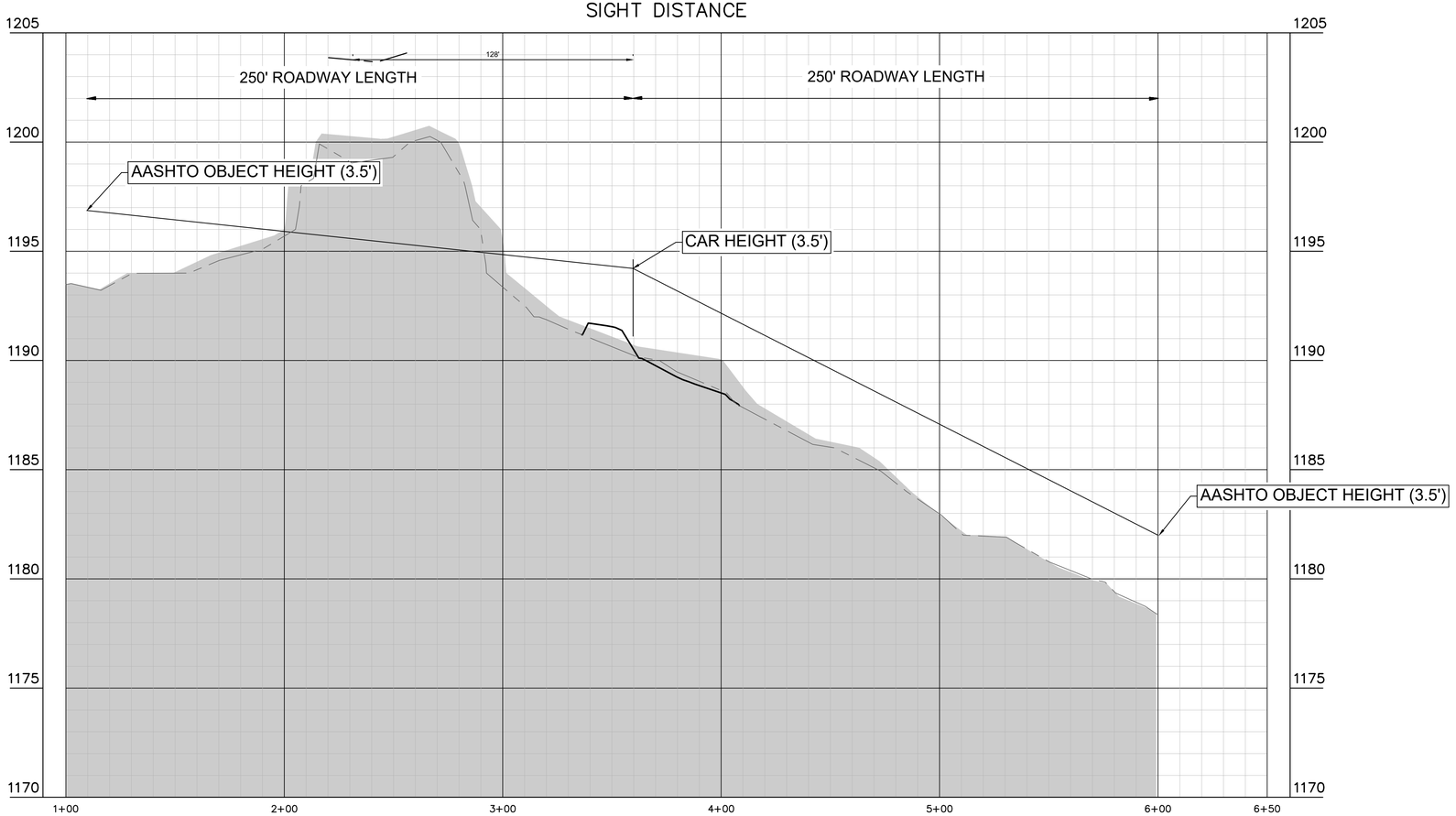
LEGEND

- PROPERTY LINE
- SIGHT PROFILE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROADWAY
- SIGHT TRIANGLE BOUNDARIES

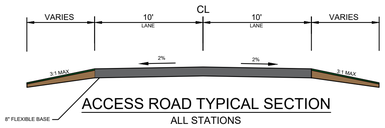
KEY MAP



SIGHT DISTANCE



PROFILE SCALE
1" = 30' HORIZONTAL
1" = 3' VERTICAL



ACCESS ROAD TYPICAL SECTION
ALL STATIONS
N.T.S.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

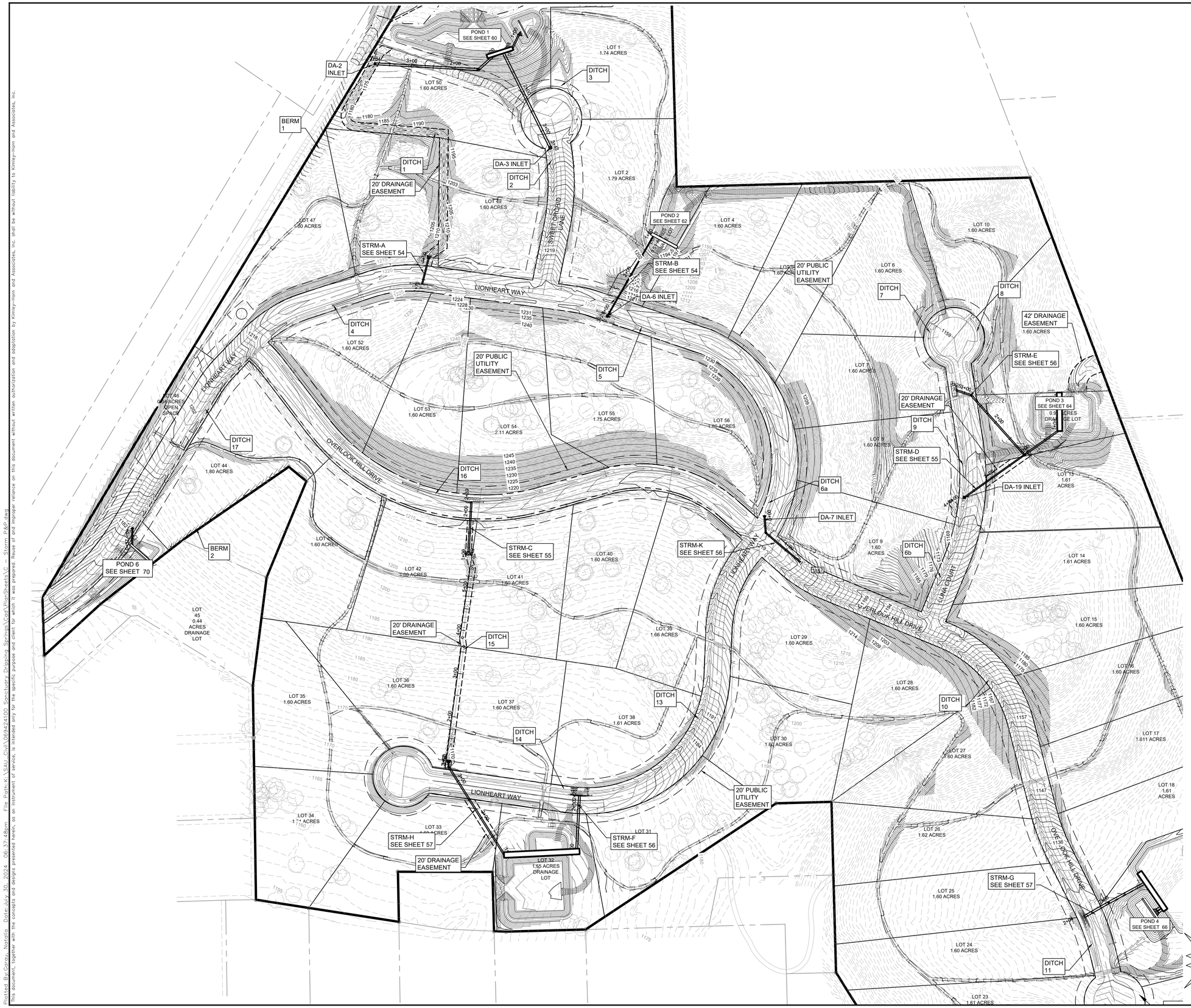
EMERGENCY ACCESS INTERSECTION PLAN

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
52 OF 93

Plotted By: Garay, Natalia Date: July 30, 2024 08:37:18pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\EC - Fire Access.dwg
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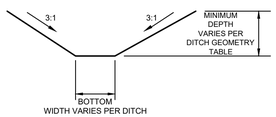


N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE



TYPICAL DITCH CROSS SECTION

NTS

DITCH GEOMETRY TABLE

DITCH ID	MINIMUM DEPTH (FT)	BOTTOM WIDTH (FT)	LONGITUDINAL SLOPE (%)
1	2	1	6.58
2	1	3	9.25
3	2	3	10
4	1	3	2.4
5	1	3	2.42
6a	1	3	2
6b	1	3	7.06
7	1	3	1.5
8	0.5	3	0.85
9	1	3	3.14
10	1	3	8.63
11	1.76	3	0.5
12	1	3	1.22
13	1	3	6.37
14	1.89	3	0.61
15	2	1	9
16	1.7	3	0.61
17	1	3	6.4

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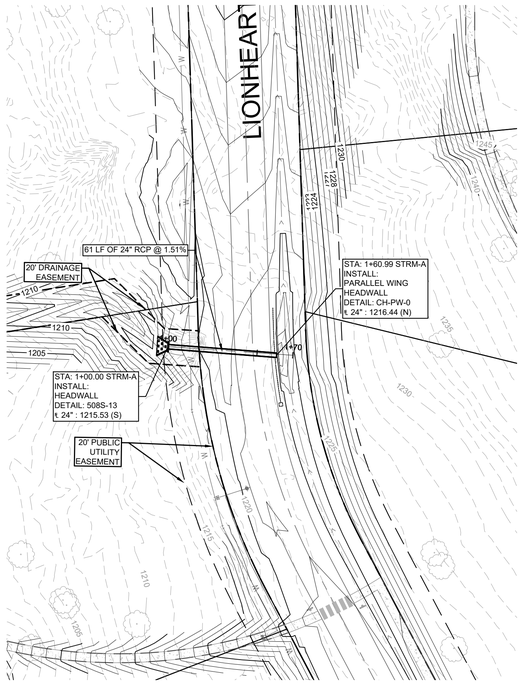
OVERALL STORM PLAN

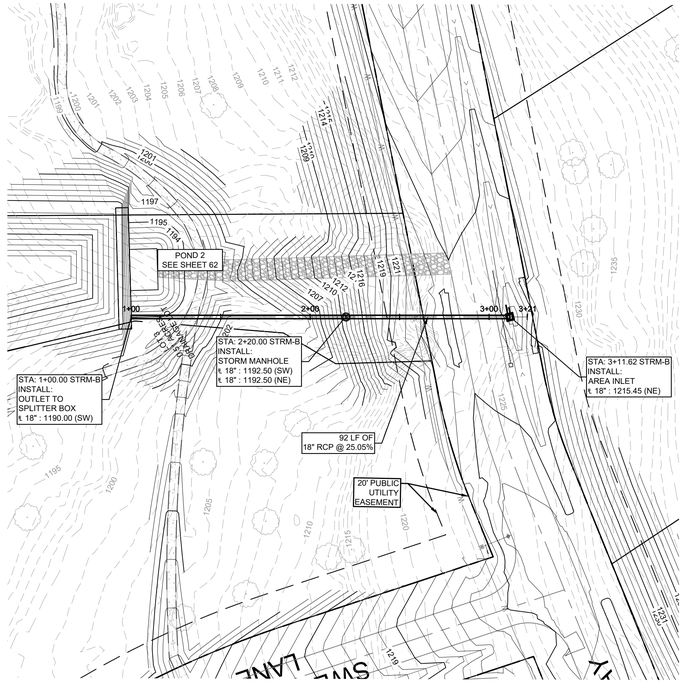
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
53 OF 93

Plotted By: Corcu, Natalia Date: July 30, 2024 08:37:48pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Storm P&P.dwg
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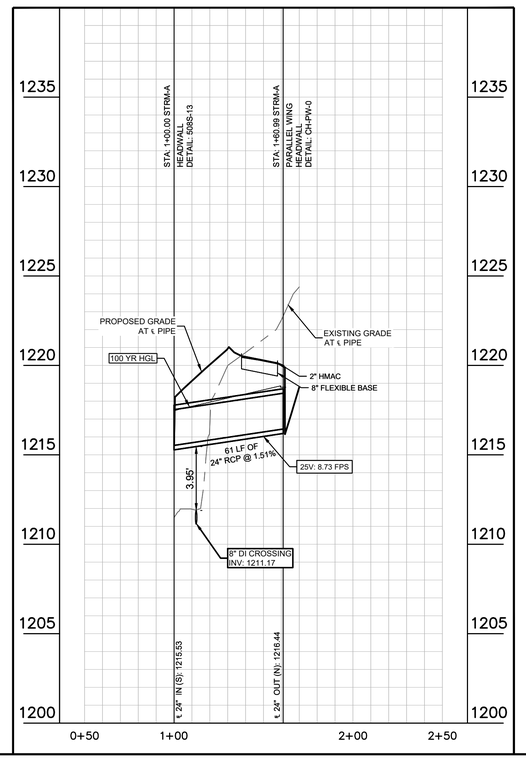
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GRAPHIC SCALE 40'

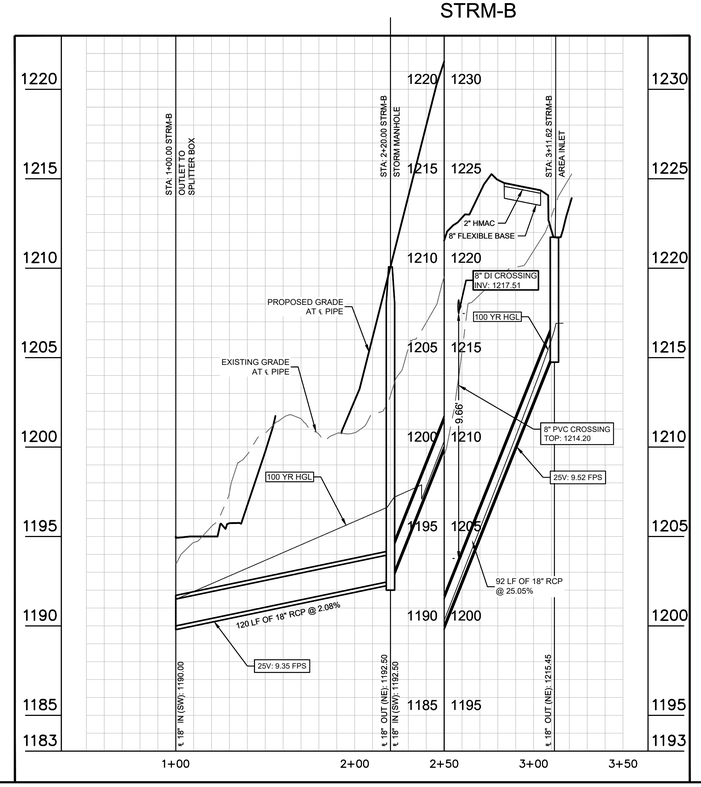
LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STRM–A



STRM-B



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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139395
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DATE: JULY 2024		DRAWN BY: WC	
		CHECKED BY: LE	

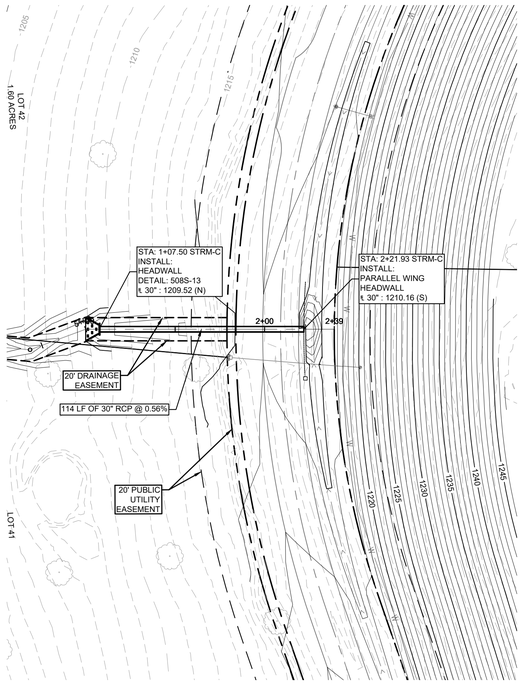
STORM PLAN & PROFILE (1 OF 6)

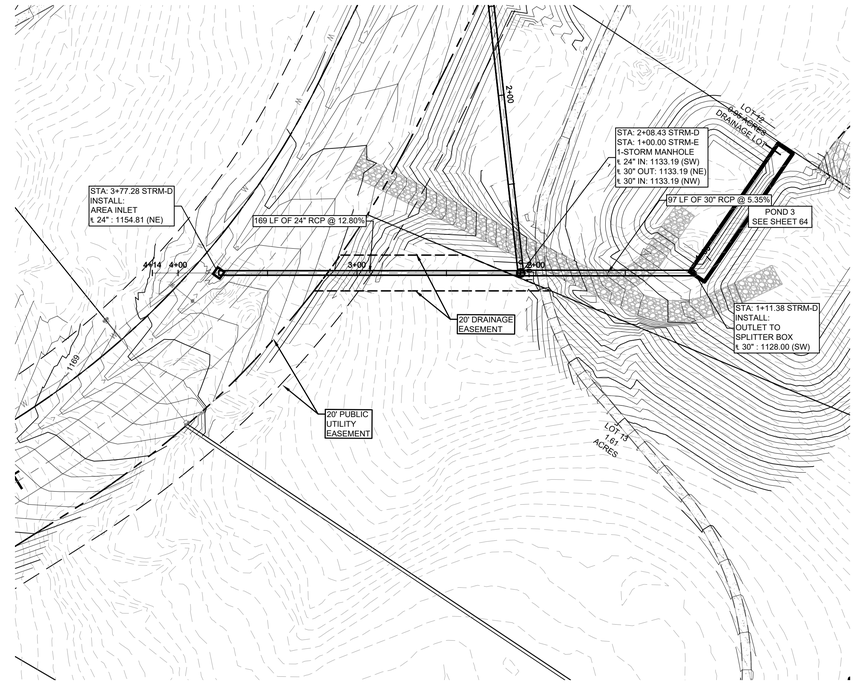
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
54 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:37:59pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C— Storm P&P.dwg
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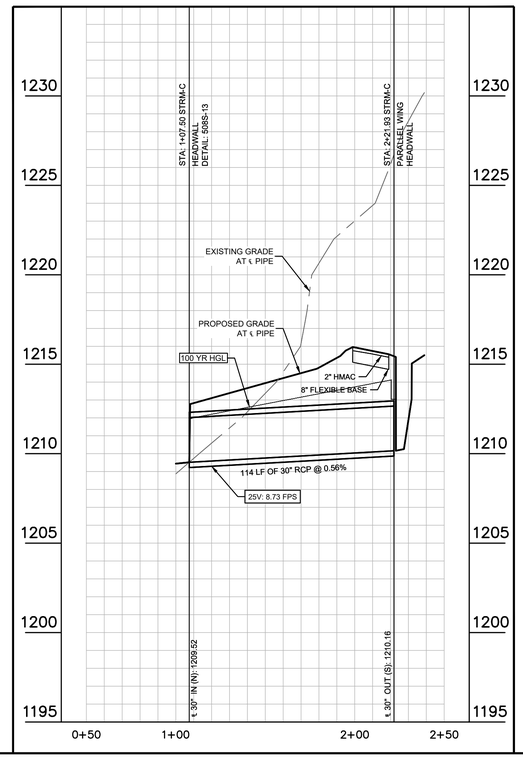
0 40' 80'

GRAPHIC SCALE 40'

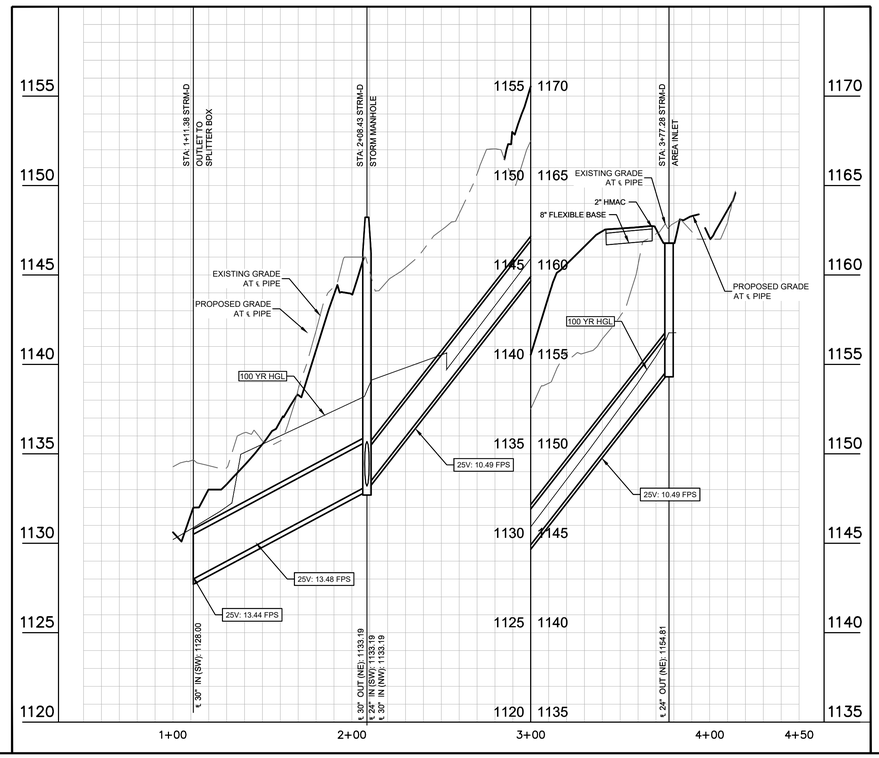
LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STRM–C



STRM–D



PROFILE SCALE
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1" = 4' VERTICAL

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KHA PROJECT 069424100	DATE: JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

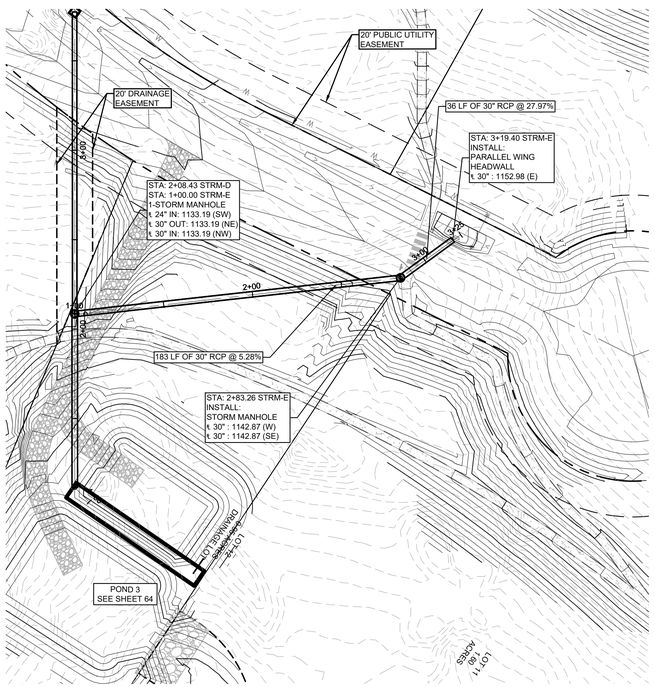
STORM PLAN & PROFILE (2 OF 6)

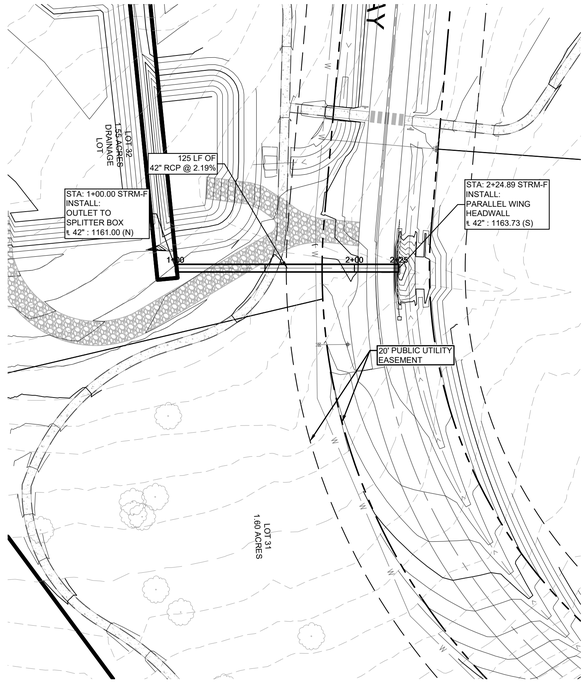
SANCTUARY DRIPPING SPRINGS

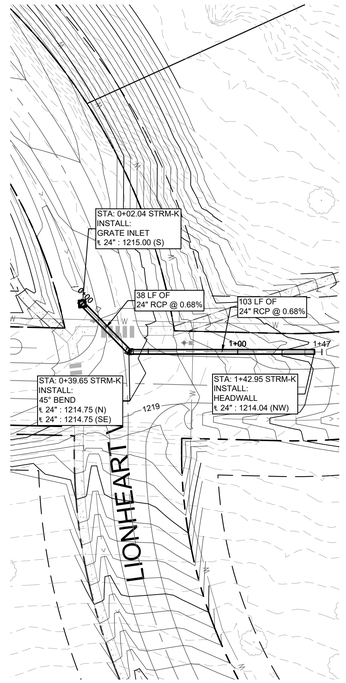
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
55 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:38:10pm File Path: K:\SAU_civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C – Storm P&P.dwg
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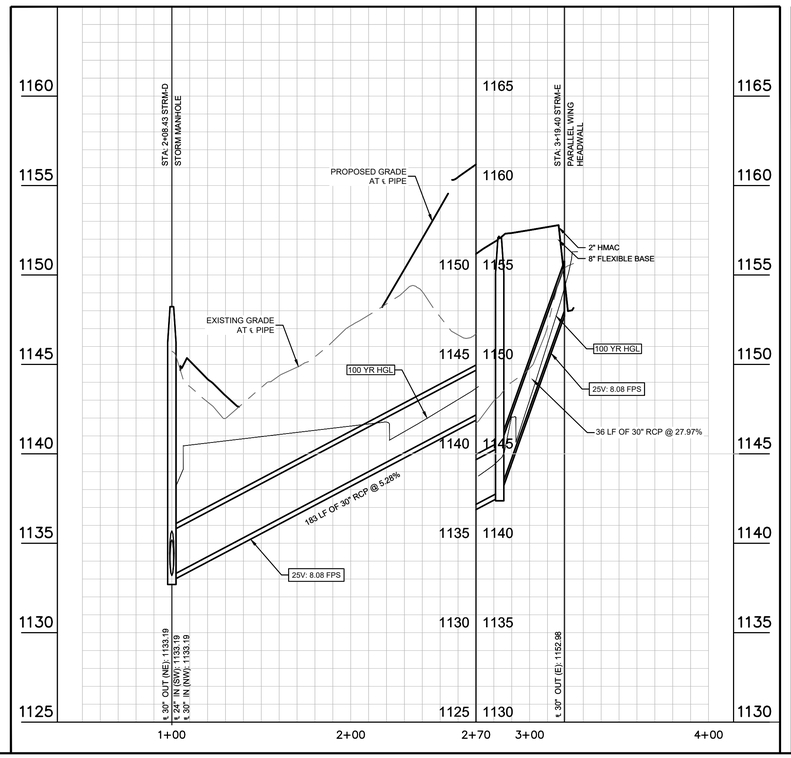


0 40' 80'
GRAPHIC SCALE 40'

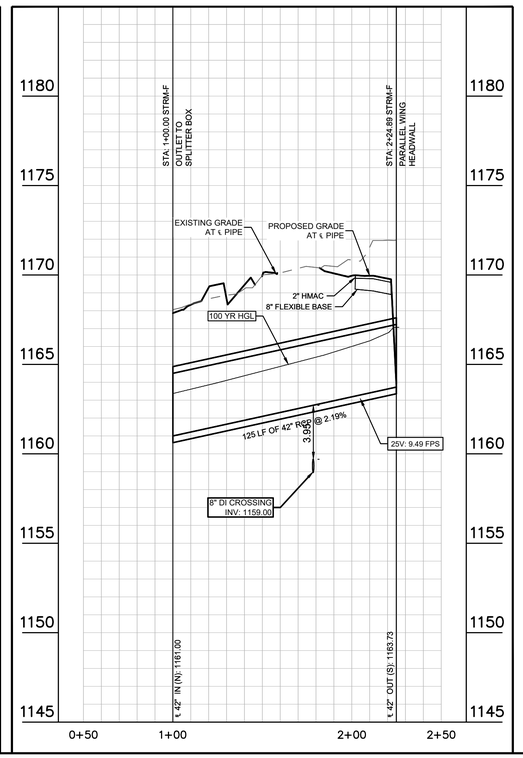
LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
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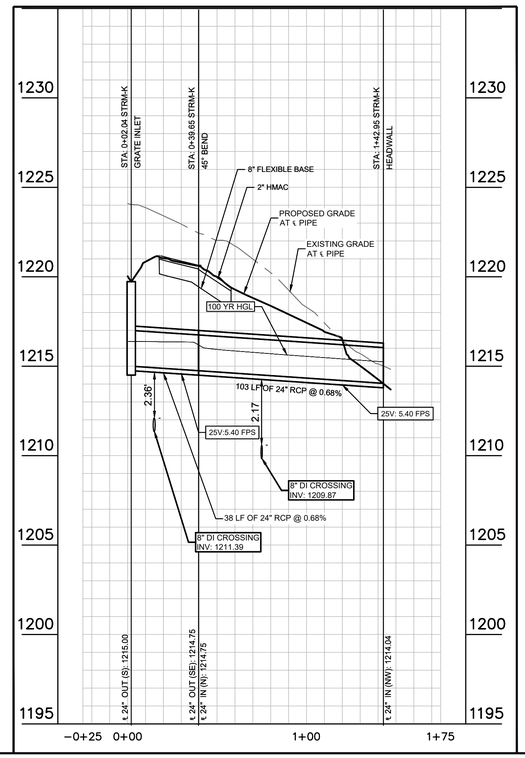
STRM-E



STRM–F



STRM–K



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

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139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

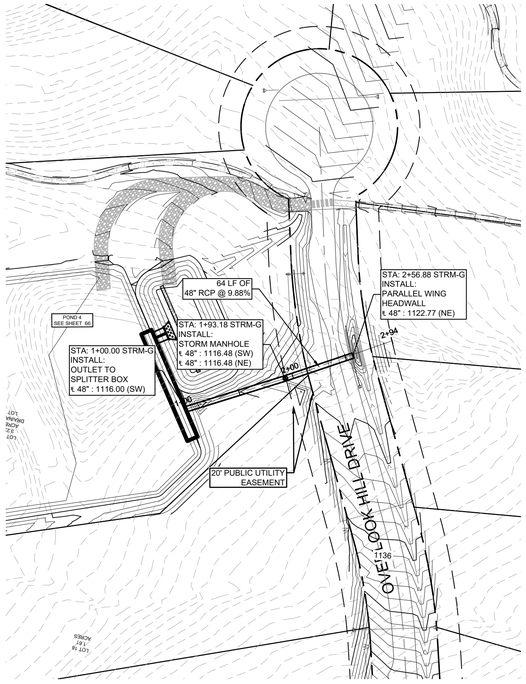
STORM PLAN & PROFILE (3 OF 6)

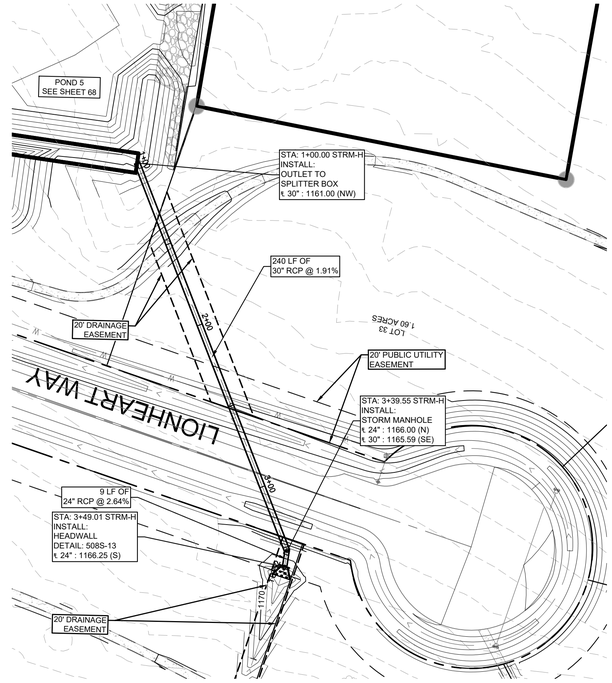
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

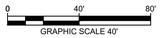
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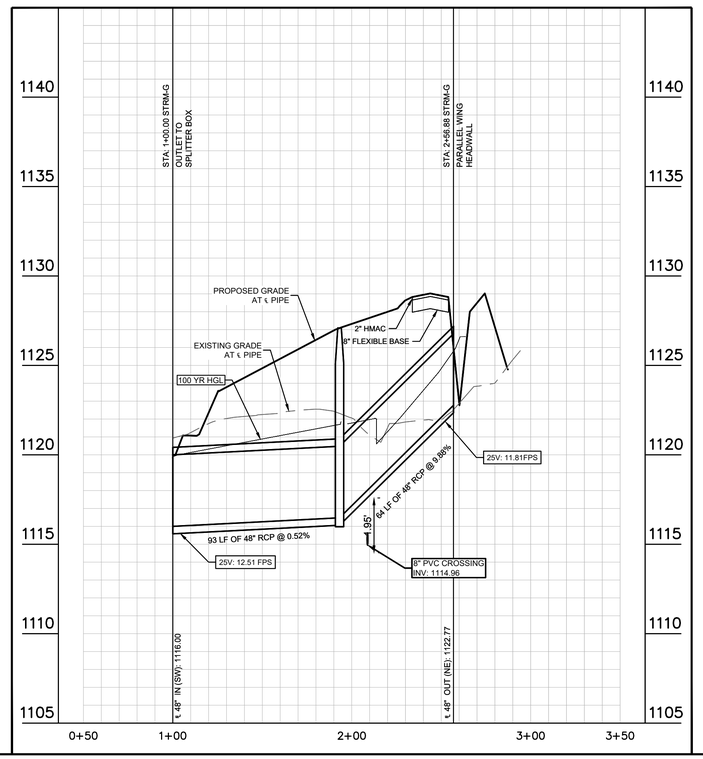




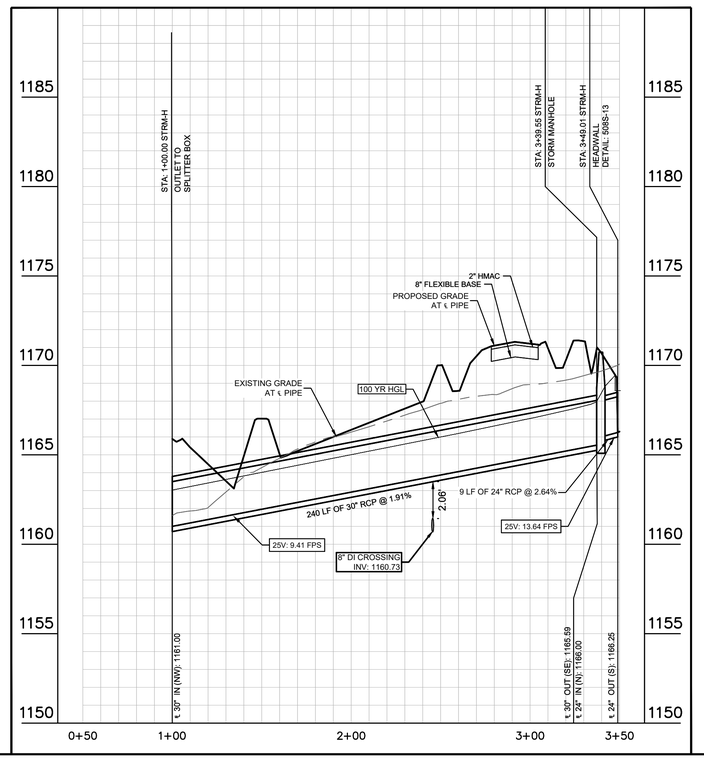
LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STRM–G



STRM–H



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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DESIGNED BY:	WC
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CHECKED BY:	LE

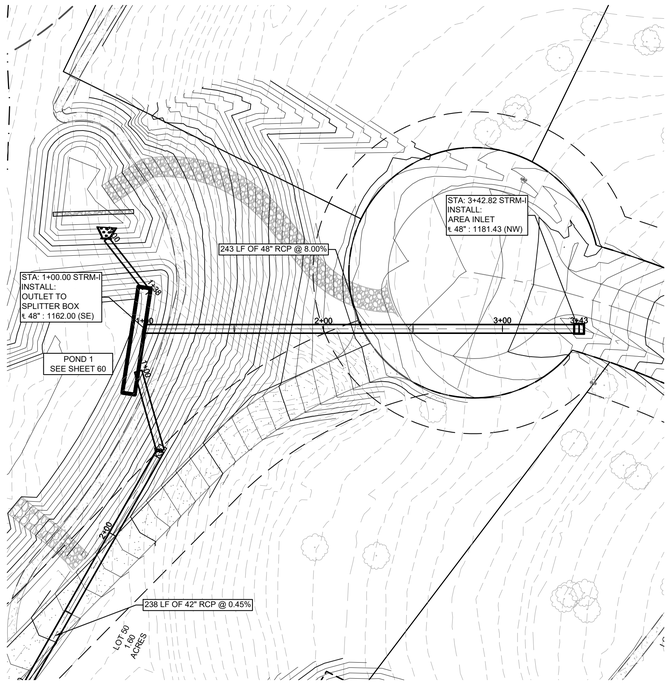
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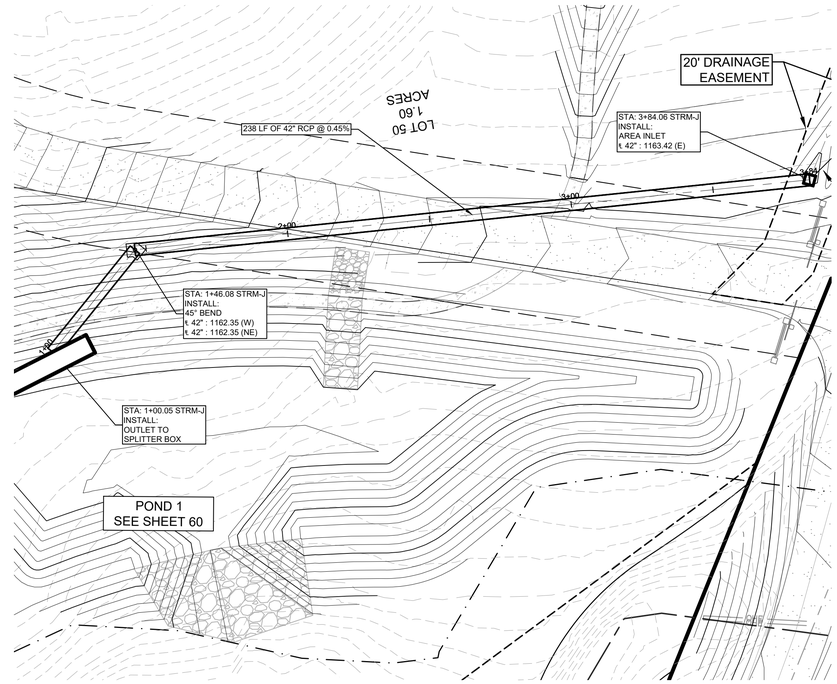
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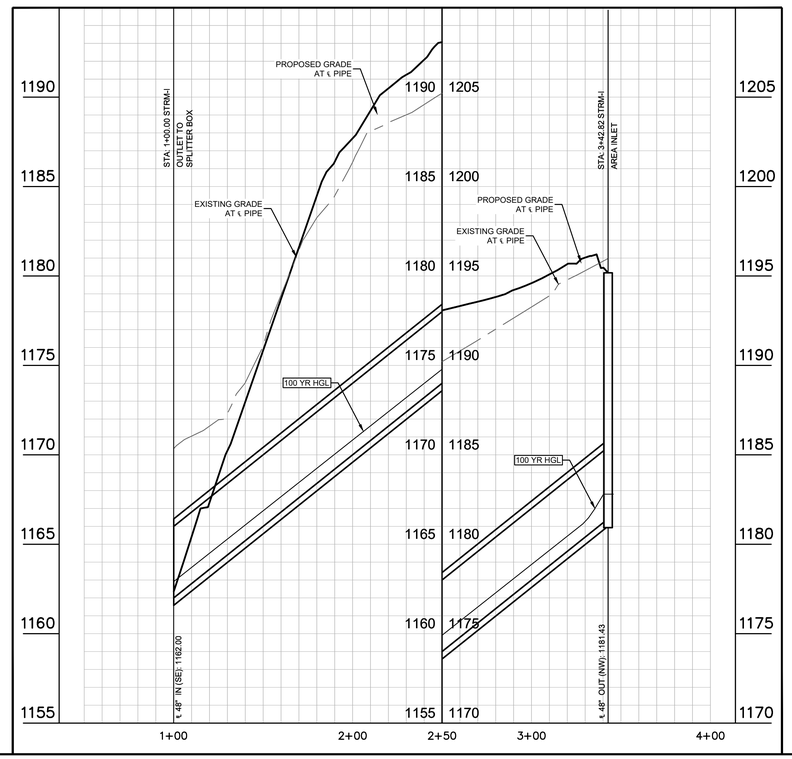


0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STRM-I



STRM – J



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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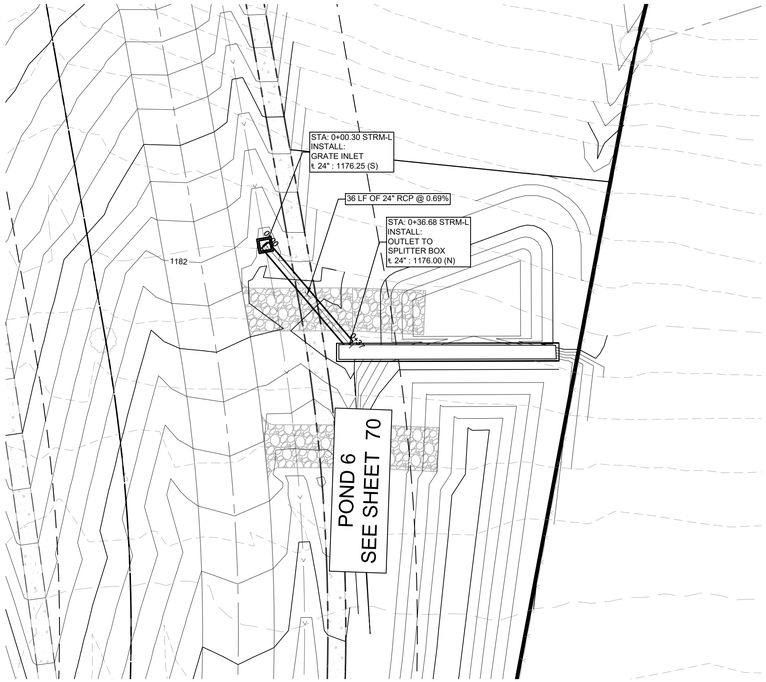
STORM PLAN & PROFILE (5 OF 6)

SANCTUARY DRIPPING SPRINGS

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58 OF 93

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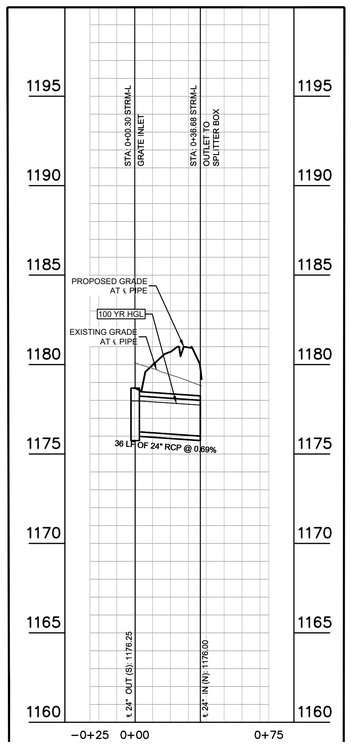


0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN HEADWALL
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

STRM–L



PROFILE SCALE
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SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

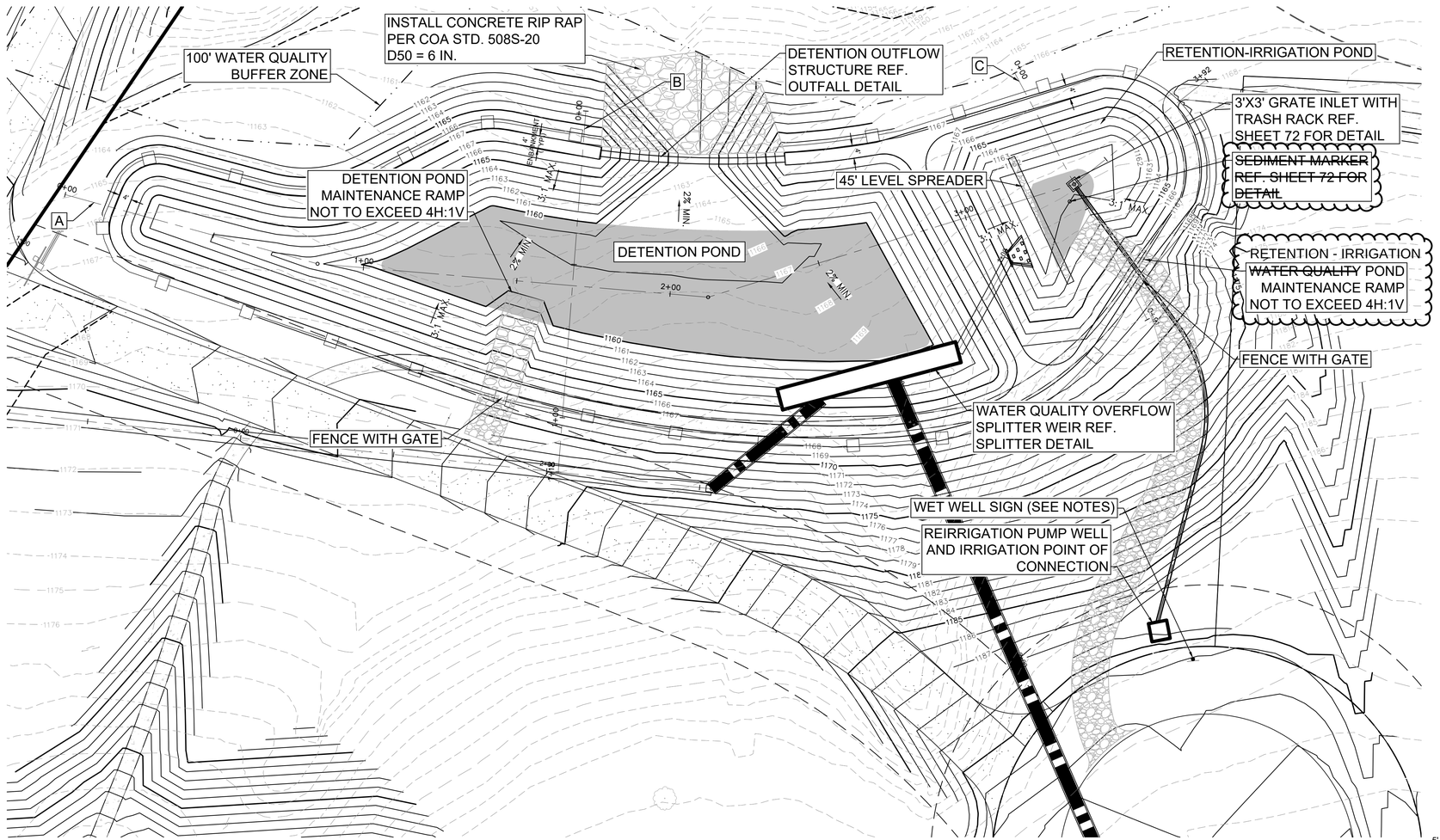
STORM PLAN & PROFILE (6 OF 6)

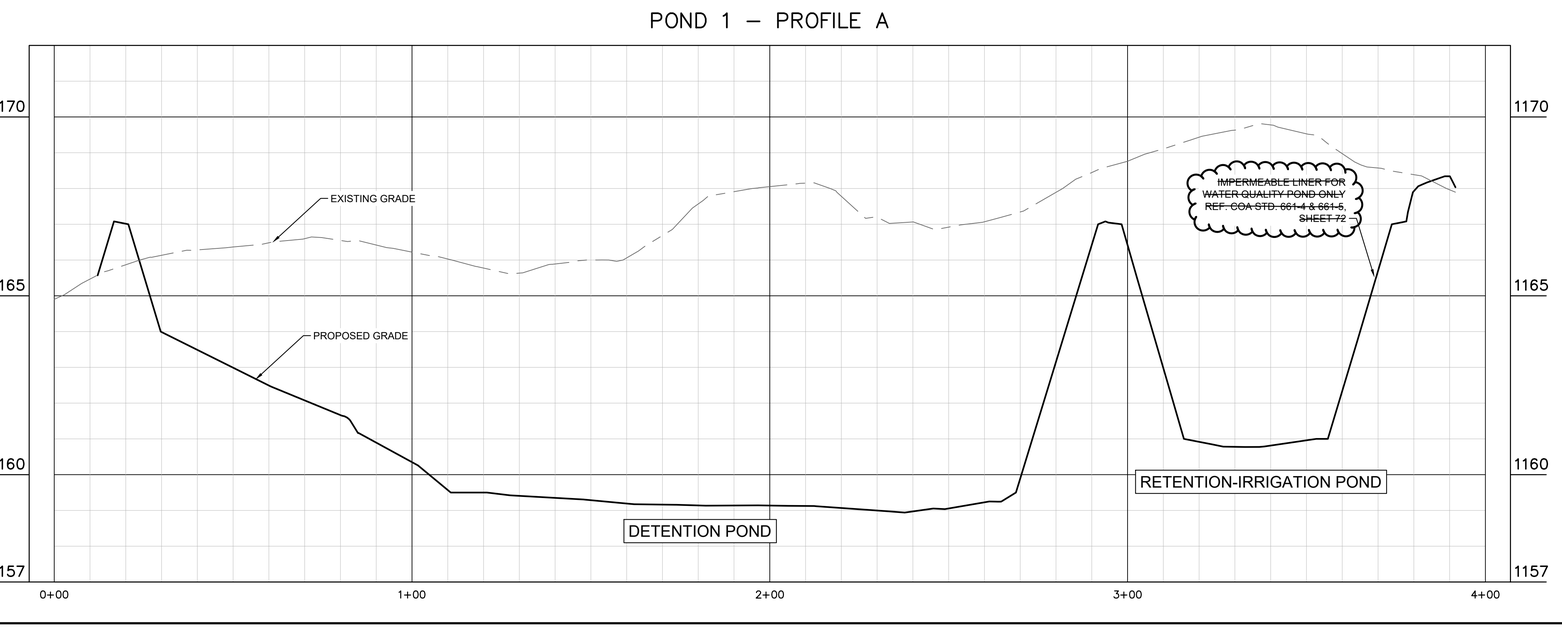
SANCTUARY DRIPPING SPRINGS

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DRIPPING SPRINGS, TEXAS

SHEET NUMBER
59 OF 93

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N
W E
S

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

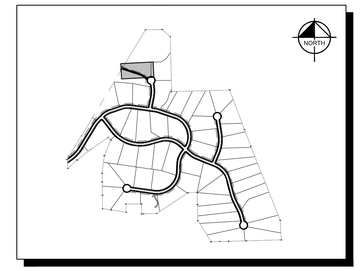
PROPERTY LINE

PROPOSED ROCK RIP RAP

NOTES

1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

KEY MAP

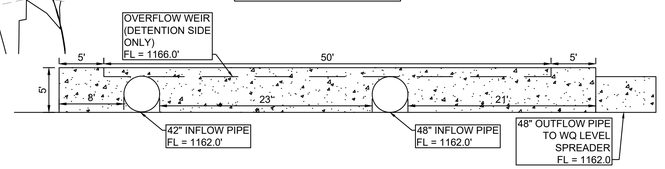


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Pond 1 Splitter Calculations				
	Undetained Flow (CFS)	Weir Width	Depth	Velocity
25-yr	129.9	45	0.97	2.96
100-yr	179.9	50	1.05	3.42

* WATER QUALITY VELOCITY CONTROL FOR THIS POND IS MET WITH A LEVEL SPREADER IN THE RETENTION-IRRIGATION POND

SPLITTER DETAIL 1
NOT TO SCALE



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

Pond 1 Outfall Channel Calculations	
Bottom Width (Ft.)	24
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	10:1
Longitudinal Slope (%)	1.5
2-Yr Peak Flow (CFS)	38.9
2-Yr Peak Velocity (FPS)	1.75
2-Yr n-Value	0.078
25-Yr Peak Flow (CFS)	103.2
25-Yr Peak Velocity (FPS)	2.74
25-Yr n-Value	0.064
100-Yr Peak Flow (CFS)	147.7
100-Yr Peak Velocity (FPS)	3.21
100-Yr n-Value	0.060

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.

