CONTRIBUTING ZONE PLAN

WITH OPTIONAL ENHANCED MEASURES (CZP-OEM)

FOR

Property Commerce Commercial

13550 W. US Hwy