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139395
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DATE	JULY 2024
SCALE:	AS SHOWN
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POND PLAN & PROFILE
(1 OF 12)

SANCTUARY DRIPPING SPRINGS
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DRIPPING SPRINGS, TEXAS

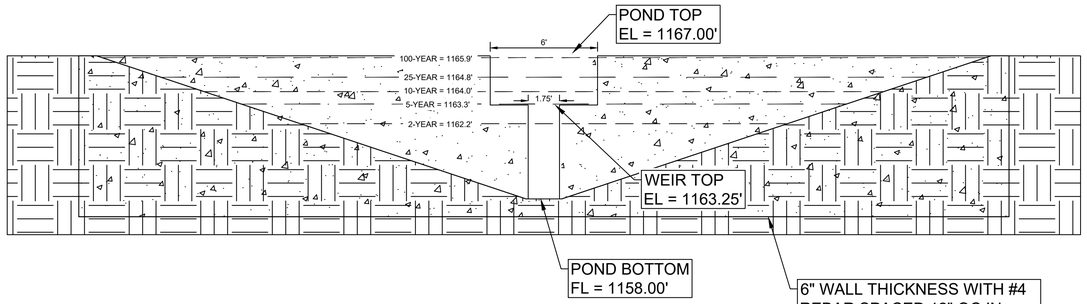
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POND 1 DETENTION ELEVATION STORAGE TABLE				
Elevation	Depth	Area	Incr. Vol.	Storage
(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
1158	0.00	15	0.00	0.00
1159	1.00	1,922	968.50	968.50
1160	2.00	6,660	4,291.00	5,259.50
1161	3.00	7,922	7,291.00	12,550.50
1162	4.00	9,295	8,608.50	21,159.00
1163	5.00	10,837	10,066.00	31,225.00
1164	6.00	12,620	11,728.50	42,953.50
1165	7.00	14,389	13,504.50	56,458.00
1165.9	7.90	16,007	13,678.29	70,136.29
1166	8.00	16,187	1,609.71	71,746.00
1167	9.00	16,279	16,233.00	87,979.00

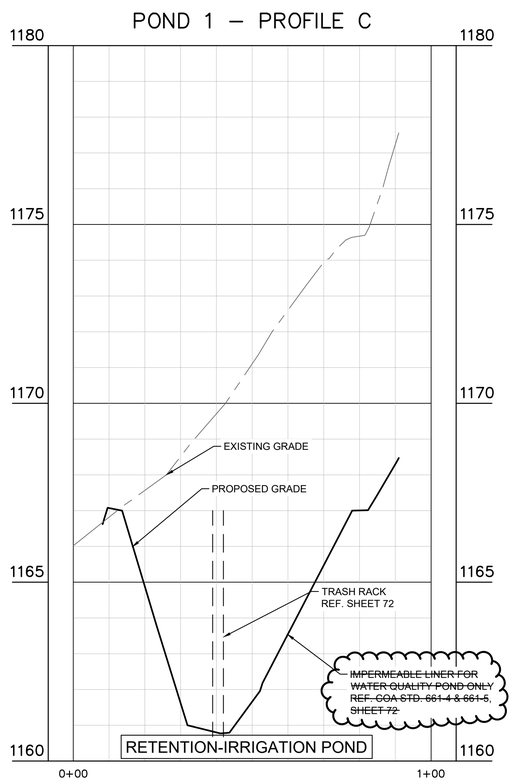
POND 1 ~~WATER QUALITY~~ RETENTION ELEVATION STORAGE TABLE				
Elevation	Depth	Area	Incr. Vol.	Storage
(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
1161	0.00	634	0.00	0.00
1162	1.00	1,149	891.31	891.31
1163	2.00	1,666	1,407.50	2,298.81
1164	3.00	2,250	1,958.00	4,256.81
~~WQ ELEVATION~~ 1165	4.00	2,901	2,575.50	6,832.31
1166	5.00	3,620	3,260.50	10,092.81
1167	6.00	4,339	3,979.50	14,072.31

Pond 1 Storm Data			
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	40.9	55.9	38.9
5-yr	60.8	79	54.9
10-yr	79.1	100.1	75.2
25-yr	105.2	129.9	103.2
100-yr	148.7	179.9	147.7



OUTFALL DETAIL 1
NOT TO SCALE





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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 1
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

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

Drainage Basin/Outfall Area No. =	1	
Total drainage basin/outfall area =	18.31	acres
Predevelopment impervious area within drainage basin/outfall area =	0.20	acres
Post-development impervious area within drainage basin/outfall area =	2.77	acres
Post-development impervious fraction within drainage basin/outfall area =	0.15	
$L_{M\ THIS\ BASIN}$ =	2307	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

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

where:

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

A_C =	18.31	acres
A_I =	2.77	acres
A_P =	15.54	acres
L_R =	3440	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2307 lbs.

F = 0.67

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

Rainfall Depth =	0.71	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	7900	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1580	
Total Capture Volume (required water quality volume(s) x 1.20) =	9481	cubic feet

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

Required Water Quality Volume for retention basin = 9481 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	37922	square feet	
	0.87	acres	

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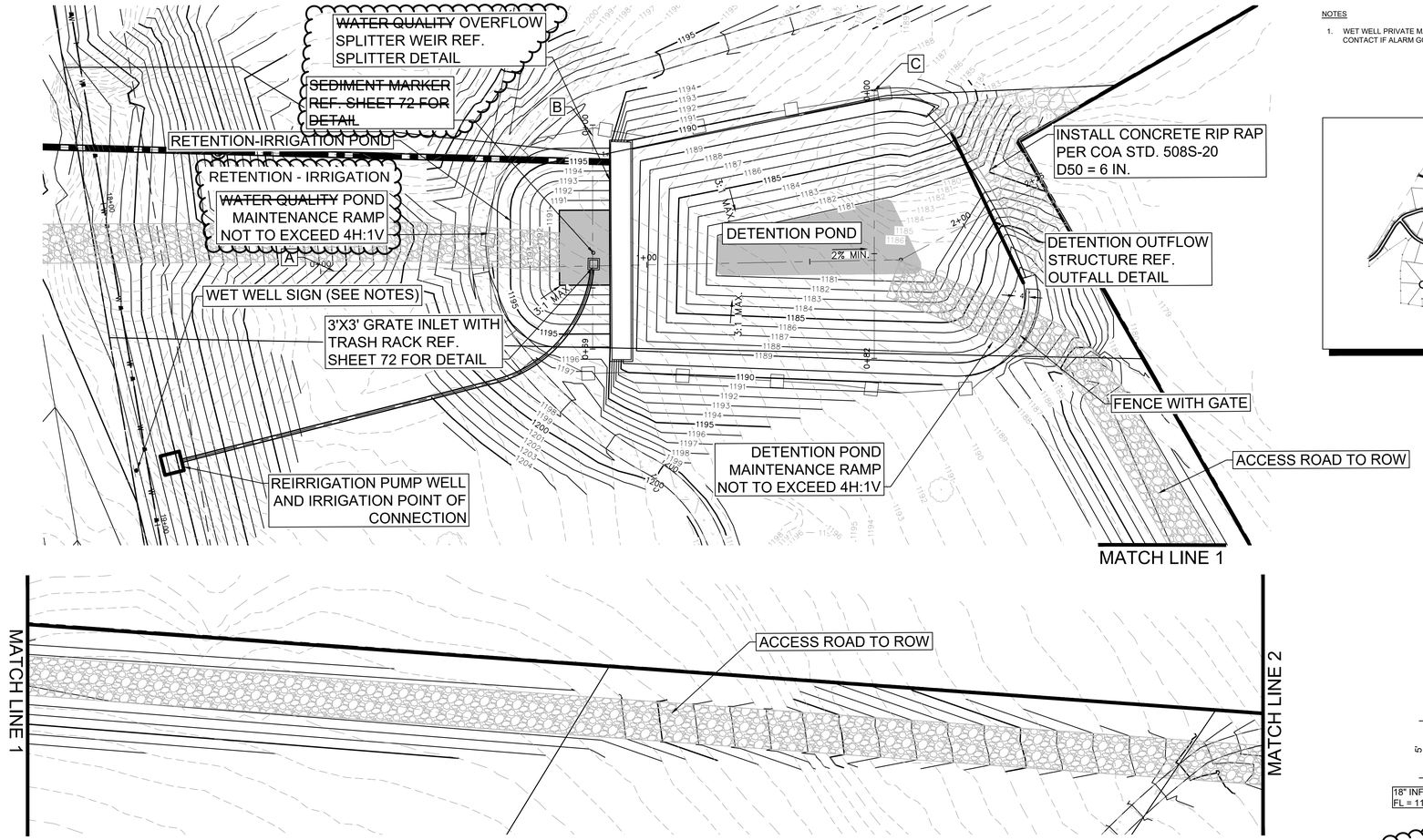
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CHECKED BY: LE

POND PLAN & PROFILE (2 OF 12)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
61 OF 93

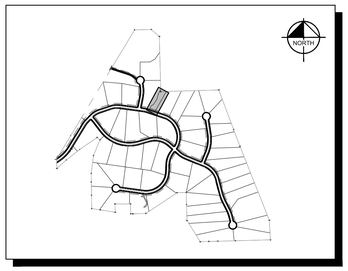
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1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

KEY MAP



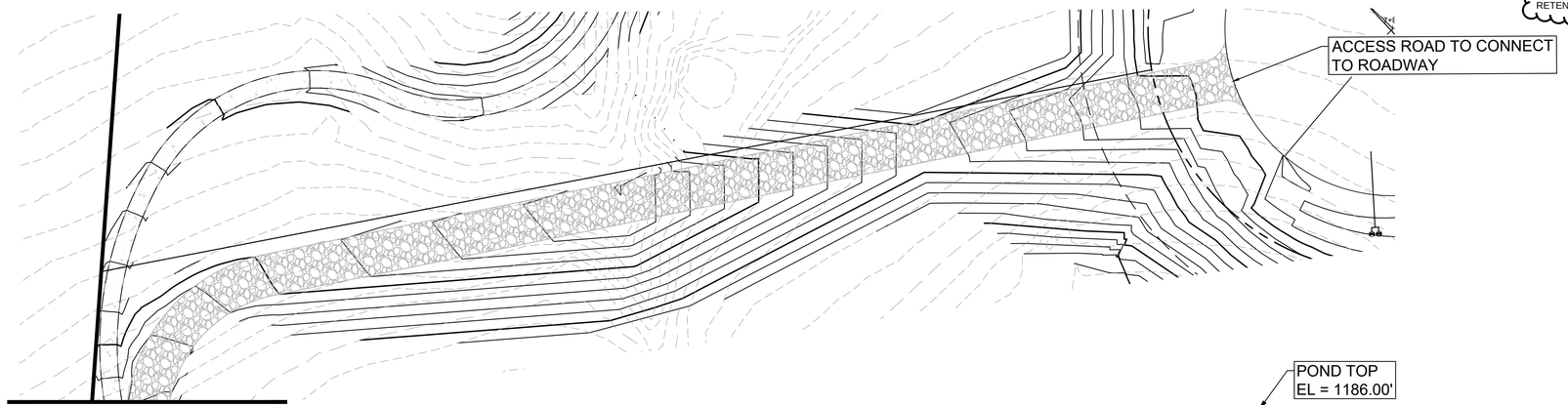
GRAPHIC SCALE IN FEET
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LEGEND

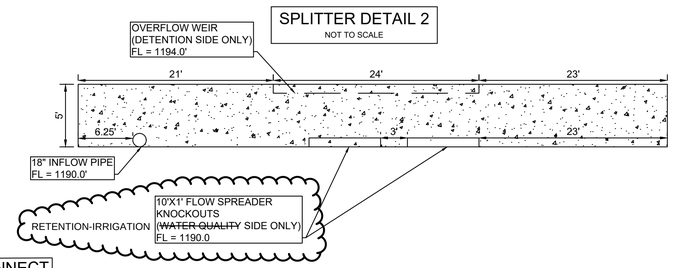
PROPERTY LINE
PROPOSED ROCK RIP RAP

Pond 2 Outfall Channel Calculations	
Bottom Width (Ft.)	10
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	3:1
Longitudinal Slope (%)	3.3
2-Yr Peak Flow (CFS)	15.8
2-Yr Peak Velocity (FPS)	2.08
2-Yr n-Value	0.086
25-Yr Peak Flow (CFS)	34.2
25-Yr Peak Velocity (FPS)	3.02
25-Yr n-Value	0.072
100-Yr Peak Flow (CFS)	56.9
100-Yr Peak Velocity (FPS)	3.80
100-Yr n-Value	0.065

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.



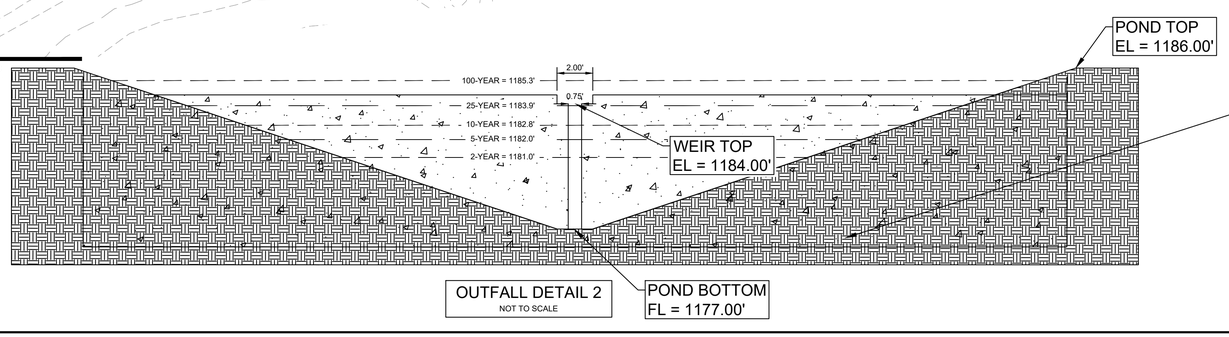
SPLITTER DETAIL 2
NOT TO SCALE



KNOCKOUT ARRAY CALCULATION

# of Knockouts	2
Knockout Area	10
Head to pass water	1
Max Flow (CFS)	96.3
Velocity (FPS)	2.83
Can Pass 25-YR Flow?	TRUE

Pond 2 Splitter Calculations				
	Undetained Flow (CFS)	**Weir Width**	**Depth**	**Velocity**
25-yr	56.5	20	0.96	2.94
100-yr	78.4	24	0.99	3.31



OUTFALL DETAIL 2
NOT TO SCALE

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
7/17/2025

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

No.	REVISIONS	DATE	BY

POND PLAN & PROFILE
(3 OF 12)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
62 OF 93

Plotted By: Corpu, Natalia Date: July 30, 2024 08:38:31pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C_ - Pond Plan 1.dwg
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POND 2 DETENTION ELEVATION STORAGE TABLE				
Elevation	Depth	Area	Incr. Vol.	Storage
(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
1180	0.00	27	0.00	0.00
1181	1.00	1515	771.00	771.00
1182	2.00	2140	1,827.50	2,598.50
1183	3.00	2805	2,472.50	5,071.00
1184	4.00	3,509	3,157.00	8,228.00
1185	5.00	4253	3,881.00	12,109.00
1186	6.00	5037	4,645.00	16,754.00
1187	7.00	5858	5,447.50	22,201.50
1188	8.00	6713	6,285.50	28,487.00
1189	9.00	7645	7,179.00	35,666.00

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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 2
Date Prepared: 2/9/2024

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

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

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	6.63	acres
Predevelopment impervious area within drainage basin/outfall area =	0.12	acres
Post-development impervious area within drainage basin/outfall area =	0.97	acres
Post-development impervious fraction within drainage basin/outfall area =	0.15	
$L_{M\ THIS\ BASIN}$ =	763	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	6.63	acres
A_I =	0.97	acres
A_P =	5.66	acres
L_R =	1208	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 763 lbs.

F = 0.63

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

Rainfall Depth =	0.64	inches
Post Development Runoff Coefficient =	0.16	
On-site Water Quality Volume =	2498	cubic feet

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

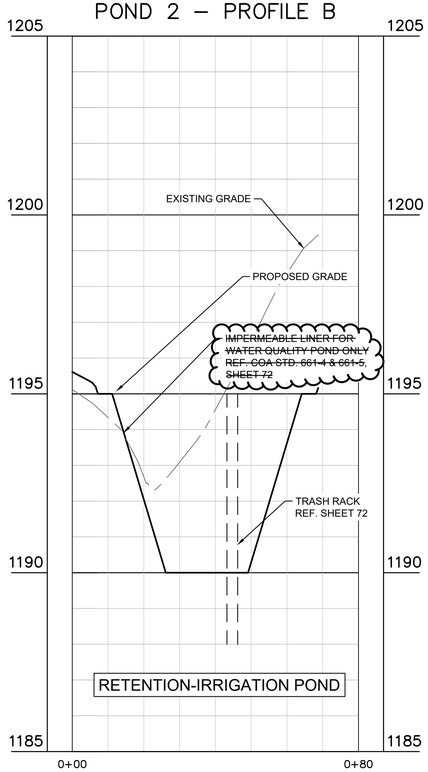
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	500	
Total Capture Volume (required water quality volume(s) x 1.20) =	2997	cubic feet

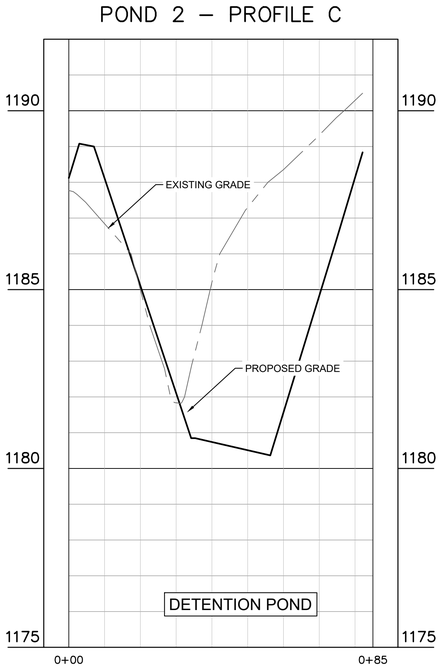
7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

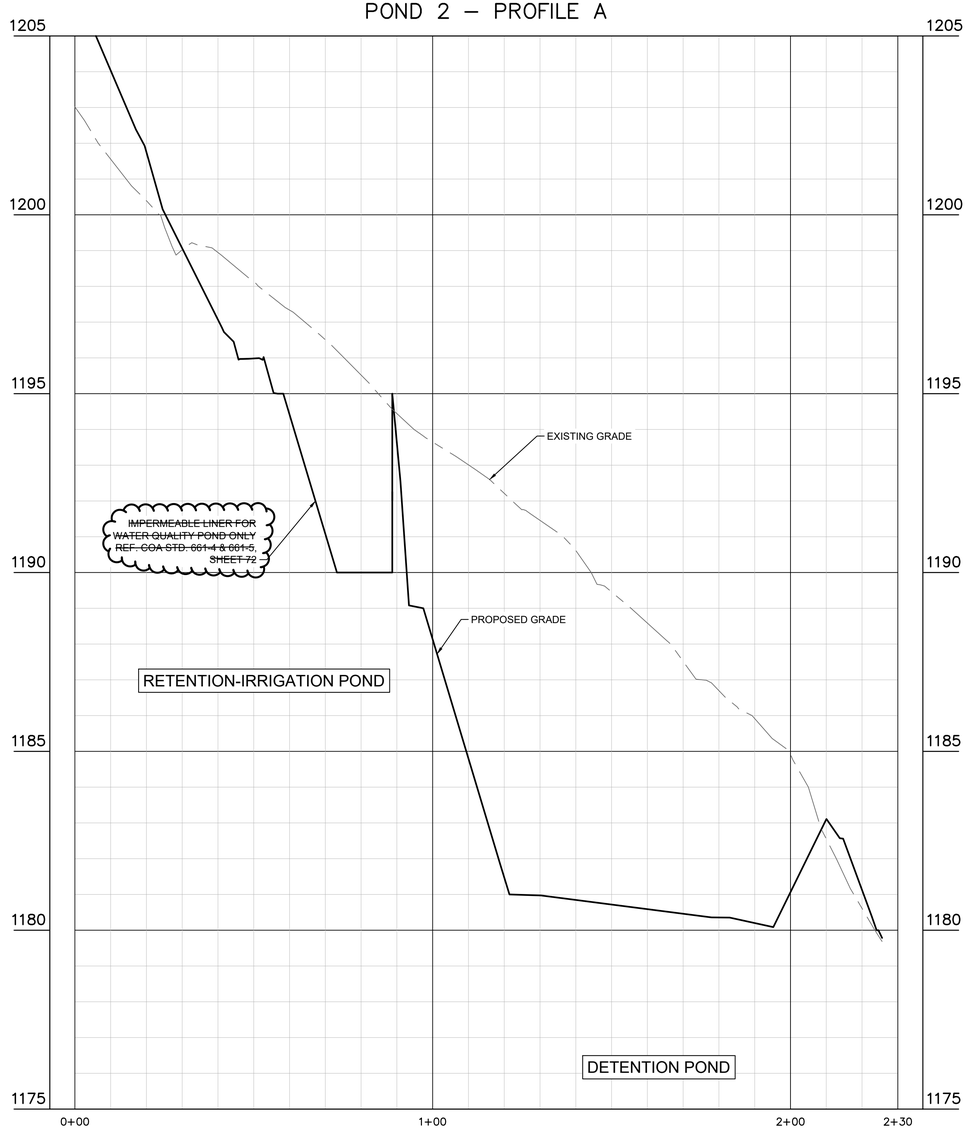
Required Water Quality Volume for retention basin = 2997 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	11989	square feet	
	0.28	acres	







POND 2 ~~WATER QUALITY~~ RETENTION ELEVATION STORAGE TABLE					
	Elevation	Depth	Area	Incr. Vol.	Storage
	(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
	1190	0.00	356	0.00	0.00
	1191	1.00	531	443.59	443.59
	1192	2.00	735	633.41	1,077.00
	1193	3.00	967	851.27	1,928.26
~~WQ ELEVATION~~	1194	4.00	1,227	1,097.16	3,025.42
	1195	5.00	1,515	1,371.09	4,396.50

Pond 2 Storm Data			
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	16.7	24.1	15.8
5-yr	24.7	34.1	22
10-yr	31.6	43.4	29.2
25-yr	41.7	56.5	34.2
100-yr	58.7	78.4	56.9

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
7/17/2025

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STATE OF TEXAS
LEXIE B. ENGLAND
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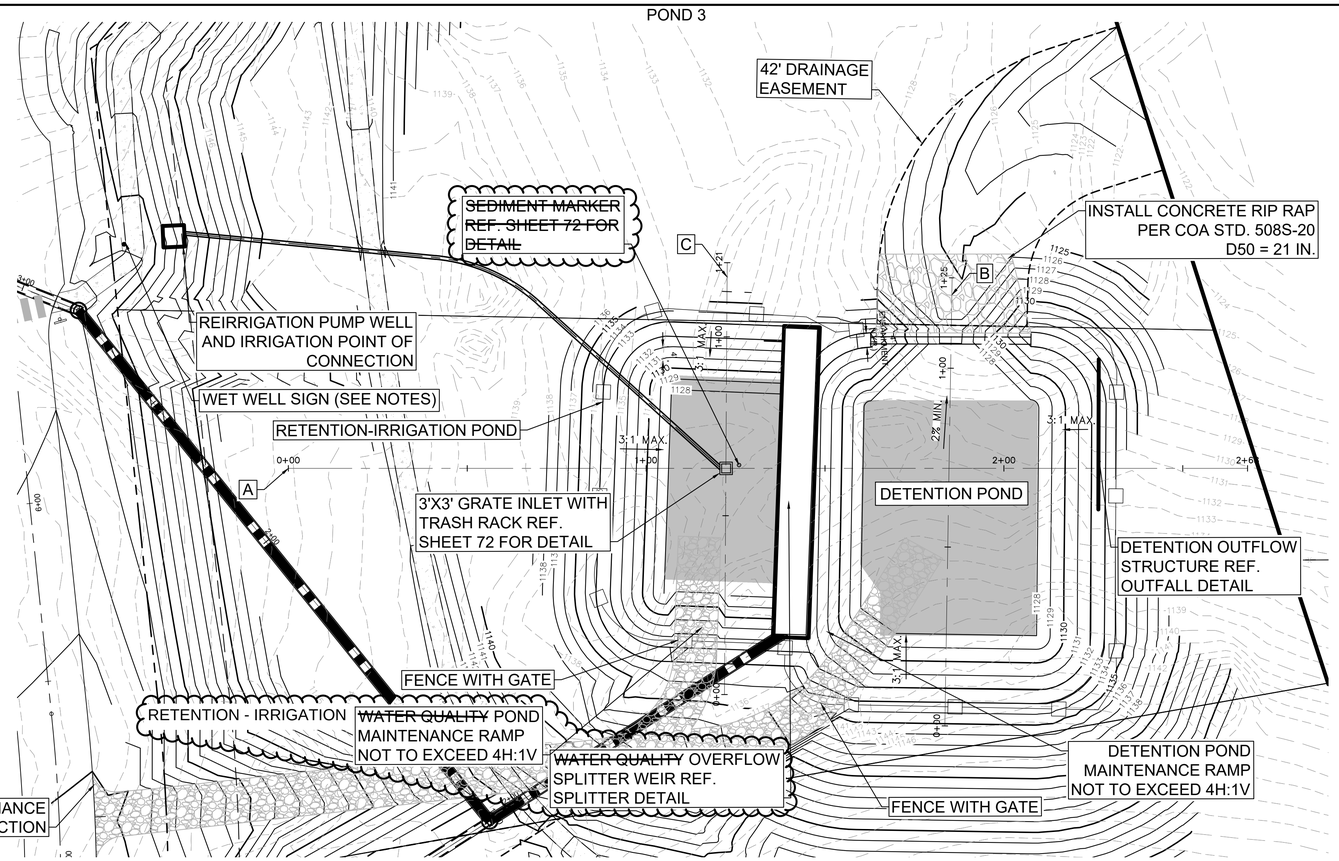
KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

POND PLAN & PROFILE (4 OF 12)

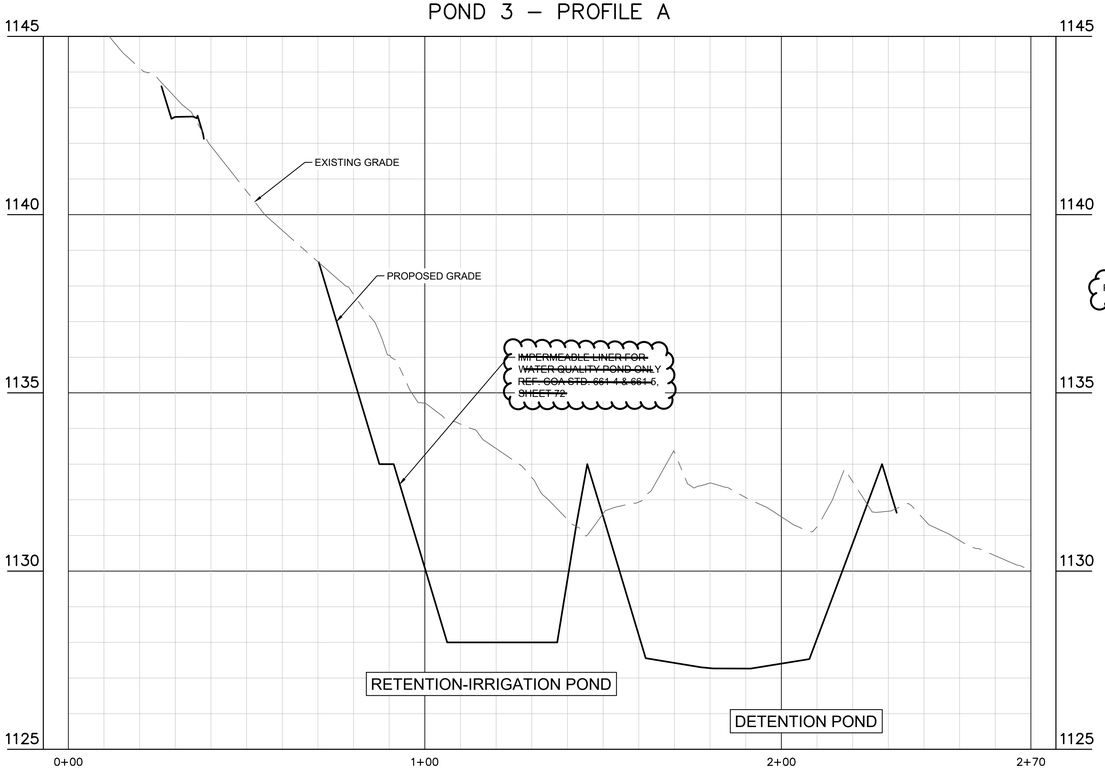
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
63 OF 93

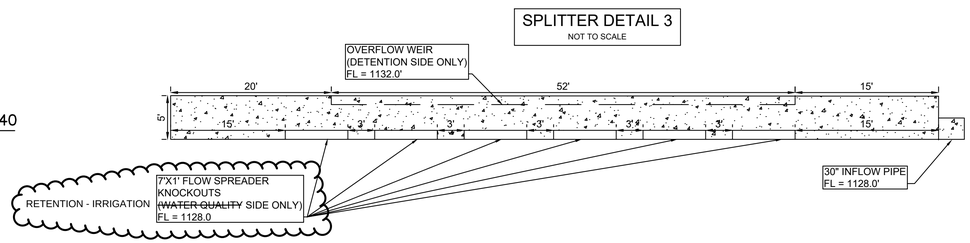
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POND 3 – PROFILE A



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



KNOCKOUT ARRAY CALCULATION

# of Knockouts	6
Knockout Area	7
Head to pass water	1
Max Flow (CFS)	202.2
Velocity (FPS)	2.99
Can Pass 25-YR Flow?	TRUE

Pond 3 Splitter Calculations				
	Undetained Flow (CFS)	Weir Width	Depth	Velocity
25-yr	125.6	42	1.00	3.00
100-yr	173.6	52	1.00	3.33

Pond 3 Outfall Channel Calculations	
Bottom Width (Ft.)	6
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	3:1
Longitudinal Slope (%)	6.15
2-Yr Peak Flow (CFS)	49.3
2-Yr Peak Velocity (FPS)	2.78
2-Yr n-Value	0.14
25-Yr Peak Flow (CFS)	123.3
25-Yr Peak Velocity (FPS)	4.25
25-Yr n-Value	0.11
100-Yr Peak Flow (CFS)	171.4
100-Yr Peak Velocity (FPS)	4.97
100-Yr n-Value	0.10

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.

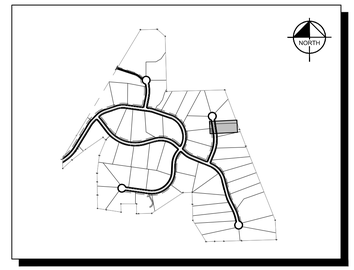


GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND
PROPERTY LINE
PROPOSED ROCK RIP RAP

NOTES
1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

KEY MAP



STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
7/17/2025

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KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

POND PLAN & PROFILE (5 OF 12)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
64 OF 93

Plotted By:Gurpu Notolia Date:July 30, 2024 06:39:43pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Pond Plan 1.dwg
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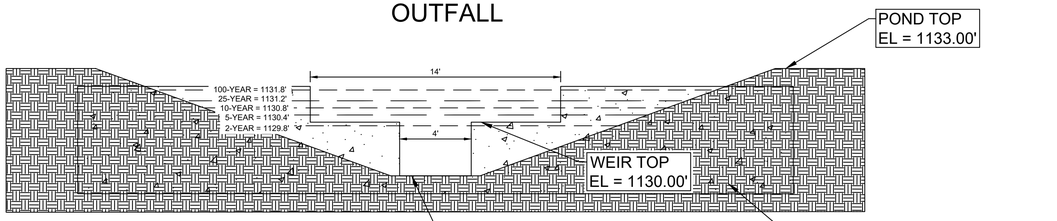
POND 3 DETENTION ELEVATION STORAGE TABLE				
Elevation	Depth	Area	Incr. Vol.	Storage
(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
1127	0.00	25	0.00	0.00
1128	1.00	3,649	1,836.91	1,836.91
1129	2.00	4,322	3,985.46	5,822.37
1130	3.00	5,033	4,677.38	10,499.75
1131	4.00	5,782	5,407.46	15,907.21
1132	5.00	6,570	6,175.83	22,083.04
1133	6.00	7,403	6,986.51	29,069.55

POND 3 ~~WATER QUALITY~~ RETENTION ELEVATION STORAGE TABLE				
Elevation	Depth	Area	Incr. Vol.	Storage
(ft)	(ft)	(sq.ft.)	(cu.ft.)	(cu.ft.)
1128	0.00	1,756.94	0.00	0.00
1129	1.00	2,127.49	1,942.22	1,942.22
1130	2.00	2,526.16	2,326.83	4,269.04
1131	3.00	2,952.93	2,739.55	7,008.59
1132	4.00	3,407.82	3,180.38	10,188.96
1133	5.00	3,893.80	3,650.81	13,839.77

~~WQ ELEVATION~~

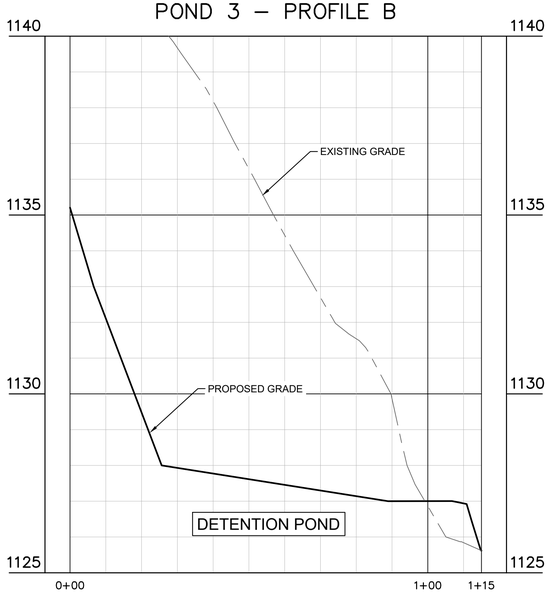
Pond 3 Storm Data			
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	49.9	54.2	49.3
5-yr	73.4	76.5	73.1
10-yr	93.7	96.8	94.4
25-yr	123	125.6	123.3
100-yr	172.4	173.6	171.4

POND 3
OUTFALL

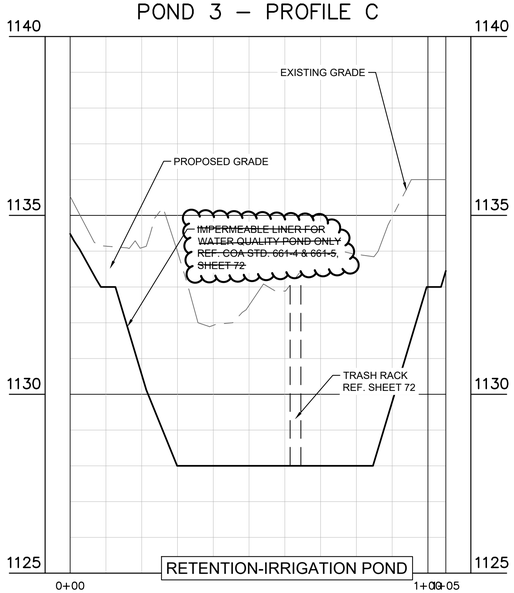


OUTFALL DETAIL 3
NOT TO SCALE

POND 3 – PROFILE B



POND 3 – PROFILE C



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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 3
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

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

Drainage Basin/Outfall Area No. =	3	
Total drainage basin/outfall area =	17.74	acres
Predevelopment impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious area within drainage basin/outfall area =	2.85	acres
Post-development impervious fraction within drainage basin/outfall area =	0.16	
$L_{M\ THIS\ BASIN}$ =	2343	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

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

where:

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

A_C =	17.74	acres
A_I =	2.85	acres
A_P =	14.89	acres
L_R =	3519	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2343 lbs.
F = 0.67

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

Rainfall Depth =	0.71	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	7973	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1595	
Total Capture Volume (required water quality volume(s) x 1.20) =	9568	cubic feet

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

Required Water Quality Volume for retention basin = 9568 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	38270	square feet	
	0.88	acres	

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7/30/2024

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KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

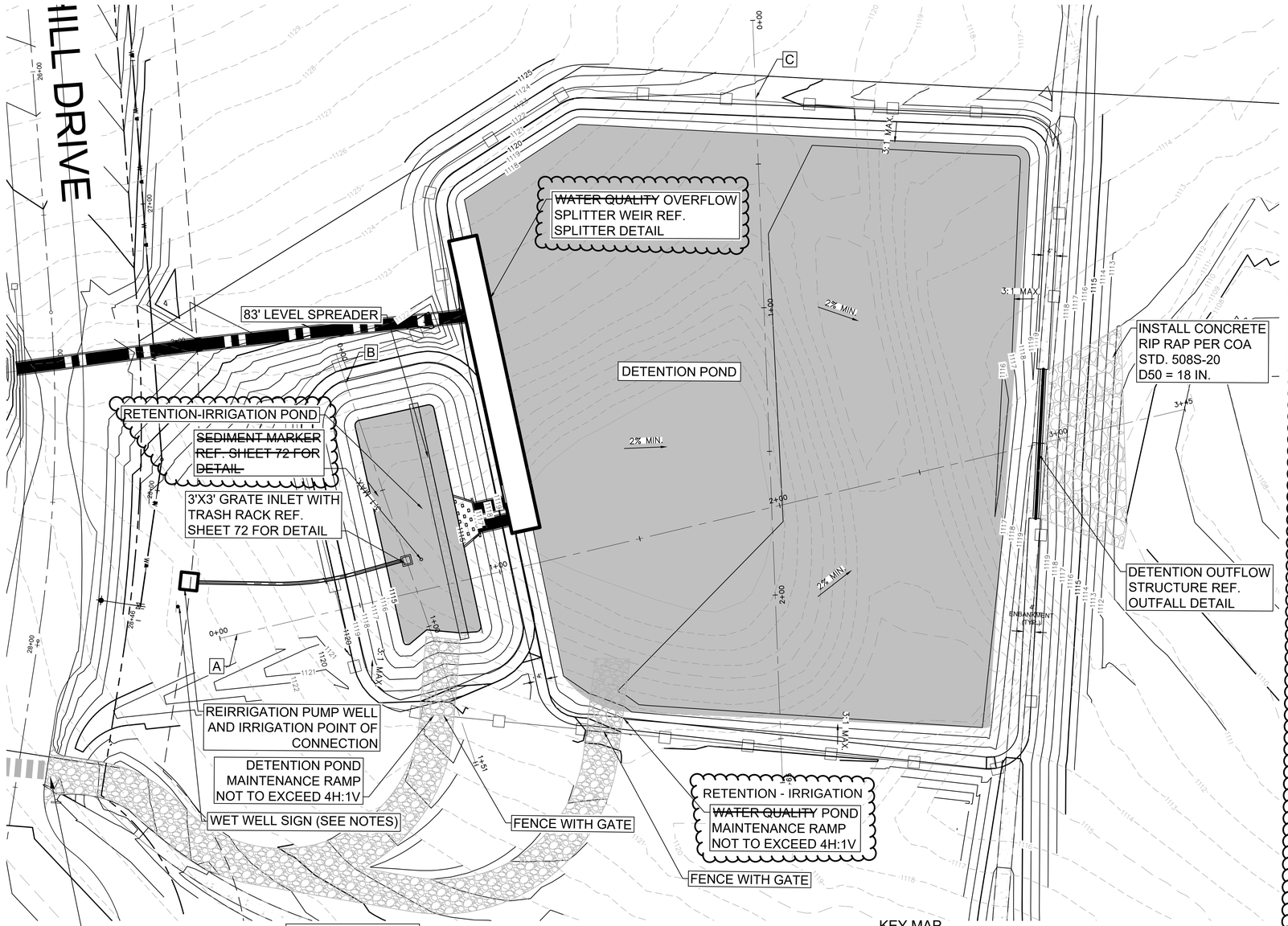
POND PLAN & PROFILE
(6 OF 12)

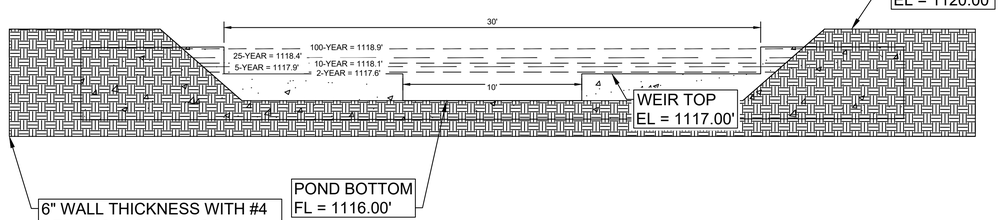
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
65 OF 93

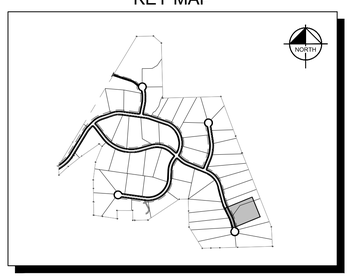
Plotted By:Gorau, Natalia Date:July 30, 2024 06:39:54pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Pond Plan 1.dwg
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POND 4





KEY MAP



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

PROPERTY LINE

PROPOSED ROCK RIP RAP

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 4
Date Prepared: 2/9/2024

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

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

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

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

Drainage Basin/Outfall Area No. = 4

Total drainage basin/outfall area =	26.92	acres
Predevelopment impervious area within drainage basin/outfall area =	0.61	acres
Post-development impervious area within drainage basin/outfall area =	3.72	acres
Post-development impervious fraction within drainage basin/outfall area =	0.14	
$L_{M\ THIS\ BASIN}$ =	2792	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	26.92	acres
A_I =	3.72	acres
A_P =	23.20	acres
L_R =	4661	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2792 lbs.
F = 0.60

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

Rainfall Depth =	0.58	inches
Post Development Runoff Coefficient =	0.16	
On-site Water Quality Volume =	8877	cubic feet

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

Off-site area draining to BMP =	10.89	acres
Off-site Impervious cover draining to BMP =	0.61	acres
Impervious fraction of off-site area =	0.06	
Off-site Runoff Coefficient =	0.08	
Off-site Water Quality Volume =	1900	cubic feet
Storage for Sediment =	2155	
Total Capture Volume (required water quality volume(s) x 1.20) =	12932	cubic feet

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

Required Water Quality Volume for retention basin =	12932	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	51729	square feet	
	1.19	acres	

NOTES

1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
7/17/2025

POND 4 DETENTION ELEVATION STORAGE TABLE

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1116	0.00	613	0.00	0.00
1117	1.00	22,033	11,323.00	11,323.00
1118	2.00	35,616	28,824.50	40,147.50
1119	3.00	37,802	21,150,219.00	21,150,219.00
1120	4.00	40,175	38,988.50	21,189,207.50

POND 4 ~~WATER QUALITY~~ RETENTION ELEVATION STORAGE TABLE

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1115	0.00	2,141	0.00	0.00
1116	1.00	2,851	2,496.18	2,496.18
1117	2.00	3,619	3,235.09	5,731.27
1118	3.00	4,442	4,030.30	9,761.57
1119	4.00	5,313	4,877.10	14,638.67
1120	5.00	6,173	5,742.96	20,381.63

~~WQ~~ ELEVATION

Pond 4 Storm Data			
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	85	95.7	77
5-yr	127	137.1	113
10-yr	163.3	175.1	142.3
25-yr	216.7	229.3	185.2
100-yr	306.4	319.8	260.1

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

		BY
		DATE
		REVISIONS
		No.

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

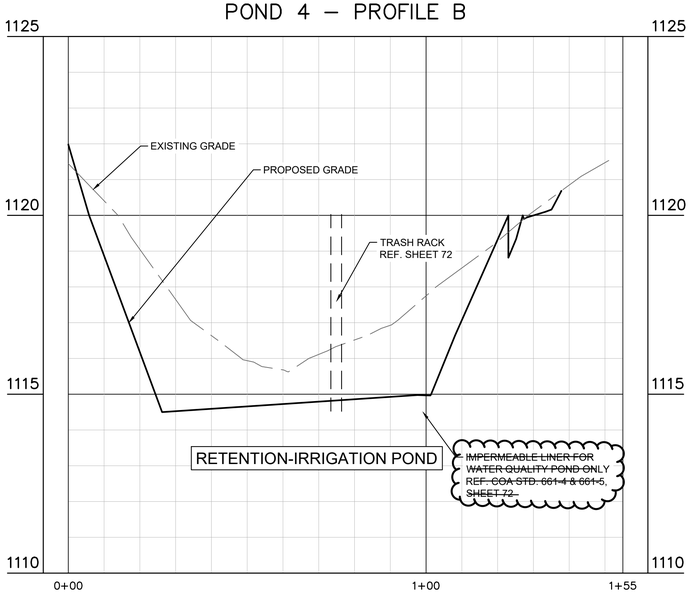
POND PLAN & PROFILE (7 OF 12)

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

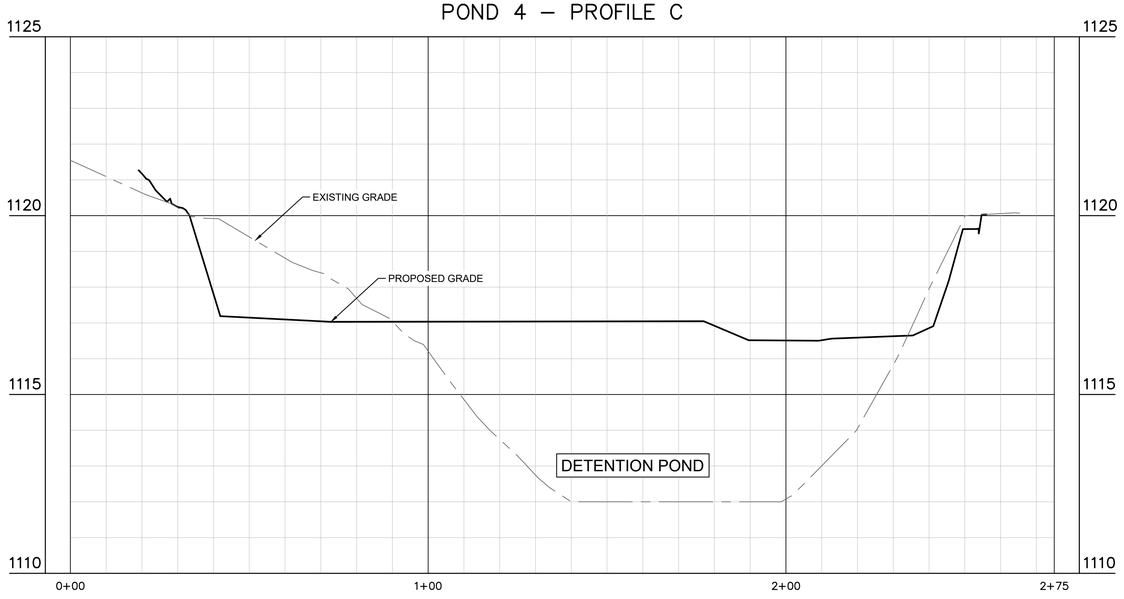
SHEET NUMBER
66 OF 93

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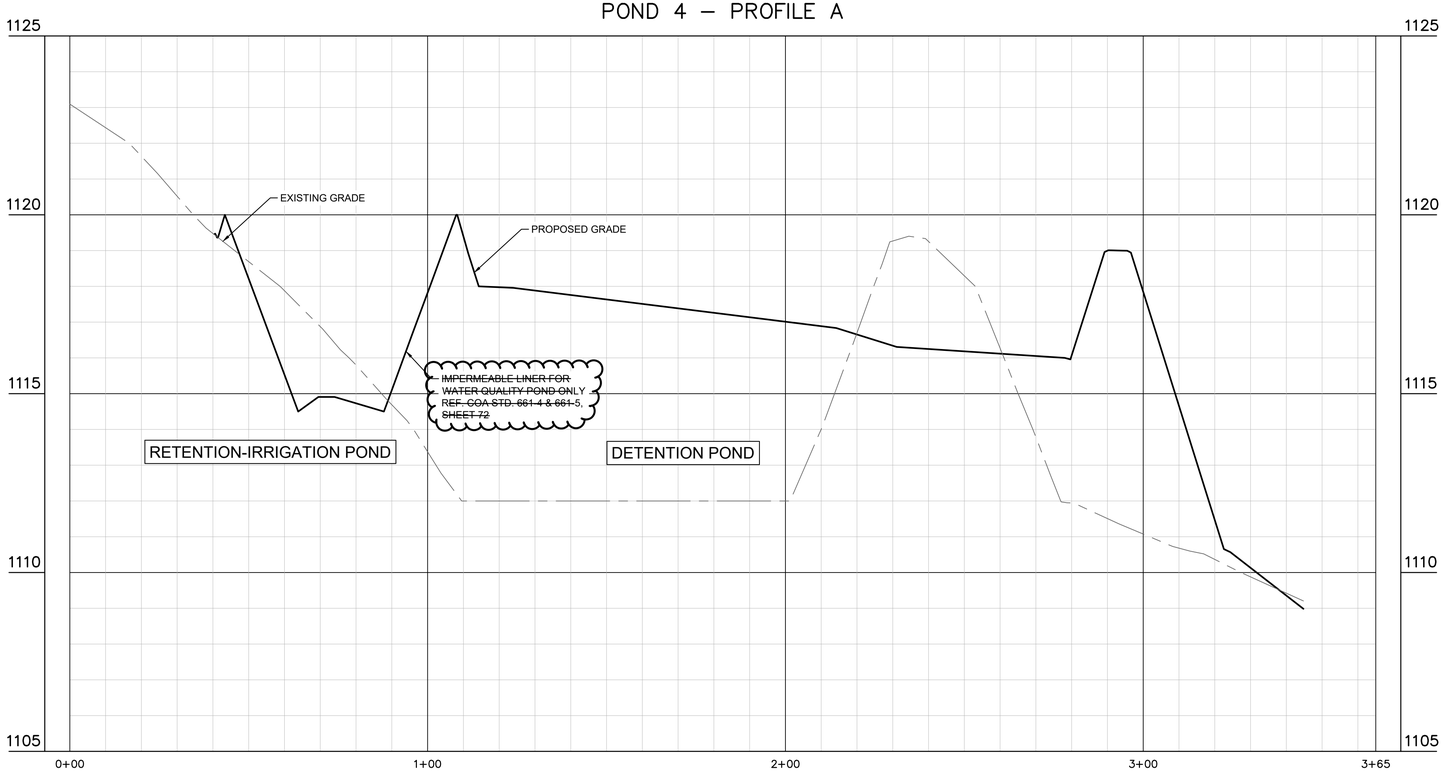
POND 4 – PROFILE B



POND 4 – PROFILE C



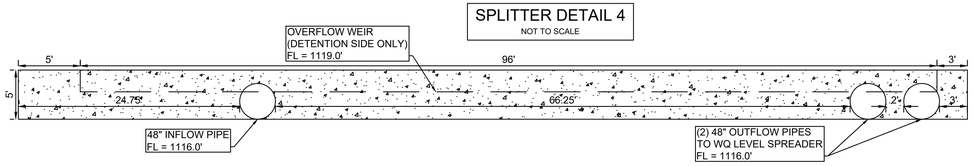
POND 4 – PROFILE A



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

SPLITTER DETAIL 4

NOT TO SCALE



Pond 4 Splitter Calculations				
	Undetained Flow (CFS)	Weir Width	Depth	Velocity
25-yr	229.3	83	0.95	2.92
100-yr	319.8	96	1.00	3.33

* WATER QUALITY VELOCITY CONTROL FOR THIS POND IS MET WITH A LEVEL SPREADER IN THE RETENTION-IRRIGATION POND

Pond 4 Outfall Channel Calculations	
Bottom Width (Ft.)	35
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	3:1
Longitudinal Slope (%)	9.5
2-Yr Peak Flow (CFS)	77.0
2-Yr Peak Velocity (FPS)	2.34
2-Yr n-Value	0.17
25-Yr Peak Flow (CFS)	185.2
25-Yr Peak Velocity (FPS)	3.64
25-Yr n-Value	0.14
100-Yr Peak Flow (CFS)	260.1
100-Yr Peak Velocity (FPS)	4.42
100-Yr n-Value	0.13

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.

STATE OF TEXAS
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7/17/2025

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

POND PLAN & PROFILE (8 OF 12)

SANCTUARY DRIPPING SPRINGS

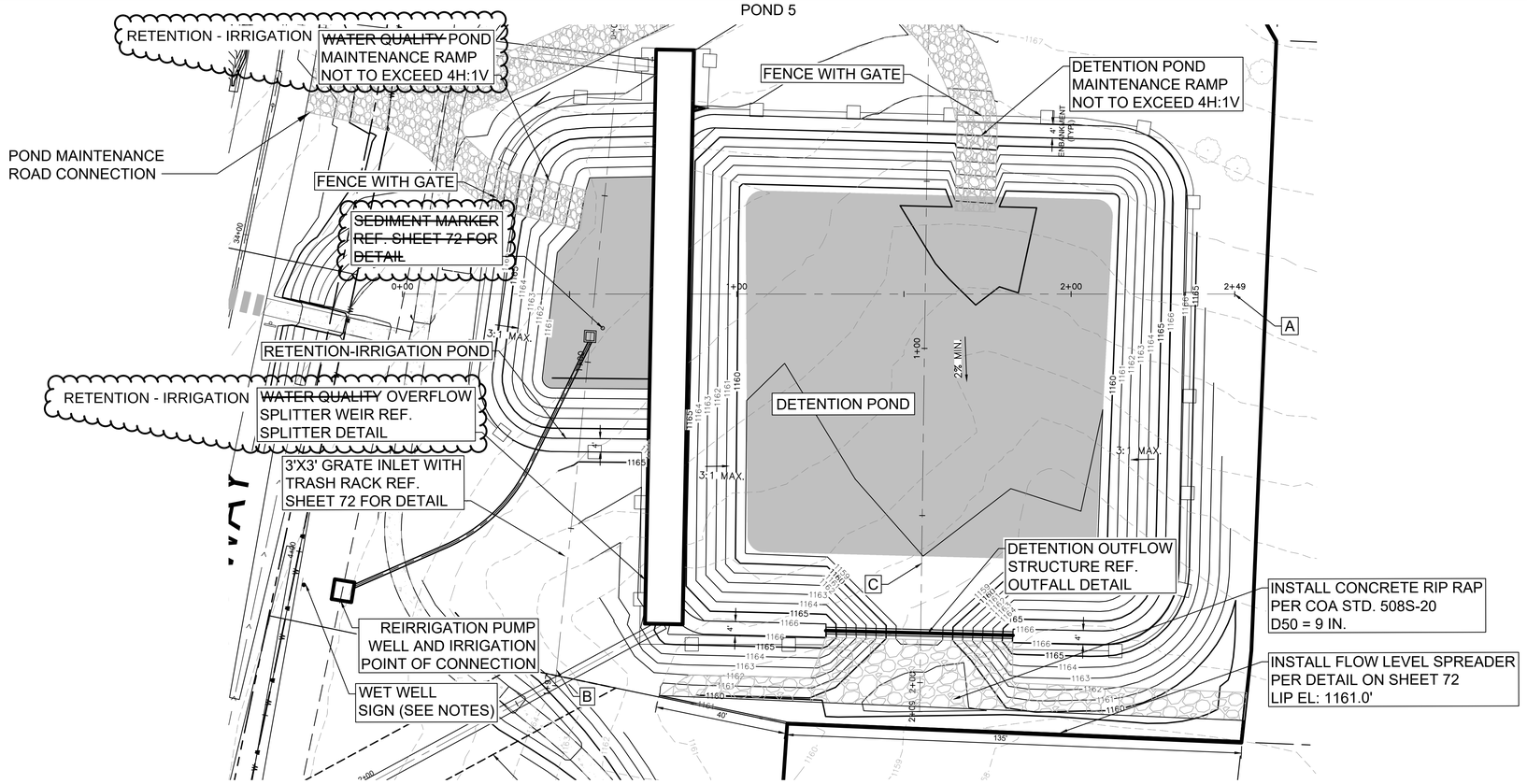
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DRIPPING SPRINGS, TEXAS

SHEET NUMBER
67 OF 93

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POND 5



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

PROPERTY LINE

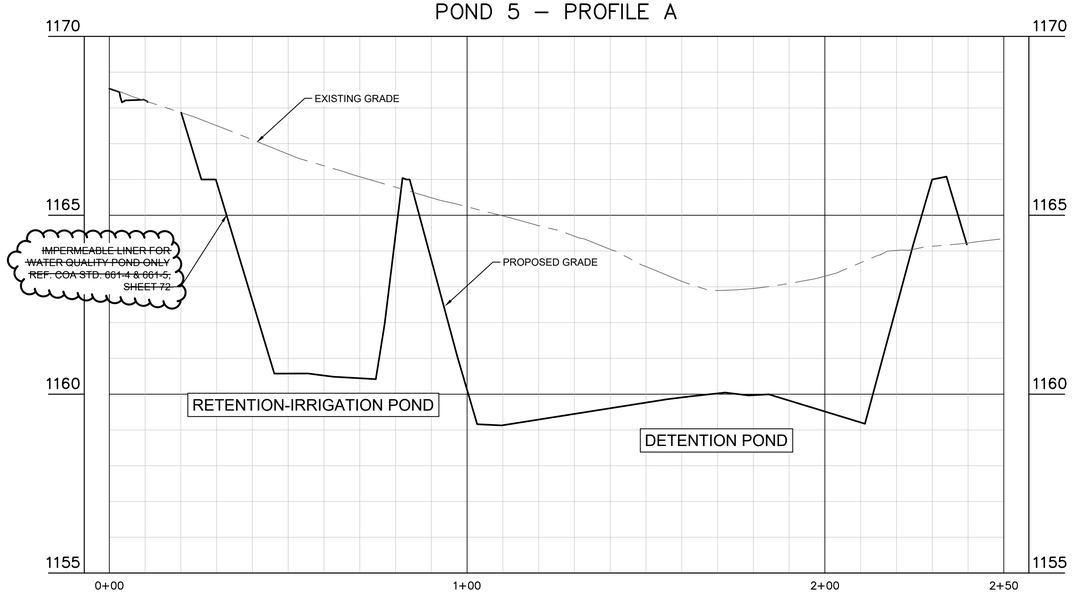
PROPOSED ROCK RIP RAP

NOTES

1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

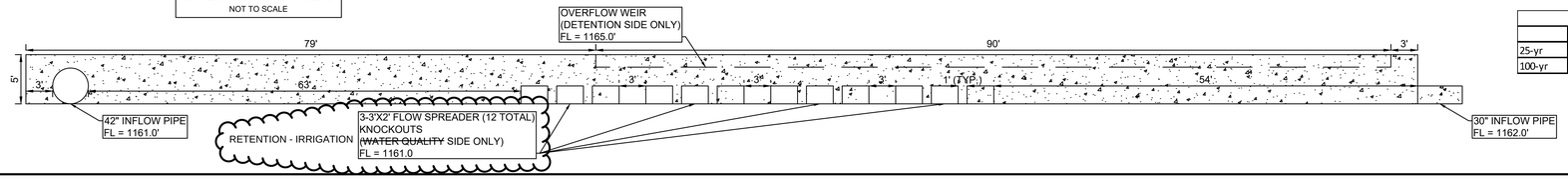
POND 5 – PROFILE A

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



SPLITTER DETAIL 5

NOT TO SCALE



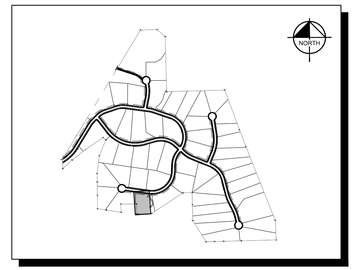
Pond 5 Outfall Channel Calculations	
Bottom Width (Ft.)	10
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	3:1
Longitudinal Slope (%)	1.25
Flow Spreader Length of Rigid Lip (ft.)	180
Flow Spreader n-Value	0.13
2-Yr Peak Flow (CFS)	68.7
2-Yr Peak Velocity at Outfall (FPS)	2.72
2-Yr Peak Velocity at Flow Spreader (FPS)	1.52
Rip Rap 2-Yr n-Value	0.070
25-Yr Peak Flow (CFS)	182.1
25-Yr Peak Velocity at Outfall (FPS)	3.95
25-Yr Peak Velocity at Flow Spreader (FPS)	2.11
25-Yr n-Value	0.061
100-Yr Peak Flow (CFS)	255.0
100-Yr Peak Velocity at Oufall (FPS)	4.49
100-Yr Peak Velocity at Flow Spreader (FPS)	2.53
100-Yr n-Value	0.058

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.

KNOCKOUT ARRAY CALCULATION	
# of Knockouts	12
Knockout Area	6
Head to pass water	2
Max Flow (CFS)	490.3
Velocity (FPS)	2.96
Can Pass 25-YR Flow?	TRUE

Pond 5 Splitter Calculations				
	Undetained Flow (CFS)	Weir Width	Depth	Velocity
25-yr	212.9	72	0.99	2.99
100-yr	295.1	90	0.99	3.31

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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LICENSED PROFESSIONAL ENGINEER
7/30/2024

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
7/17/2025

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

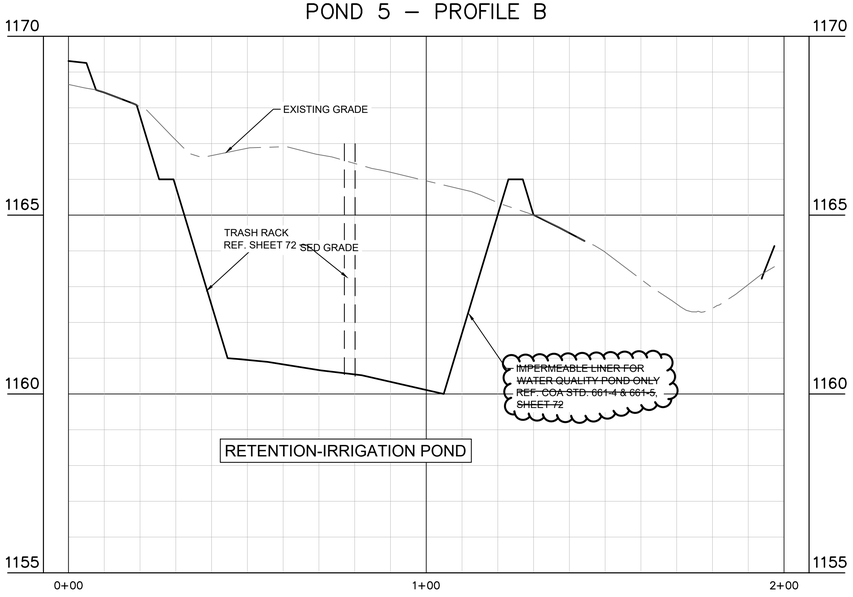
POND PLAN & PROFILE (9 OF 12)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
68 OF 93

POND 5 – PROFILE B



POND 5 DETENTION ELEVATION STORAGE TABLE

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1158.5	0.00	1	0.00	0.00
1159	0.50	3305	826.50	826.50
1160	1.50	12621	7,963.00	8,789.50
1161	2.50	14609	13,615.00	22,404.50
1162	3.50	15903	15,256.00	37,660.50
1163	4.50	17239	16,571.00	54,231.50
1164	5.50	18618	17,928.50	72,160.00
1165	6.50	20040	19,329.00	91,489.00
1166	7.50	21302	20,671.00	112,160.00

POND 5 ~~WATER QUALITY~~ RETENTION ELEVATION STORAGE TABLE

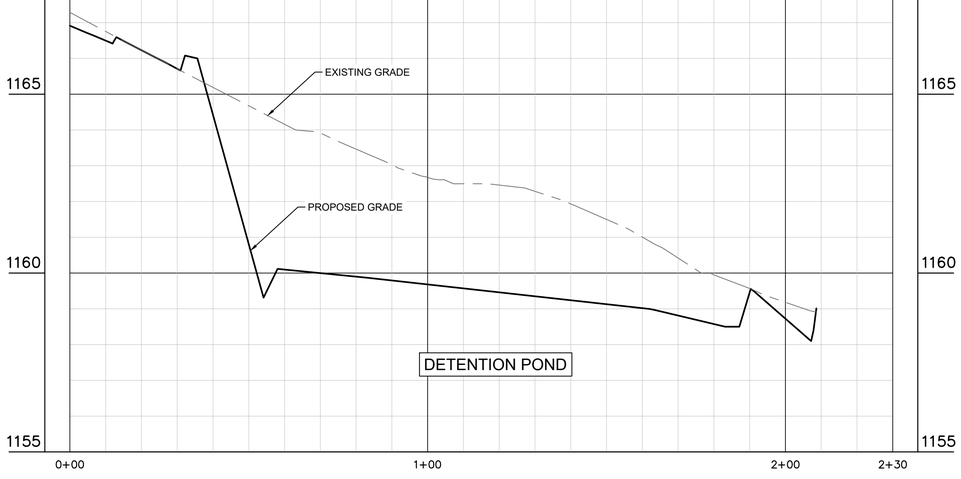
Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1160	0.00	0	0.00	0.00
1161	1.00	1,736	868.02	868.02
1162	2.00	2,119	1,927.28	2,795.30
1163	3.00	2,531	2,324.66	5,119.96
1164	4.00	2,973	2,751.79	7,871.75
~~WQ ELEVATION~~ 1165	5.00	3,445	3,208.66	11,080.41
1166	6.00	3,946	3,695.28	14,775.69

Pond 5 Storm Data

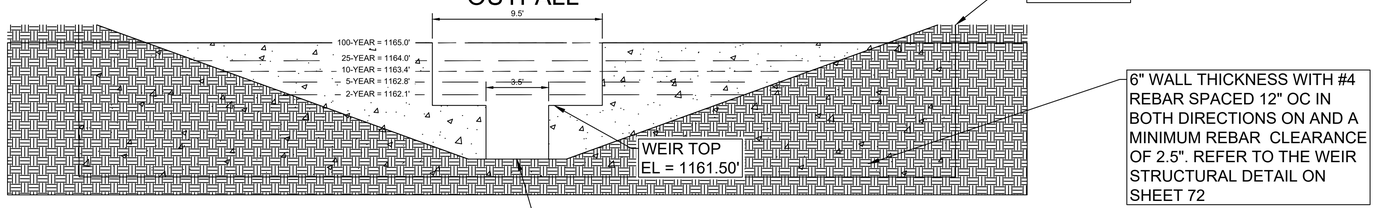
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	74.2	91.1	68.7
5-yr	109.9	129	105.4
10-yr	140.8	163.7	137.2
25-yr	185.9	212.9	182.1
100-yr	261.8	295.1	255

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

POND 5 – PROFILE C



POND 5 OUTFALL



OUTFALL DETAIL 5
NOT TO SCALE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 5
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = 5

Total drainage basin/outfall area =	30.44	acres
Predevelopment impervious area within drainage basin/outfall area =	1.15	acres
Post-development impervious area within drainage basin/outfall area =	4.57	acres
Post-development impervious fraction within drainage basin/outfall area =	0.15	
$L_{M\ THIS\ BASIN}$ =	3070	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	30.44	acres
A_I =	4.57	acres
A_P =	25.87	acres
L_R =	5679	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3070 lbs.

F = 0.54

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

Rainfall Depth =	0.47	inches
Post Development Runoff Coefficient =	0.17	
On-site Water Quality Volume =	8699	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1740	
Total Capture Volume (required water quality volume(s) x 1.20) =	10438	cubic feet

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

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

Required Water Quality Volume for retention basin = 10438 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	41753	square feet	
	0.96	acres	

STATE OF TEXAS
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7/17/2025

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STATE OF TEXAS
LEXIE B. ENGLAND
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LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE: JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

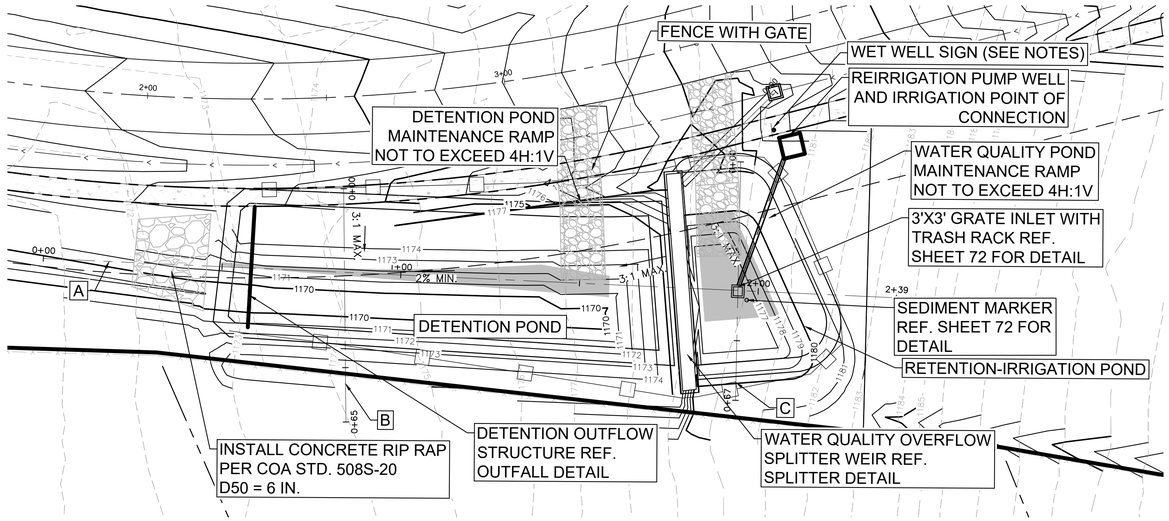
POND PLAN & PROFILE
(10 OF 12)

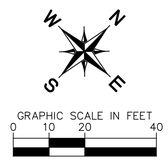
SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
69 OF 93

Plotted By: Corau, Natalia Date: July 30, 2024 08:49:17pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Col\PlanSheets\C - Pond Plan 1.dwg
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POND 6





LEGEND

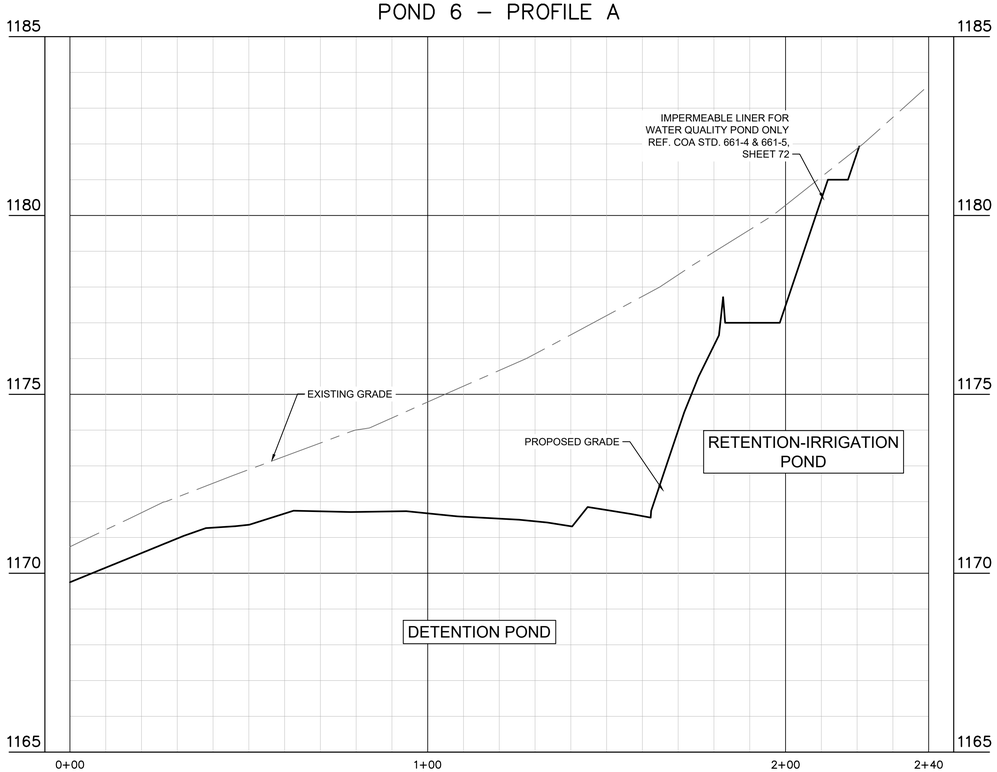
PROPERTY LINE

PROPOSED ROCK RIP RAP

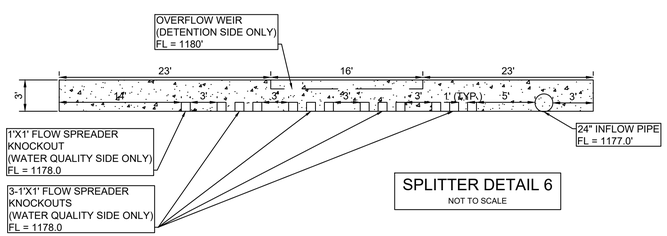
NOTES

1. WET WELL PRIVATE MAINTENANCE SIGN WITH NAME AND PHONE NUMBER OR RESPONSIBLE PARTY WHO MAY BE CONTACT IF ALARM GOES OFF.

POND 6 – PROFILE A



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



SPLITTER DETAIL 6
NOT TO SCALE

KNOCKOUT ARRAY CALCULATION

# of Knockouts	13
Knockout Area	1
Head to pass water	1
Max Flow (CFS)	62.6
Velocity (FPS)	2.92
Can Pass 25-YR Flow?	TRUE

Pond 6 Splitter Calculations

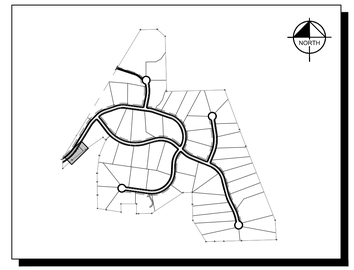
	Undetained Flow (CFS)	Weir Width	Depth	Velocity
25-yr	38	13	0.98	2.97
100-yr	52.7	16	0.99	3.32

Pond 6 Outfall Channel Calculations

Bottom Width (Ft.)	0
Left Side Slope (H:V)	3:1
Right Side Slope (H:V)	3:1
Longitudinal Slope (%)	0.65
2-Yr Peak Flow (CFS)	13.0
2-Yr Peak Velocity (FPS)	1.71
2-Yr n-Value	0.058
25-Yr Peak Flow (CFS)	32.0
25-Yr Peak Velocity (FPS)	2.29
25-Yr n-Value	0.053
100-Yr Peak Flow (CFS)	44.2
100-Yr Peak Velocity (FPS)	2.52
100-Yr n-Value	0.052

(1) Channel calculations were found using Manning's Formula via Flowmaster.
(2) Roughness coefficient based on Austin ECM Section 1.4.6.

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

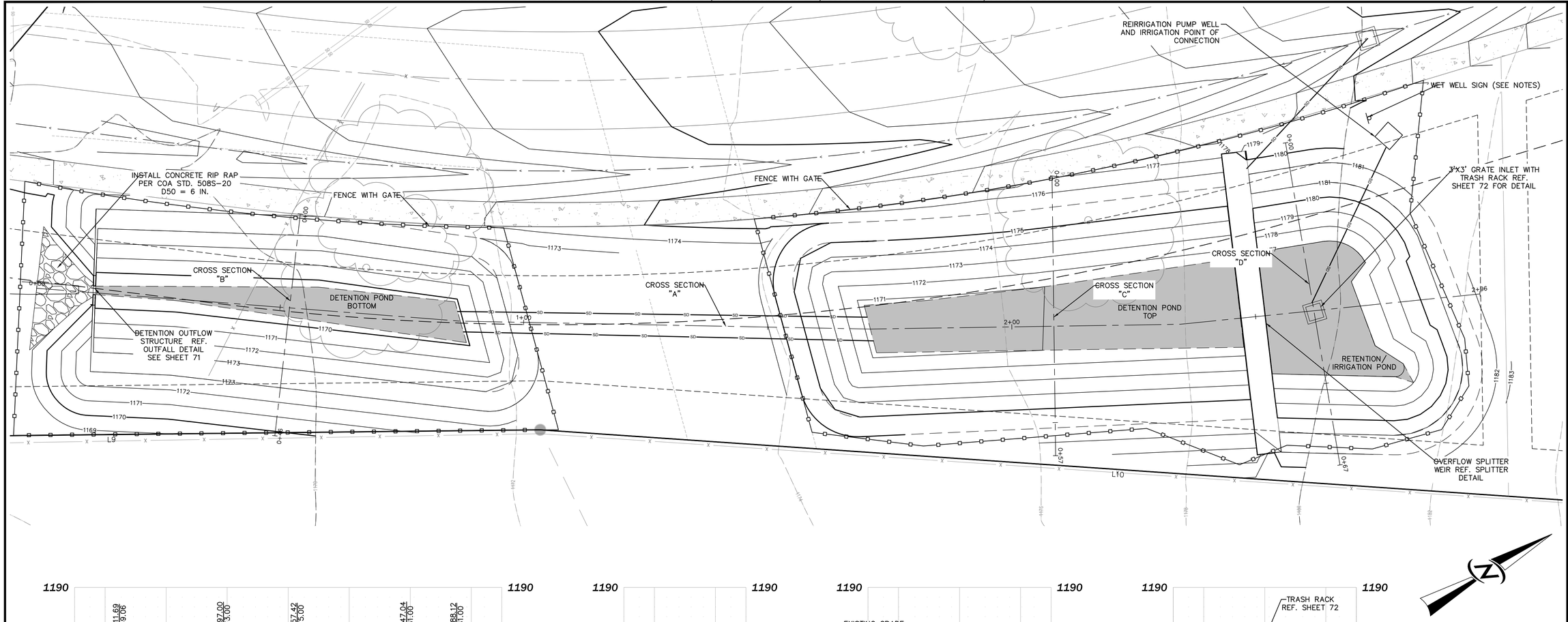
POND PLAN & PROFILE (11 OF 12)

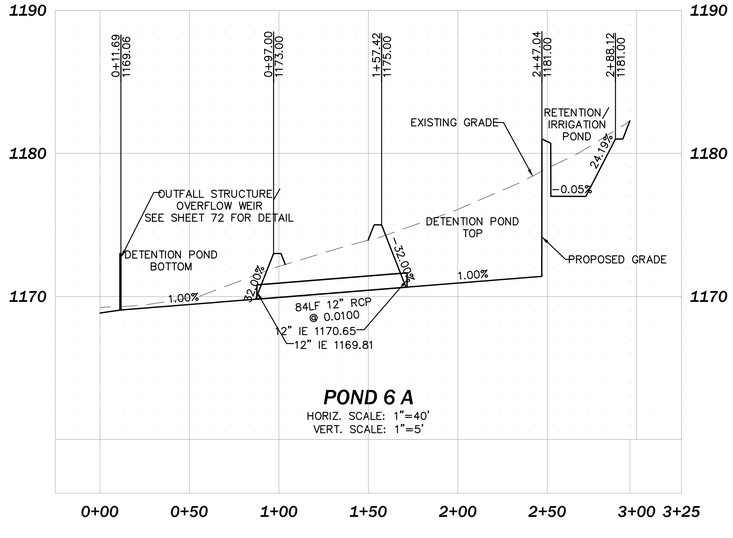
SANCTUARY DRIPPING SPRINGS

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DRIPPING SPRINGS, TEXAS

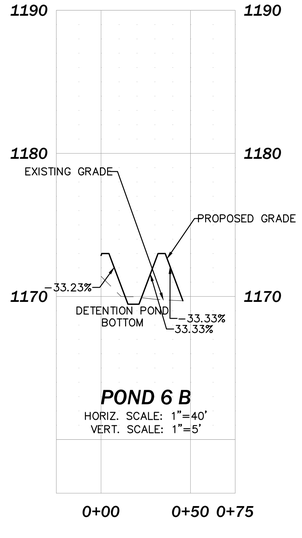
SHEET NUMBER
70 OF 93

Plotted By:Corey, Natalie Date:July 30, 2024 08:40:25pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Pond Plans 1.dwg
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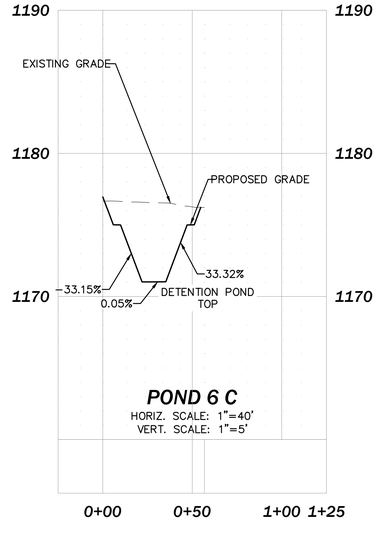




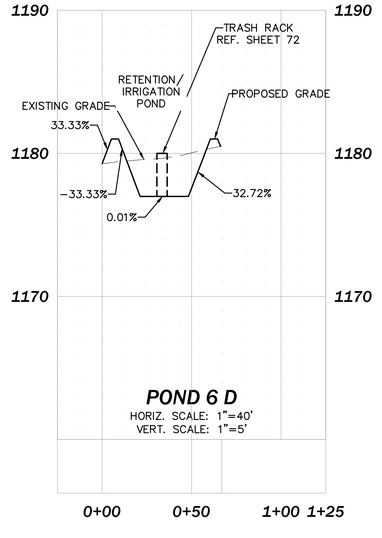
POND 6 A
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



POND 6 B
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



POND 6 C
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



POND 6 D
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'

SCALE: 1" = 40'
0 20 40 80

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
07/18/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
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737.204.9825
CORE DESIGN

DATE | REVISIONS | NO.

POND PLAN & PROFILE (11 OF 12)
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE		
DESIGNED	ENGINEERING DESIGNER		
DRAWN	ENGINEERING DRAFTER		
APPROVED	PROJECT ENGINEER		
	PROJECT MANAGER		
	PROJECT MANAGER		

DRAWING NUMBER
C4.18
SHEET 70A OF 93
PROJECT NUMBER
25039

8/12/2025 1:01 PM AWOMBLE J:\2025\25039\ENGINEERING\FINAL\SHEETS\C4.10 POND PLAN.DWG C4.18 POND PLAN

POND 6 DETENTION ELEVATION STORAGE TABLE

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1169	0.00	19	0.00	0.00
1170	1.00	781	400.00	400.00
1171	2.00	1,501	1,141.00	1,541.00
1172	3.00	2,266	1,883.50	3,424.50
1173	4.00	3,059	2,662.50	6,087.00
1174	5.00	3,857	3,458.07	9,545.07

POND 6 WATER QUALITY RETENTION ELEVATION STORAGE TABLE

WQ ELEVATION

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
1177	0.00	471	0.00	0.00
1178	1.00	787	629.21	629.21
1179	2.00	1,048	917.53	1,546.74
1180	4.00	1,337	1,192.42	2,739.15
1181	5.00	1,656	1,496.33	4,235.48

Pond 6 Storm Data			
Storm Event	Existing Flows (CFS)	Undetained Flow (CFS)	Detained Flow (CFS)
2-yr	13.7	16.2	13
5-yr	20	23	18.8
10-yr	25.5	29.2	24.5
25-yr	33.4	38	32
100-yr	46.7	52.7	44.2

POND 6 BOTTOM DETENTION ELEVATION STORAGE

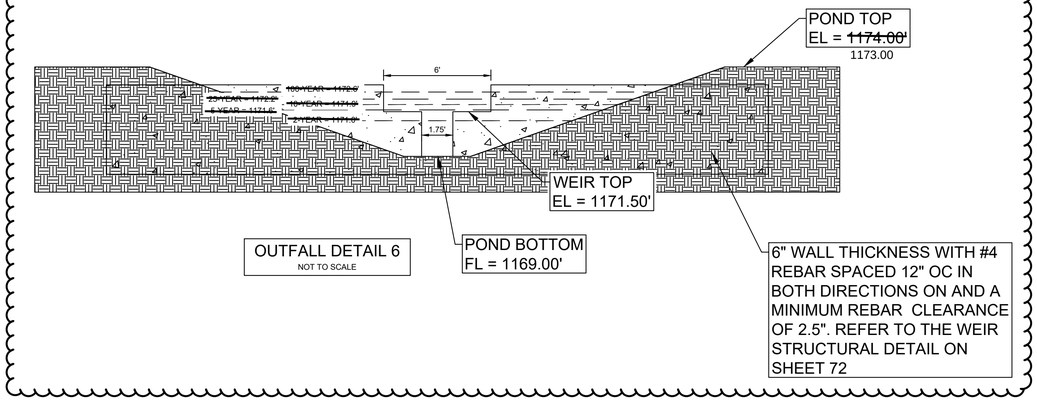
ELEVATION	DEPTH (FT)	AREA (SQ FT)	INCR. VOL (CU FT)	STORAGE (CU FT)
1169	0	9	0	0
1170	1	662	64	276
1171	2	1166	114	1187
1172	3	1702	168	2619
1173	4	2260	212	4157

POND 6 TOP DETENTION ELEVATION STORAGE

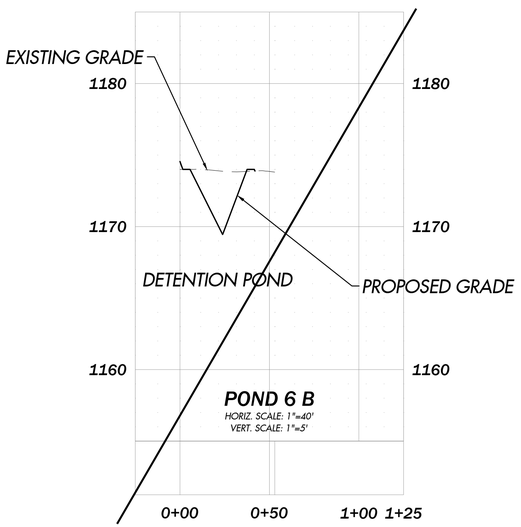
ELEVATION	DEPTH (FT)	AREA (SQ FT)	INCR. VOL (CU FT)	STORAGE (CU FT)
1171	0	449	37	71
1172	1	1543	151	1226
1173	2	2093	207	3042
1174	3	2670	264	5421
1175	4	3270	324	8389

POND 6 RETENTION IRRIGATION ELEVATION STORAGE

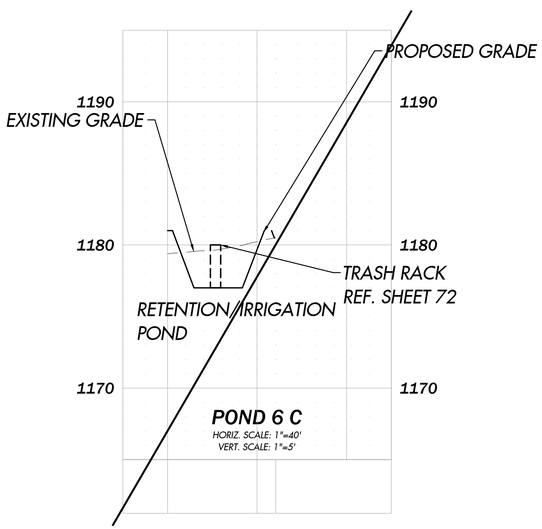
ELEVATION	DEPTH (FT)	AREA (SQ FT)	INCR. VOL (CU FT)	STORAGE (CU FT)
1177	0	95	0	0
1178	1	825	81	670
1179	2	1112	110	1636
1180	3	1423	140	2902
1181	4	1725	170	4317



OUTFALL DETAIL 6
NOT TO SCALE



POND 6 B
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



POND 6 C
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - Pond 6
Date Prepared: 2/9/2024

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 6

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

Drainage Basin/Outfall Area No. = 6

Total drainage basin/outfall area =	4.30	acres
Predevelopment impervious area within drainage basin/outfall area =	0.20	acres
Post-development impervious area within drainage basin/outfall area =	0.93	acres
Post-development impervious fraction within drainage basin/outfall area =	0.22	
$L_{M\ THIS\ BASIN}$ =	655	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Retention / Irrigation
Removal efficiency = 100 percent

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

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

where:

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

A_C =	4.30	acres
A_I =	0.93	acres
A_P =	3.37	acres
L_R =	1122	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 655 lbs.

F = 0.58

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

Rainfall Depth =	0.54	inches
Post Development Runoff Coefficient =	0.21	
On-site Water Quality Volume =	1784	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	357	
Total Capture Volume (required water quality volume(s) x 1.20) =	2141	cubic feet

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

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

Required Water Quality Volume for retention basin = 2141 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	8564	square feet	
	0.20	acres	

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
7/17/2025

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LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC
			DRAWN BY: WC
			CHECKED BY: LE

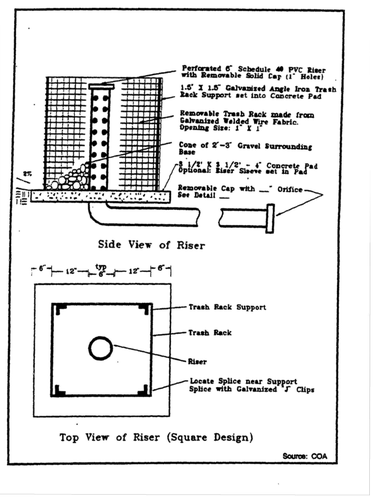
POND PLAN & PROFILE (12 OF 12)

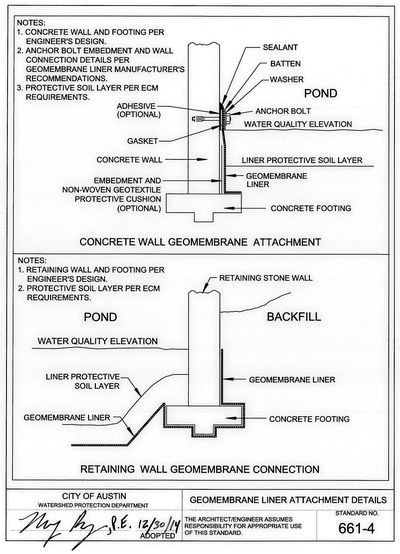
SANCTUARY DRIPPING SPRINGS
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DRIPPING SPRINGS, TEXAS

SHEET NUMBER
71 OF 93

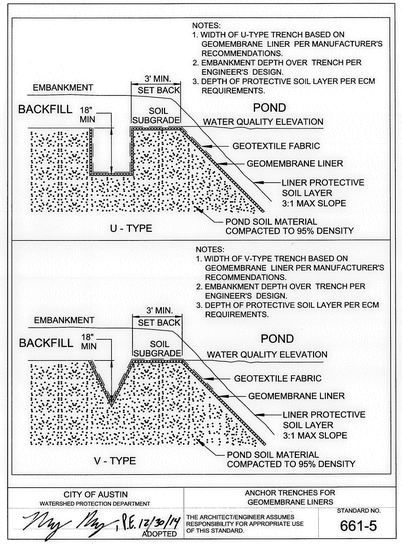
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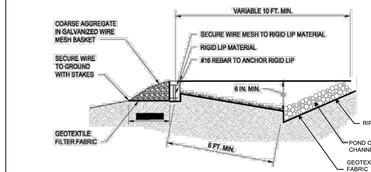




CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	GEOMEMBRANE LINER ATTACHMENT DETAILS
ADOPTED 12/30/14	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 661-4

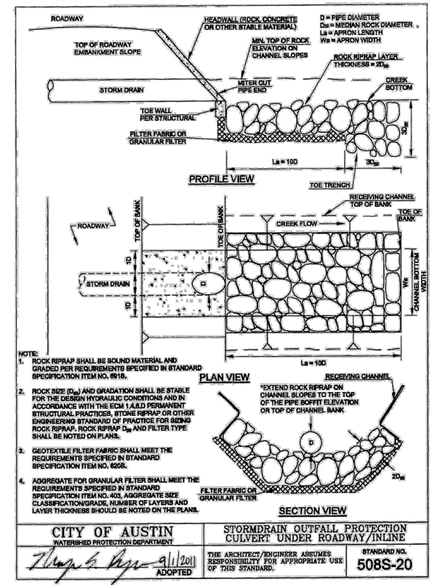


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ANCHOR TRENCHES FOR GEOMEMBRANE LINERS
ADOPTED 12/30/14	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 661-5



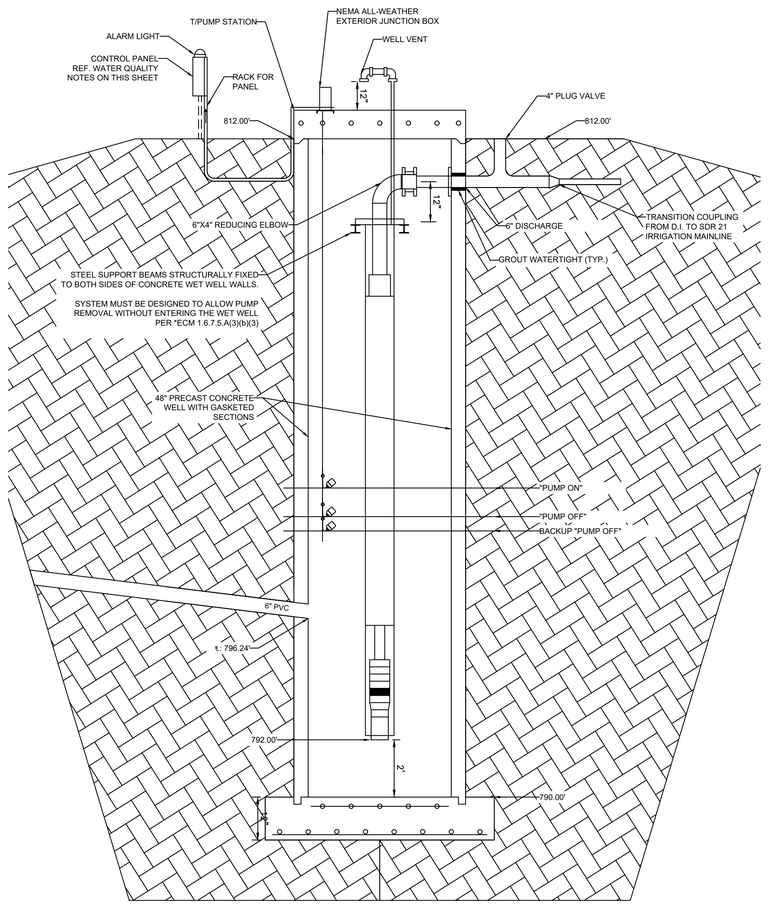
TYPICAL LEVEL SPREADER WITH RIGID LIP
NOT TO SCALE

LEVEL SPREADER DETAIL	SHEET 1 OF 1

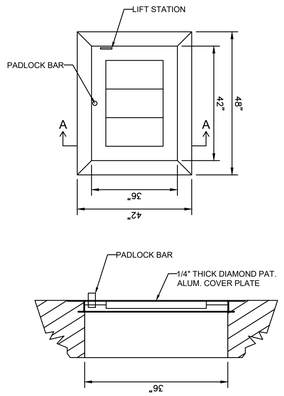


NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6918.
2. ROCK SIZE (D_{50}) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6208.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHALL BE NOTED ON THE PLANS.

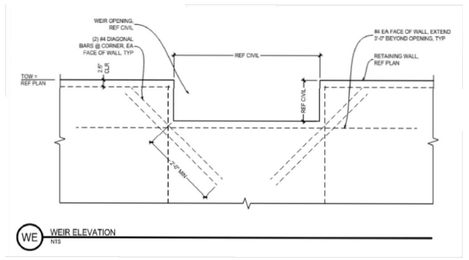
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE
ADOPTED 9/11/2013	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 508S-20



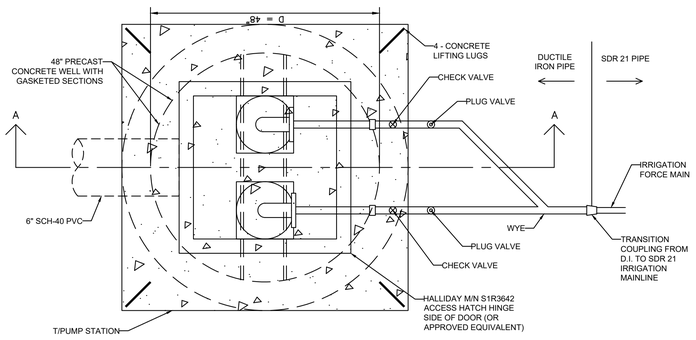
WET WELL AND PUMP DETAIL - SECTION VIEW
NTS



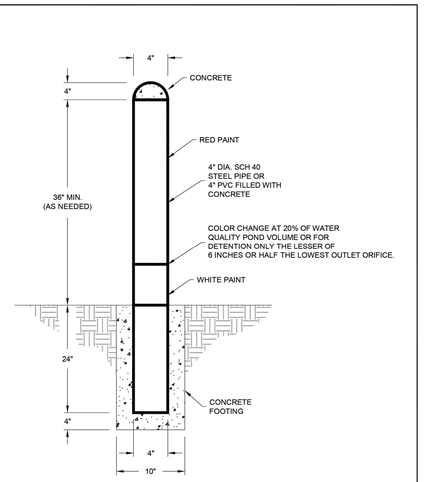
SECTION A-A
ACCESS COVER DETAIL
NTS



WEIR DETAIL
NTS



WET WELL AND PUMP DETAIL - PLAN VIEW
NTS



NOTES

1. PLAN MUST CALL OUT ELEVATION OF THE POND AT SEDIMENT MARK LOCATION.
2. PLAN MUST CALL OUT THE ELEVATION THAT SEDIMENT MUST BE REMOVE FORM THE POND AND NOTED COLOR CHANGE MUST MATCH THAT ELEVATION.
3. SEDIMENT MARK MUST BE WITHIN WITH 10 FEET OF THE LOWEST OUT FLOW CONTROL DEVICE.
4. PAINT NEEDS TO BE UV RESISTANT. SEDIMENT MARKERS IN THE WET POND NEED TO BE DESIGN FOR UNDER WATER USE. (possible)

POND SEDIMENT MARKER DETAIL

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

PG. 1 OF 1

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

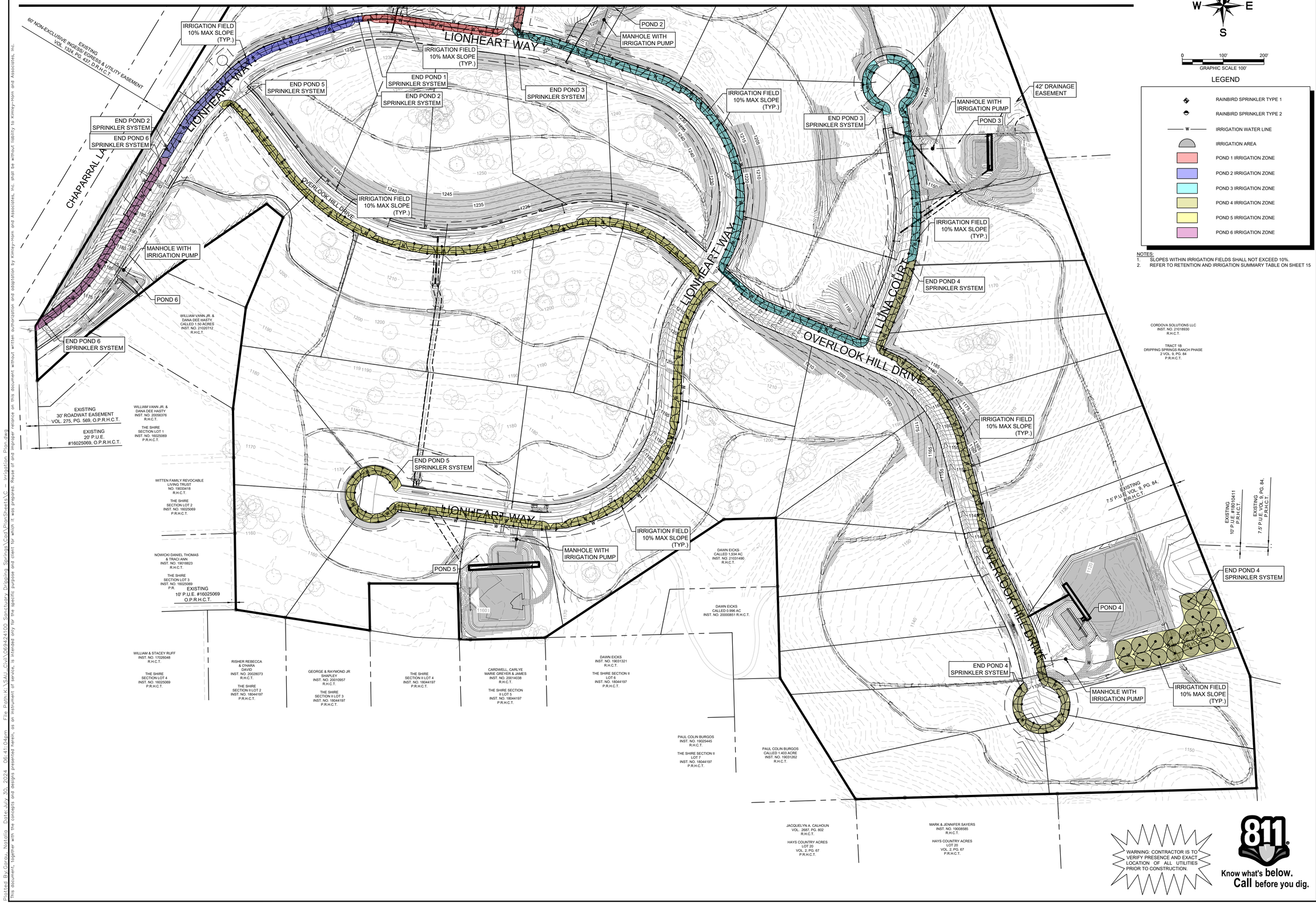
POND DETAILS

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
72 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 06:40:37pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Pond Plan 1.dwg
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MATCH LINE SHEET 74



N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- RAINBIRD SPRINKLER TYPE 1
- RAINBIRD SPRINKLER TYPE 2
- W — IRRIGATION WATER LINE
- IRRIGATION AREA
- POND 1 IRRIGATION ZONE
- POND 2 IRRIGATION ZONE
- POND 3 IRRIGATION ZONE
- POND 4 IRRIGATION ZONE
- POND 5 IRRIGATION ZONE
- POND 6 IRRIGATION ZONE

NOTES:
1. SLOPES WITHIN IRRIGATION FIELDS SHALL NOT EXCEED 10%.
2. REFER TO RETENTION AND IRRIGATION SUMMARY TABLE ON SHEET 15

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
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TX REGISTRATION NO. F-928

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

IRRIGATION PLAN (1 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
73 OF 93

Plotted By: Corey, Natalie Date: July 30, 2024 09:41:04am File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C— Irrigation Plan.dwg
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MATCH LINE SHEET 73

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

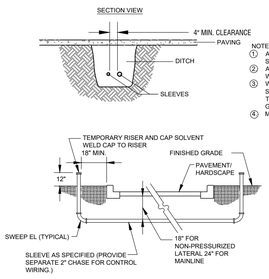
LEGEND

- RAINBIRD SPRINKLER TYPE 1
- RAINBIRD SPRINKLER TYPE 2
- W — IRRIGATION WATER LINE
- IRRIGATION AREA
- POND 1 IRRIGATION ZONE
- POND 2 IRRIGATION ZONE
- POND 3 IRRIGATION ZONE
- POND 4 IRRIGATION ZONE
- POND 5 IRRIGATION ZONE
- POND 6 IRRIGATION ZONE

NOTES:
1. SLOPES WITHIN IRRIGATION FIELDS SHALL NOT EXCEED 10%.
2. REFER TO RETENTION AND IRRIGATION SUMMARY TABLE ON SHEET 15

PVC PIPE SIZE	SOLVENT WELD SCH. 40 FITTINGS	BELL AND GASKET FITTINGS	SOCKETED PIPE
1/2"	2"	--	2"
3/4"	2"	--	2"
1"	2 1/2"	--	2 1/2"
1 1/4"	3"	--	3"
1 1/2"	3"	3"	3"
2"	4"	4"	4"
2 1/2"	6"	6"	6"
3"	6"	6"	6"
4"	8"	8"	8"

Sleeve Schedule **A**
Scale: N.T.S.



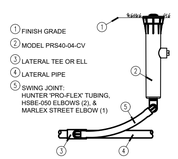
NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISHED GRADE.
4. MECHANICALLY TAMP TO 95° PROCTOR.

Sleeve Detail **B**
Scale: N.T.S.

1. MAINLINE, LATERAL AND WIRING IN THE SAME TRENCH - 18" MIN. DEPTH
2. MAINLINE PIPE - 18" MIN. DEPTH
3. LATERAL PIPE - 12" MIN. DEPTH
4. WIRING IN CONDUIT - 12" MIN. DEPTH
5. TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
7. ALL SOLVENT WELD PLASTIC PIPING TO BE RAN IN TRENCH AS SHOWN.
8. RUN WIRING BENEATH AND BESIDE MAINLINE, TAPE AND BUNDLE AT 10-FOOT INTERVALS.

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHD. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WITH BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

Pipe and Wire Trenching **C**
Scale: N.T.S.



MP Rotator Sprinkler **E**
Scale: N.T.S.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

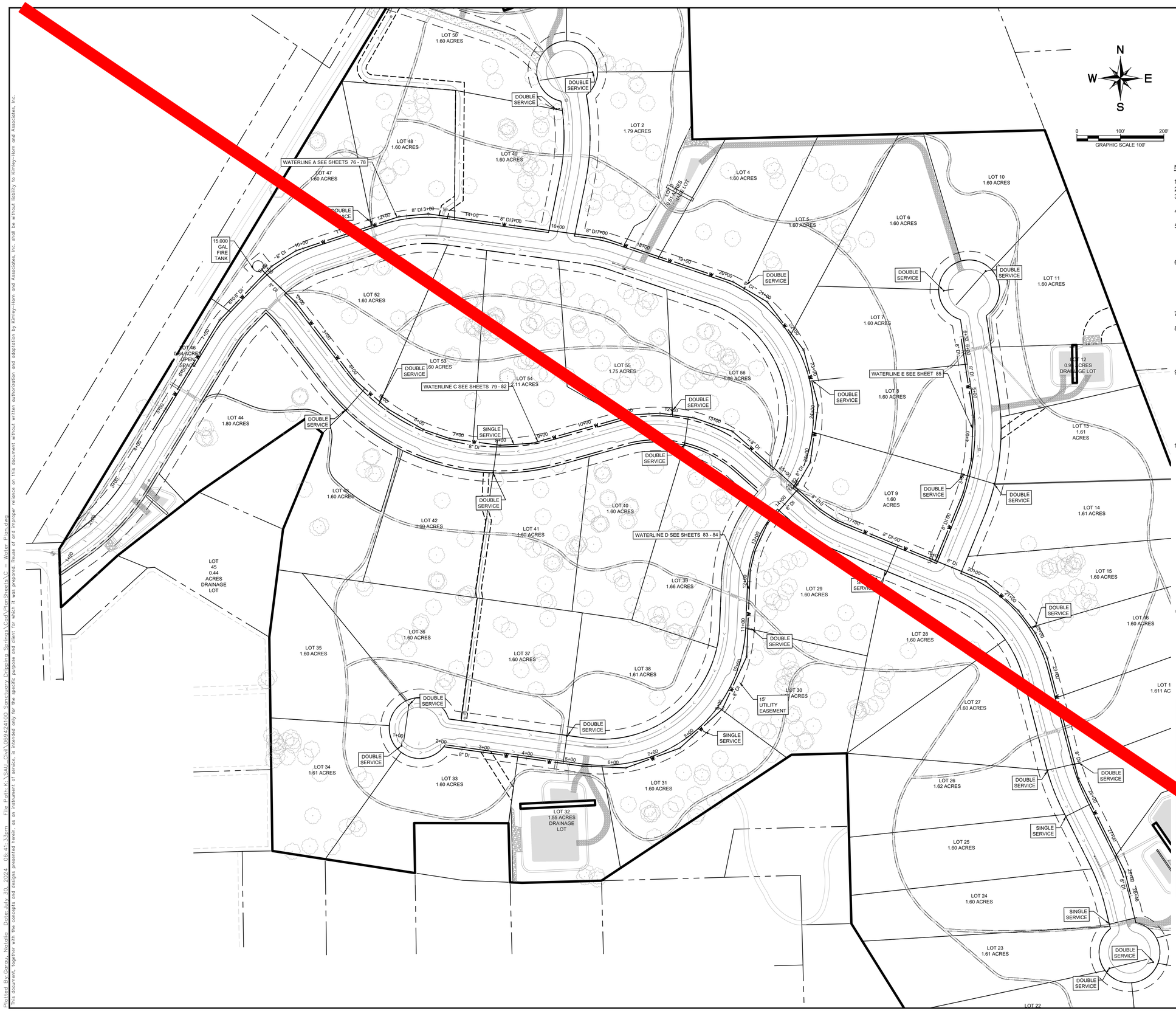
KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

IRRIGATION PLAN (2 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
74 OF 93

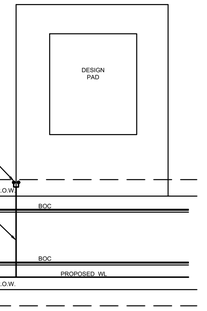


LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

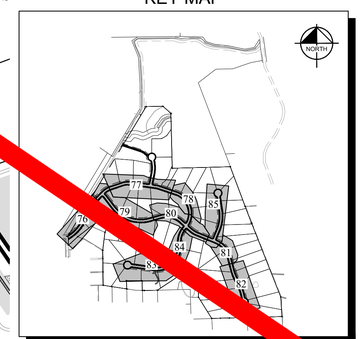
NOTES:

1. PIPE MATERIAL: WATER PIPE SHALL BE AWWA C900 PVC.
2. WATER LINE SHALL HAVE 4' OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6"; GATE VALVE, FIRE HYDRANT AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
6. REFLECTIVE PAVEMENT MARKERS. TO IDENTIFY THE FIRE HYDRANT LOCATION, A BLUE REFLECTIVE MARKER SHALL BE INSTALLED IN THE CENTER OF THE PUBLIC RIGHT OF WAY (ROADWAY) OR THE APPROPRIATE FIRE ACCESS DRIVE LANE PERPENDICULAR TO THE NEAREST FIRE HYDRANT. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.
7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED. FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
9. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IS NOT ALLOWED. CHANGES IN DIRECTION OF PVC PIPE SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
10. MECHANICAL RESTRAINED JOINTS SHALL BE USED TO RESTRAIN ALL WATER PIPE, BENDS AND FITTINGS.



WATER SERVICE DETAIL

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED
PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

OVERALL WATER PLAN

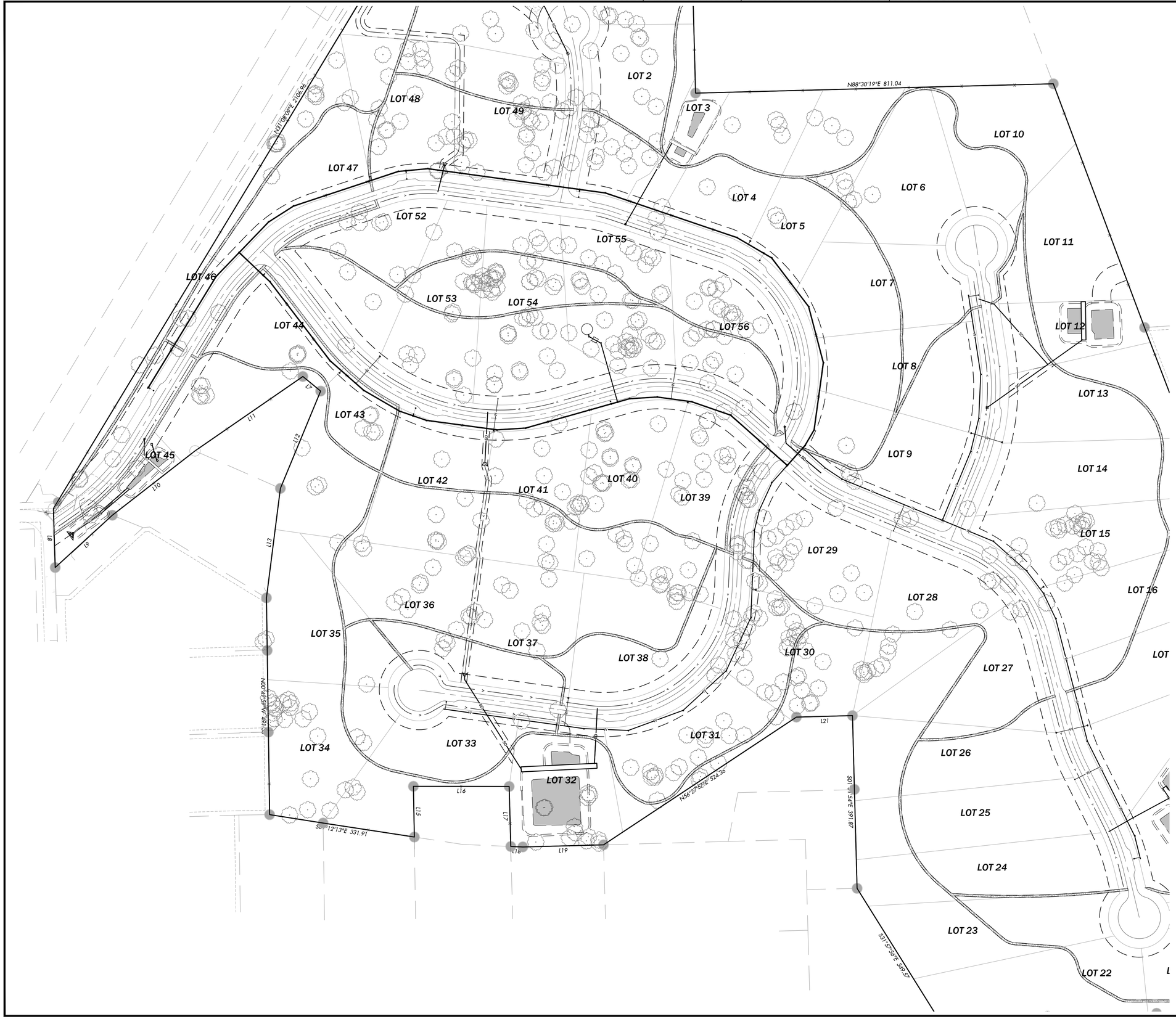
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

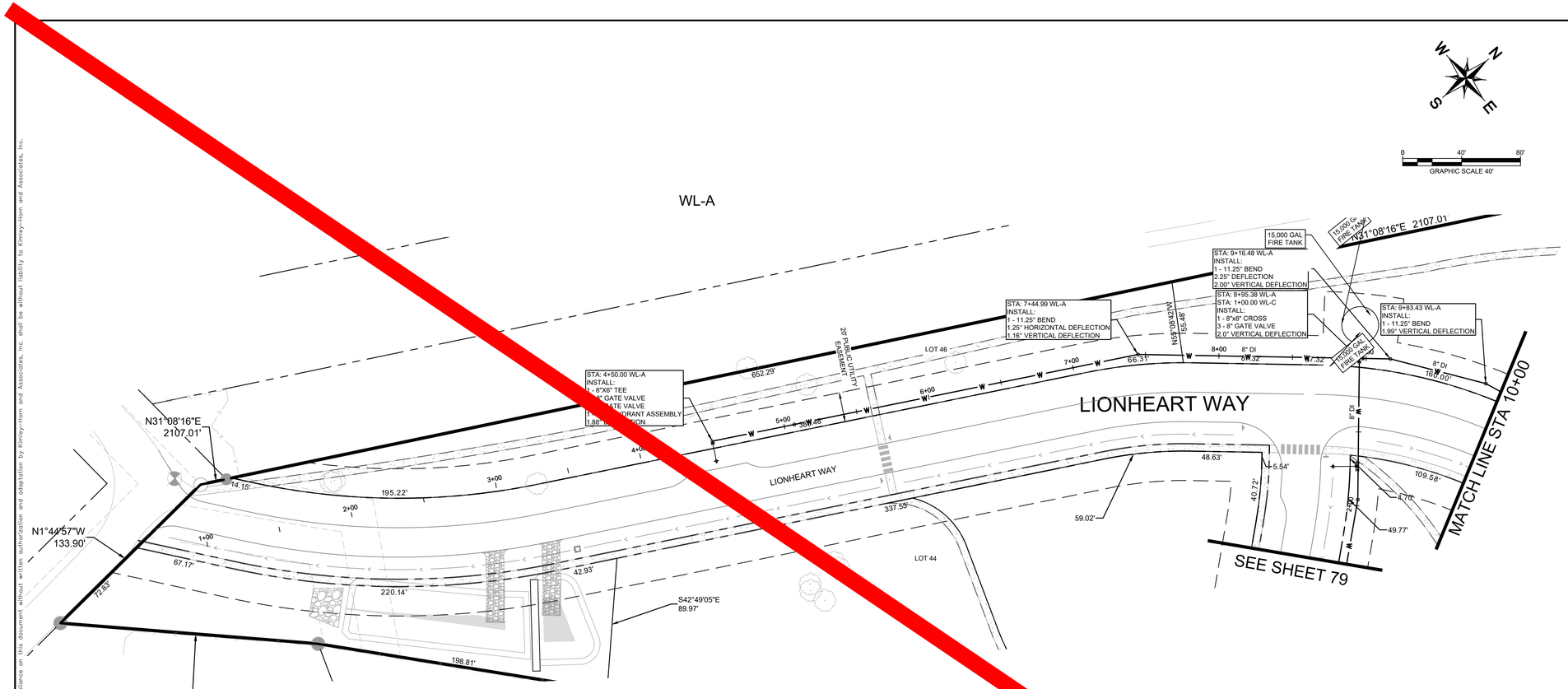
SHEET NUMBER
75 OF 93

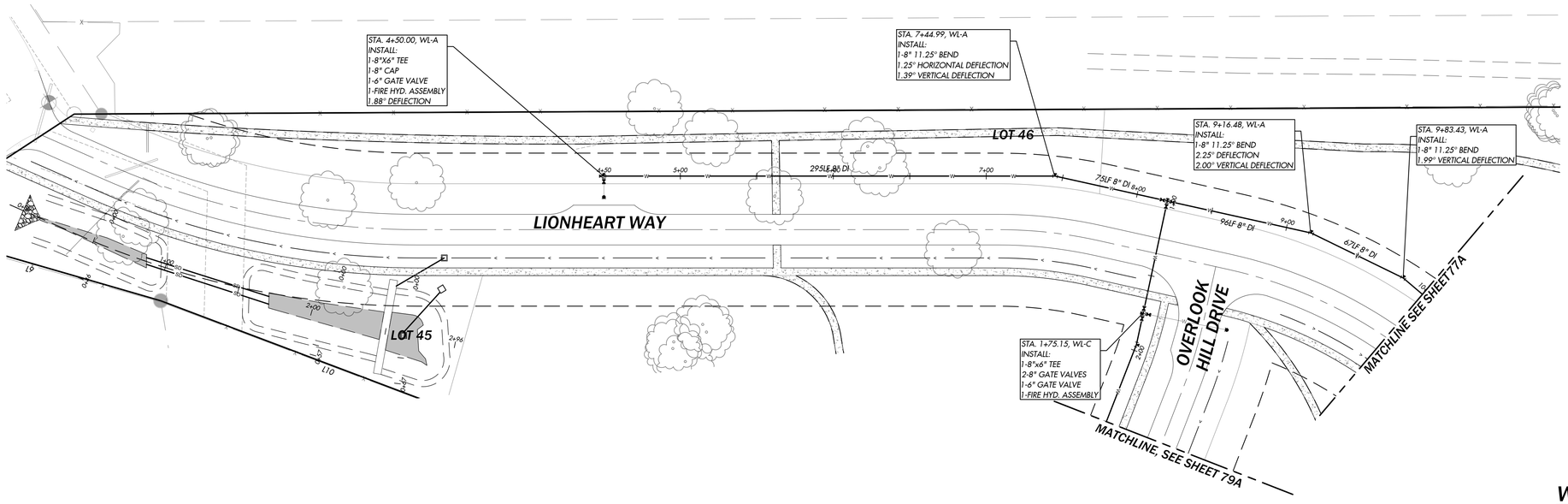
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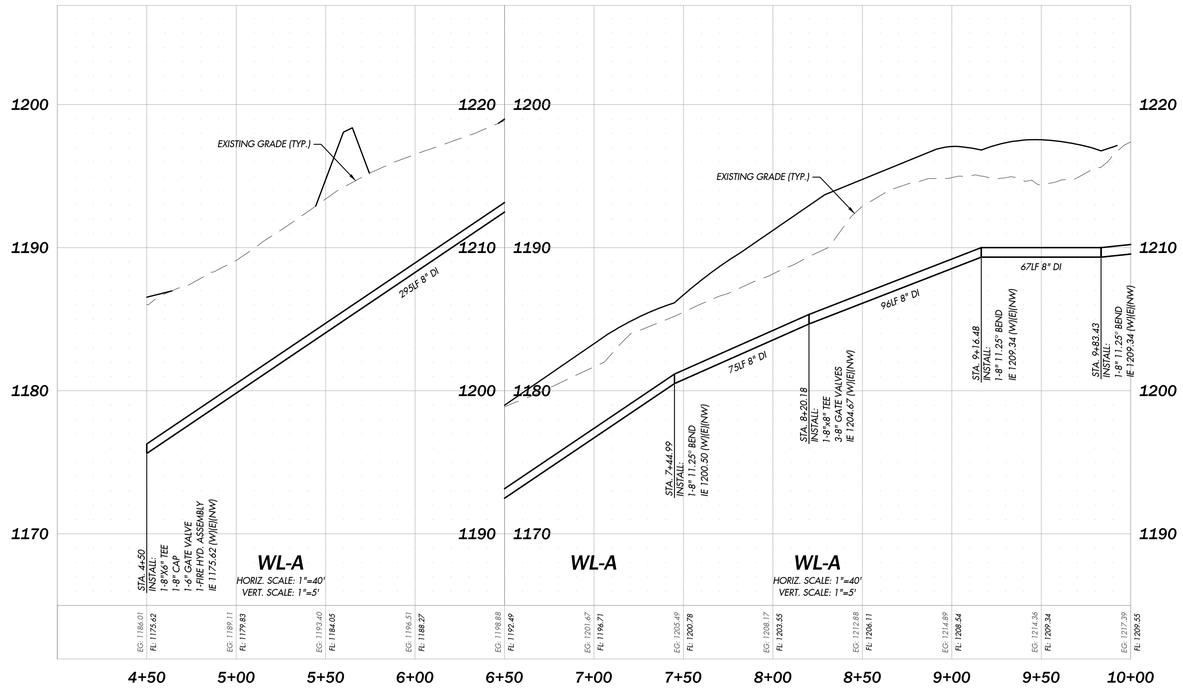
LOTS 1-56 WITHIN THE R. VAUGHAN SURVEY, ABSTRACT NO. 16, CITY OF DRIPPING SPRINGS, HAYS COUNTY TEXAS.

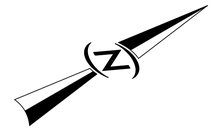

LOT 1
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LOT 54
LOT 55
LOT 56
N88°30'19"E 811.04
N01°08'53"E 2106.96
N00°48'45"W 1691.00
S0° 12'13"E 331.91
N36° 27'57"E 524.36
S01°57'54"E 991.87
S01°57'54"E 569.57
L1
L2
L3
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61

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WL-A
N31°08'16"E 2107.01'
N1°44'57"W 133.90'
14.15'
195.22'
67.17'
72.63'
220.14'
198.81'
42.93'
S42°49'05"E 89.97'
652.29'
20' PUBLIC UTILITY EASEMENT
LOT 46
LOT 44
LIONHEART WAY
337.55'
59.02'
48.63'
40.72'
5.54'
109.58'
4.70'
49.77'
MATCH LINE STA 10+00
SEE SHEET 79
STA: 4+50.00 WL-A
INSTALL:
1 - 8"X6" TEE
1 - 6" GATE VALVE
1 - 6" GATE VALVE
1 - FIRE HYDRANT ASSEMBLY
1.88° DEFLECTION
STA: 7+44.99 WL-A
INSTALL:
1 - 11.25° BEND
1.25° HORIZONTAL DEFLECTION
1.16° VERTICAL DEFLECTION
STA: 8+95.38 WL-A
STA: 1+00.00 WL-C
INSTALL:
1 - 8"x8" CROSS
3 - 8" GATE VALVE
2.0° VERTICAL DEFLECTION
STA: 9+16.48 WL-A
INSTALL:
1 - 11.25° BEND
2.25° DEFLECTION
2.00° VERTICAL DEFLECTION
STA: 9+83.43 WL-A
INSTALL:
1 - 11.25° BEND
1.99° VERTICAL DEFLECTION
15,000 GAL FIRE TANK
15,000 Gal FIRE TANK
8" DI
16.00'
8" DI
8" DI
8" DI







SCALE: 1" = 40'

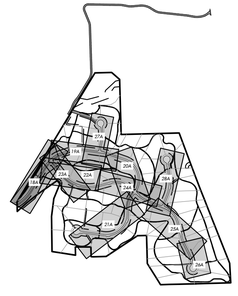
0 20 40 80

WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

1. PIPE MATERIAL:
   WATER MAIN PIPE TO BE CL 2350 DI.
2. WATER MAIN SHALL HAVE A MINIMUM OF 4' OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6" GATE VALVE, FIRE HYDRANTS AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
6. REFLECTIVE PAVEMENT MARKERS. TO IDENTIFY THE FIRE HYDRANT LOCATION, A BLUE REFLECTIVE MARKER SHALL BE INSTALLED IN THE CENTER OF THE PUBLIC RIGHT OF WAY (ROADWAY) OR THE NEAREST FIRE HYDRANT. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.
7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. THE WATER METER WILL BE PROVIDED AND INSTALLED BY WTCPUA.
9. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR PROTECTION IS REQUIRED TO BE INSTALLED BEFORE ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
10. WHERE WATER SERVICES ARE SUBJECT TO PRESSURE ABOVE 65 PSI, PRVS SHALL BE INSTALLED ON THE OWNER SIDE OF DOMESTIC METERS WITH A MAXIMUM DOWNSTREAM SET POINT OF 65 PSI.
11. DCDA BACKFLOW PREVENTER LOCATED WITHIN THE BUILDING. REFERENCE MEP PLANS.
12. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDINGS OF PIPE IN NOT ALLOWED. CHANGES IN DIRECTION OF PVC SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
13. TIES TO EXISTING GATE LINE SHALL BE VIA CUT IN TEES WITH ALL LEGS RESTRAINED, INCLUDING THE APPROPRIATE LENGTHS ALONG THE EXISTING WATER LINE. PROVIDE A MINIMUM OF 1 LENGTH OF RJ PIPE ON EACH SIDE OF THE CUT IN TEES ALONG THE EXISTING 8" WATER LINE. PROVIDE GATE VALVE ON EACH LEG OF THE TEE.
14. MECHANICAL RESTRAINED JOINTS SHALL BE USED TO RESTRAIN ALL WATER PIPE, BENDS AND FITTINGS.
15. SERVICE CONNECTIONS ARE NOT TO BE USED AS DOMESTIC UNTIL FUTURE MAIN INSTALLATION AND PROPER LINE DISINFECTION IS PERFORMED.



KEY MAP LEGEND

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

CORE DESIGN

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

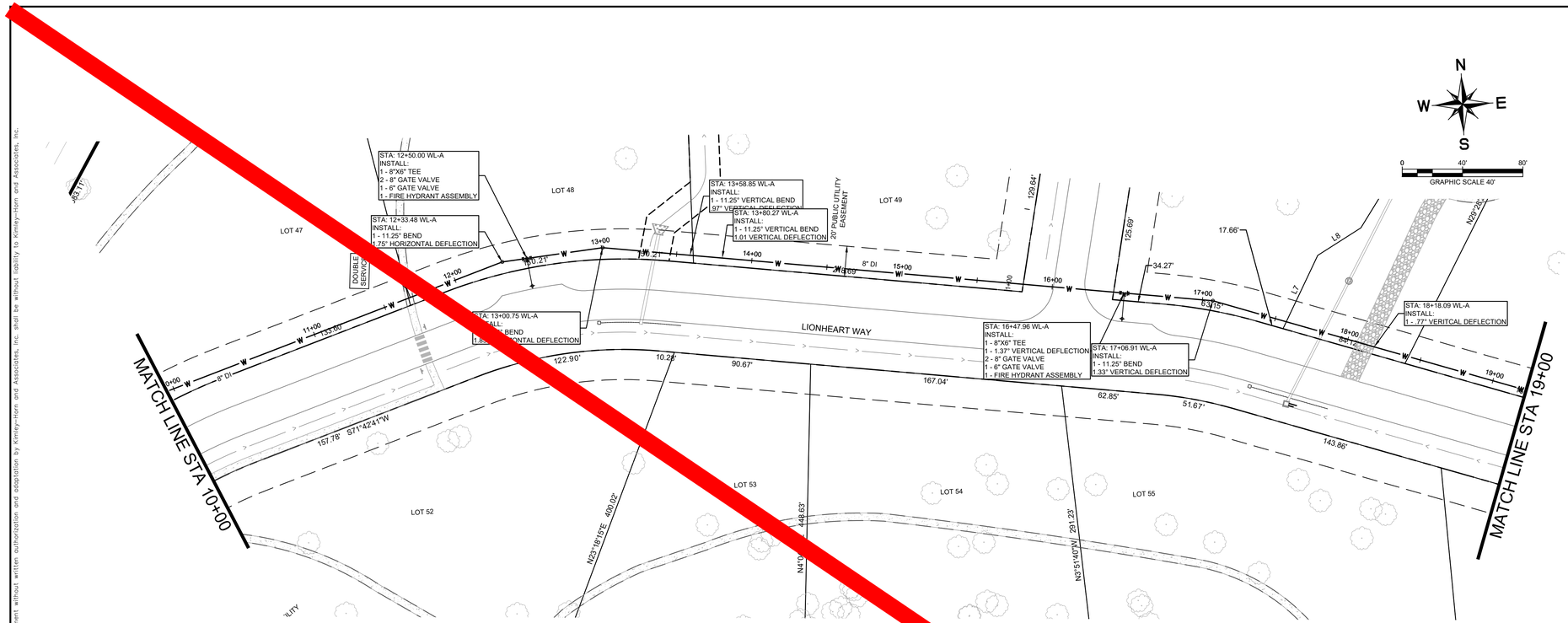
DRAWING NUMBER
C5.01

SHEET 76A OF 93

PROJECT NUMBER
25039

9/10/2025 2:46 PM JSOMERA J:\2025\25039\ENGINEERING\FINAL\SHEETS\C5.00 WATER PLANS.DWG C5.01 WATER PLAN & PROFILE

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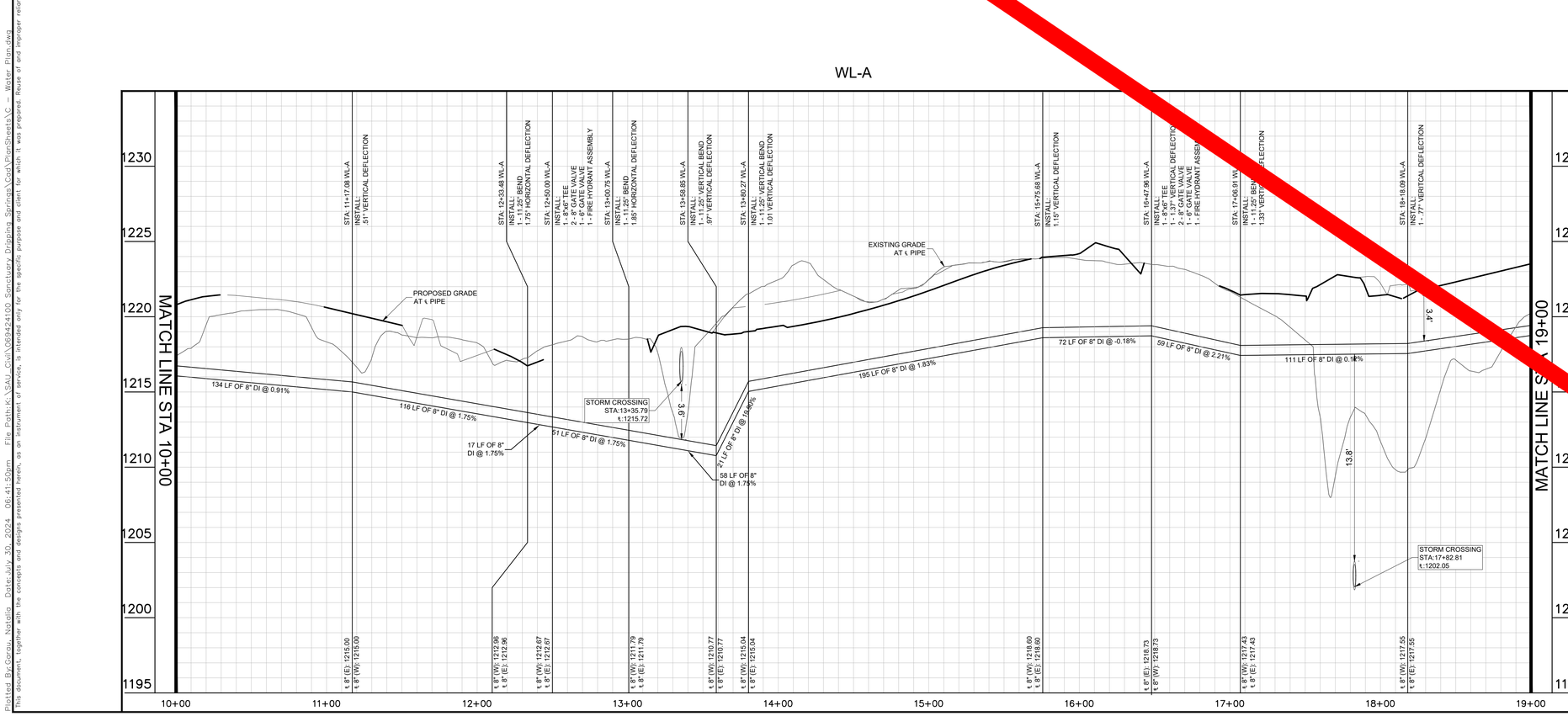


LEGEND

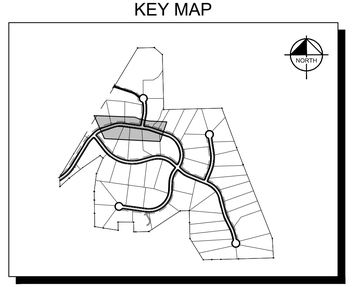
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

NOTES:

1. PIPE MATERIAL:
   WATER MAIN PIPE TO BE CL 350 DI.
   WATER SERVICE SHALL BE BLUE SDR9 2" HDPE WITH CORPORATION STOP UP TO
   THE METER STOP IN BOX.
2. WATER LINE SHALL HAVE 4; OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6"; GATE VALVE, FIRE HYDRANT AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
6. REFLECTIVE PAVEMENT MARKERS. TO IDENTIFY THE FIRE HYDRANT LOCATION, A BLUE REFLECTIVE MARKER SHALL BE INSTALLED IN THE CENTER OF THE PUBLIC RIGHT OF WAY (ROADWAY) OR THE APPROPRIATE FIRE ACCESS DRIVE LANE PERPENDICULAR TO THE NEAREST FIRE HYDRANT. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.
7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. THE WATER METER WILL BE PROVIDED AND INSTALLED BY WTCPUA.
9. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR SIRE PROTECTION IS REQUIRED TO BE INSTALLED FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTIOIN HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
10. WHERE WATER SERVICES ARE SUBJECT TO PRESSURE ABOVE 65 PSI, PRVS SHALL BE INSTALLED ON THE OWNER SIDE OF DOMESTIC METERS WITH A MAXIMUM DOWNSTREAM SET POINT OF 65 PSI.
11. DCDA BACKFLOW PREVENTER LOCATED WITHIN THE BUILDING. REFERENCE MEP PLANS.
12. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IS NOT ALLOWED. CHANGES IN DIRECTION OF PVC PIPE SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
13. TIES TO THE EXISTING GATE LINE SHALL BE VIA CUT IN TEES WITH ALL LEGS RESTRAINED, INCLUDING THE APPROPRIATE LENGTHS ALONG THE EXISTING WATER LINE. PROVIDE A MINIMUM OF 1 LENGTH OF RJ PIPE ON EACH SIDE OF THE CUT IN TEES ALONG THE EXISTING 8" WATERLINE. PROVIDE GATE VALVE ON EACH LEG OF THE TEE.
14. MECHANICAL RESTRAINED JOINTS SHALL BE USED TO RESTRAIN ALL WATER PIPE, BENDS AND FITTINGS.



KEY MAP



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

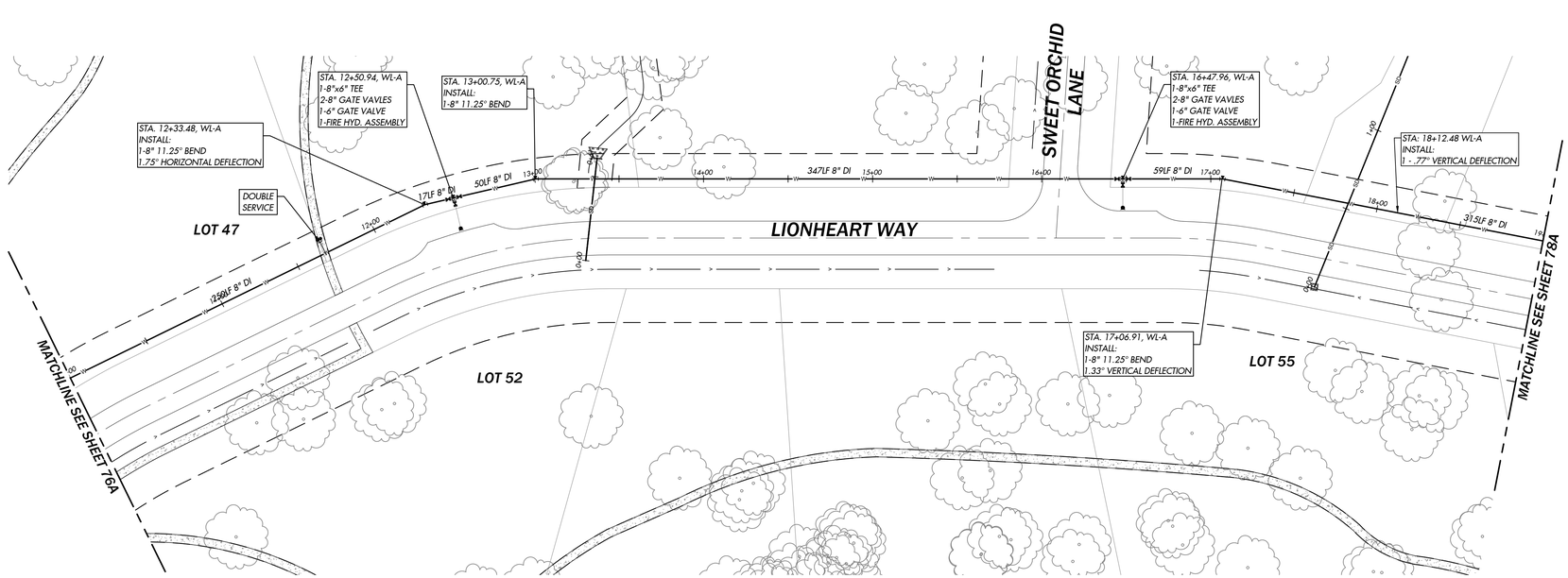
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DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

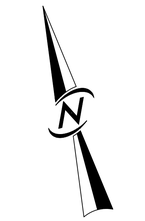
WATER PLAN & PROFILE (2 OF 10)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

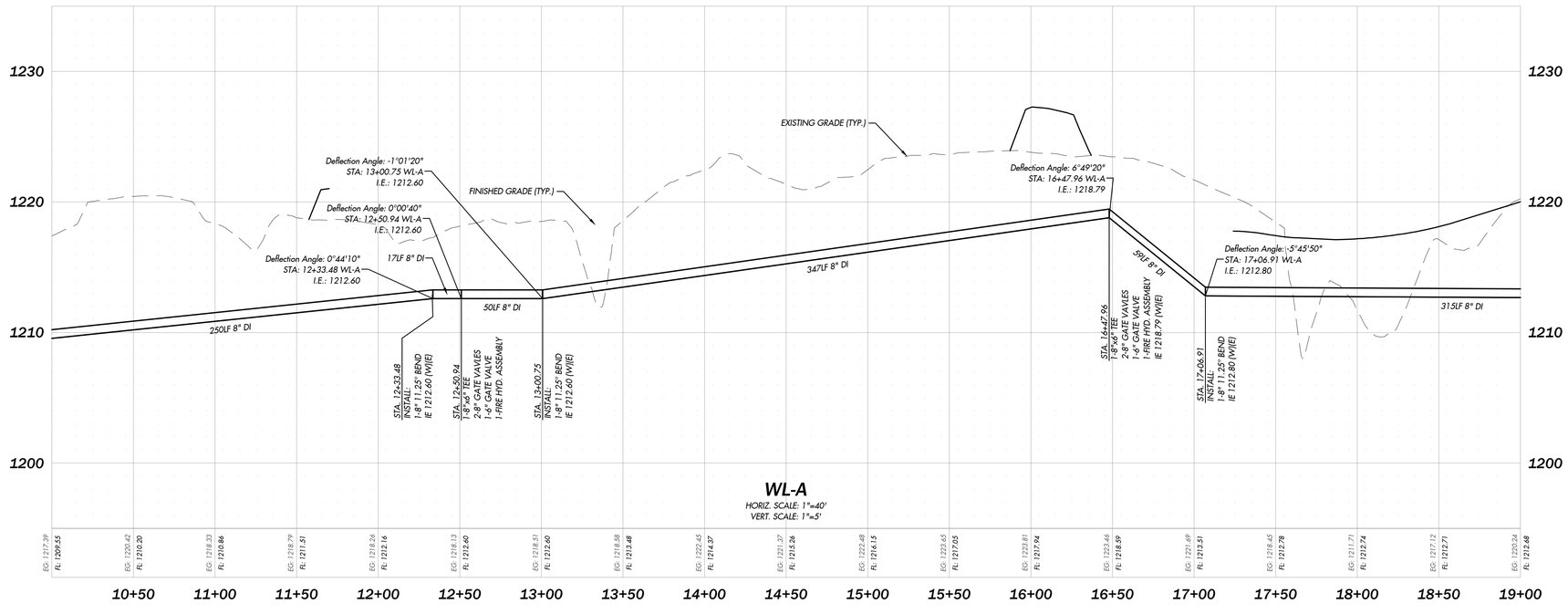
SHEET NUMBER
77 OF 93





SCALE: 1" = 40'

0 20 40 80

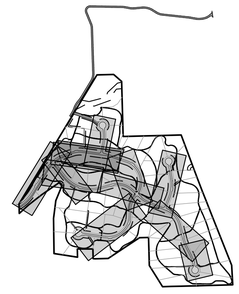


WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

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KEY MAP LEGEND

DATE

REVISIONS

NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER

09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

CORE DESIGN

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

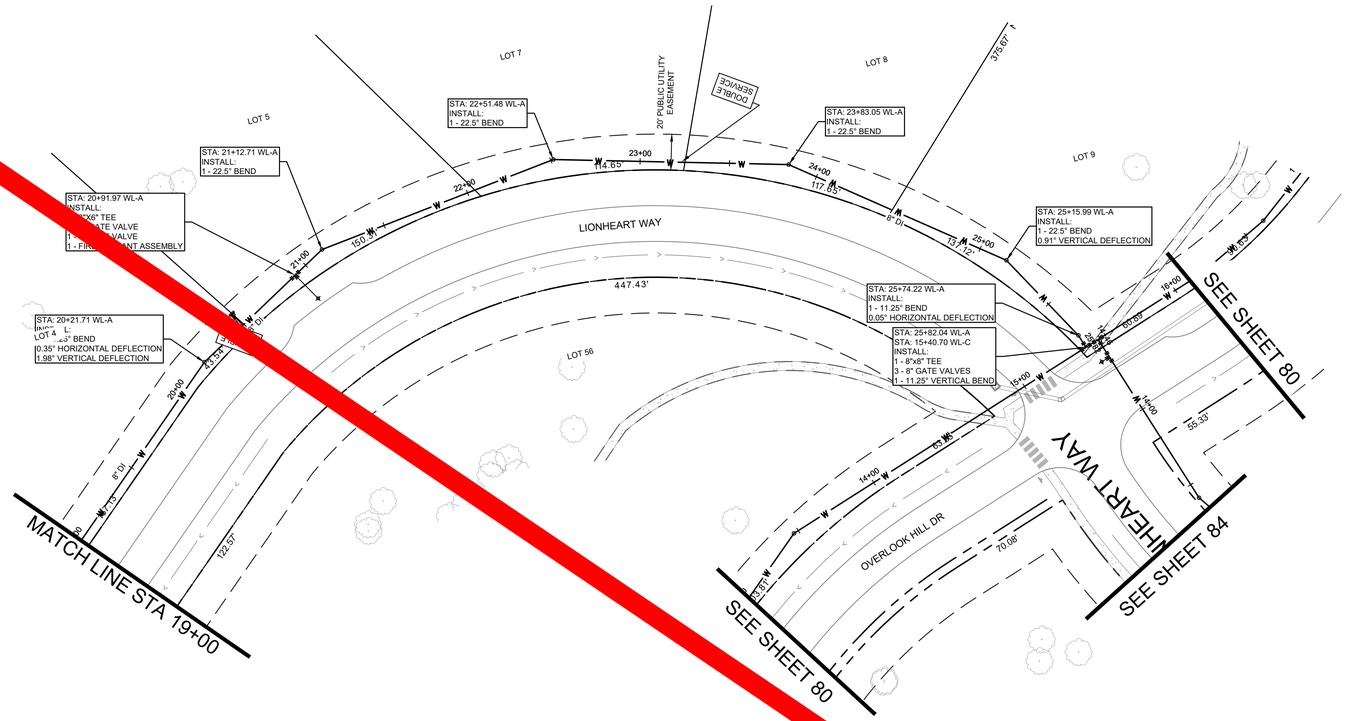
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APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

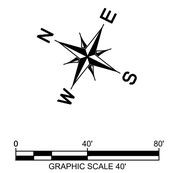
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SHEET	OF
77A	93

PROJECT NUMBER
25039

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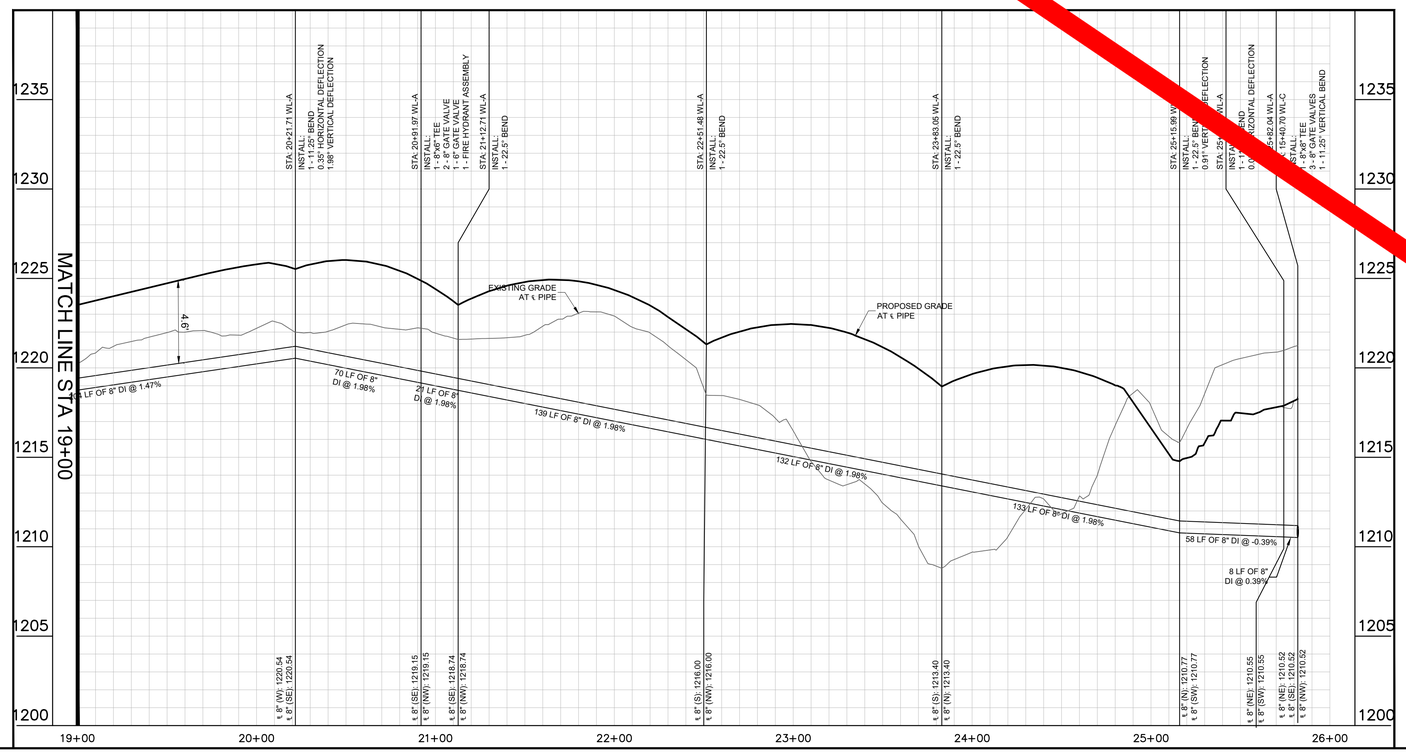
LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

NOTES:

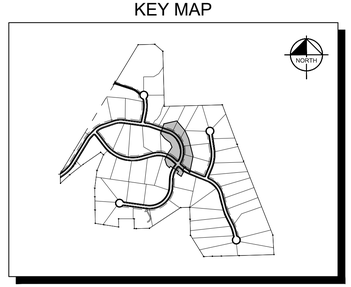
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WL-A



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP



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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
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PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

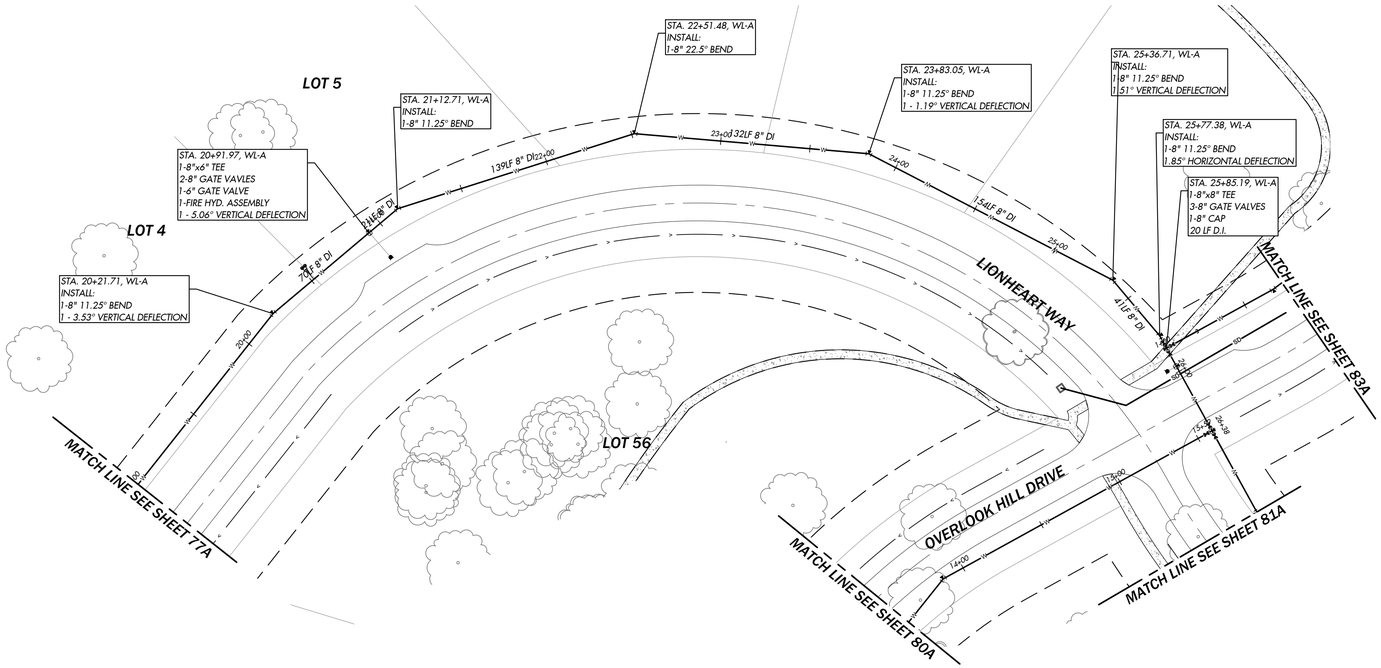
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DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

WATER PLAN & PROFILE (3 OF 10)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
78 OF 83



SCALE: 1" = 40'

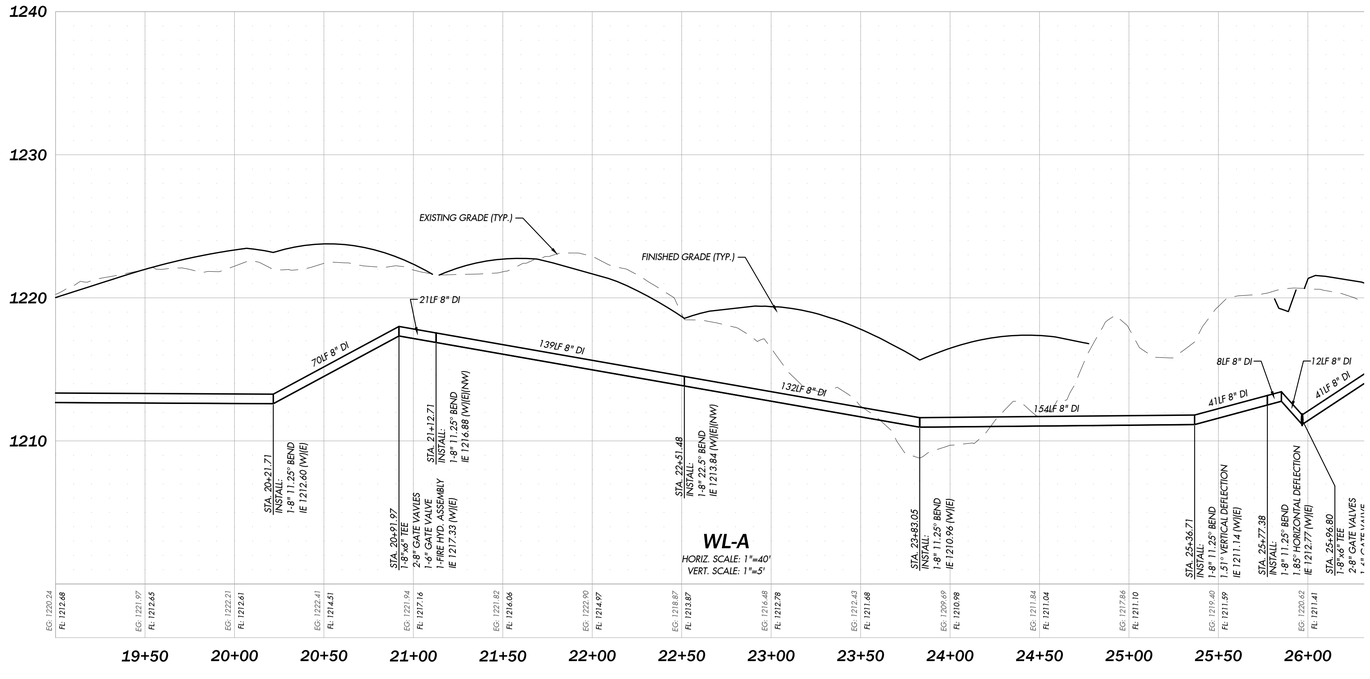
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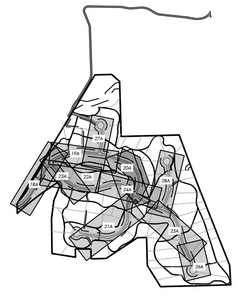
WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

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KEY MAP LEGEND

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C5.03

SHEET 78A OF 93

PROJECT NUMBER
25039

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
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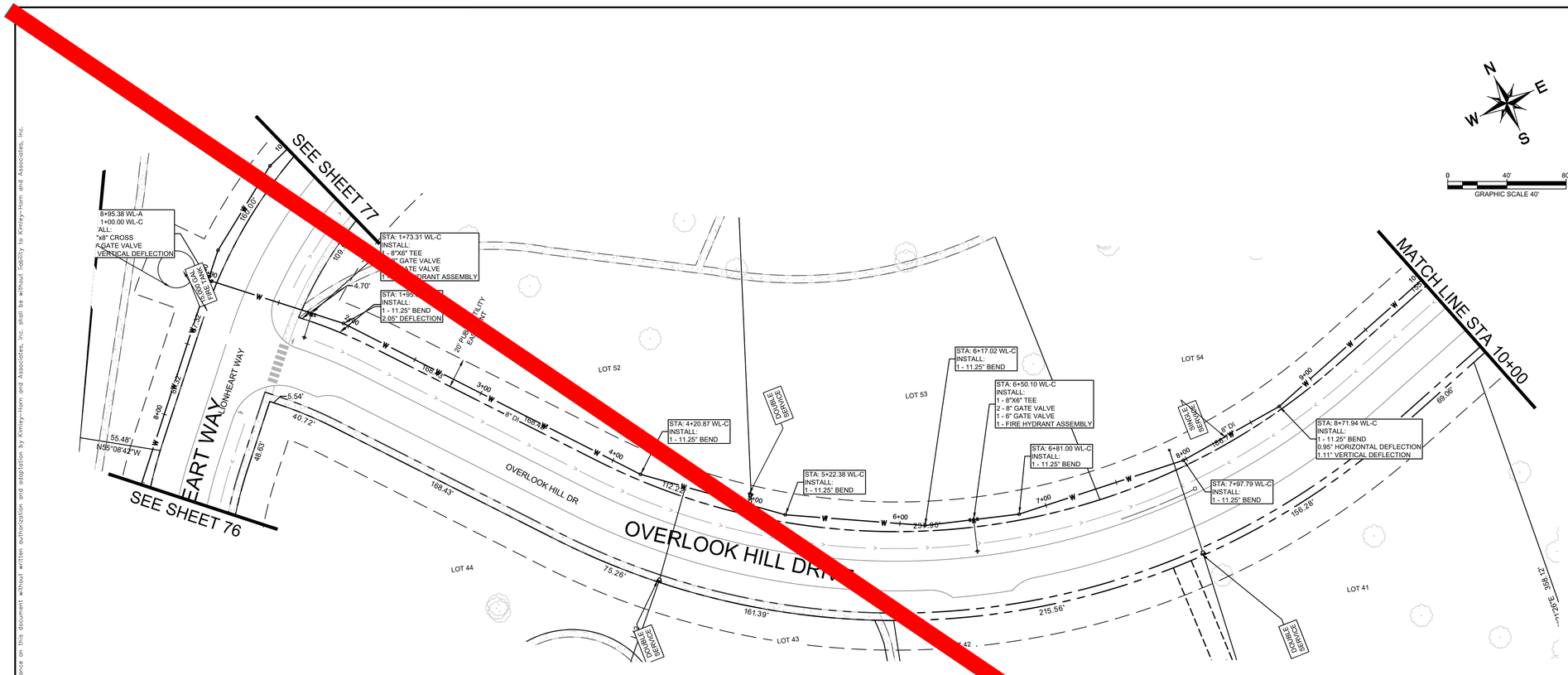
WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE | REVISIONS | NO.

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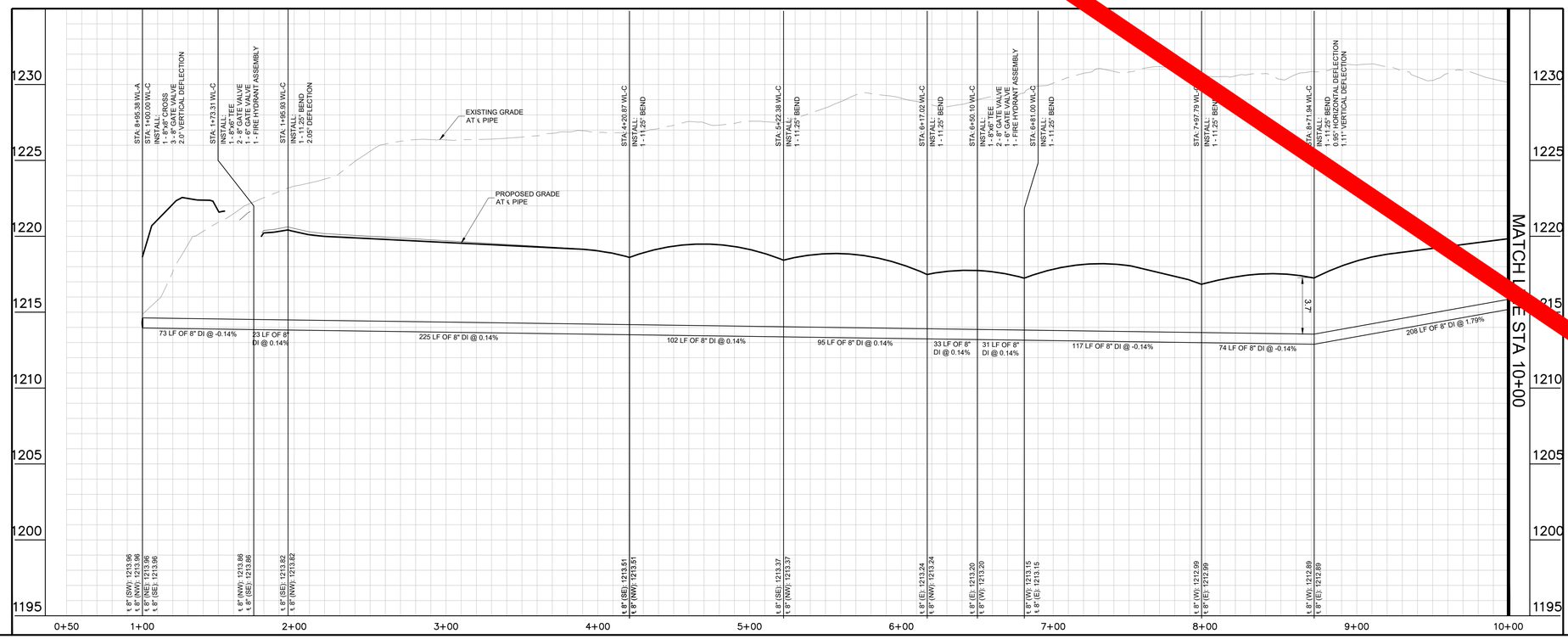


LEGEND

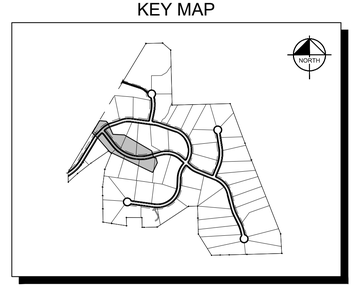
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KEY MAP



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4' VERTICAL

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

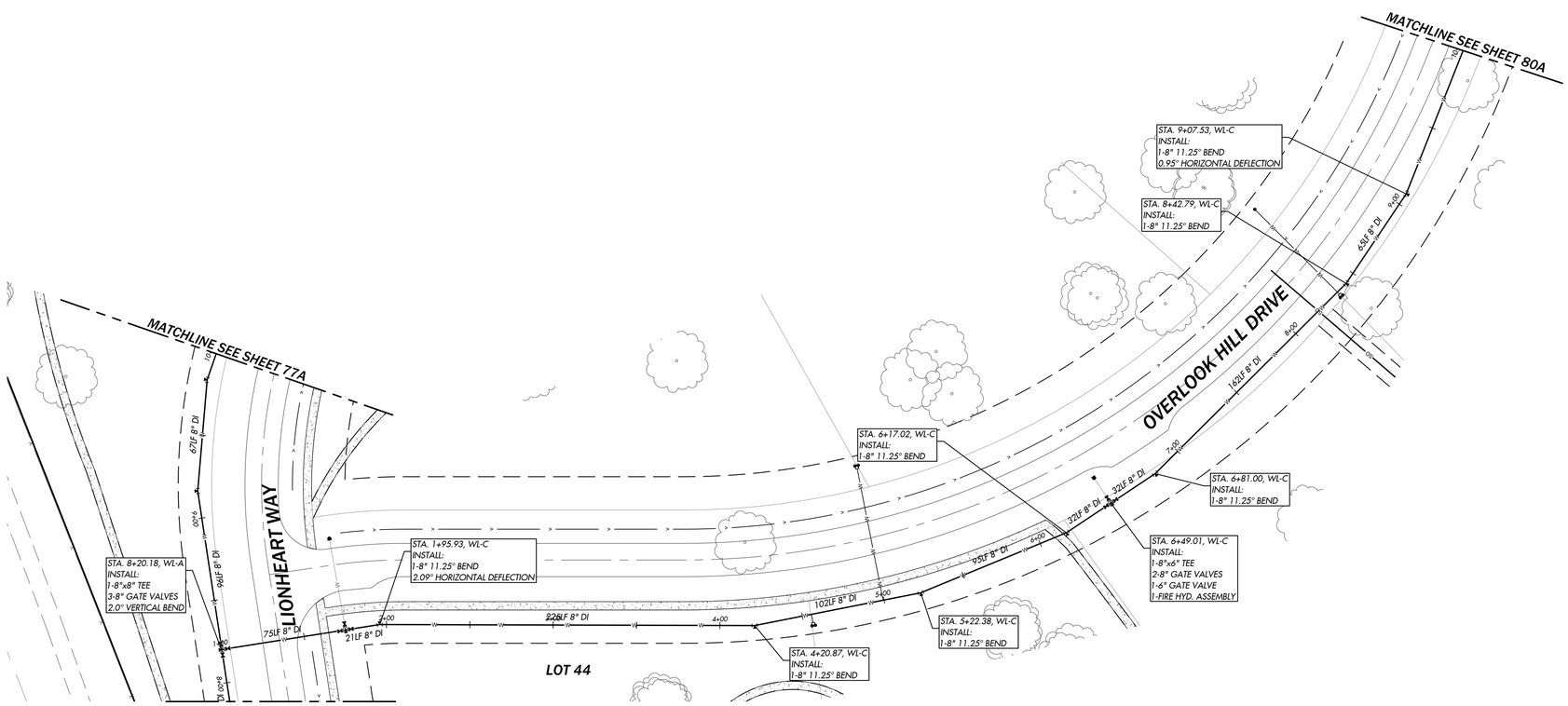
KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

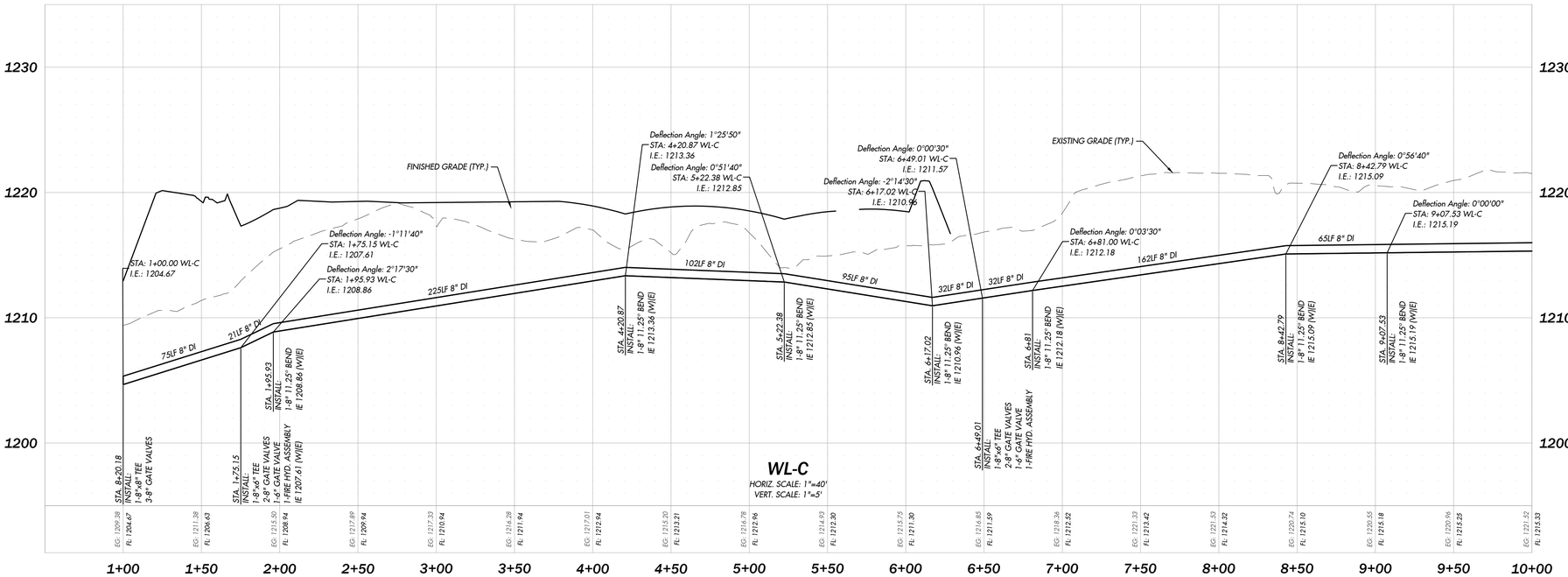
WATER PLAN & PROFILE (4 OF 10)

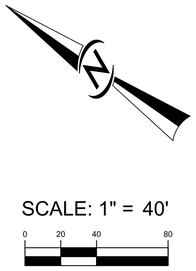
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
79 OF 93





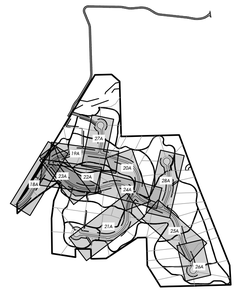


WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

1. PIPE MATERIAL:
   WATER MAIN PIPE TO BE CL 2350 DI.
2. WATER MAIN SHALL HAVE A MINIMUM OF 4' OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6" GATE VALVE, FIRE HYDRANTS AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIPS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
6. REFLECTIVE PAVEMENT MARKERS. TO IDENTIFY THE FIRE HYDRANT LOCATION, A BLUE REFLECTIVE MARKER SHALL BE INSTALLED IN THE CENTER OF THE PUBLIC RIGHT OF WAY (ROADWAY) OR THE NEAREST FIRE HYDRANT. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.
7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. THE WATER METER WILL BE PROVIDED AND INSTALLED BY WTCPUA.
9. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR PROTECTION IS REQUIRED TO BE INSTALLED BEFORE ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
10. WHERE WATER SERVICES ARE SUBJECT TO PRESSURE ABOVE 65 PSI, PRVS SHALL BE INSTALLED ON THE OWNER SIDE OF DOMESTIC METERS WITH A MAXIMUM DOWNSTREAM SET POINT OF 65 PSI.
11. DCDA BACKFLOW PREVENTER LOCATED WITHIN THE BUILDING. REFERENCE MEP PLANS.
12. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IN NOT ALLOWED. CHANGES IN DIRECTION OF PVC SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
13. TIES TO EXISTING GATE LINE SHALL BE VIA CUT IN TEES WITH ALL LEGS RESTRAINED, INCLUDING THE APPROPRIATE LENGTHS ALONG THE EXISTING WATER LINE. PROVIDE A MINIMUM OF 1 LENGTH OF RJ PIPE ON EACH SIDE OF THE CUT IN TEES ALONG THE EXISTING 8" WATER LINE. PROVIDE GATE VALVE ON EACH LEG OF THE TEE.
14. MECHANICAL RESTRAINED JOINTS SHALL BE USED TO RESTRAIN ALL WATER PIPE, BENDS AND FITTINGS.
15. SERVICE CONNECTIONS ARE NOT TO BE USED AS DOMESTIC UNTIL FUTURE MAIN INSTALLATION AND PROPER LINE DISINFECTION IS PERFORMED.



KEY MAP LEGEND

DATE
REVISIONS
NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignlnc.com
737.204.9825

CORE DESIGN

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

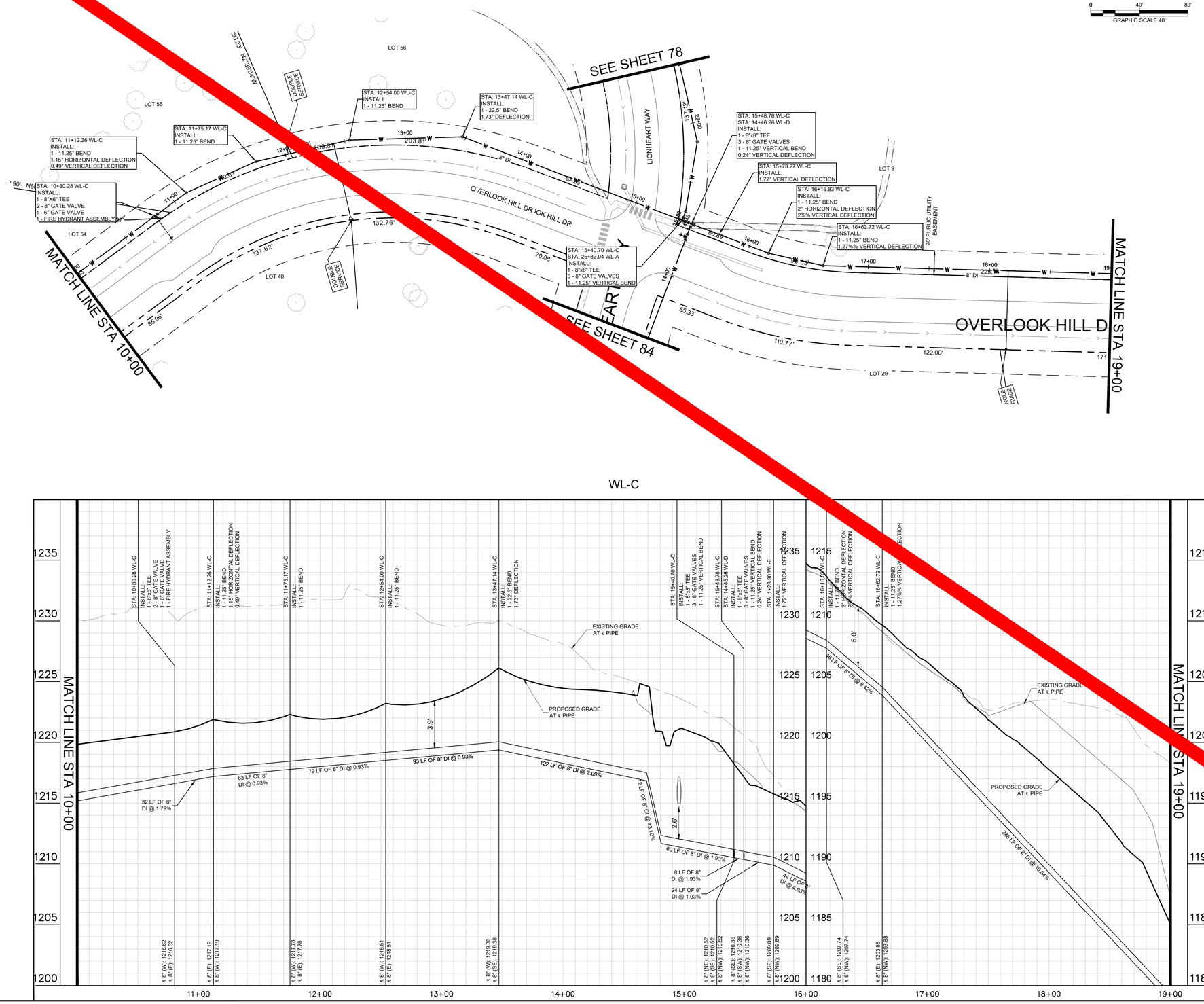
DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C5.04

SHEET 79A OF 93

PROJECT NUMBER
25039

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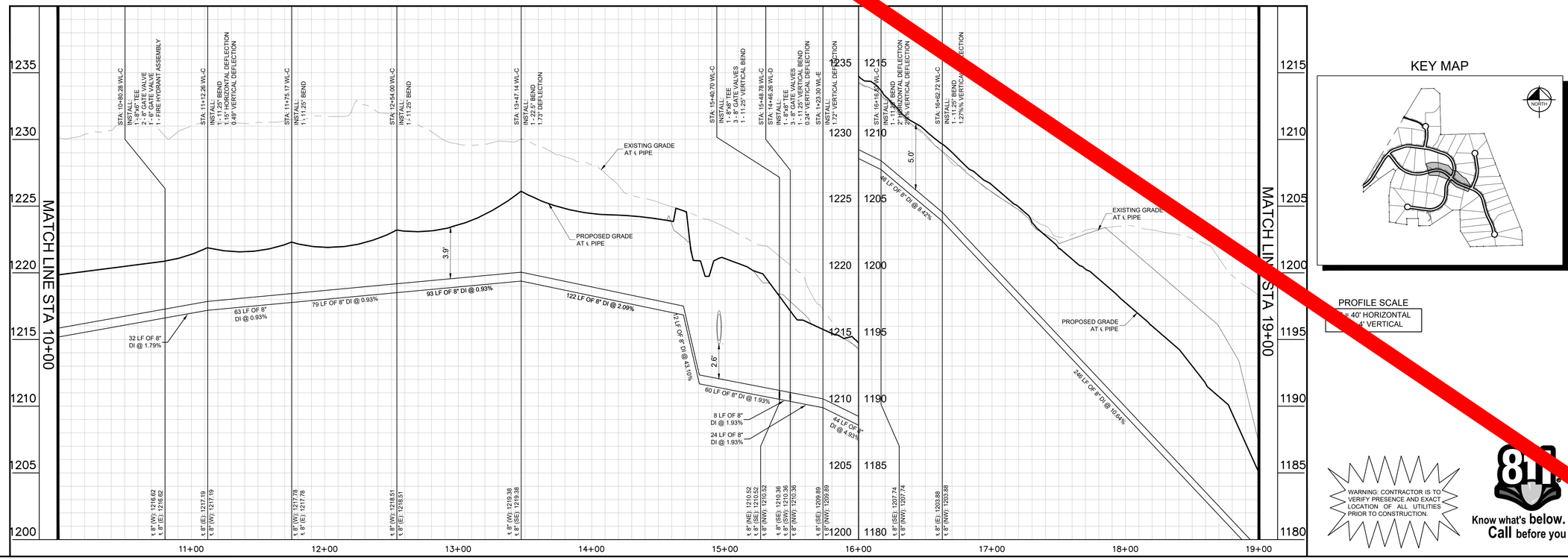


LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

NOTES:

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KEY MAP

PROFILE SCALE
= 40' HORIZONTAL
4' VERTICAL

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

WATER PLAN & PROFILE (5 OF 10)

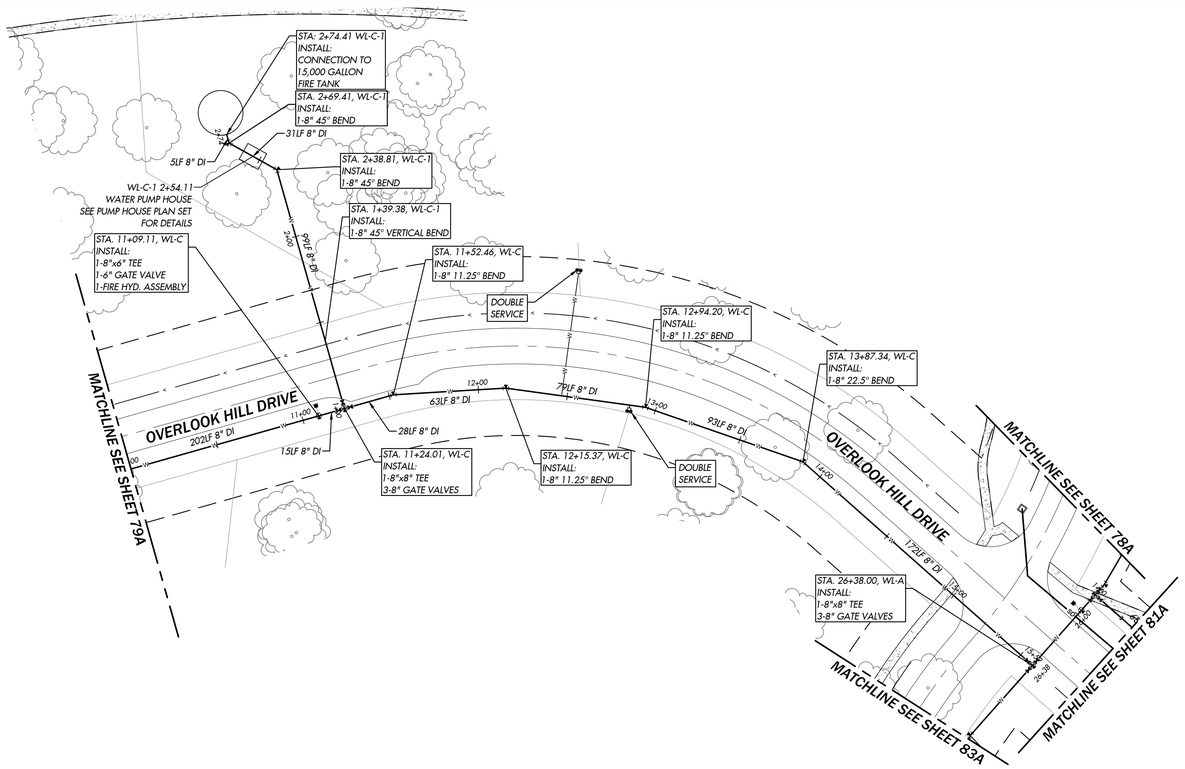
SANCTUARY DRIPPING SPRINGS

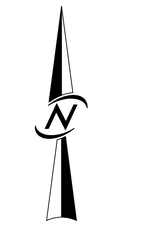
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
80 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:42:10pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Water Plan.dwg
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LOTS 1-56 WITHIN THE R. VAUGHAN SURVEY, ABSTRACT NO. 16, CITY OF DRIPPING SPRINGS, HAYS COUNTY TEXAS.





SCALE: 1" = 40'

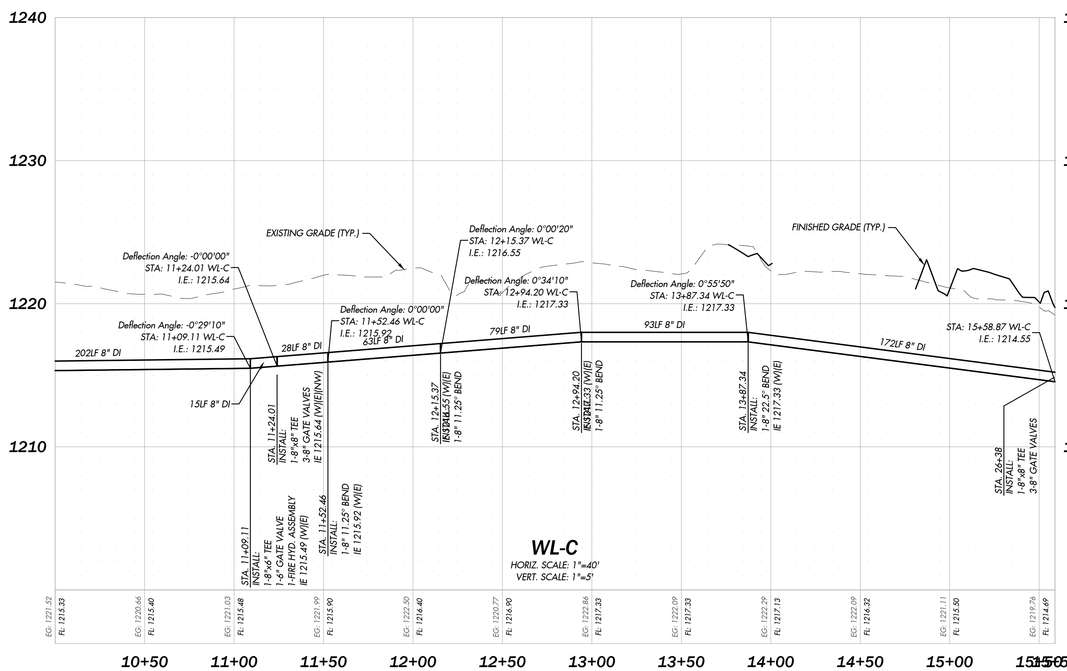
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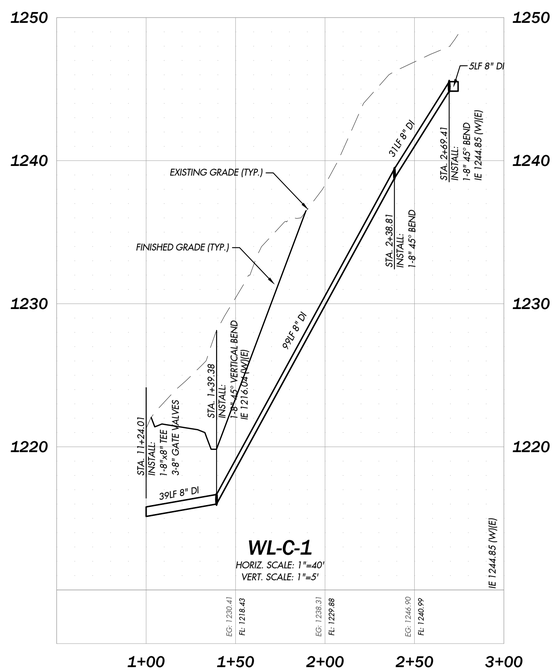
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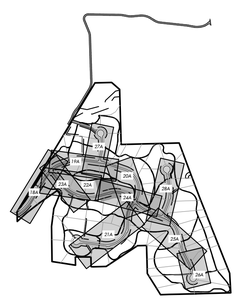
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KEY MAP LEGEND

DATE

REVISIONS

NO.

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesignllc.com
737.204.9825

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

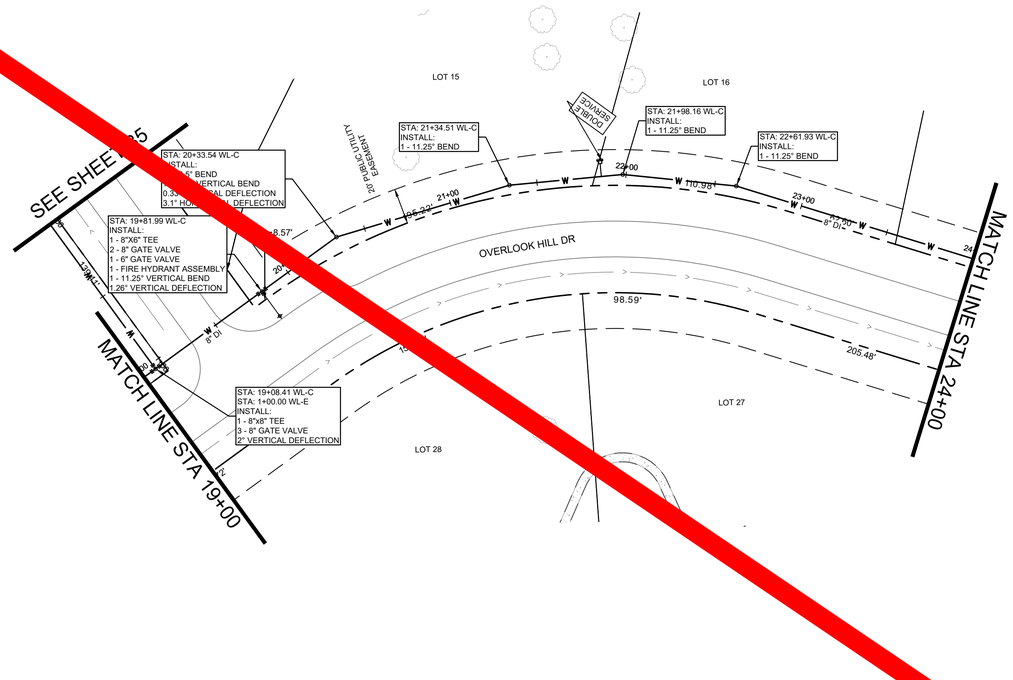
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SHEET 80A OF 93

PROJECT NUMBER
25039

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Plotted By: Corou, Natalia Date: July 30, 2024 08:42:15pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Water Plan.dwg
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0 40' 80'

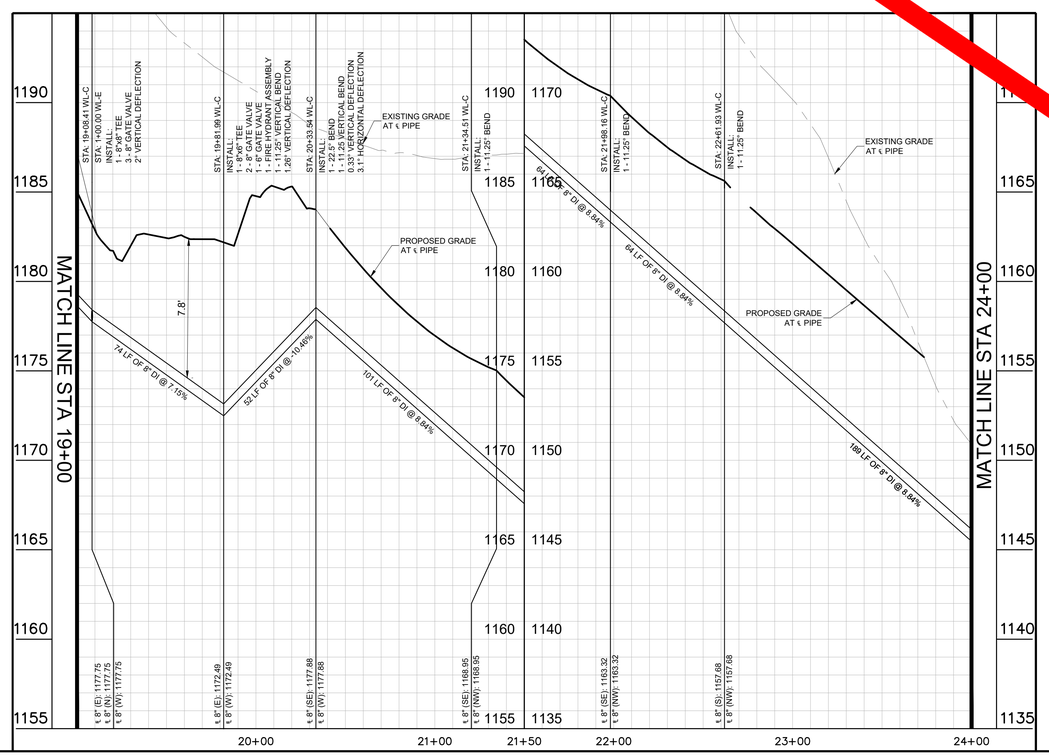
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

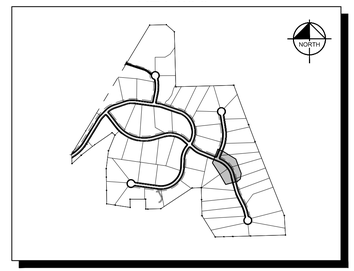
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PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP



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

No.	REVISIONS	DATE	BY

Kimley»Horn
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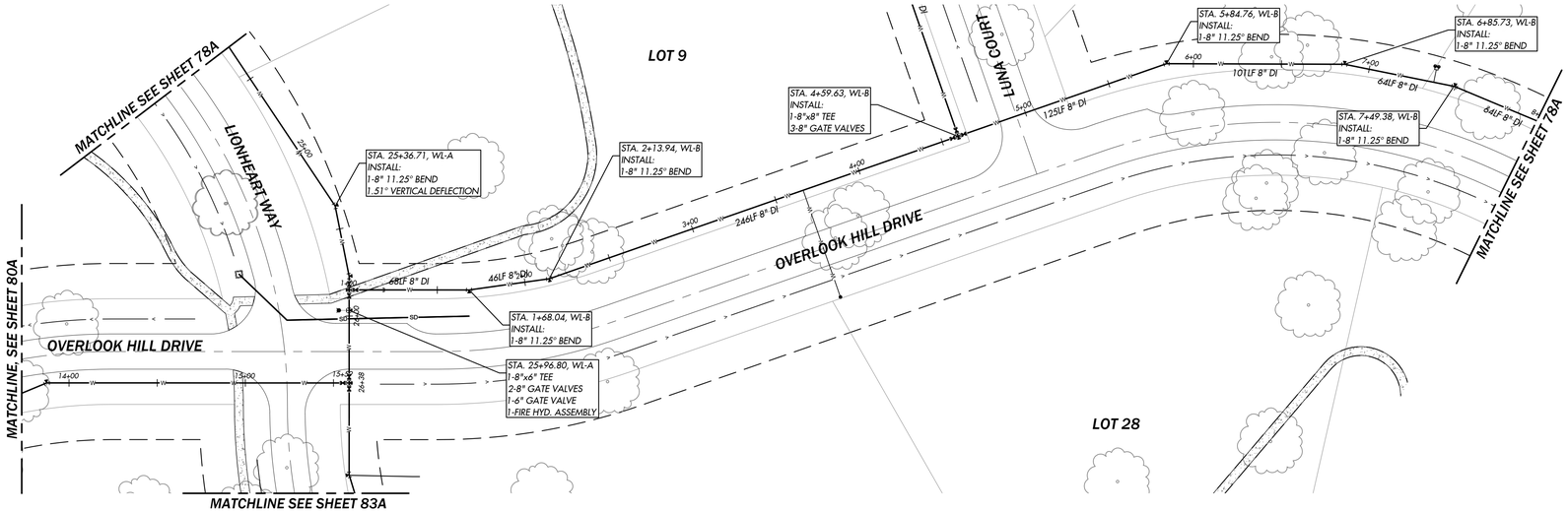
KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

WATER PLAN & PROFILE (6 OF 10)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
81 OF 93





SCALE: 1" = 40'

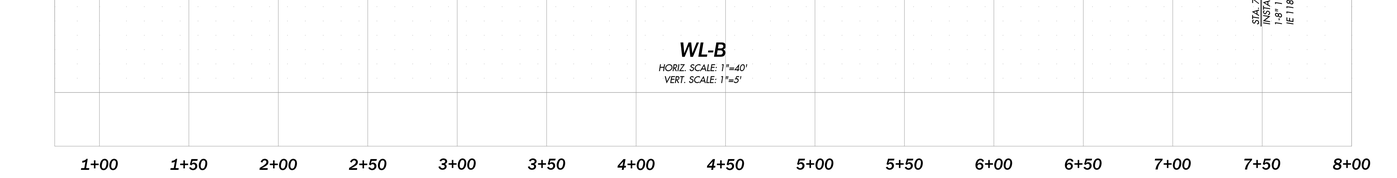
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WATER LEGEND

- WATER MAIN
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- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

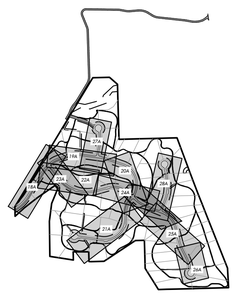
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7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. THE WATER METER WILL BE PROVIDED AND INSTALLED BY WTCPUA.
9. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR PROTECTION IS REQUIRED TO BE INSTALLED BEFORE ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
10. WHERE WATER SERVICES ARE SUBJECT TO PRESSURE ABOVE 65 PSI, PRVS SHALL BE INSTALLED ON THE OWNER SIDE OF DOMESTIC METERS WITH A MAXIMUM DOWNSTREAM SET POINT OF 65 PSI.
11. DCDA BACKFLOW PREVENTER LOCATED WITHIN THE BUILDING. REFERENCE MEP PLANS.
12. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IN NOT ALLOWED. CHANGES IN DIRECTION OF PVC SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
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WL-B

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



KEY MAP LEGEND

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

NO.	REVISIONS	DATE

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

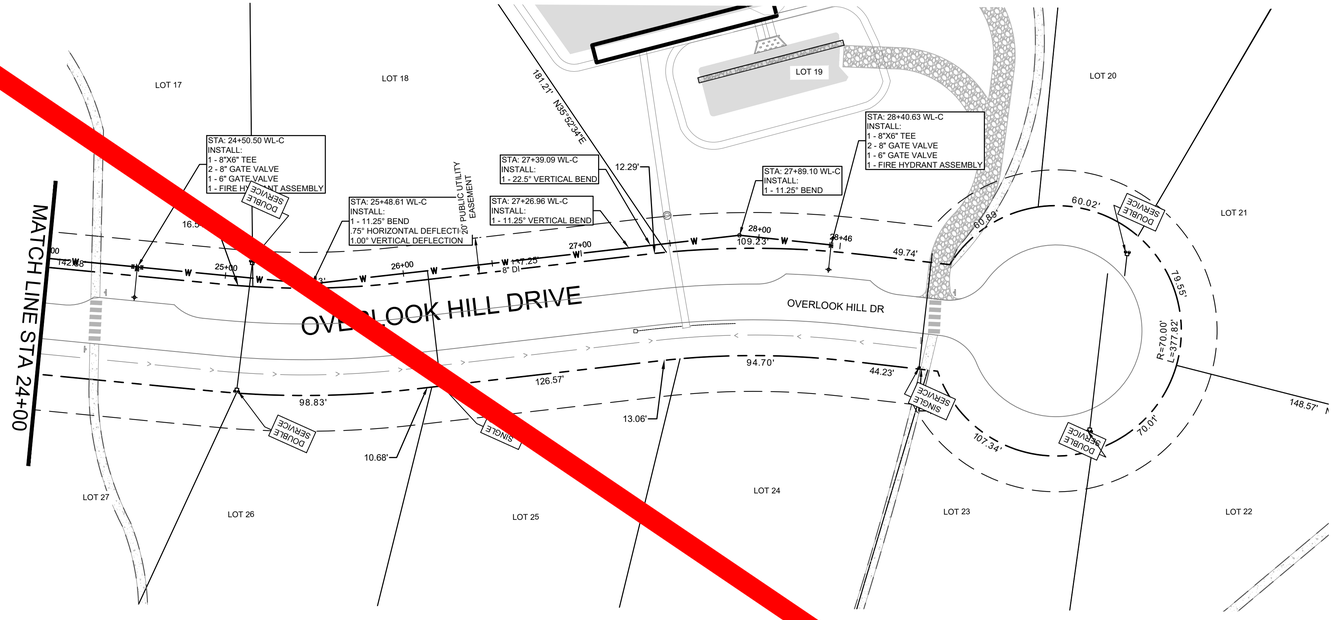
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SHEET	OF
81A	93

PROJECT NUMBER
25039

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Plotted By: Corou, Natalia Date: July 30, 2024 08:42:20am File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\Plan Sheets\C- Water Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





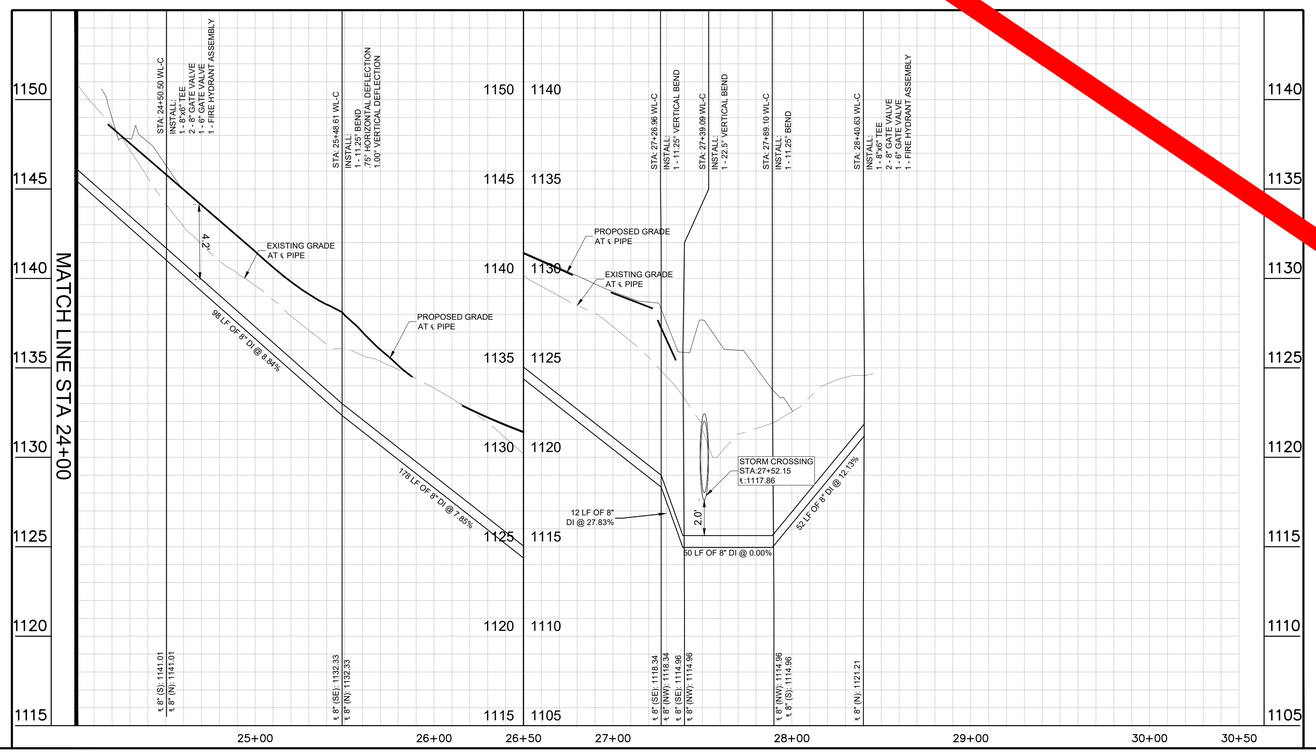
LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

NOTES:

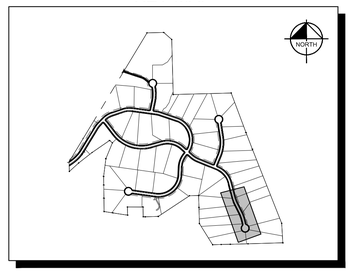
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WL-C



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

KEY MAP



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

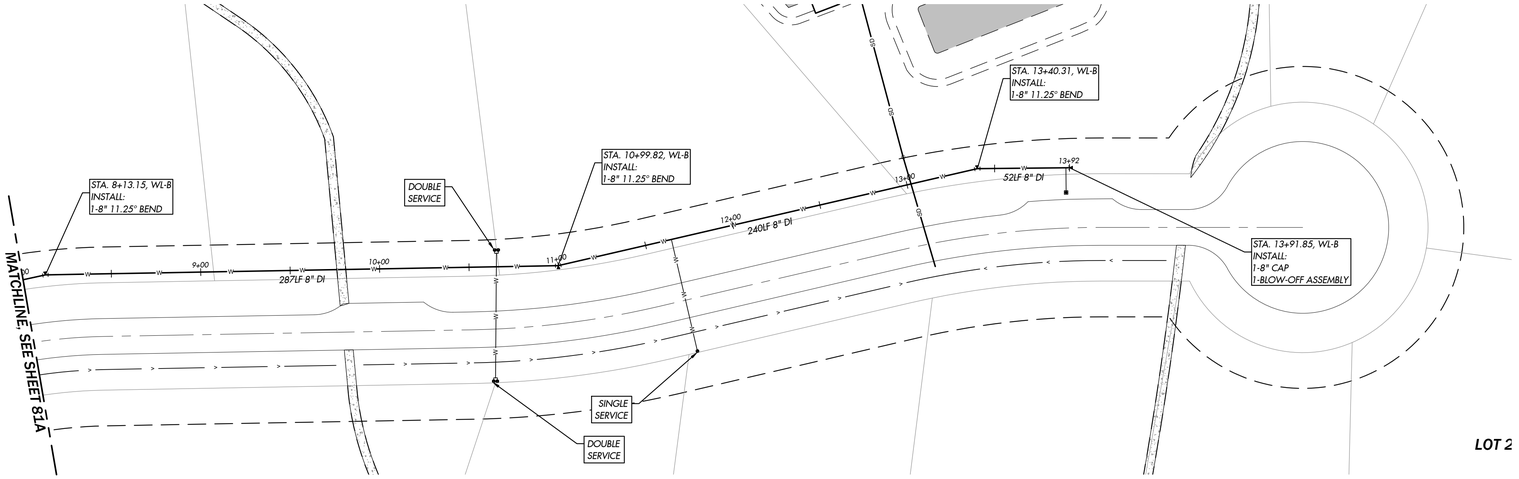
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DRAWN BY:	WC
CHECKED BY:	LE

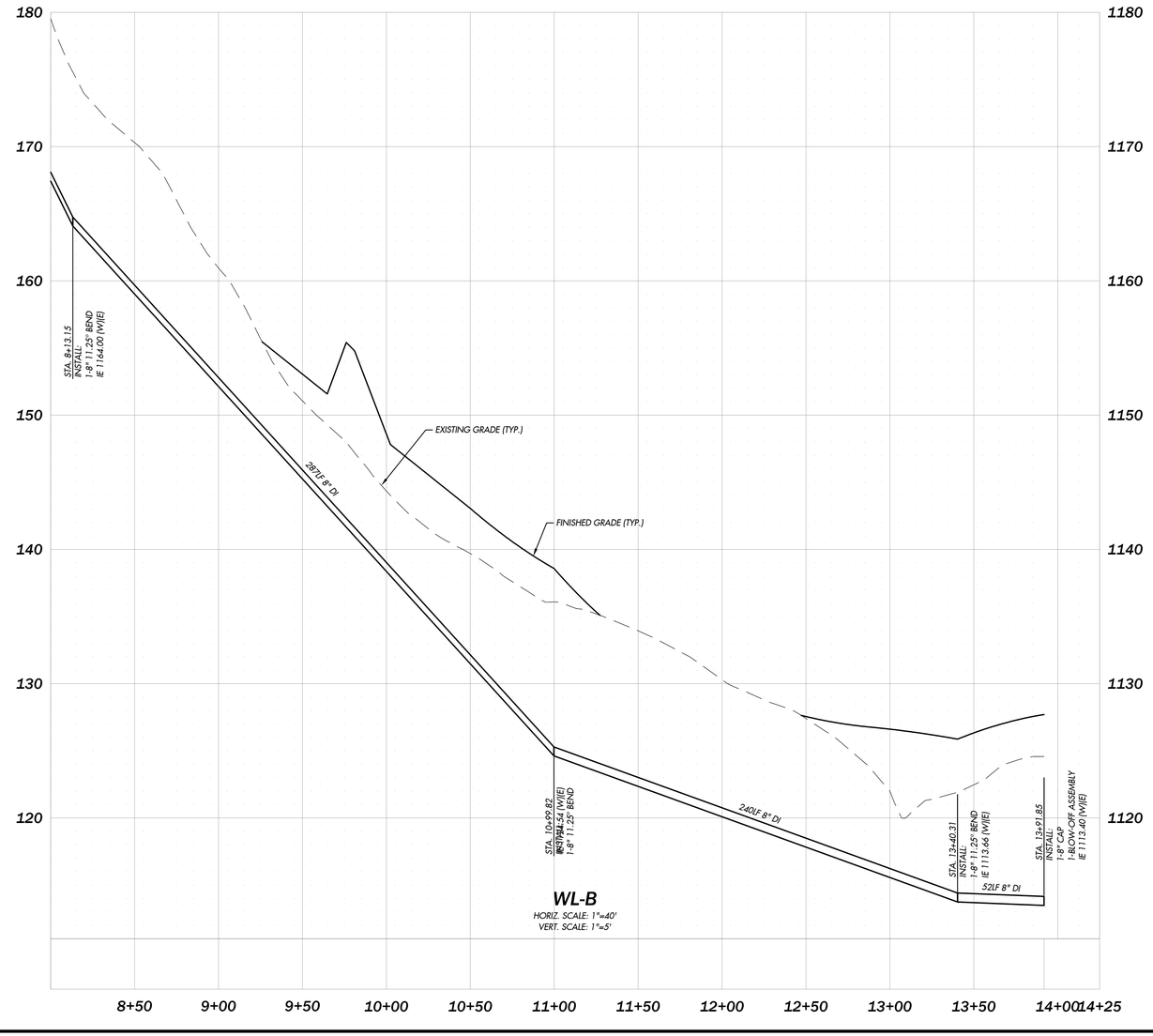
WATER PLAN & PROFILE (7 OF 10)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
82 OF [illegible]







SCALE: 1" = 40'

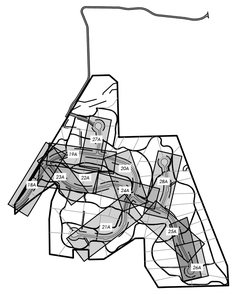
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WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

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   WATER MAIN PIPE TO BE CL 2350 DI.
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KEY MAP LEGEND

NO.	REVISIONS	DATE

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER

09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
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737.204.9825

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

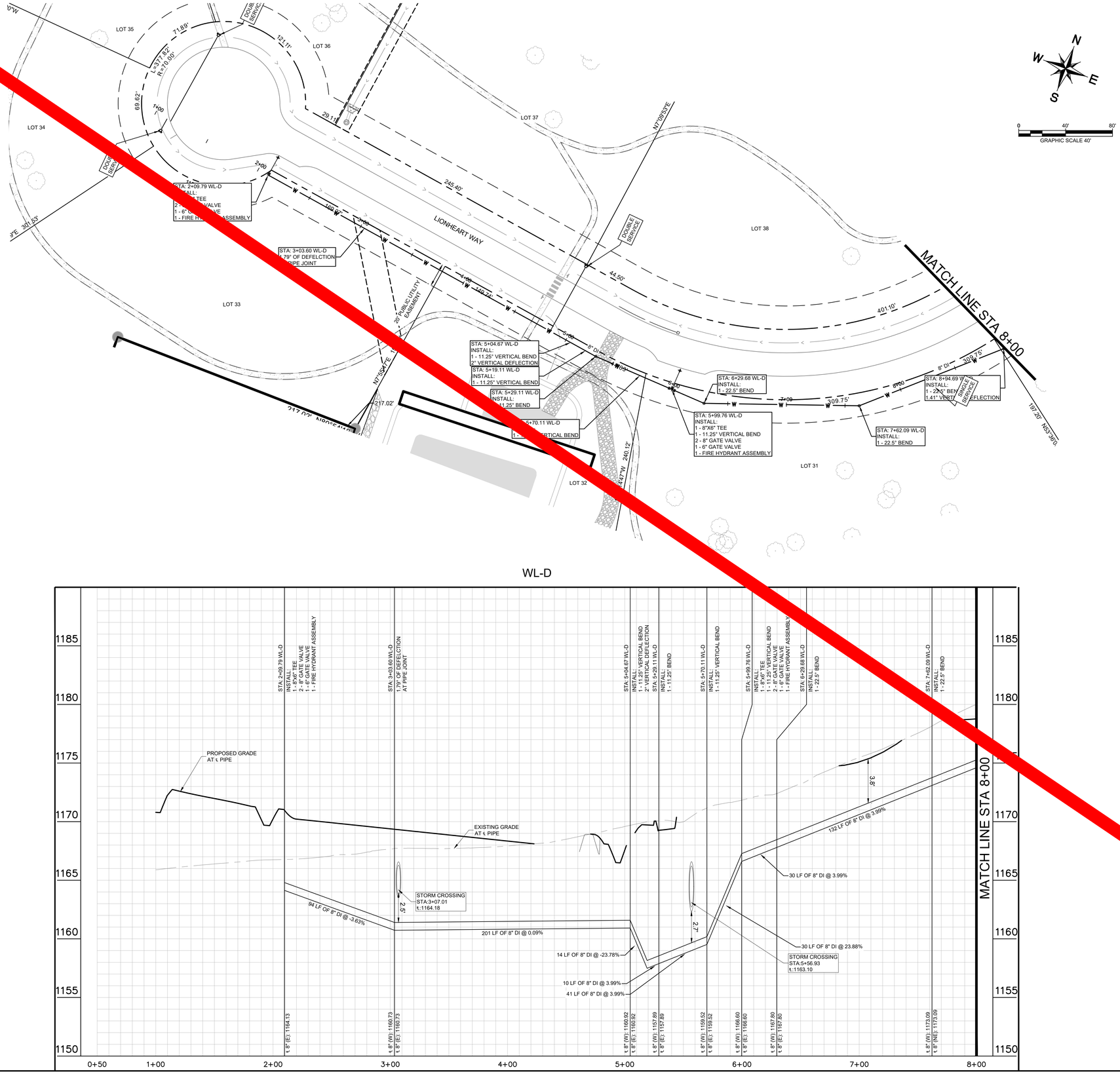
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DESIGNED	ENGINEERING DESIGNER	
DRAWN	ENGINEERING DRAFTER	
APPROVED	PROJECT ENGINEER	
	PROJECT MANAGER	PROJECT MANAGER

DRAWING NUMBER
C5.07

SHEET 82A OF 93

PROJECT NUMBER
25039

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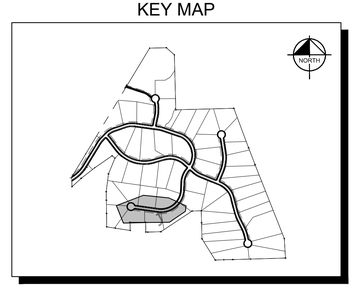
LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
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- EXISTING WATER METER

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KEY MAP



PROFILE SCALE
= 40' HORIZONTAL
= 4' VERTICAL

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

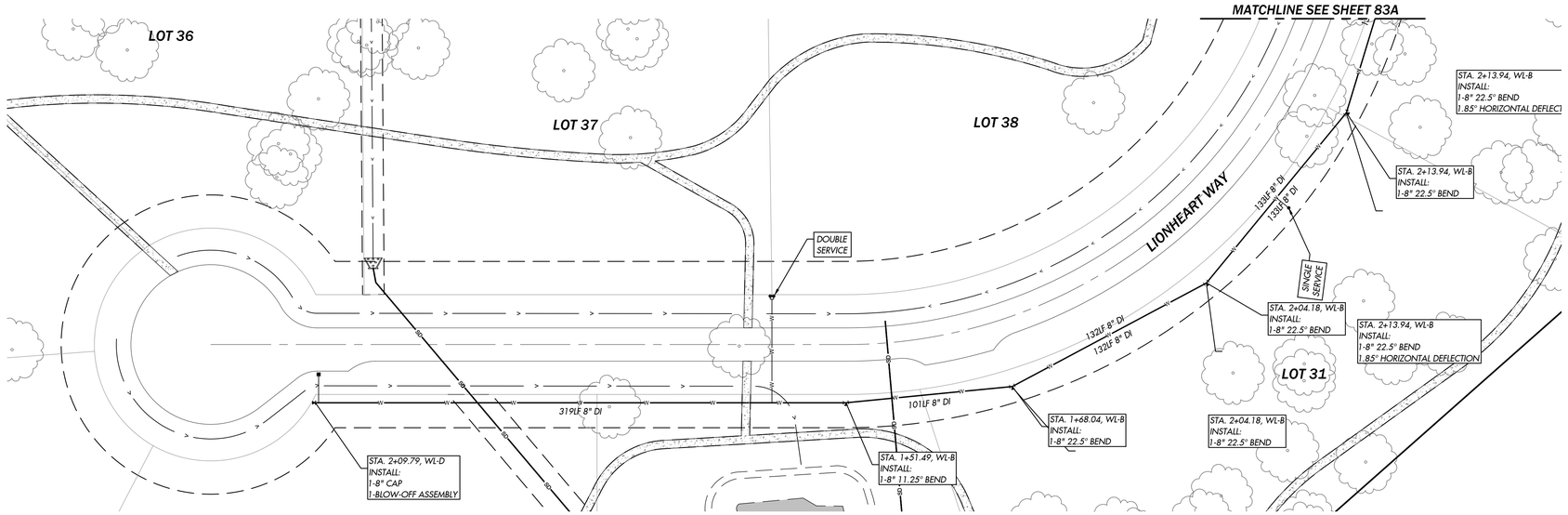
WATER PLAN & PROFILE (8 OF 10)

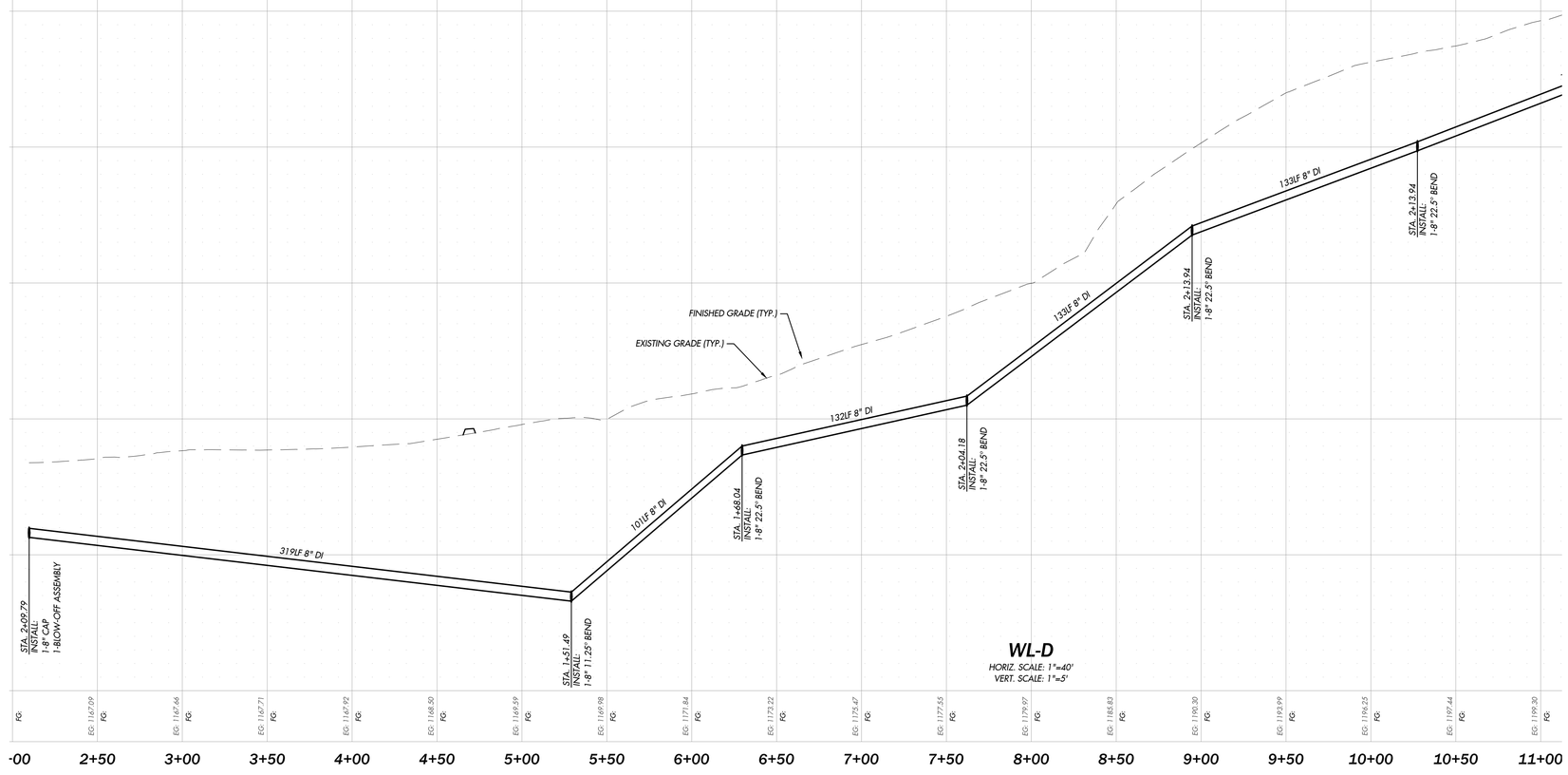
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
83 [illegible] 93

Plotted By: Gonzo, Natalia Date: July 30, 2024 06:42:30pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Water Plan.dwg
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WL-D

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'



SCALE: 1" = 40'

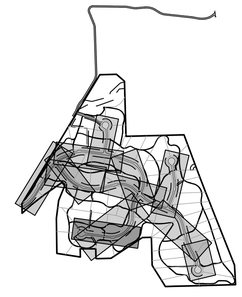
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WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

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NO.	REVISIONS	DATE

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER

09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.

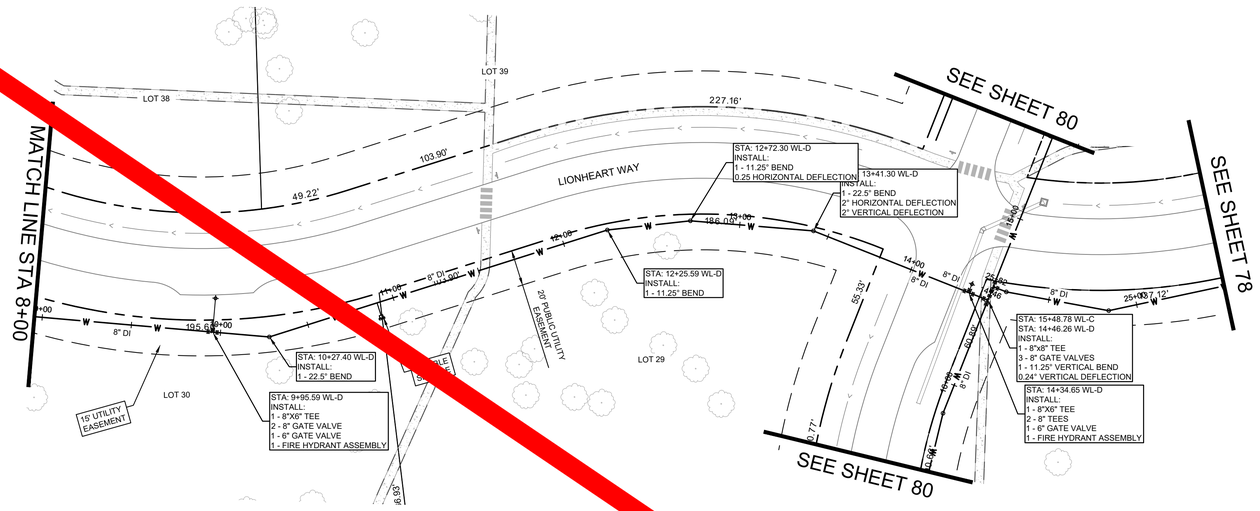
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C5.09

SHEET 84A OF 93

PROJECT NUMBER
25039





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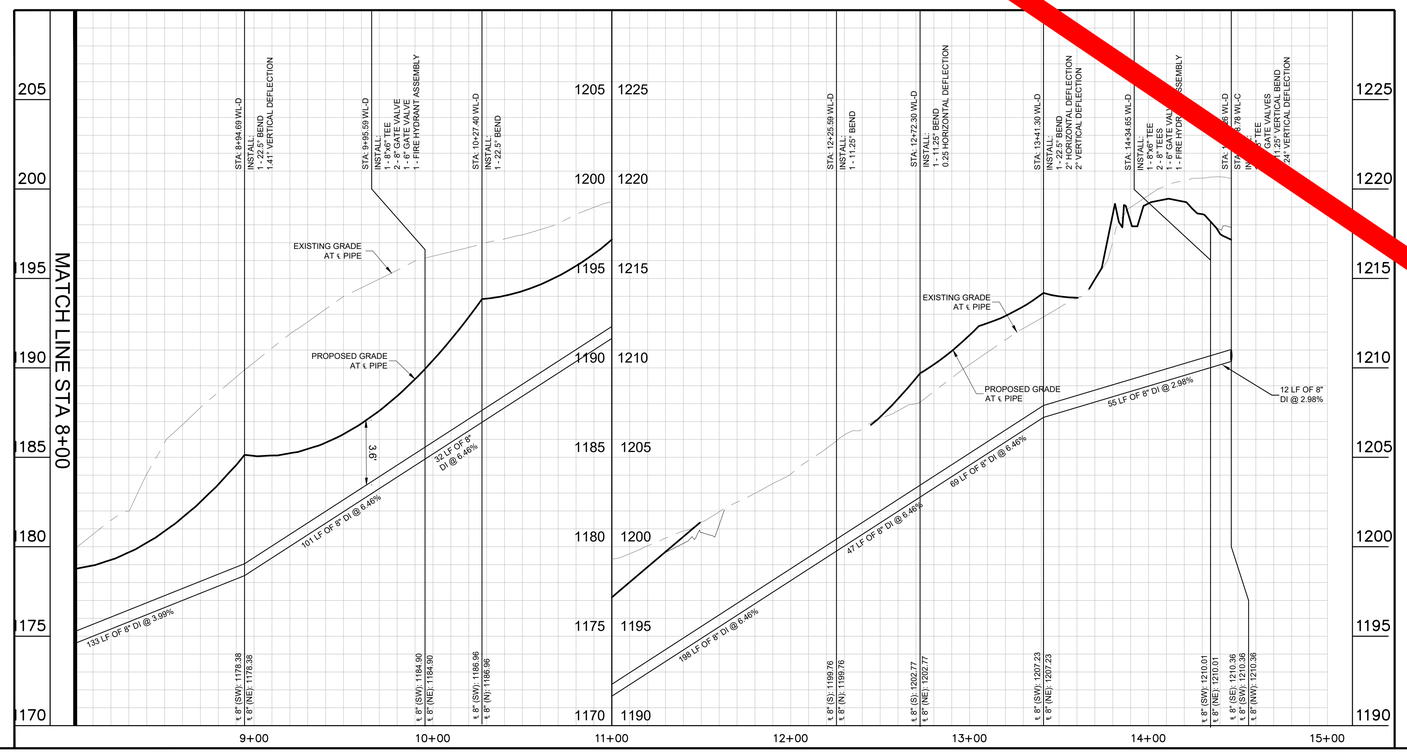
GRAPHIC SCALE 40'

LEGEND

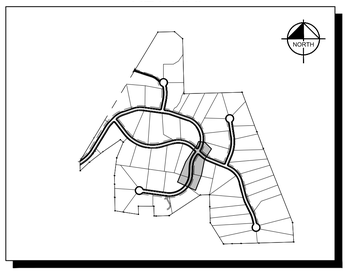
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

NOTES:

1. PIPE MATERIAL: WATER PIPE SHALL BE AWWA C900 PVC.
2. WATER LINE SHALL HAVE 4' OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6"; GATE VALVE, FIRE HYDRANT AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
6. REFLECTIVE PAVEMENT MARKERS. TO IDENTIFY THE FIRE HYDRANT LOCATION, A BLUE REFLECTIVE MARKER SHALL BE INSTALLED IN THE CENTER OF THE PUBLIC RIGHT OF WAY (ROADWAY) OR THE APPROPRIATE FIRE ACCESS DRIVE LANE PERPENDICULAR TO THE NEAREST FIRE HYDRANT. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT.
7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, FOR ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTIOIN HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
9. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IS NOT ALLOWED. CHANGES IN DIRECTION OF PVC PIPE SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
10. MECHANICAL RESTRAINED JOINTS SHALL BE USED TO RESTRAIN ALL WATER PIPE, BENDS AND FITTINGS.



KEY MAP



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

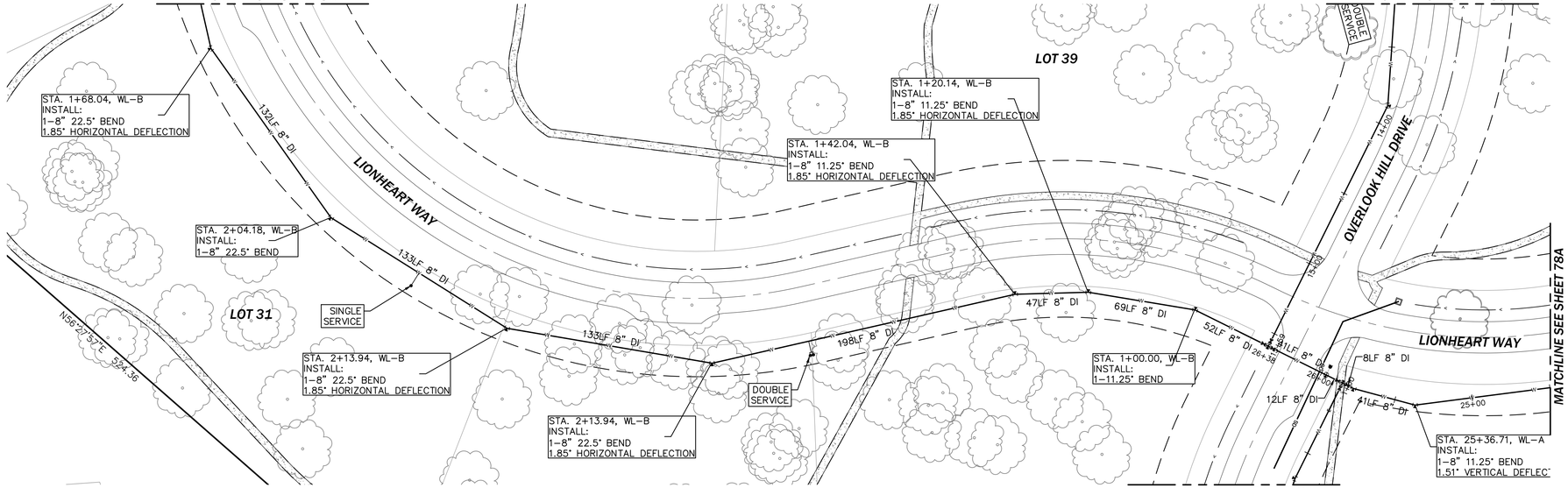
WATER PLAN & PROFILE (9 OF 10)

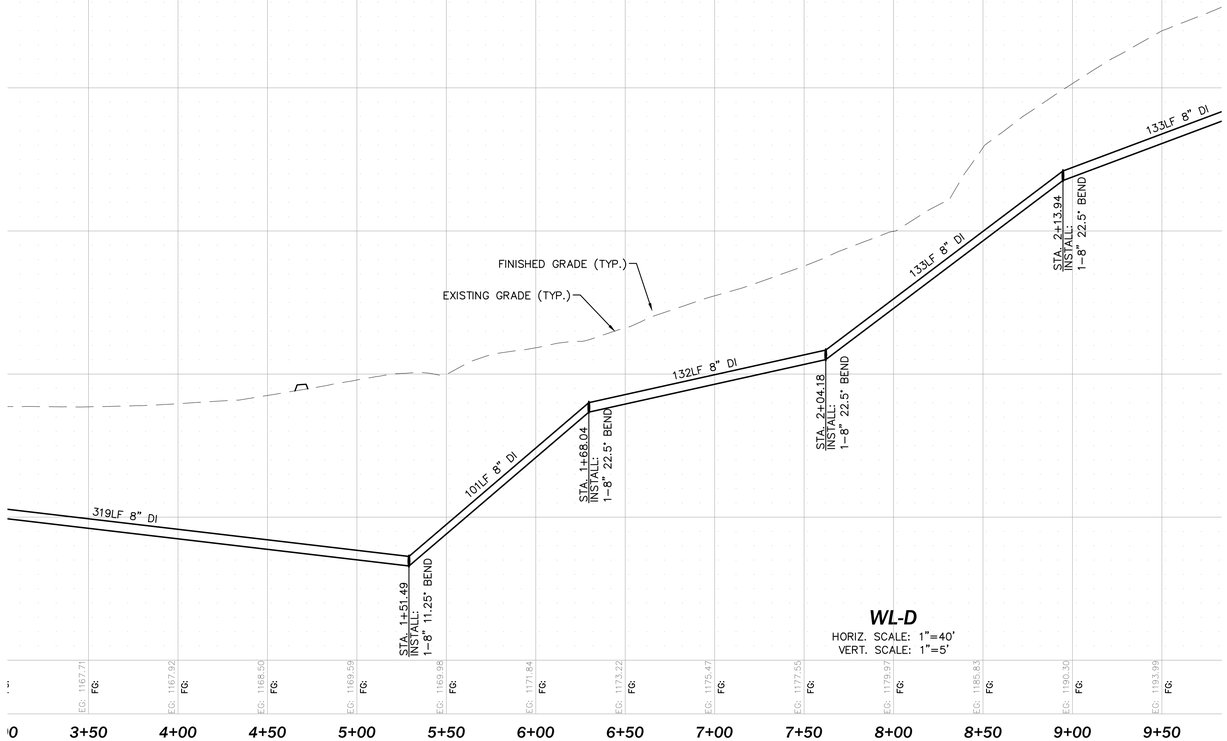
SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
84 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:42:35am File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C- - Water Plan.dwg
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WL-D
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'

SCALE: 1" = 40'

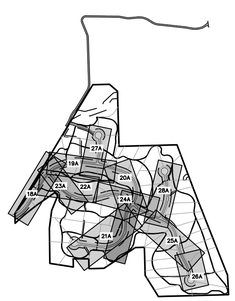
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WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

1. PIPE MATERIAL:
   WATER MAIN PIPE TO BE CL 2350 DI.
2. WATER MAIN SHALL HAVE A MINIMUM OF 4' OF COVER.
3. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
4. FIRE HYDRANT ASSEMBLY INCLUDES: 6" LEAD, 6" GATE VALVE, FIRE HYDRANTS AND FITTINGS.
5. INTEGRAL FIRE HYDRANT STORZ ADAPTER REQUIRED. FIRE HYDRANTS SHALL BE PROVIDED WITH APPROPRIATE FIVE (5) INCH "STORZ" TYPE ADAPTERS FOR THE PUMPER (STEAMER) CONNECTION. THIS ADAPTER MUST BE EQUIPPED WITH A BLIND CAP.
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7. ALL VALVES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DETAIL 1100S-1
8. THE WATER METER WILL BE PROVIDED AND INSTALLED BY WTCPUA.
9. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR PROTECTION IS REQUIRED TO BE INSTALLED BEFORE ANY STRUCTURE OR DEVELOPMENT SHALL BE INSTALLED, TESTED AND AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.
10. WHERE WATER SERVICES ARE SUBJECT TO PRESSURE ABOVE 65 PSI, PRVS SHALL BE INSTALLED ON THE OWNER SIDE OF DOMESTIC METERS WITH A MAXIMUM DOWNSTREAM SET POINT OF 65 PSI.
11. DCDA BACKFLOW PREVENTER LOCATED WITHIN THE BUILDING. REFERENCE MEP PLANS.
12. CHANGES IN DIRECTION OF WATER LINES, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. LONGITUDINAL BENDING OF PIPE IN NOT ALLOWED. CHANGES IN DIRECTION OF PVC SHALL ONLY BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PVC AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED). DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
13. TIES TO EXISTING GATE LINE SHALL BE VIA CUT IN TEES WITH ALL LEGS RESTRAINED, INCLUDING THE APPROPRIATE LENGTHS ALONG THE EXISTING WATER LINE. PROVIDE A MINIMUM OF 1 LENGTH OF RJ PIPE ON EACH SIDE OF THE CUT IN TEES ALONG THE EXISTING 8" WATER LINE. PROVIDE GATE VALVE ON EACH LEG OF THE TEE.
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15. SERVICE CONNECTIONS ARE NOT TO BE USED AS DOMESTIC UNTIL FUTURE MAIN INSTALLATION AND PROPER LINE DISINFECTION IS PERFORMED.



NO. | REVISIONS | DATE

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED
PROFESSIONAL ENGINEER
09/10/2025

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2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
www.coredesigninc.com
737.204.9825

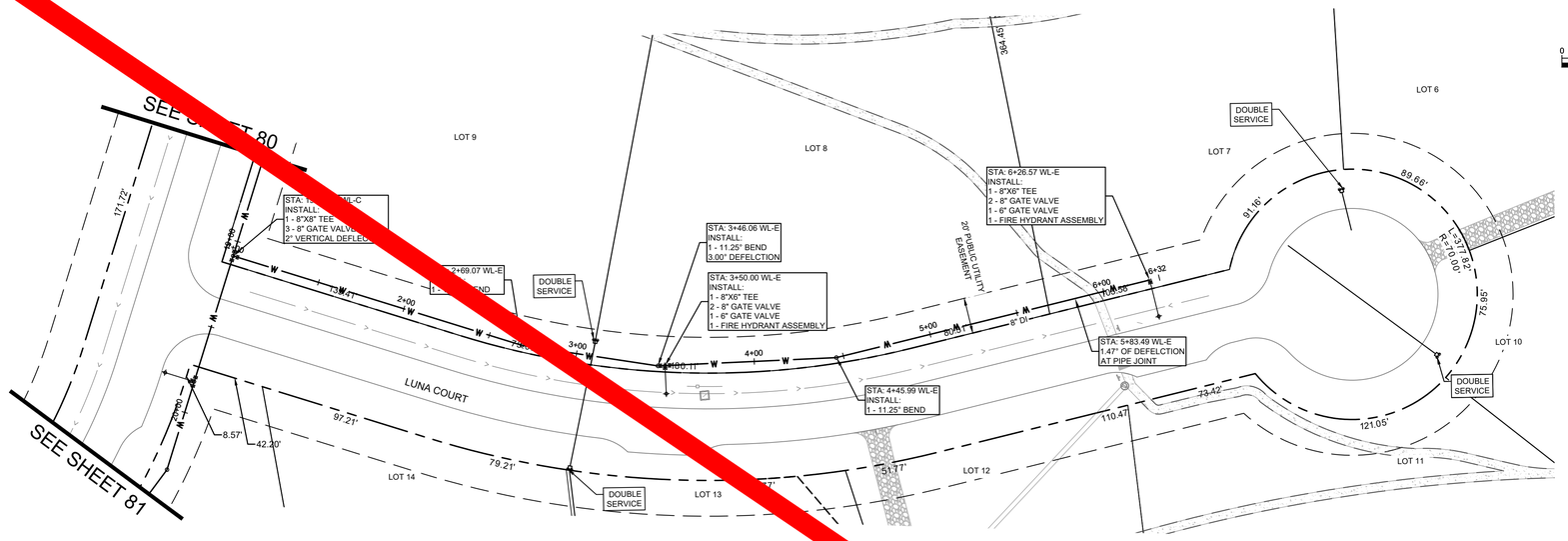
WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER

DRAWING NUMBER
C5.08
SHEET 83A OF 93
PROJECT NUMBER
25039

9/10/2025 3:34 PM JSOMERA J:\2025\25039\ENGINEERING\FINAL SHEETS\C5.00 WATER PLANS.DWG C5.08 WATER PLAN & PROFILE

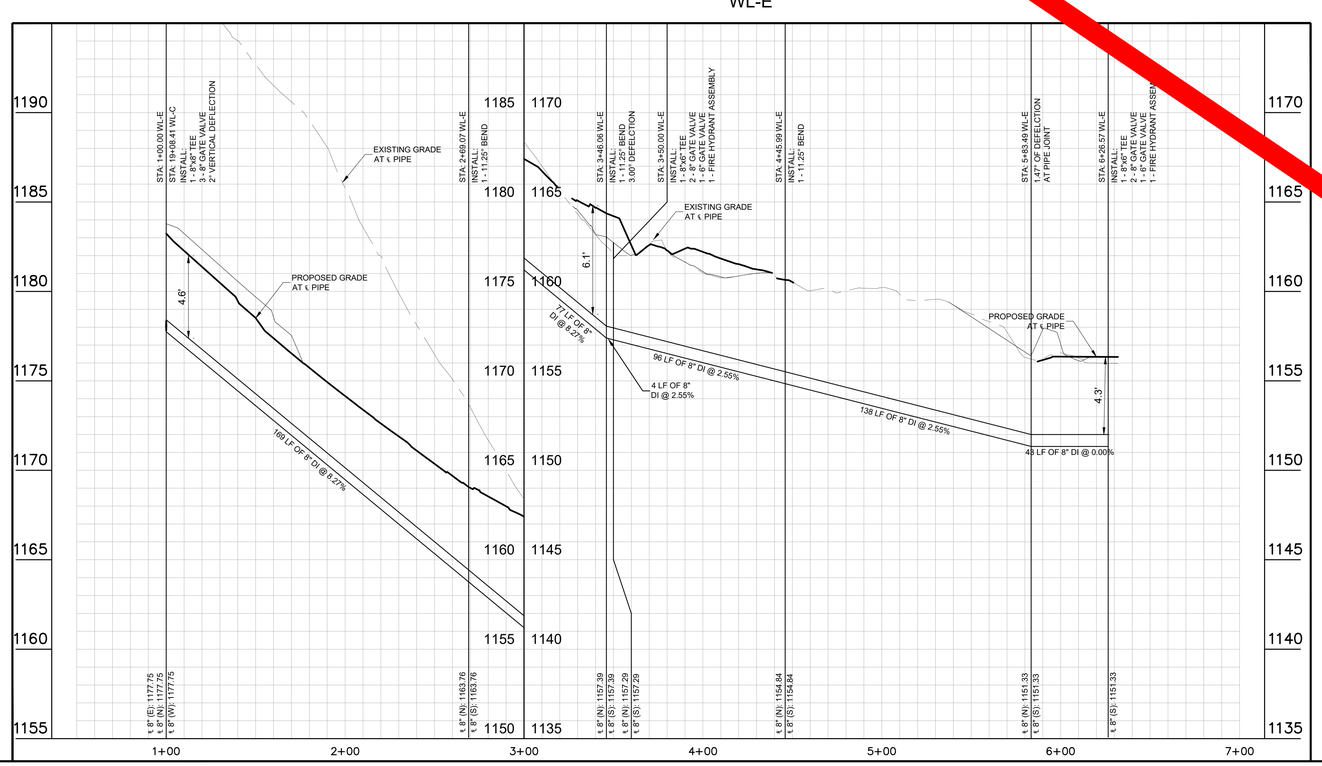


LEGEND

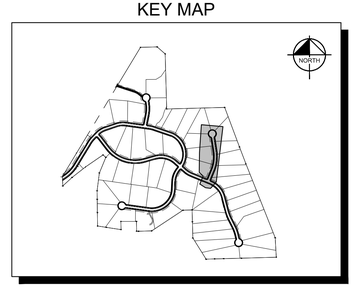
- PROPERTY LINE
- PROPOSED WATER LINE
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- PROPOSED STORM DRAIN LINE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
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KEY MAP



PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE:	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

WATER PLAN & PROFILE (10 OF 10)

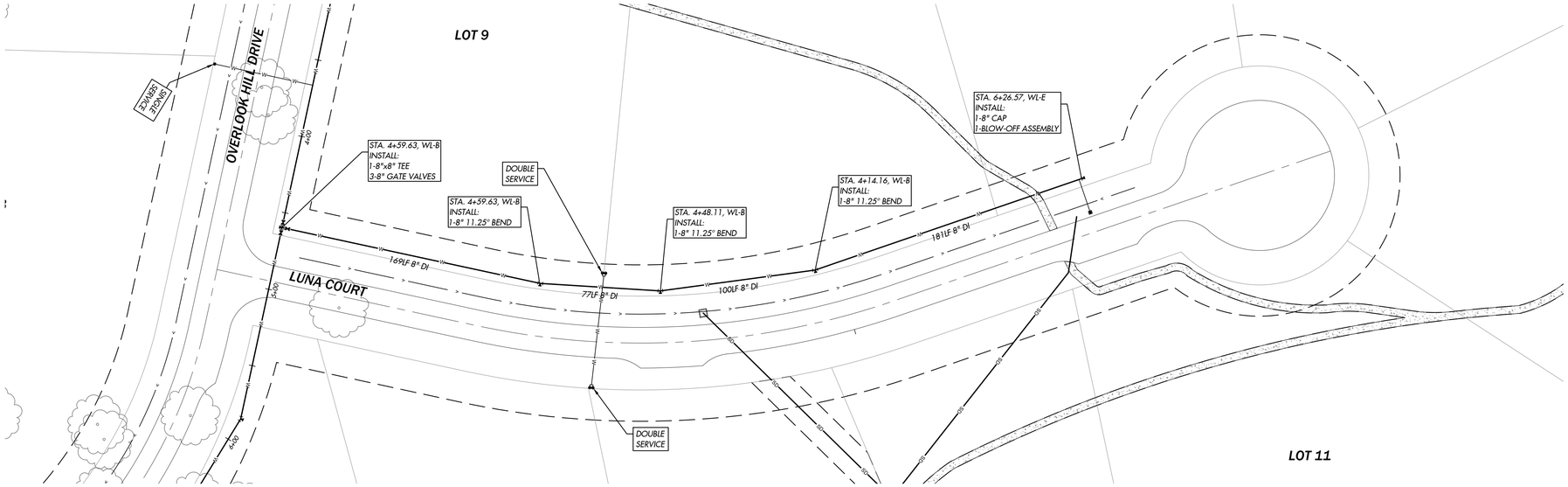
SANCTUARY DRIPPING SPRINGS

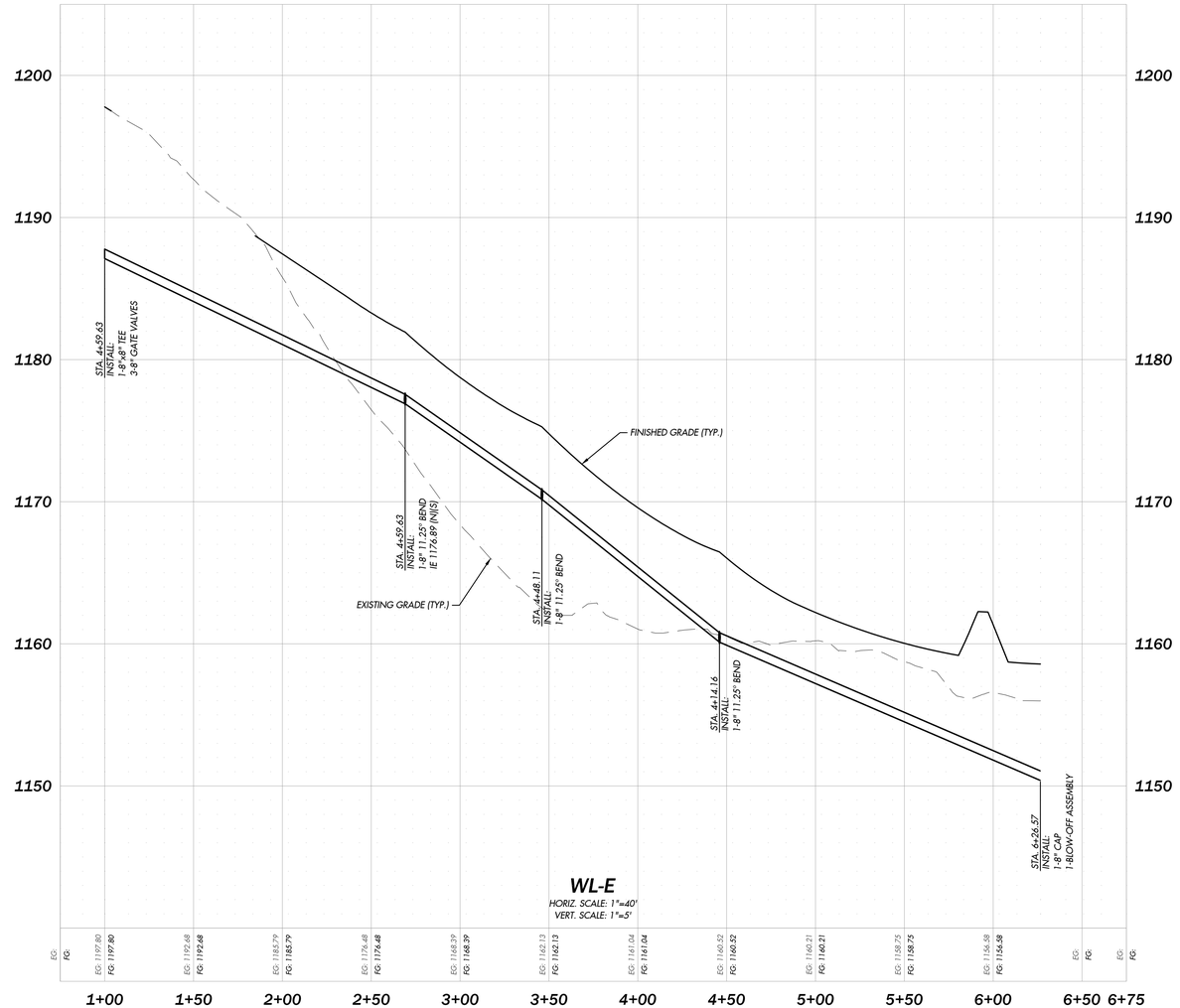
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
85 OF 93

Plotted By: Corou, Natalia Date: July 30, 2024 08:42:40pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C- - Water Plan.dwg
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LOTS 1-56 WITHIN THE R. VAUGHAN SURVEY, ABSTRACT NO. 16, CITY OF DRIPPING SPRINGS, HAYS COUNTY TEXAS.





WL-E
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'

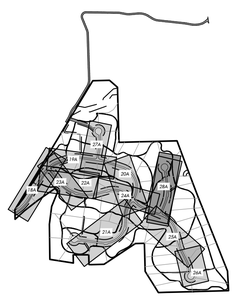


WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- WATER METER
- WATER EASEMENT

WATER PLAN NOTES:

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DATE	
REVISIONS	
NO.	

STATE OF TEXAS
CHRISTOPHER J. WALL
140722
LICENSED PROFESSIONAL ENGINEER
09/10/2025

CORE DESIGN
2105 E Martin Luther King Jr Blvd
Austin, Texas 78702
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737.204.9825

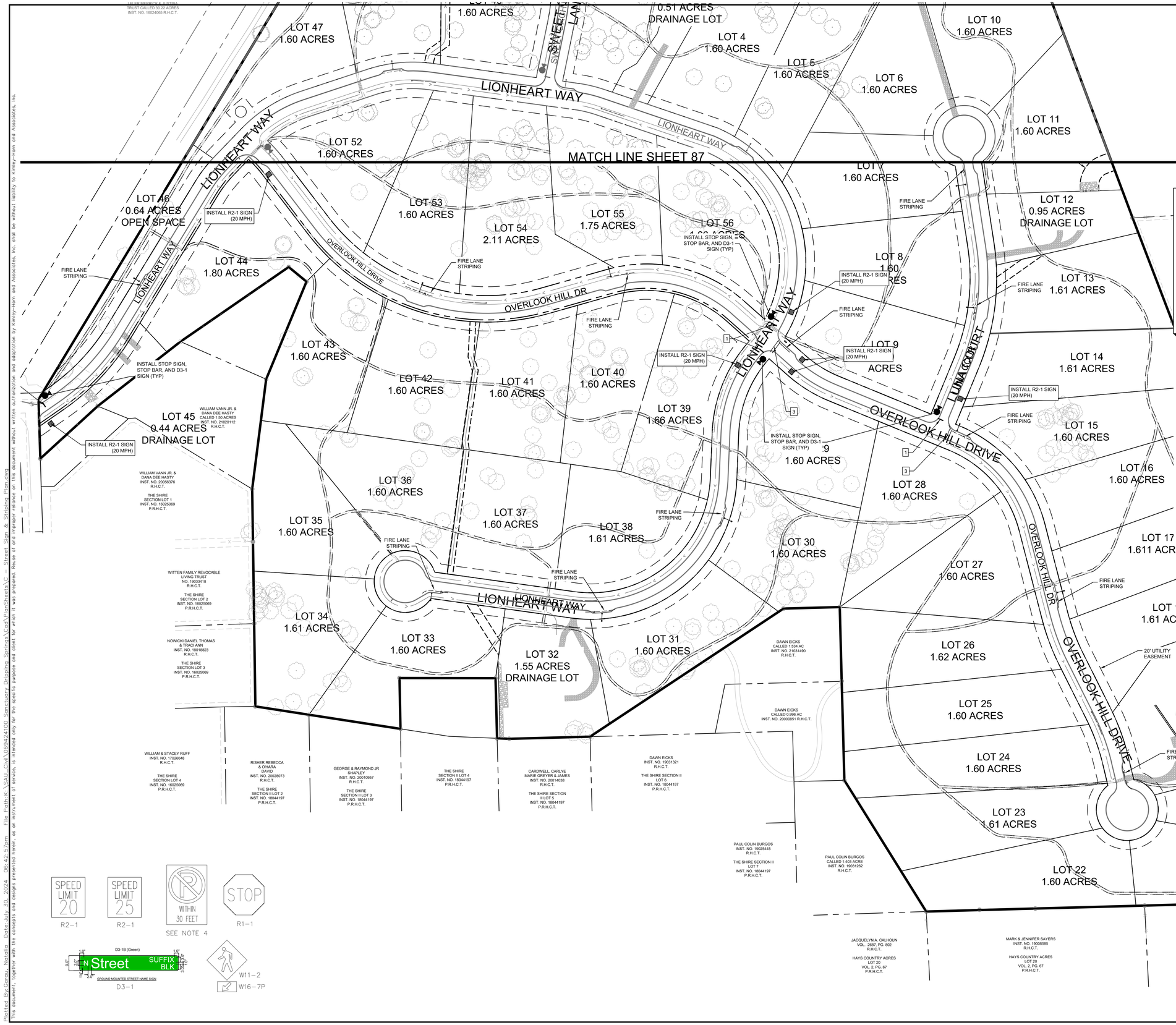
WATER PLAN & PROFILE
SANCTUARY

SANCTUARY DRIPPING SPRINGS, LLC.
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS 78620

DATE	PROJECT DATE
DESIGNED	ENGINEERING DESIGNER
DRAWN	ENGINEERING DRAFTER
APPROVED	PROJECT ENGINEER
	PROJECT MANAGER
	PROJECT MANAGER

DRAWING NUMBER
C5.10
SHEET 85A OF 93
PROJECT NUMBER
25039

9/10/2025 2:46 PM JSOMERA J:\2025\25039\ENGINEERING\FINAL SHEETS\C5.00 WATER PLANS.DWG C5.10 WATER PLAN & PROFILE



LEGEND

- STOP SIGN AND STOP BAR (TYP.)
- (D3-1) STREET NAME SIGN
- (R2-1) SPEED LIMIT SIGN (XX MPH)
- FIRE ZONE TOW AWAY ZONE SIGN
- PHASE LINE
- FIRE LANE STRIPING (NO PARKING)
- 1 REFL PAV MRK TY I (W) 24" (SLD)
- 2 REFL PAV MRK TY I (Y) 4" (SLD)
- 3 CROSSWALK MARKING 2-REFL PAV MRK TY 1 (W) 6" (SLD) SPACED AT 6' O.C.

NOTES:

1. CONTRACTOR TO PROVIDE (D3-1) STREET SIGN DETAILS.
2. MINIMUM DIMENSIONS FOR R1-1 SIGN IS 30"X30" FOR SINGLE LANE ROADS AND 36"X36" FOR MULTI-LANE ROADS.
3. MINIMUM DIMENSIONS FOR R2-1 SIGN IS 24"X30" FOR SINGLE LANE ROADS AND 30"X36" FOR MULTI-LANE ROADS.
4. ALL STOP SIGN LOCATIONS WILL REQUIRE ADDITIONAL SIGNAGE PLACED BELOW THE STOP SIGN THAT READS "NO PARKING WITHIN 30 FEET". THE ADDITIONAL SIGN SHALL BE WHITE WITH RED LETTERS, A LARGE (P) IN THE CENTER WITH A CIRCLE AROUND IT AND A LINE CROSSED THROUGH THE (P). THE SIGN SHALL BE A MINIMUM OF 12 INCHES BY 18 INCHES.
5. ALL FIRE HYDRANTS SHALL BE RED IN COLOR AND THE LOCATION SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE ROAD DOT (MARKER) PLACED NEAR THE CENTER OF THE ROADWAY ADJACENT TO THE FIRE HYDRANT. (2012 IFC 507.5.7)
6. SIDEWALKS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. SEE PAVING DETAILS SHEET 89 FOR SIGN POST DETAIL.

SPEED LIMIT 20 — R2-1

SPEED LIMIT 25 — R2-1

WITHIN 30 FEET — SEE NOTE 4

STOP — R1-1

D3-1B (Green)

N Street SUFFIX BLK

GROUND MOUNTED STREET NAME SIGN

D3-1

W11-2

W16-7P

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
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PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE REGISTRATION NO. F-928
TBPE Firm No. 928

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100			
DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	
		DRAWN BY: WC	
		CHECKED BY: LE	

No.	REVISIONS	DATE	BY

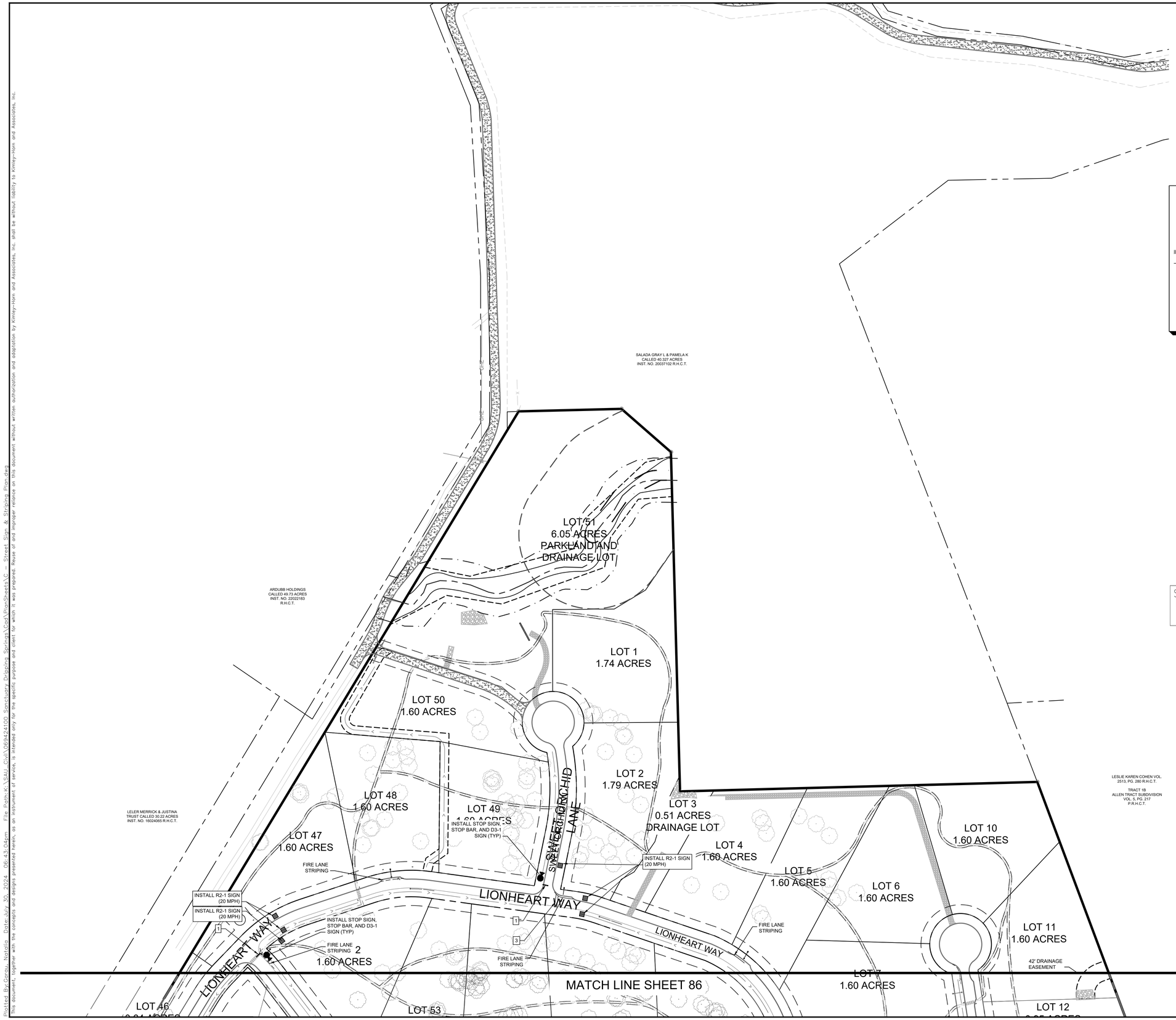
STREET LIGHT & SIGNAGE PLAN (SHEET 1 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
86 OF 93

Plotted By:Gorgu, Natalia Date:July 30, 2024 06:42:57pm File Path:K:\SAU-Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\SC - Street Sign & Striping Plan.dwg
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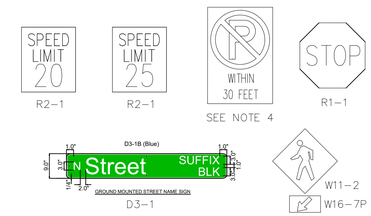


LEGEND

	STOP SIGN AND STOP BAR (TYP.)
	(D3-1) STREET NAME SIGN
	(R2-1) SPEED LIMIT SIGN (XX MPH)
FL	FIRE ZONE TOW AWAY ZONE SIGN
	PHASE LINE
	FIRE LANE STRIPING (NO PARKING)
1	REFL PAV MRK TY I (W) 24" (SLD)
2	REFL PAV MRK TY I (Y) 4" (SLD)
3	CROSSWALK MARKING 2-REFL PAV MRK TY 1 (W) 6" (SLD) SPACED AT 6' O.C.

NOTES:

1. CONTRACTOR TO PROVIDE (D3-1) STREET SIGN DETAILS.
2. MINIMUM DIMENSIONS FOR R1-1 SIGN IS 30"X30" FOR SINGLE LANE ROADS AND 36"X36" FOR MULTI-LANE ROADS.
3. MINIMUM DIMENSIONS FOR R2-1 SIGN IS 24"X30" FOR SINGLE LANE ROADS AND 30"X36" FOR MULTI-LANE ROADS.
4. ALL STOP SIGN LOCATIONS WILL REQUIRE ADDITIONAL SIGNAGE PLACED BELOW THE STOP SIGN THAT READS "NO PARKING WITHIN 30 FEET". THE ADDITIONAL SIGN SHALL BE WHITE WITH RED LETTERS, A LARGE (P) IN THE CENTER WITH A CIRCLE AROUND IT AND A LINE CROSSED THROUGH THE (P). THE SIGN SHALL BE A MINIMUM OF 12 INCHES BY 18 INCHES.
5. ALL FIRE HYDRANTS SHALL BE RED IN COLOR AND THE LOCATION SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE ROAD DOT (MARKER) PLACED NEAR THE CENTER OF THE ROADWAY ADJACENT TO THE FIRE HYDRANT. (2012 IFC 507.5.7)
6. SIDEWALKS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. SEE PAVING DETAILS SHEET 89 FOR SIGN POST DETAIL.



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT	069424100
DATE	JULY 2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

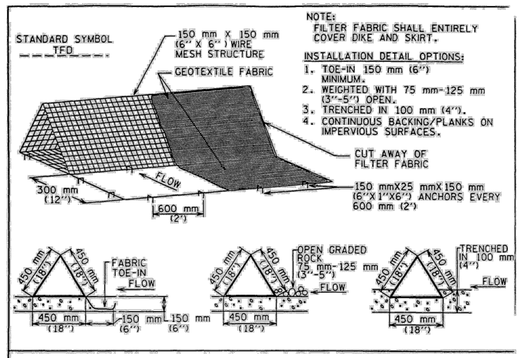
STREET LIGHT & SIGNAGE PLAN (SHEET 2 OF 2)

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
87 OF 93

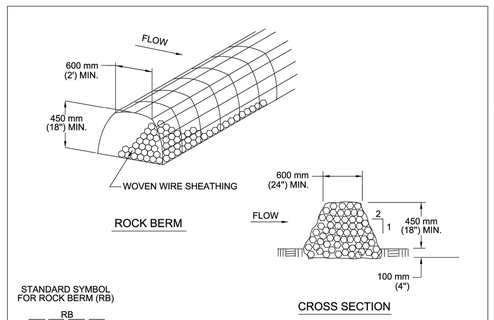
Plotted By:Garcia, Natalia Date:July 30, 2024 06:43:04pm File Path:K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Street Sign & Striping Plan.dwg
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GENERAL NOTES

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

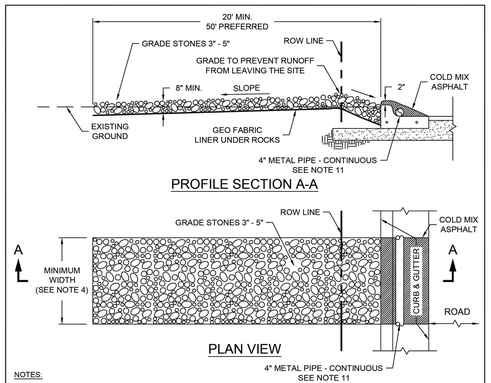
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE	
APPROVED 3.27.00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



NOTES:

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

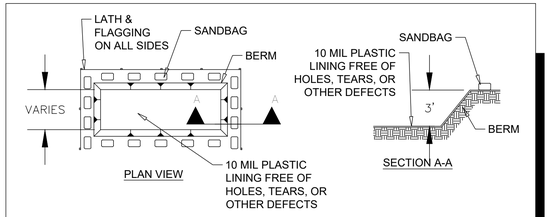
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTES:

1. STONE SIZE: 3-5" OPEN GRADED ROCK.
2. LENGTH: 50' PREFERRED OR AS EFFECTIVE BUT NOT LESS THAN 20'.
3. THICKNESS: NOT LESS THAN 8".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. DIMENSIONS OF SITE WILL DICTATE THE DIMENSIONS OF THE STABILIZED CONSTRUCTION ENTRANCES IF THE PREFERRED DIMENSIONS ARE NOT POSSIBLE ON SITE.
6. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASUREMENT DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENT THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
8. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
9. WHEN ALL SITE WORK IS COMPLETED, REMOVE STABILIZED CONSTRUCTION ENTRANCE COMPLETELY. REGRADE TO ORIGINAL CONDITION, ELEVATION AND RESTORE TO MATCH EXISTING OR PROPOSED CONDITIONS.
10. TOP OF GRADE THE STONES SHALL MATCH TOP OF EXISTING PAVEMENT OR CURB, COLD MIX ASPHALT & 4" METAL PIPE OR ALTERNATIVE WILL NOT BE REQUIRED WHERE THERE IS NO CATCH OR SPILL CURB.
11. PRE-FABRICATED CURB RAMPS ARE AN ACCEPTABLE ALTERNATIVE TO COLD MIX ASPHALT AND 4" METAL PIPE.

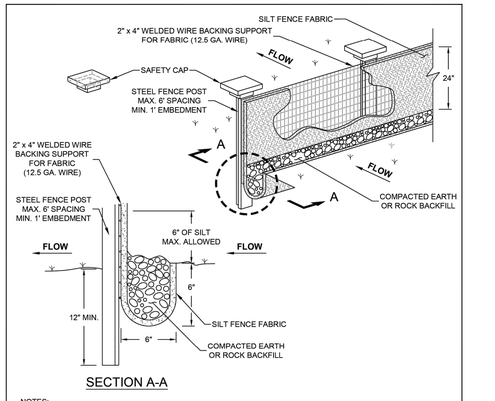
The City of San Marcos Engineering and Capital Improvements	CURRENT AS OF 1/1/2024	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY LAURIE MOYER, P.E.	1/1/2021 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1-SM 1 OF 1



GENERAL NOTES:

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

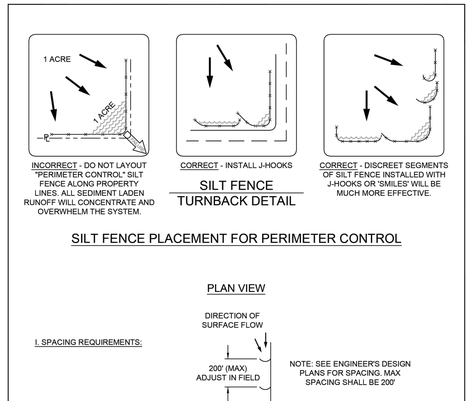
CONCRETE TRUCK WASHOUT PIT



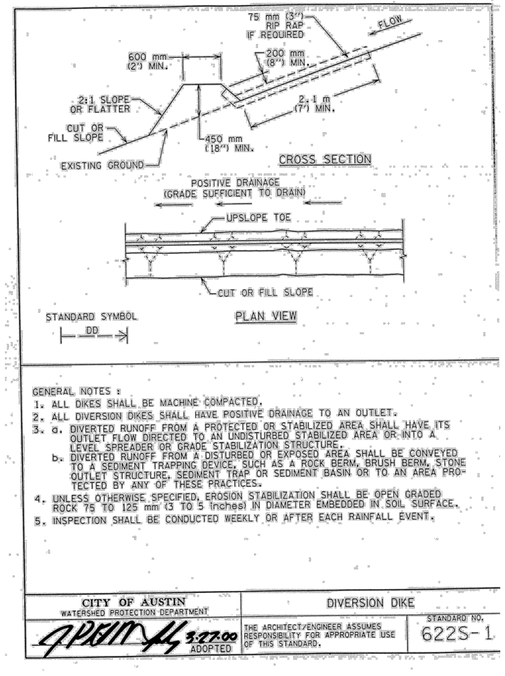
NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS SHALL MATCH THE TOP OF THE FENCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1'.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY AND REPAIR OR REPLACEMENT SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS PERMANENTLY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WITHIN 24 HOURS WHEN IT REACHES A DEPTH OF 6" OR AS DIRECTED BY OWNER. THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. INSTALL J-HOOK SPACING PER ENGINEER'S DESIGN , BUT NOT TO EXCEED 200'.

The City of San Marcos Engineering and Capital Improvements	CURRENT AS OF 1/1/2024	SILT FENCE	
RECORD COPY SIGNED BY LAURIE MOYER, P.E.	1/1/2020 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1-SM 1 OF 2



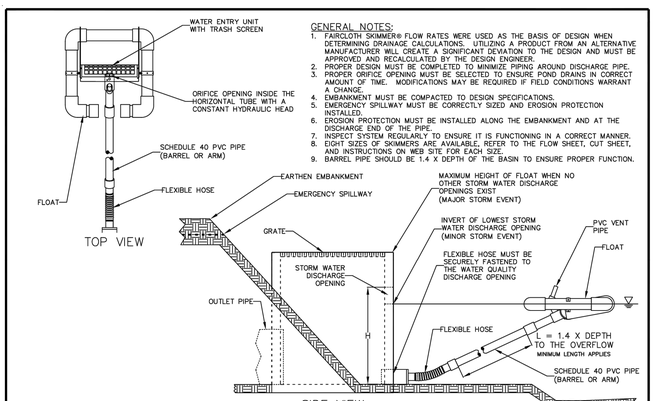
The City of San Marcos Engineering and Capital Improvements	CURRENT AS OF 1/1/2020	SILT FENCE	
RECORD COPY SIGNED BY LAURIE MOYER, P.E.	1/1/2020 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1-SM 2 OF 2



GENERAL NOTES :

1. ALL DIKES SHALL BE MACHINE COMPACTED.
2. ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. a. DIVERTED RUNOFF FROM A PROTECTED OR STABILIZED AREA SHALL HAVE ITS OUTLET FLOW DIRECTED TO AN UNDISTURBED STABILIZED AREA OR INTO A LEVEL SPREADER OR GRADE STABILIZATION STRUCTURE.
   b. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE, SUCH AS A ROCK BERM, BRUSH BERM, STONE OUTLET STRUCTURE, SEDIMENT TRAP OR SEDIMENT BASIN OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
4. UNLESS OTHERWISE SPECIFIED, EROSION STABILIZATION SHALL BE OPEN GRADED ROCK 75 TO 125 mm (3 TO 5 inches) IN DIAMETER EMBEDDED IN SOIL SURFACE.
5. INSPECTION SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	DIVERSION DIKE	
APPROVED 3.27.00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 622S-1



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE Firm No. 928

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STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100	DATE JULY 2024	SCALE: AS SHOWN	DESIGNED BY: WC	DRAWN BY: WC	CHECKED BY: LE

No.	REVISIONS	DATE	BY

EROSION CONTROL DETAILS

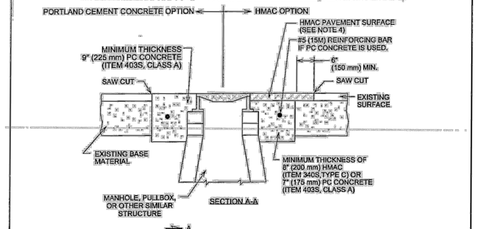
SANCTUARY DRIPPING SPRINGS

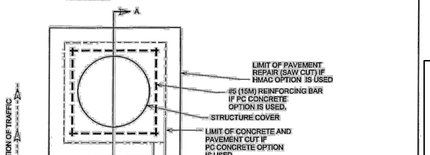
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
88 OF 93

Plotted By: Corey, Natalie Date: July 30, 2024 08:43:14am File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C— Erosion Control Details.dwg
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MISCELLANEOUS REPAIRS AROUND UTILITY CASTINGS (UCM SECTION 5.8.3)

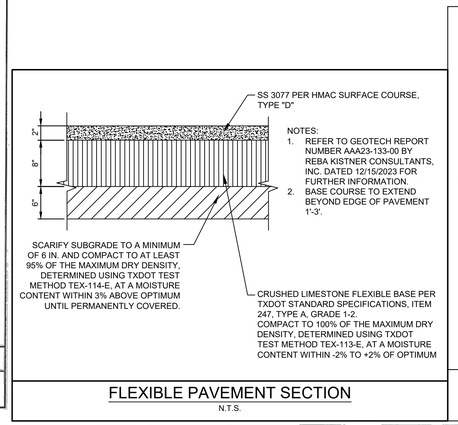




NOTES:

1. IF PC CONCRETE IS USED AROUND THE MANHOLE, THE CONCRETE SHALL BE REINFORCED WITH #5 (15M) BARS AS SHOWN. THE CONCRETE SHALL EXTEND TO EDGE OF SAW CUT PAVEMENT EDGE.
2. REQUIREMENTS FOR NEW MANHOLE CONSTRUCTION AND MINOR MANHOLE ADJUSTMENTS IN NBW, RECONSTRUCTION AND REPAVING PROJECTS ARE INCLUDED IN STANDARD NO. 506S-4 AND 506S-4A.
3. REQUIREMENTS FOR WATER VALVE ADJUSTMENTS ARE INCLUDED IN STANDARD DETAILS 5115-13A AND 5115-13B.
4. FINAL ACCEPTANCE HMAC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION:
   a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS.
   b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS. SEE ITEM 340S, SECTION 340S.4.
5. REFER TO UCM SECTION 5.8.3 FOR ADDITIONAL BACKFILL REQUIREMENTS.

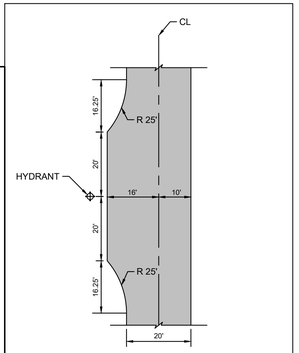
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CASTING ADJUSTMENT	
ADOPTED 1/4/10	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-1



NOTES:
1. REFER TO GEOTECH REPORT NUMBER AAA23-133-00 BY REBA KISTNER CONSULTANTS, INC. DATED 12/15/2023 FOR FURTHER INFORMATION.
2. BASE COURSE TO EXTEND BEYOND EDGE OF PAVEMENT 1'-3'.

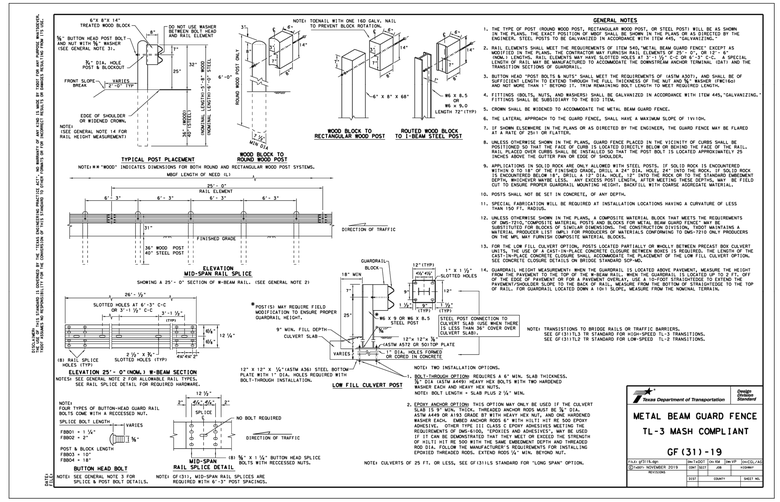
FLEXIBLE PAVEMENT SECTION

N.T.S.



STANDARD DETAIL FOR ROADWAY NEAR HYDRANT

N.T.S.



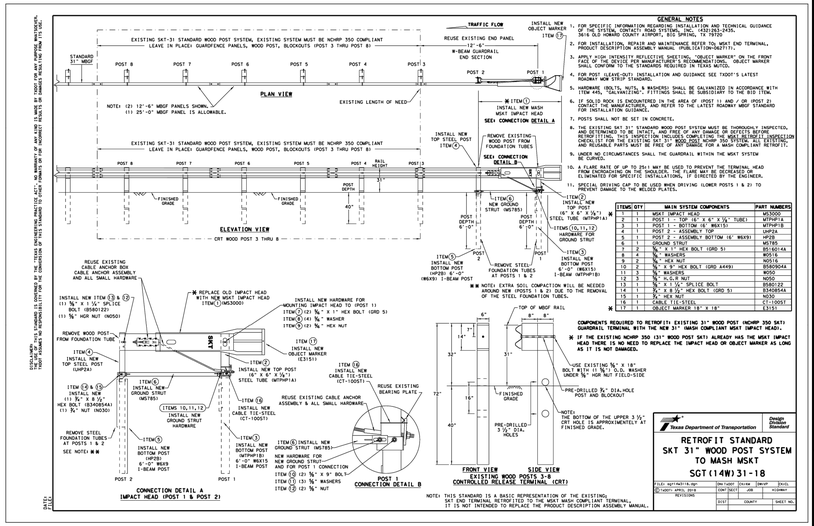
1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. IF STEEL POSTS ARE USED AS DIRECTED BY THE ENGINEER, STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540,"METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'-0" OR 12'-6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 ½" C-C OR 6'-3" C-C. A SPECIAL TRANSITION RAIL ELEMENT MAY BE REQUIRED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL. (SAT) AND THE TRANSITION SECTIONS OF GUARDRAIL).
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅜" WASHER (MINIMUM) AND NOT MORE THAN 1" BEYOND IT. THEM REMAINING BOLT LENGTH TO MEET REQUIRED LENGTH.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445,"GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE RESIDENCE TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 2ft:1 OF FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE PLACED BEHIND THE CURB SUCH THAT THE FACE OF THE RAIL ELEMENT IS LOCATED 1'-0" FROM THE FACE OF CURB. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE GUTTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE; 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED WITHIN 18" TO 30" OF THE FINISHED GRADE, DRILL A HOLE TO THE REQUIRED DEPTH; WHICHEVER METHOD LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT, BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 750 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF (MO-121), "COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE," MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR APPROVED OR ACCEPTABLE COMPONENTS THAT CONFORM TO (MO-121). SEE (MO-121) FOR PROVISIONS OF ANY MATERIALS CONFORMING TO (MO-121) ONLY PROCURED FROM MANUFACTURERS LISTED ON THE MPL.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS OR ON TOP OF CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LOCATION AND DESIGN OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-MC.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF THE EDGE OF PAVEMENT ON THE TRAVELED WAY SIDE OF THE GUARDRAIL, MEASURE FROM THE EDGE OF PAVEMENT TO THE BARRIER NEAREST THE TRAVELED WAY. WHEN THE GUARDRAIL IS LOCATED MORE THAN 2 FT. OFF THE EDGE OF PAVEMENT, MEASURE FROM THE BOTTOM OF THE GUARDRAIL TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 10:1 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

Texas Department of Transportation	Design Division Standard

METAL BEAM GUARD FENCE TL-3 MASH COMPLIANT

GF (31)-19

FILE: gf31-19.dgn	DN: TxDOT	CK: DW	DW: TxDOT	CK: TxDOT
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1. FOR SPECIFIC INFORMATION REGARDING INSTALLATION AND TECHNICAL GUIDANCE OF THE SYSTEM, CONTACT TXDOT'S ROADSIDE DESIGN SECTION AT 512-416-2630.
2. FOR INSTALLATION, REPAIR AND MAINTENANCE REFER TO; MSKT END TERMINAL, PRODUCT DESCRIPTION ASSEMBLY MANUAL (PUBLICATION=0677171).
3. APPLY HIGH INTENSITY REFLECTIVE SHEETING, "OBJECT MARKER" ON THE FRONT FACE OF THE (SK)(SGT POST MANUFACTURER'S RECOMMENDATIONS. OBJECT MARKER SHALL CONFORM TO THE STANDARDS REQUIRED IN TEXAS MUTCD.
4. FOR POST (SLEEVE-OUT) INSTALLATION AND GUIDANCE SEE TXDOT'S LATEST ROADWAY AND TRAFFIC STANDARDS.
5. HARDWARE (BOLTS, NUTS, & WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
6. IF SOLID ROCK IS ENCOUNTERED IN THE AREA OF (POST 11 AND / OR (POST 21 TO THE MINIMUM DEPTHS, AND REFER TO THE LATEST ROADWAY MSKT STANDARD FOR INSTALLATION GUIDANCE.
7. POSTS SHALL NOT BE SET IN CONCRETE.
8. THE EXISTING SKT 31" STANDARD WOOD POST SYSTEM MUST BE THOROUGHLY INSPECTED, REPAIRED AS NEEDED, AND BROUGHT INTO COMPLIANCE WITH THE MSKT DESIGN BEFORE INSTALLING. THE INSPECTION INCLUDES COMPLETING THE "MSKT RETROFIT INSPECTION CHECKLIST FOR THE EXISTING SKT 31" WOOD POST MASH 350 SYSTEM." ALL DEFECTIVE AND MISSING PARTS MUST BE FREE OF ANY DAMAGE FOR A MASH COMPLIANT RETROFIT.
9. UNDER NO CIRCUMSTANCES SHALL THE GUARDRAIL WITHIN THE MSKT SYSTEM BE SPLICED.
10. A FLARE RATE OF UP TO 25:1 MAY BE USED TO PREVENT THE TERMINAL HEAD FROM BEING PLACED IN FRONT OF A CURB. THE 4" GAP BETWEEN THE CURB MAY BE ELIMINATED FOR SPECIFIC INSTALLATIONS, IF DIRECTED BY THE ENGINEER.
11. SPECIAL DRIVING CAP TO BE USED WHEN DRIVING (LOWER POSTS 1 & 2) TO PREVENT DAMAGE TO THE WELDED PLATES.

ITEMS	QTY	MAIN SYSTEM COMPONENTS	PART NUMBERS
1	1	MSKT IMPACT HEAD	MS3000
2	1	POST 1 - TOP 18" X 6" X 3⅛" TUBE	MTP18T18
3	1	POST 1 - BOTTOM 18" (MSKT31)	MTP18T18
4	1	POST 2 - ASSEMBLY TOP	MP28
5	1	POST 2 - ASSEMBLY BOTTOM 18" (MSKT)	MP28
6	1	⅞" X 10" HEX BOLT (GRD 5)	B58010A
7	1	⅞" X 9" HEX BOLT (GRD 5)	B58009A
8	4	⅞" WASHERS	M0516
9	2	⅞" - HEX NUT	M0516
10	2	⅝" X 5" HEX BOLT (GRD A449)	B58058A4
11	3	⅝" WASHERS	M050
12	3	⅝" - H.H.N.	M050
13	2	¾" X 10" SPLICE BOLT	B58012
14	1	⅝" X 8 ½" HEX BOLT (GRD 5)	B58085A
15	1	⅝" - HEX NUT	M030
16	1	CABLE (1)-STEEL	CT-10051
17	1	OBJECT MARKER 18" X 18"	E3151

COMPONENTS REQUIRED TO RETROFIT: EXISTING 31" WOOD POST (NCHRP 350 SKT) GUARDRAIL TERMINAL WITH THE NEW 31" MASH COMPLIANT MSKT IMPACT HEAD).

※ IF THE EXISTING NCHRP 350 (31" WOOD POST SKT) ALREADY HAS THE MSKT IMPACT HEAD THERE IS NO NEED TO REPLACE THE IMPACT HEAD OR OBJECT MARKER AS LONG AS IT IS NOT DAMAGED.

※※ NOTE: EXTRA SOIL COMPACTION WILL BE NEEDED AROUND NEW POSTS 1 & 21 DUE TO THE REMOVAL OF THE STEEL FOUNDATION TUBES.

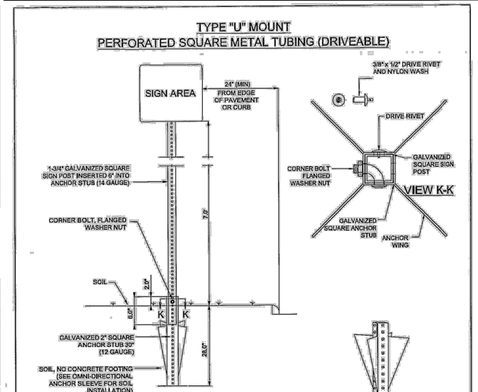
Texas Department of Transportation	Design Division Standard

RETROFIT STANDARD SKT 31" WOOD POST SYSTEM TO MASH MSKT

SGT(14W)31-18

FILE: sgt14w3118.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)



MULTI-DIRECTIONAL ANCHOR

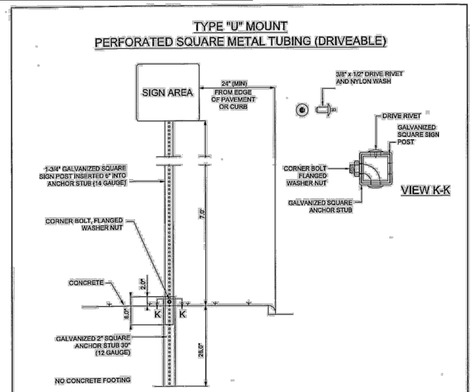
FOR USE IN SOIL.

SIGN POST:
12 GAUGE
2" SQUARE x 30"

WINGS:
10 GAUGE
4" x 12"
ASTM A569 COM. QUALITY WELDED TO ALL 4 CORNERS STARTING 2 1/2" DOWN FROM TOP

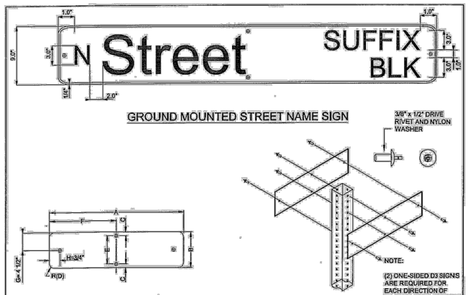
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS - SOIL	
ADOPTED 1/4/11	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 824-2 2 OF 3

TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS - CONCRETE	
ADOPTED 1/4/11	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 824-2 3 OF 3

GROUND MOUNTED STREET NAME SIGN

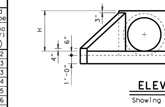

N Street
SUFFIX
BLK
3.5"
3.5"
3.5"

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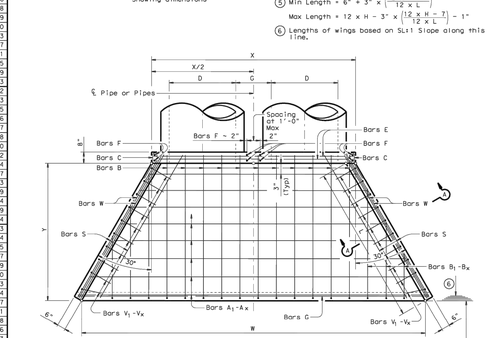
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TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (4)

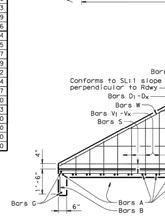
SLOPE	Dia. of Pipe (D)	Values for one Pipe W	X	Y	L	Reinf (Lbs) (1)	Conc (CY) (1)	Values to be added for each add'l Pipe X and W	Reinf (Lbs) (1)	Conc (CY) (1)
Z:1	12"	4'- 7 1/2"	2'- 6"	2'-10"	3'- 3 1/4"	84	0.6	1'- 9"	20	0.2
	15"	5'- 5 3/4"	2'- 9 1/2"	3'- 4"	3'-10 1/4"	99	0.7	2'- 2"	24	0.3
	18"	6'- 4 1/2"	3'- 1"	3'-10"	4'- 5"	120	0.9	2'- 8"	32	0.3
	21"	7'- 3 1/4"	3'- 4 1/2"	4'- 3"	4'-10 1/2"	137	1.0	3'- 1"	43	0.4
	24"	8'- 2 1/2"	3'- 9 1/2"	4'-10"	5'- 7"	158	1.3	3'- 7"	50	0.5
	27"	9'- 1"	4'- 1"	5'- 4"	6'- 2"	173	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'- 4 1/2"	5'-10"	6'- 8 1/4"	191	1.7	4'- 4"	64	0.8
	33"	10'-10"	4'- 8"	6'- 4"	7'- 3 1/4"	216	2.0	4'- 8"	71	0.9
	36"	11'- 8 1/2"	4'-11 1/2"	6'-10"	7'-10 3/4"	241	2.2	5'- 1"	81	1.0
	42"	13'- 5 1/2"	5'- 6 1/2"	7'-10"	9'- 0 1/2"	290	2.8	5'-10"	97	1.3
	48"	15'- 9"	6'- 1 1/2"	9'- 4"	10'- 9 1/4"	350	3.8	6'- 7"	117	1.7
	54"	17'- 5 3/4"	6'- 8 1/2"	10'- 4"	11'-11 1/4"	415	4.5	7'- 6"	151	2.1
	60"	19'- 2 3/4"	7'- 3 1/2"	11'- 4"	13'- 1"	469	5.1	8'- 2"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'- 4"	14'- 3"	530	6.2	8'- 9"	194	2.9
	72"	22'- 8 1/2"	8'- 5 1/2"	13'- 4"	15'- 4 3/4"	587	7.1	9'- 4"	213	3.3
3:1	12"	6'- 3"	2'- 6"	4'- 3"	4'-11"	114	0.8	1'- 9"	22	0.2
	15"	7'- 5"	2'- 9 1/2"	5'- 0"	5'- 9 1/4"	133	1.1	2'- 2"	28	0.3
	18"	8'- 6 3/4"	3'- 1"	5'- 9"	6'- 7 3/4"	166	1.3	2'- 8"	37	0.5
	21"	9'- 8 1/2"	3'- 4 1/2"	6'- 6"	7'- 6"	189	1.6	3'- 1"	48	0.6
	24"	11'- 0"	3'- 9 1/2"	7'- 3"	8'- 4 1/2"	221	2.0	3'- 7"	58	0.7
	27"	12'- 2"	4'- 1"	8'- 0"	9'- 2 3/4"	245	2.3	3'-11"	67	0.8
	30"	13'- 4"	4'- 4 1/2"	8'- 9"	10'- 1 1/4"	287	2.7	4'- 4"	77	1.0
3:1	33"	14'- 5 3/4"	4'- 8"	9'- 6"	10'-11 3/4"	310	3.1	4'- 8"	84	1.2
	36"	15'- 7 3/4"	4'-11 1/2"	10'- 3"	11'-10 3/4"	343	3.5	5'- 1"	96	1.4
	42"	17'-11 1/2"	5'- 6 1/2"	11'- 9"	13'- 6 3/4"	424	4.5	5'-10"	119	1.7
	48"	21'- 1 3/4"	6'- 1 1/2"	14'- 0"	16'- 2"	527	6.1	6'- 7"	146	2.3
	54"	23'- 5 1/2"	6'- 8 1/2"	15'- 6"	17'-10 3/4"	618	7.3	7'- 6"	186	2.9
	60"	25'- 9 1/4"	7'- 3 1/2"	17'- 0"	19'- 7 1/2"	707	8.7	8'- 3"	219	3.4
	66"	28'- 1"	7'-10 1/2"	18'- 6"	21'- 4 1/4"	797	10.1	8'- 9"	242	3.9
	72"	30'- 4 3/4"	8'- 5 1/2"	20'- 0"	23'- 1 1/2"	910	11.7	9'- 4"	272	4.4
4:1	12"	7'-10 3/4"	2'- 6"	5'- 8"	6'- 6 1/2"	144	1.1	1'- 9"	24	0.3
	15"	9'- 4"	2'- 9 1/2"	6'- 8"	7'- 8 1/2"	177	1.5	2'- 2"	32	0.4
	18"	10'- 9 1/2"	3'- 1"	7'- 8"	8'-10 1/4"	217	1.9	2'- 8"	42	0.5
	21"	12'- 2 3/4"	3'- 4 1/2"	8'- 8"	10'- 0"	254	2.3	3'- 1"	57	0.7
	24"	13'- 9 1/2"	3'- 9 1/2"	9'- 8"	11'- 2"	295	2.8	3'- 7"	67	0.9
	27"	15'- 3"	4'- 1"	10'- 8"	12'- 3"	328	3.3	3'-11"	115	1.1
	30"	16'- 8 1/4"	4'- 4 1/2"	11'- 8"	13'- 5 3/4"	379	3.8	4'- 4"	89	1.3
4:1	33"	18'- 1 3/4"	4'- 8"	12'- 8"	14'- 7 1/2"	417	4.5	4'- 8"	101	1.4
	36"	19'- 7"	4'-11 1/2"	13'- 8"	15'- 9 1/4"	464	5.2	5'- 1"	115	1.7
	42"	22'- 5 3/4"	5'- 6 1/2"	15'- 8"	18'- 1"	575	6.5	5'-10"	141	2.1
	48"	26'- 6 1/2"	6'- 1 1/2"	18'- 8"	21'- 6 3/4"	720	8.9	6'- 7"	175	2.8
	54"	29'- 5"	6'- 8 1/2"	20'- 8"	23'-10 1/4"	863	10.7	7'- 6"	216	3.6
	60"	32'- 3 3/4"	7'- 3 1/2"	22'- 8"	26'- 2"	984	12.7	8'- 3"	264	4.3
	66"	35'- 2 1/2"	7'-10 1/2"	24'- 8"	28'- 5 3/4"	1126	14.9	8'- 9"	300	4.9
	72"	38'- 1 1/4"	8'- 5 1/2"	26'- 8"	30'- 9 1/2"	1268	17.3	9'- 4"	334	5.6
6:1	12"	11'- 2"	2'- 6"	8'- 6"	9'- 9 3/4"	220	1.9	1'- 9"	28	0.4
	15"	13'- 2 1/4"	2'- 9 1/2"	10'- 0"	11'- 6 1/2"	264	2.5	2'- 2"	37	0.5
	18"	15'- 2 1/2"	3'- 1"	11'- 6"	13'- 3 1/4"	326	3.2	2'- 8"	50	0.7
	21"	17'- 2 3/4"	3'- 4 1/2"	13'- 0"	15'- 0 1/4"	381	3.9	3'- 1"	69	0.9
	24"	19'- 4 1/2"	3'- 9 1/2"	14'- 6"	16'- 9"	447	4.8	3'- 7"	80	1.2
	27"	21'- 4 3/4"	4'- 1"	16'- 0"	18'- 5 3/4"	506	5.7	3'-11"	96	1.4
6:1	30"	23'- 5 1/4"	4'- 4 1/2"	17'- 6"	20'- 2 1/2"	587	6.7	4'- 4"	110	1.7
	33"	25'- 5 1/2"	4'- 8"	19'- 0"	21'-11 1/4"	667	7.8	4'- 8"	127	2.0
	36"	27'- 5 3/4"	4'-11 1/2"	20'- 6"	23'- 8"	727	9.0	5'- 1"	144	2.3
	42"	31'- 6 1/4"	5'- 6 1/2"	23'- 6"	27'- 1 1/2"	914	11.5	5'-10"	179	3.0
	48"	37'- 3 1/2"	6'- 1 1/2"	28'- 0"	32'- 4"1181		15.9	6'- 7"	231	4.0
	54"	41'- 4 1/4"	6'- 8 1/2"	31'- 0"	35'- 9 1/2"	1412	19.2	7'- 6"	300	5.0
	60"	45'- 4 3/4"	7'- 3 1/2"	34'- 0"	39'- 3 1/2"	1619	22.9	8'- 3"	353	6.0



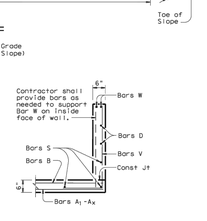
ELEVATION
Showing dimensions



PLAN



TYPICAL WING ELEVATION



SECTION A-A

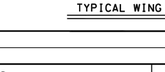
TABLE OF REINFORCING STEEL (4)

Bar	Size	Spa	No.
A	# 4	1'-0"	~
B	# 3	1'-6"	~
C	# 4	1'-0"	~
D	# 3	1'-0"	~
E	# 5	~	4
F	# 5	~	2
G	# 3	~	2
S	# 4	~	6
V	# 4	1'-0"	~
W	# 5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia. of Pipe (D)	G	K (5)	H
12"	9"	1'- 0"	2'- 0"
15"	11"	1'- 0"	2'- 3"
18"	1'- 2"	1'- 0"	2'- 6"
21"	1'- 4"	1'- 0"	2'- 9"
24"	1'- 7"	1'- 0"	3'- 0"
27"	1'- 8"	1'- 0"	3'- 3"
30"	1'-10"	1'- 0"	3'- 6"
33"	1'-11"	1'- 0"	3'- 9"
36"	2'- 1"	1'- 0"	4'- 0"
42"	2'- 4"	1'- 0"	5'- 2"
48"	2'- 7"	1'- 3"	6'- 5"
54"	3'- 0"	1'- 3"	6'- 5"
60"	3'- 3"	1'- 3"	7'- 5"
66"	3'- 3"	1'- 3"	7'- 5"
72"	3'- 4"	1'- 3"	7'- 5"

1. Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
2. For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. Provide a 1'-0" footing as shown where required to maintain 4" min cover for pipes.
4. Quantities shown are for one structure end only (one headwall).
5. Min Length = 6" + 3" × $\left(\frac{12 \times H - 7}{12 \times L}\right)$
   Max Length = 12 x H - 3" × $\left(\frac{12 \times H - 7}{12 \times L}\right)$ - 1"
6. Lengths of wings based on SL:1 Slope along this line.



ELEVATION

PLAN OF SKEWED PIPES
Showing 30° skew.

SECTION AT CENTER OF PIPE

TABLE OF REINFORCING STEEL (6)

Bar	Size	Spa	No.
A1	#5	~	2
A2	#5	1'- 6"	~
E	#5	~	2
F	#5	1'- 0"	~



BARS F2

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

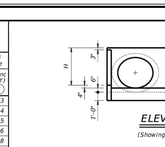
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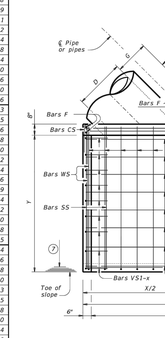
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TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

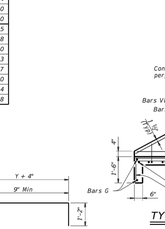
Slope	Dia. of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs) (1)	Conc (CY) (1)	Values to be Added for Each Add'l Pipe X and W	Reinf (Lbs) (1)	Conc (CY) (1)
Z:1	12"	7'- 7 3/4"	4'- 3"	2'-10"	5'- 8"	119	0.9	2'- 5 3/4"	26	0.3
	15"	8'-10 1/2"	4'- 7 3/4"	3'- 4"	6'- 8"	135	1.1	3'- 0 3/4"	32	0.4
	18"	10'- 1 3/4"	4'-11 1/2"	3'-10"	7'- 8"	151	1.3	3'- 7 3/4"	48	0.5
	21"	11'- 3 3/4"	5'- 3 3/4"	4'- 4"	8'- 8"	187	1.6	4'- 4 1/2"	54	0.6
	24"	12'- 6 1/2"	5'- 8"	4'-10"	9'- 8"	214	1.8	5'- 0 1/2"	67	0.8
	27"	13'- 9"	6'- 0 1/2"	5'- 4"	10'- 8"	231	2.1	5'- 6 1/2"	73	0.9
3:1	30"	14'-11 1/2"	6'- 4 1/2"	5'-10"	11'- 8"	265	2.5	6'- 1 1/2"	86	1.1
	33"	16'- 3"	6'- 9 1/2"	6'- 4"	12'- 8"	292	2.8	6'- 7 1/2"	92	1.2
	36"	17'- 6 1/2"	7'- 2 1/2"	6'-10"	13'- 8"	324	3.2	7'- 2 1/2"	107	1.4
	42"	20'- 1"	8'- 0 1/2"	7'-10"	15'- 8"	391	4.0	8'- 2 1/2"	138	1.8
	48"	23'- 6"	8'-10 1/2"	9'- 4"	18'- 8"	478	5.4	9'- 3 1/2"	167	2.4
	54"	26'- 0 1/2"	9'- 8"	10'- 4"	20'- 8"	561	6.4	10'- 1"	198	3.0
	60"	28'- 7 1/2"	10'- 6"	11'- 4"	22'- 8"	632	7.5	11'- 0"	243	3.6
	66"	31'- 2 1/2"	11'- 3 1/2"	12'- 4"	24'- 8"	724	8.8	12'- 4 1/2"	269	4.0
	72"	33'- 8 1/2"	12'- 1 1/2"	13'- 4"	26'- 8"	803	10.1	13'- 2 1/2"	303	4.6
3:1	12"	10'- 1 1/2"	4'- 3"	3'- 8"	6'- 8"	158	1.3	2'- 5 3/4"	26	0.3
	15"	11'- 9 1/2"	4'- 7 1/2"	5'- 0"	7'- 8"	168	1.6	3'- 0 3/4"	37	0.5
	18"	13'- 5"	4'-11 1/2"	5'- 9"	11'- 6"	229	2.0	3'- 9 1/4"	55	0.6
	21"	15'- 0 3/4"	5'- 3 3/4"	6'- 6"	13'- 0"	260	2.4	4'- 4 1/4"	62	0.8
	24"	16'- 8 1/2"	5'- 8"	7'- 3"	14'- 6"	297	2.8	5'- 0 1/2"	77	1.0
	27"	18'- 4 1/2"	6'- 0 1/2"	8'- 0"	16'- 0"	335	3.3	5'- 6 1/2"	88	1.2
	30"	20'- 0 1/2"	6'- 4 1/2"	8'- 9"	17'- 6"	383	3.9	6'- 1 1/2"	103	1.4
3:1	33"	21'- 8 1/2"	6'- 9 1/2"	9'- 6"	19'- 0"	421	4.4	6'- 7 1/2"	111	1.6
	36"	23'- 4 1/2"	7'- 2 1/2"	10'- 3"	20'- 6"	470	5.1	7'- 2 1/2"	126	1.9
	42"	26'-10 1/2"	8'- 0 1/2"	11'- 0"	23'- 0"	579	6.4	8'- 3"	168	2.4
	48"	31'- 7 1/2"	8'-10 1/2"	14'- 9"	28'- 0"	722	8.7	9'- 3 1/2"	210	3.2
	54"	35'- 0 1/2"	9'- 8"	15'- 6"	31'- 0"	842	10.5	10'- 3 1/2"	249	4.0
	60"	38'- 5 1/2"	10'- 6"	17'- 0"	34'- 0"	966	12.4	11'- 8"	306	4.8
	66"	41'-10 1/2"	11'- 3 1/2"	18'- 6"	37'- 0"	1,106	14.5	12'- 4 1/2"	338	5.5
4:1	12"	12'- 6 1/2"	4'- 3"	5'- 0"	11'- 4"	207	1.7	2'- 5 3/4"	33	0.4
	15"	14'- 7 3/4"	4'- 7 1/2"	6'- 8"	13'- 4"	246	2.2	3'- 0 3/4"	43	0.6
	18"	16'- 8 3/4"	4'-11 1/2"	7'- 8"	15'- 4"	300	2.8	3'- 9 1/4"	61	0.8
	21"	18'- 9 3/4"	5'- 3 3/4"	8'- 8"	17'- 4"	349	3.4	4'- 4 1/4"	73	1.0
	24"	20'-10 3/4"	5'- 8"	9'- 8"	19'- 4"	400	4.0	5'- 0 1/2"	90	1.3
	27"	23'- 0"	6'- 0 1/2"	10'- 8"	21'- 4"	451	4.8	5'- 6 1/2"	103	1.5
	30"	25'- 1"	6'- 4 1/2"	11'- 8"	23'- 4"	516	5.5	6'- 1 1/2"	120	1.8
4:1	33"	27'- 2 1/2"	6'- 9 1/2"	12'- 8"	25'- 4"	580	6.4	6'- 7 1/2"	134	2.0
	36"	29'- 4 1/2"	7'- 2 1/2"	13'- 8"	27'- 4"	639	7.3	7'- 2 1/2"	152	2.4
	42"	33'- 8"	8'- 0 1/2"	15'- 8"	31'- 4"	789	9.4	8'- 3"	198	3.0
	48"	39'- 8"	8'-10 1/2"	18'- 8"	37'- 4"	1,001	12.8	9'- 3 1/2"	255	4.0
6:1	12"	17'- 5 3/4"	4'- 3"	8'- 0"	17'- 0"	299	2.9	2'- 5 3/4"	38	0.5
	15"	20'- 5"	4'- 7 1/2"	10'- 0"	20'- 0"	371	3.7	3'- 0 1/2"	51	0.8
	18"	23'- 4 1/2"	4'-11 1/2"	11'- 6"	23'- 0"	449	4.7	3'- 9 1/2"	73	1.0
	21"	26'- 4"	5'- 3 3/4"	13'- 0"	26'- 0"	537	5.8	4'- 4 1/2"	89	1.3
	24"	29'- 3 1/2"	5'- 8"	14'- 6"	29'- 0"	605	7.0	5'- 0 1/2"	110	1.7
	27"	32'- 2 1/2"	6'- 0 1/2"	16'- 0"	32'- 0"	708	8.3	5'- 6 1/2"	129	2.0
	30"	35'- 2 1/2"	6'- 4 1/2"	17'- 6"	35'- 0"	807	9.7	6'- 1 1/2"	150	2.4
	33"	38'- 2 1/2"	6'- 9 1/2"	19'- 0"	38'- 0"	921	11.3	6'- 7 1/2"	170	2.8



ELEVATION
(Showing dimensions.)



PLAN





TYPICAL WING ELEVATION

SECTION A-A

TABLE OF REINFORCING STEEL (3)

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
CL & CS	#4	1'-0"	~
D	#3	1'-0"	~
E	#5	~	4
F	#5	~	2
G	#3	~	2
SL & SS	#4	~	6
VL & VS	#4	1'-0"	~
WL & WS	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'- 9"	1'- 0"	2'- 0"
15"	0'-11"	1'- 0"	2'- 3"
18"	1'- 2"	1'- 0"	2'- 6"
21"	1'- 4"	1'- 0"	2'- 9"
24"	1'- 7"	1'- 0"	3'- 0"
27"	1'- 8"	1'- 0"	3'- 3"
30"	1'-10"	1'- 0"	3'- 6"
33"	1'-11"	1'- 0"	3'- 9"
36"	2'- 1"	1'- 0"	4'- 0"
42"	2'- 4"	1'- 0"	5'- 2"
48"	2'- 7"	1'- 3"	6'- 5"
54"	3'- 0"	1'- 3"	6'- 5"
60"	3'- 3"	1'- 3"	7'- 5"
66"	3'- 3"	1'- 3"	7'- 5"
72"	3'- 4"	1'- 3"	7'- 5"

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 45° SKEW PIPE CULVERTS

CH-FW-45

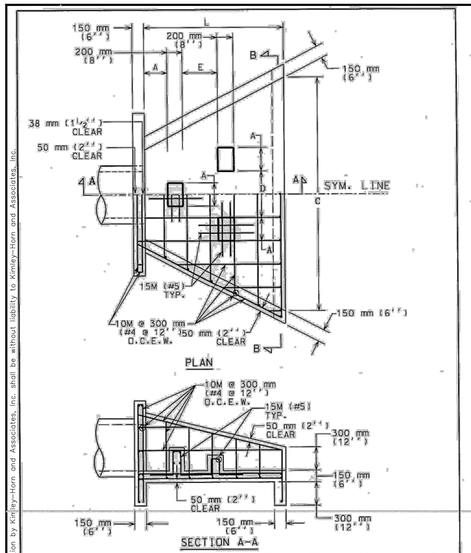
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©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

Printed By:Gurpa Natalia Date:July 30, 2024 06:44:09pm File Path:K:\SAU Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Storm Drain Details.dwg
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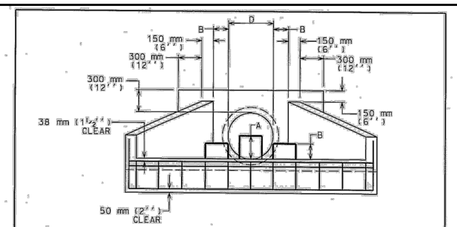
DATE:
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TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia. of Pipe (D)	15° Skew: Values for One Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)	Values To Be Added For Each Add'l Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)	30° Skew: Values for One Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)	Values To Be Added For Each Add'l Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)	45° Skew: Values for One Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)	Values To Be Added For Each Add'l Pipe W	Reinf (Lbs) (1)	Conc (CY) (2)
Z:1	12"	9'- 4"	124	1.1	1'- 9 3/4"	15	0.2	10'- 5"	130	1.2	2'- 0"	16	0.2	12'- 9"	159	1.5	2'- 5 3/4"	19	0.3
	15"	10'- 7"	136	1.3	2'- 3"	17	0.2	11'- 10"	159	1.5	2'- 6"	18	0.2	14'- 6"	191	1.8	3'- 0 3/4"	20	0.3
	18"	11'- 11"	165	1.5	2'- 9"	19	0.3	13'- 3"	174	1.7	3'- 1"	29	0.3	16'- 3"	207	2.1	3'- 9 1/2"	33	0.4
	21"	13'- 2"	203	1.9	3'- 2 1/2"	31	0.4	14'- 9"	233	2.1	3'- 6 3/4"	33	0.4	18'- 0"	276	2.6	4'- 4 1/2"	36	0.5
	24"	14'- 6"	240	2.1	3'- 8 3/4"	34	0.4	16'- 2"	251	2.4	4'- 1 1/2"	36	0.5	19'- 10"	318	2.9	5'- 0 1/2"	39	0.6
	27"	15'- 9"	258	2.5	4'- 0 1/2"	38	0.5	17'- 7"	292	2.8	4'- 6 1/2"	39	0.6	21'- 7"	342	3.4	5'- 6 1/2"	44	0.7
	30"	17'- 1"	297	2.8	4'- 5 1/2"	40	0.6	19'- 1"	311	3.1	5'- 0"	42	0.6	23'- 4"	388	3.8	6'- 1 1/2"	47	0.8
	33"	18'- 5"	320	3.3	4'- 9 1/2"	43	0.6	20'- 6"	358	3.6	5'- 4 1/2"	46	0.7	25'- 1"	439	4.4	6'- 7 1/2"	51	0.9
	36"	19'- 8"	401	4.0	5'- 3"	47	0.9	21'-11"	422	4.5	5'-10 1/2"	50	0.9	26'-10"	517	5.5	7'- 2 1/2"	55	1.2
	42"	22'- 3"	476	5.0	6'- 0 1/2"	53	1.1	24'-10"	528	5.6	6'- 8 1/2"	56	1.2	30'- 5"	634	6.9	8'- 3"	76	1.4
	48"	25'-11"	577	6.6	6'- 9 1/2"	60	1.3	28'-10"	637	7.3	7'- 7 1/2"	79	1.5	35'- 4"	791	9.0	9'- 3 1/2"	88	1.8
	54"	28'- 6"	711	7.8	7'- 5"	83	1.6	31'- 9"	781	8.7	8'- 8"	81	1.8	38'-11"	958	10.7	10'- 7 1/2"	97	2.2
	60"	31'- 1"	805	9.2	8'- 6 1/2"	91	1.9	34'- 8"	881	10.2	9'- 6 1/2"	97	2.1	42'- 5"	1,113	12.5	11'- 8"	124	2.6
	66"	33'- 8"	907	10.6	9'- 0 3/4"	98	2.1	37'- 6"	1,028	11.8	10'- 1 1/2"	102	2.4	46'- 0"	1,235	14.5	12'- 4 1/2"	132	2.9
	72"	36'- 3"	1,071	12.1	9'- 8"	105	2.4	40'- 5"	1,207	13.5	10'- 9 1/2"	110	2.6	49'- 6"	1,446	16.6	13'- 2 1/2"	141	3.2
3:1	12"	13'-



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Bardon 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2



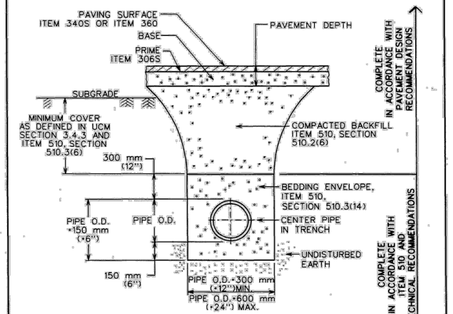
NOTES:
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1,067 m (42")	1,219 m (48")	1,372 m (54")	1,524 m (60")		
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")		
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")		
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	343 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")		
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")		
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")		

DIMENSIONS IN MILLIMETERS. METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Bardon 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2

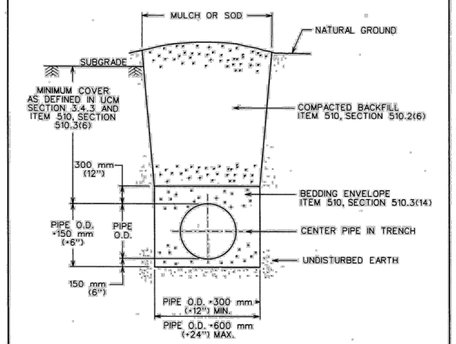
THIS DETAIL FOR USE ONLY ON CITY OF AUSTIN C.I.P. PROJECTS.



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAIL FOR PROPOSED STREET	
Bill Bardon 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-4

PIPE BEDDING ENVELOPE SHALL BE CONSTRUCTED WITH FABRIC FILTER PER COA 510.3(14).C



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Bill Bardon 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5

PIPE BEDDING ENVELOPE SHALL BE CONSTRUCTED WITH FABRIC FILTER PER COA 510.3(14).C

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

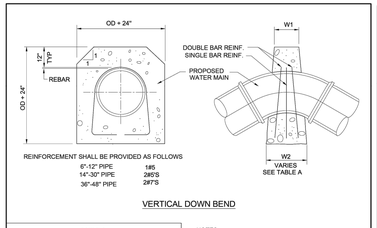
KHA PROJECT 069424100	
DATE JULY 2024	
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

STORM DRAIN DETAILS (2 OF 2)

SHEET NUMBER
91 OF 93

Plotted By: Garau, Natalia Date: July 30, 2024 08:44:07pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Storm Drain Details.dwg
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REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS

6"-12" PIPE	#5
14"-30" PIPE	#6S
36"-48" PIPE	#7S

VERTICAL DOWN BEND

TABLE A
UPWARD THRUST GRAVITY BLOCKS

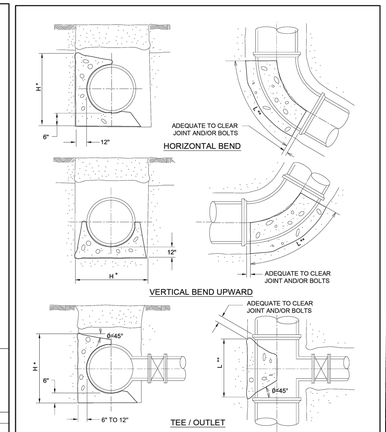
PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH-W2 (in)
6"	6"	0-5	NOTE 2
		5-15	24
		15-25	48
		> 25	NOTE 1
8"	6"	0-5	NOTE 2
		5-9	30
		9-15	36
		>15	NOTE 1
12"	6"	0-5	NOTE 2
		5-15	48
		> 15	NOTE 1
16"	12"	0-5	NOTE 2
		5-10	60
		10-15	96
		> 15	NOTE 1
24" THRU 36"	DIA.	>5.0	NOTE 1
42" THRU 48"	DIA.	>3.0	NOTE 1

NOTES:
1. FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL BE INSTALLED
2. FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

THRUST BLOCK DESIGN AS FOLLOWS
A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE
B. MAXIMIM SOIL BEARING SEE TABLE BELOW

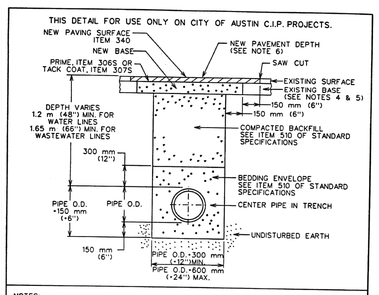
SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON 2/11/86 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510-6 1 OF 2



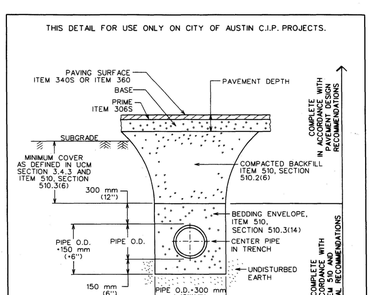
* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE.
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON 2/11/86 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510-6 2 OF 2



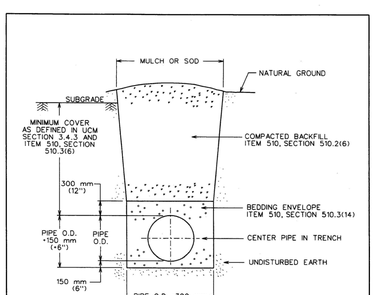
NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT PAVING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL TRENCH WITH PAVED SURFACE	
Leon Barley, P.E. 8/19/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-3



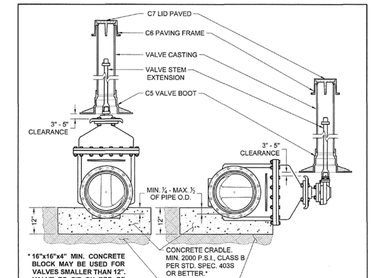
REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL PROFILE FOR PROPOSED STREET	
Joe Rhodes 3/1/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-4



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Joe Rhodes 3/1/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



* "16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK

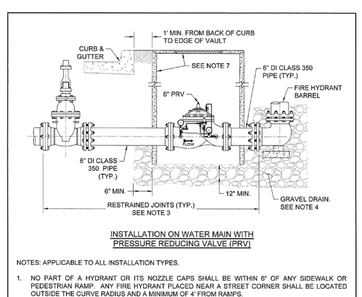
VERTICAL VALVE

HORIZONTAL VALVE
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:
1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10']
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4

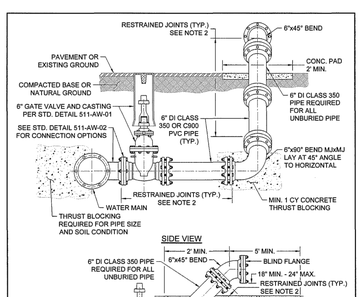


NOTES:
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

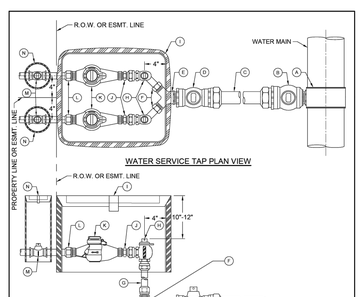
* LETTERING SHALL BE 1 ½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

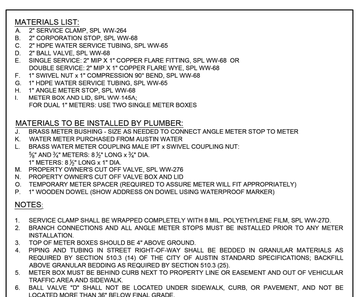


NOTES:
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 2015, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4



CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4



CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 1 OF 3

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 2 OF 3

NOTES: APPLICABLE TO ALL INSTALLATION TYPES.
1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 5'. BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL WW-27, WW-27A, AND WW-27B FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC PER STD. SPEC. 620S. FOR PRV, GRAVEL SHALL EXTEND UNDER THE PRV VAULT 12" MIN. DEPTH UNDER THE VAULT AND 6" MIN. BEYOND VAULT.
5. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 6" DIAMETER, OUTLET SHALL BE FLANGED AND A FLG x FLG REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
6. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
7. FOR HYDRANTS WITH PRV, CLASS III RCP VAULT 60" MIN. I.D. WITH REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING) WITH COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 3 OF 3

NOTES:
1. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
2. PROVIDE RESTRAINED JOINTS FOR ALL JOINTS PER SPL WW-27A. FLGxFLG JOINTS ARE ACCEPTABLE FROM 90° BEND TO BLIND FLANGE.
3. EXTERIOR SURFACES OF EXPOSED PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.

CITY OF AUSTIN AUSTIN WATER	DRAIN VALVE	
Kathi L. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-03 1 OF 1

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE 08/16/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 1 OF 2

MATERIALS LIST:
- A. 2" SERVICE CLAMP, SPL WW-264
- B. 2" CORPORATION STOP, SPL WW-68
- C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
- D. 2" BALL VALVE, SPL WW-68
- E. SINGLE SERVICE: 2" MIP X 1" COPPER FLARE FITTING, SPL WW-68 OR DOUBLE SERVICE: 2" MIP X 1" COPPER FLARE WYE, SPL WW-68
- F. 1" SWIVEL NUT x 1" COMPRESSION 90° BEND, SPL WW-68
- G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
- H. 1" ANGLE METER STOP, SPL WW-68
- I. METER BOX AND LID, SPL WW-145A; FOR DUAL 1" METERS: USE TWO SINGLE METER BOXES

MATERIALS TO BE INSTALLED BY PLUMBER:
- J. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE METER STOP TO METER
- K. WATER METER PURCHASED FROM AUSTIN WATER
- L. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT: ⅝" AND ¾" METERS: 8 ¾" LONG x ½" DIA. 1" METERS: 8 ¾" LONG x 1" DIA.
- M. PROPERTY OWNER'S CUT OFF VALVE, SPL WW-276
- N. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID
- O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
- P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-27D.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC TRACER TAPE, SPL WW-597, MINIMUM 1' ABOVE TUBING FROM SERVICE CLAMP "A" TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 2'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. SOLID, TUBULAR STAINLESS STEEL INSERT STIFFENERS FOR HDPE TUBING SHALL BE USED AT ALL COMPRESSION FITTINGS. INSERT STIFFENERS SHALL BE FROM THE SAME MANUFACTURER AS THE COMPRESSION FITTING USED.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX LIDS SHALL BE PURPLE AND HAVE **"RECLAIMED WATER"** CAST INTO THEM, SPL WW-145A.

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE 08/16/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 2 OF 2

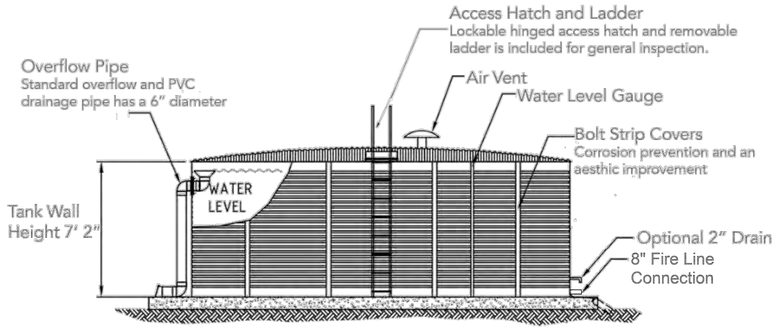
Plotted By: Gonzo, Natalia Date: July 30, 2024 05:44:22pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C - Utility Details.dwg
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

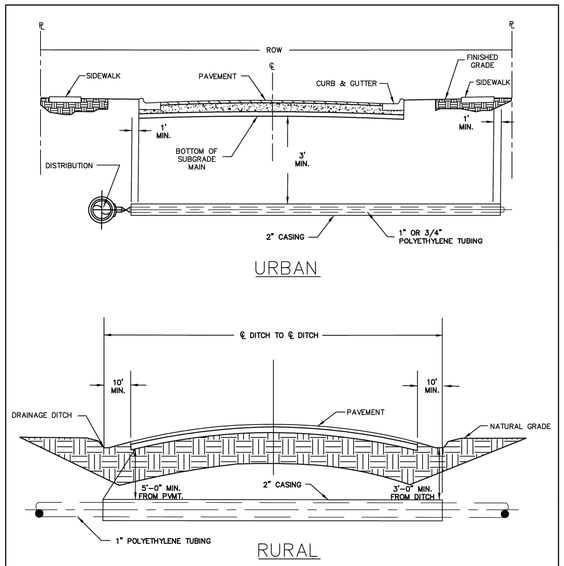
STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PRO



NOTES:
1. Tank to be kept at least 90% full (13,500 GAL).
2. Tank should be inspected regularly to ensure it is operating properly.

NFPA 22 FIRE PROTECTION TANK DETAIL | SHEET 1 OF 1



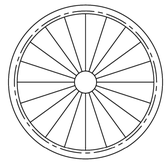
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RURAL

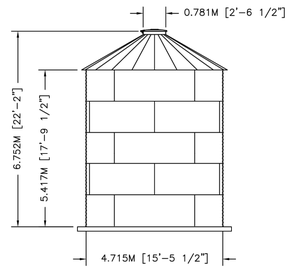
NOTES:

- Unless otherwise required by the Roadway Authority, casing pipe shall be ASTM D 2241, SDR21, or ASTM D 1785, SCH 40.
- Casing spacers are required for all lines 6" and larger.
- Bedding material shall comply with COA item 510.

HAYS COUNTY, TEXAS
SERVICE LINE BORING & ENCASEMENT DETAILS



PLAN



ELEVATION

STEEL CORE TANK, LLC. WWW.STEELCORETANK.COM (844) 225-0881		BY	DATE	TITLE: STEELCORE WATER TANK SCT-1505-VR WTU05-05 30"PR 30DEG V-RIB NOMINAL CAPACITY - 92,451 M3 [24,423 GAL]	
	DWN	XXX	XX/XX/XX		
	CKD			DWG. NO. SCT1505-VR WTU05-05	REV. NO.
	ENG				
THIS DRAWING DEPICTS ON THIS FRONT AND INFORMATION CONTAINED HEREIN ARE PROPRIETARY TO STEEL CORE TANK, LLC AND SHALL NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF STEEL CORE TANK, LLC. © 2015				SIZE: A	SCALE: 1/8"=1'-0" SHEET 1 OF 1

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
7/30/2024

KHA PROJECT 069424100
DATE JULY 2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

SANCTUARY DRIPPING SPRINGS
1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

UTILITY DETAILS (2 OF 2)

SHEET NUMBER
93 OF 93

Plotted By: Corau, Natalia Date: July 30, 2024 08:44:27pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Utility Details.dwg
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Attachment N

Inspection, Maintenance, Repair and Retrofit Plan

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Sanctuary Dripping Springs, LLC

Mailing Address: 1416 Green Terrace

City, State: Round Rock, Texas Zip: 78664

Telephone: N/A Fax: N/A

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 10·13·23

This Maintenance Plan is based on TCEQ Maintenance Guidelines.

By: _____ Date 10/03/2023

Lexie England, P.E.

Kimley»Horn

Water Quality Ponds

Routine Maintenance

Inspections: The irrigation system, including pumps, should be inspected and tested (or observed while in operation) to assure proper operation at least 6 times annually. Two of these inspections should occur during or immediately following wet weather. Any leaks, broken spray heads, or other malfunctions with the irrigation system should be repaired immediately. In particular, sprinkler heads must be checked to determine if any are broken, clogged, or not spraying properly. All inspection and testing reports should be kept on site and accessible to inspectors.

Sediment Removal: Remove sediment from splitter box, basin, and wet wells at least two times per year or when the depth reaches 3 inches.

Irrigation Areas: To the greatest extent practicable, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris should be removed from the irrigation area.

Mowing: The upper stage, side slopes, and embankment of a retention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Debris and Litter Removal: Debris and litter will accumulate near the basin pump and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the irrigation system.

Erosion Control: The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.

Nuisance Control: Standing water or soggy conditions in the retention basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

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An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Sanctuary Dripping Springs, LLC
Mailing Address: 1416 Green Terrace
City, State: Round Rock, Texas Zip: 78664
Telephone: N/A Fax: N/A

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 10.13.23

ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

There are no perennial surface streams on the site. The intermittent stream and buffer on the north end of the site are not impacted by the proposed development. Drainage contributing to the intermittent stream is treated for water quality and detained to match existing flow rates by the proposed ponds.

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: Lexie England

Date: 10/05/2023

Signature of Customer/Agent:



Regulated Entity Name: Sanctuary Dripping Springs

Project Information

Potential Sources of Contamination

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Onion Creek

Temporary Best Management Practices (TBMPs)

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

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

☐ 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.

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ATTACHMENT A: Spill Response Actions

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be maintained on-site in the material data sheets (MSDS) and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Contact the MS4 Operator and the National Response Center (800-424-8802) to inform of any spill of toxic or hazardous material regardless of the size. Contact TCEQ (800-832-8224) to inform of any spill of toxic or hazardous material of a reportable quantity (see the link below).

The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

Reportable Quantities Link: https://www.tceq.texas.gov/response/spills/spill_rq.html

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ATTACHMENT B: Potential Sources of Contamination

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

a) Refueling construction equipment.
b) Oil and grease from the asphalt pavement and vehicle traffic.
c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
d) Normal silt build-up.
e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
f) Trash with becomes loose from subdivision residents.
g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

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ATTACHMENT C: Sequence of Major Activities

SEQUENCE OF CONSTRUCTION:

1) INSTALL EROSION CONTROLS PER APPROVED PLANS.
   a) This activity effects less than 0.25-arces of the site, as its mostly consentrated at the borders of the site. The erosion controls will be in place for the duration of the construction and until the permanent BMPs have been established.
2) HOLD PRE-CONSTRUCTION CONFERENCE.
3) DEMOLISH, REMOVE AND DISPOSE OF PROPERLY ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED PER PLANS.
   a) This activity will effect approximately 0.6-acres of the site. The erosion controls initially placed will be maintained through this activity.
4) ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
   a) This activity will continue to effect the 2.25-acres of the site. This activity is preparing the site for the designed drainage condition (grading and ponds). The erosion controls initially placed will be maintained through this activity.
5) BEGIN CONSTRUCTION OF UNDER GROUND UTILITY, PAVING AND BUILDING, INSTALL INLET EROSION/SEDIMENTATION PROTECTION.
   a) This activity will effect approximately 22.5-acres and the erosion controls measures initially placed will remain.
6) COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.
   a) This activity will effect approximately 3 acres and includes placement of the permanent BMPs. The temporary BMPs will only be removed once the permanent BMPs have been established.
7) PROJECT ENGINEER INSPECTS JOB AND WRITES LETTER OF CONCURRENCE TO THE PERMITTING AUTHORITY, FINAL INSPECTION WILL BE SCHEDULED UPON RECEIPT OF THE LETTER.
8) REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND DISPOSE OF LEGALLY.

ATTACHMENT D: Temporary Best Management Practices and Measures

As shown in the erosion and sediment control plan, to protect surface streams during construction activities silt fence will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilitized to filter stormwater through the rock material, inlet protection will be placed at installed inlets and rock berms will be placed in the drainage culvert to the east of the site to protect the surface streams further from any sediment that does make it through the other BMP controls.

ATTACHMENT E: Request to Temporarily Seal a Feature

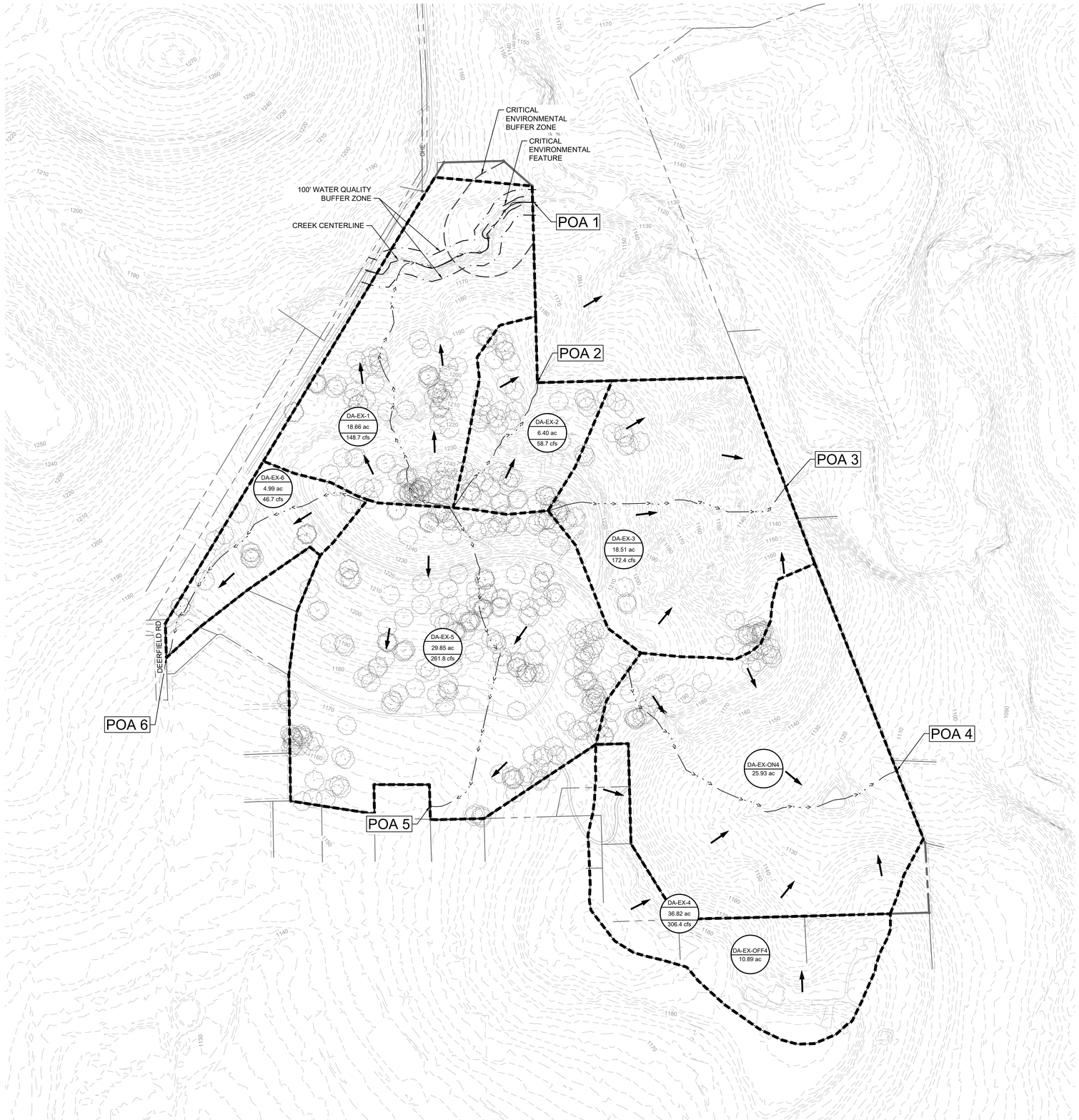
This attachment is not applicable. No features will be sealed on this site.

ATTACHMENT F: Structural Practices

The plan for temporary structural controls on this site include placing silt fence at the down slope of the site that will collect sediment prior to entering a stream. This will allow for the sediment to be clean out for continued effective usage of the silt fence.

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ATTACHMENT G: Drainage Area Map



N

W E

S

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q2 FLOW IN CFS
- PROPERTY LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR
- LONGEST FLOW PATH (Tc FLOW PATH)

NOTES:

1. EXISTING OFF-SITE CONTOURS ARE FROM THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) GIS DATA.
2. ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

EX-DA-1 → POINT OF ANALYSIS "1" NORTHEAST CORNER OF EX-DA-1

EX-DA-2 → POINT OF ANALYSIS "2" NORTHEAST CORNER OF EX-DA-2

EX-DA-3 → POINT OF ANALYSIS "3" EAST SIDE OF EX-DA-3

EX-DA-4 → POINT OF ANALYSIS "4" SOUTHEAST CORNER OF EX-DA-4

EX-DA-5 → POINT OF ANALYSIS "5" SOUTH CORNER OF EX-DA-5

EX-DA-6 → POINT OF ANALYSIS "6" SOUTHWEST CORNER OF EX-DA-6

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
3/6/2024

KHA PROJECT	069424100
DATE	3/6/2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

EXISTING DRAINAGE AREA MAP

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
13 OF 76

Plotted By: Conor Wylder Date: March 06, 2024 08:36:09pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Existing Drainage Area Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drainage Area	PROPOSED IMPERVIOUS COVER											
	ROADS		SIDEWALK		PRIVATE LOT FLATWORK (1)		TOTAL WATER QUALITY IC		BUILDINGS (2)		TOTAL DETENTION	
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES
DA-PR-1	39018	0.90	4890	0.11	155487	3.57	199396	4.58	78660	1.81	199395.9	4.5775
DA-PR-2	11361	0.26	2099	0.05	58741	1.35	72201	1.66	29763	0.68	72200.7	1.6575
DA-PR-3	46315	1.06	5517	0.13	141357	3.25	193189	4.44	69158	1.59	193188.6	4.435
DA-PR-4	36042	0.83	6582	0.15	250535	5.75	293159	6.73	130938	3.01	293158.8	6.73
DA-PR-5	58775	1.35	12100	0.28	260617	5.98	331492	7.61	132359	3.04	331491.6	7.61
DA-PR-6	18958	0.44	3925	0.09	23944	0.55	46827	1.08	6205	0.14	46827	1.075
TOTAL	210469	4.83	35113	0.81	890680.16	20.45	1136262.60	26.09	447083.27	10.26	1136263	26.09

(1) PRIVATE LOT FLATWORK IMPERVIOUS COVER IS AN ALLOCATION FOR FUTURE DEVELOPMENT ON THE PRIVATE LOTS, NOT SHOWN IN THESE PLANS. THIS IMPERVIOUS COVER IS INCLUDED IN WATER QUALITY CALCULATIONS AND POND SIZING. DRAINAGE BASINS ARE DESIGNED TO COLLECT AND CONVEY STORMWATER FROM THIS FUTURE IMPERVIOUS COVER TO THE WATER QUALITY PONDS.
(2) BUILDINGS WILL NOT BE INCLUDED IN TCEQ WQ POND CALCULATIONS DUE TO USE OF RAINWATER HARVESTING ON ROOFTOPS PER RG-348-3.3.2

N W E S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q2 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- LONGEST FLOW PATH (Tc FLOW PATH)

NOTES:

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PR-DA-1 → POINT OF ANALYSIS "1" NORTHEAST CORNER OF EX-DA-1
PR-DA-2 → POINT OF ANALYSIS "2" NORTHEAST CORNER OF EX-DA-2
PR-DA-3 → POINT OF ANALYSIS "3" EAST SIDE OF EX-DA-3
PR-DA-4 → POINT OF ANALYSIS "4" SOUTHEAST CORNER OF EX-DA-4
PR-DA-5 → POINT OF ANALYSIS "5" SOUTH CORNER OF EX-DA-5
PR-DA-6 → POINT OF ANALYSIS "6" SOUTHWEST CORNER OF EX-DA-6

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STATE OF TEXAS
LEXIE B. ENGLAND
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LICENSED PROFESSIONAL ENGINEER
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KHA PROJECT	069424100
DATE	3/6/2024
SCALE:	AS SHOWN
DESIGNED BY:	WC
DRAWN BY:	WC
CHECKED BY:	LE

PROPOSED DRAINAGE AREA MAP

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
14 OF 76

Plotted By: Cassidy Wyder Date: March 07, 2024 11:45:31am File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Civil\PlanSheets\C - Proposed Drainage Area Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TIME OF CONCENTRATION CALCULATIONS

Existing Time of Concentration Calculations

Drainage Area	Area (AC)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
DA-EX-1	18.66	100	0.02	0.2	12.85 min	1002	0.10	3.20	0	0.01	0.00	671	6.00	0.10	1.86	**17.9 min**
DA-EX-2	6.4	100	0.03	0.2	10.11 min	200	0.16	0.51	0	0.01	0.00	314	6.00	0.13	0.87	**11.5 min**
DA-EX-3	18.51	100	0.09	0.2	6.61 min	514	0.15	1.38	0	0.01	0.00	341	6.00	0.13	0.95	**8.9 min**
*DA-EX-4	36.82	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**18.5 min**
DA-EX-OFF4	10.89	100	0.01	0.2	14.27 min	1208	0.09	4.26	0	0.01	0.00	0	6.00	0.00	0.00	**18.5 min**
DA-EX-ON4	25.93	100	0.09	0.2	6.60 min	1269	0.10	4.09	0	0.01	0.00	0	6.00	0.00	0.00	**10.7 min**
DA-EX-5	29.85	100	0.04	0.2	8.91 min	1245	0.08	4.48	0	0.01	0.00	0	6.00	0.00	0.00	**13.4 min**
DA-EX-6	4.99	100	0.11	0.2	6.03 min	1014	0.07	3.96	0	0.01	0.00	0	6.00	0.00	0.00	**10.0 min**

*TIME OF CONCENTRATION FOR DA-EX-4 IS THE LONGER OF THE THE TWO SUBBASINS DA-EX-OFF4 AND DA-EX-ON4

Proposed Time of Concentration Calculations

Drainage Area	Area (AC)	Sheet Flow Length ft	Sheet Flow Slope ft/ft	Sheet Flow n	Sheet Flow Tt min	Unpaved Shallow Flow Length ft	Unpaved Shallow Flow Slope ft/ft	Unpaved Shallow Flow Tt min	Paved Shallow Flow Length ft	Paved Shallow Flow Slope ft/ft	Paved Shallow Flow Tt min	Channel Flow Length ft	Channel Flow V ft/s	Channel Flow Slope ft/ft	Channel Flow Tt min	Total Tc min
DA-PR-1	18.31	100	0.01	0.06	5.77 min	396	0.09	1.35	0	0.01	0.00	961	6.00	0.05	2.67	**9.8 min**
DA-PR-2	6.63	100	0.02	0.06	4.68 min	172	0.15	0.46	0	0.01	0.00	162	6.00	0.05	0.45	**5.6 min**
DA-PR-3	17.74	100	0.15	0.06	2.03 min	384	0.01	3.45	0	0.01	0.00	1203	6.00	0.05	3.34	**8.8 min**
*DA-PR-4	37.81	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**5.4 min**
DA-PR-OFF4	10.89	100	0.07	0.06	2.80 min	638	0.09	2.15	0	0.01	0.00	178	6.00	0.05	0.49	**5.4 min**
DA-PR-ON4	26.92	100	0.12	0.06	2.22 min	569	0.12	1.67	0	0.01	0.00	298	6.00	0.05	0.83	**5.0 min**
DR-PR-5	30.44	100	0.02	0.06	4.92 min	508	0.06	2.15	0	0.01	0.00	1515	6.00	0.05	4.21	**11.3 min**
DR-PR-6	4.30	100	0.09	0.016	0.86 min	361	0.08	1.34	0	0.01	0.00	0	6.00	0.01	0.00	**5.0 min**

*TIME OF CONCENTRATION FOR DA-PR-4 IS THE LONGER OF THE THE TWO SUBBASINS DA-PR-OFF4 AND DA-PR-ON4

POINT OF ANALYSIS SUMMARY

EXISTING CONDITIONS

DRAINAGE AREA	POA	AREA (AC.)	IMPERVIOUS COVER	IMPERVIOUS COVER (AC)	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	PEAK FLOWS AT POA Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
DA-EX-1	POA-1	18.66	1.2%	0.22	80	98	80.2	17.9	**40.90**	**60.80**	**79.10**	**105.20**	**148.70**
DA-EX-2	POA-2	6.40	1.9%	0.12	80	98	80.3	11.5	**16.70**	**34.10**	**31.60**	**41.70**	**58.70**
DA-EX-3	POA-3	18.51	1.3%	0.23	80	98	80.2	8.9	**49.90**	**73.40**	**93.70**	**123.00**	**172.40**
*DA-EX-4	POA-4	36.82	1.6%	0.61	80	98	80.3	18.5	**85.00**	**127.00**	**163.30**	**216.70**	**306.40**
*DA-EX-OFF4	POA-4	10.89	5.6%	0.61	--	--	--	--	--	--	--	--	--
*DA-EX-ON4	POA-4	25.93	0.0%	0.00	--	--	--	--	--	--	--	--	--
DA-EX-5	POA-5	29.85	0.0%	1.10	80	98	80.0	10.7	**74.20**	**109.90**	**140.80**	**185.90**	**261.80**
DA-EX-6	POA-6	4.99	3.7%	0.26	80	98	80.7	13.4	**13.70**	**20.00**	**25.50**	**33.40**	**46.70**

*DA-EX-OFF4 AND DA-EX-ON4 FLOWS ARE COMBINED IN DA-EX-4

PROPOSED CONDITIONS

DRAINAGE AREA	POA	AREA (AC.)	IMPERVIOUS COVER	IMPERVIOUS COVER (AC)	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)*	PEAK FLOWS AT POA (UNDETAINED) Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)	PEAK FLOWS AT POA (DETAINED) Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Q_{100} (CFS)
DA-PR-1	POA-1	18.31	25.0%	4.58	80	98	84.5	9.8	**55.90**	**79.00**	**100.10**	**129.90**	**179.90**	**38.90**	**54.90**	**75.20**	**103.20**	**147.70**
DA-PR2	POA-2	6.63	25.0%	1.66	80	98	84.5	5.6	**24.10**	**34.10**	**43.40**	**56.50**	**78.40**	**15.80**	**22.00**	**29.20**	**34.20**	**56.90**
DA-PR-3	POA-3	17.74	25.0%	4.44	80	98	84.5	8.8	**54.20**	**76.50**	**96.80**	**125.60**	**173.60**	**49.30**	**73.10**	**94.40**	**123.30**	**171.40**
DA-PR-4	POA-4	37.81	19.4%	7.33	80	98	83.5	5.4	**95.70**	**137.10**	**175.10**	**229.30**	**319.80**	**77.00**	**113.00**	**142.30**	**185.20**	**260.10**
*DA-PR-OFF4	POA-4	10.89	5.6%	0.61	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-ON4	POA-4	26.92	25.0%	6.73	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DA-PR-5	POA-5	30.44	25.0%	7.61	80	98	84.5	11.3	**91.10**	**129.00**	**163.70**	**212.90**	**295.10**	**68.70**	**105.40**	**137.20**	**182.10**	**255.00**
DA-PR-6	POA-6	4.30	25.0%	1.08	80	98	84.5	5.0	**16.20**	**23.00**	**29.20**	**38.00**	**52.70**	**13.00**	**18.80**	**24.50**	**32.00**	**44.20**

* OFFSITE FLOWS FROM DA-PR-OFF4 ARE ROUTED TO POND 4

TSS REMOVAL SUMMARY

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Sanctuary - WQ Pond Summary
Date Prepared: 10/9/2023

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

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

where:

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

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

County =	Hays	
Total project area included in plan * =	104.34	acres
Predevelopment impervious area within the limits of the plan * =	2.52	acres
Total post-development impervious area within the limits of the plan* =	15.82	acres
Total post-development impervious cover fraction * =	0.15	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	11938	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	6	

REFER TO POND SHEETS FOR TSS REMOVAL FOR INDIVIDUAL BASINS

RETENTION-IRRIGATION SUMMARY

	Retention-Irrigation Pond Summary Pond 1	Pond 2	Pond 3	Pond 4	Pond 5	Pond 6	Total
Impervious (AC)	2.77	0.97	2.85	3.72	4.57	0.93	15.82
Pond Volume Required (CF)	9481	2997	9568	12932	10438	2141	47556.73
Pond Volume Provided (CF)	10093	3025	10189	14639	11080	2739	51765
Drainage Area (AC)	18.31	6.63	17.74	26.92	30.44	4.30	104.34
Irrigation Area Required (SF)	37922	11989	38270	51729	41753	8564	190227
Irrigation Area Provided	38122	12119	40356	57844	56329	10465	215235

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

Plotted By: Conoly Wylder Date: March 06, 2024 08:36:56pm File Path: K:\SAU_Civil\069424100 Sanctuary Dripping Springs\Cad\PlanSheets\C- Proposed Drainage Area Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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TBPE Firm No. 928

REVISIONS | No. | DATE | BY

STATE OF TEXAS
LEXIE B. ENGLAND
139395
LICENSED PROFESSIONAL ENGINEER
3/6/2024

KHA PROJECT 069424100
DATE 3/6/2024
SCALE: AS SHOWN
DESIGNED BY: WC
DRAWN BY: WC
CHECKED BY: LE

DRAINAGE AREA CALCULATIONS

SANCTUARY DRIPPING SPRINGS

1111 HAYS COUNTRY ACRES RD.
DRIPPING SPRINGS, TEXAS

SHEET NUMBER
15 OF 76

ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations

Proposed ponds are to be rough graded and used for temporary sedimentation control. Refer to the table below and the erosion and sedimentation control sheet in the construction documents for temporary sedimentation control pond requirements and information.

TEMPORARY SEDIMINTATION CONTROL POND REQUIREMENTS		
POND	**MINIMUM STORAGE (Cu. Ft.)**	**MINIMUM BERM ELEVATION (Ft.)**
1	25,603	1,163
2	7,955	1,181
3	9,381	1,130
4	56,368	1,116
5	38,954	1,163
6	1,711	1,172

*MINIMUM STORAGE IS THE TEMPORARY POND STORAGE REQUIRED TO CONTAIN THE 24-HR, 2-YR STORM EVENT.

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ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:

    a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or

    b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.

2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:

    a) the schedule can change a maximum of one time each month,

    b) the schedule change must be implemented at the beginning of a calendar month, and

    c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

1. Completed inspection reports (see below) will include the following information:

        a) scope of the inspection,

        b) date of the inspection,

        c) name(s) of personnel making the inspection,

        d) reference to qualifications of inspection personnel,

        e) observed major construction activities, and

        f) actions taken as a result of the inspection.

2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.

3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.

4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

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Inspector Qualifications*

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- □ Training Course _____
- □ Supervised Experience _____
- □ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- □ Training Course _____
- □ Supervised Experience _____
- □ Other _____

Inspector Name: _____

Qualifications (Check as appropriate and provide description):

- □ Training Course _____
- □ Supervised Experience _____
- □ Other _____

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

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INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change

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Construction Site SWP3 Inspection Report

Status		
	☐ Complies	
	☐ Warning	No.
	☐ Project Shutdown	

SWP3	On-Site		Up-to-date	
	Yes	No[1]	Yes	No[2]

General Information		
	Project:	Date:
	Address:	Inspector:
		Qualifications: see Appendix E of SWP3
		Weather Conditions:
	Owner:	Contractor:

BMP	BMP In Use		Maint. Req'd		Comments
	Yes	No	Yes[2]	No	

[1]The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

[2]Items marked in this column need to be addressed in the Actions to be Taken table.

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ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

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

Name:	
Address:	
Telephone:	
Site Location:	
Inspector Signature:	Date:

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MAINTENANCE GUIDELINES

1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
   - All control measures will be inspected according to the schedule identified in Appendix E.
   - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
   - BMP Maintenance (as applicable)
     - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
     - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
     - Drainage swale will be inspected and repaired as necessary.
     - Inlet control will be inspected and repaired as necessary.
     - Check dam will be inspected and repaired as necessary.
     - Straw bale dike will be inspected and repaired as necessary.
     - Diversion dike will be inspected and any breaches promptly repaired.
     - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
     - If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
     - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

2. To maintain the above practices, the following will be performed:
   - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
   - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
   - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

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ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization

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

1. Seeding: Disturbed areas subject to erosion shall be stabilized by seeding and watering to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

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

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

1. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.
2. Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as

silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of stormwater controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Sactuary Dripping Springs

Regulated Entity Location: 1111 Hays Country Acres Rd, Dripping Springs, TX 78620

Name of Customer: Sactuary Dripping Springs, LLC

Contact Person: Justin Kathan Phone: N/A

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

☐ Mailed to: TCEQ - Cashier

Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier

12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	104.335 Acres	$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 10/04/2023

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of 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)

CN

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number (if issued)

RN

SECTION II: Customer Information

4. General Customer Information | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) 10/03/2023

☒ 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: e.g.: Doe, John) | If new Customer, enter previous Customer below:

Sanctuary Dripping Springs, LLC | Sanctuary Dripping Springs, LLC

7. TX SOS/CPA Filing Number 805210734 | 8. TX State Tax ID (11 digits) | 9. Federal Tax ID (9 digits) | 10. DUNS Number (if applicable)

Justin@Sanctuary.com

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

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

12. Number of Employees

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

13. Independently Owned and Operated?

☒ Yes ☐ No

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address: 1416 Green Terrace

City: Round Rock | State: TX | ZIP: 78644 | ZIP + 4:

16. Country Mailing Information (if outside USA)

17. E-Mail Address (if applicable) Justin@Sanctuary.com

18. Telephone Number (512) 518 - 6529

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 below this form should be accompanied by a permit application)

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

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

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

Sanctuary Dripping Springs, LLC

23. Street Address of the Regulated Entity: (No PO Boxes)	1111 Hays Country Acres Rd							
	City	Dripping Springs	State	TX	ZIP	78620	ZIP + 4	
24. County	Hays							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	N/A							
26. Nearest City					State		Nearest ZIP Code	
Dripping Springs					TX		78620	
27. Latitude (N) In Decimal:	30.181726			28. Longitude (W) In Decimal:	-98.034028			
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
6552		237210	

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

Residential Development

34. Mailing Address:	1416 Green Terrace							
	City	Round Rock	State	TX	ZIP	78644	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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name: Lexie England, P.E.			41. Title: Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 518 - 6529		( ) -	lexie.england@kimley-horn.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:	Sanctuary Dripping Springs, LLC	Job Title:	Founding Partner
Name(*In Print*):	Sara Morell	Phone:	(541) 401-2941
Signature:		Date:	10-13-23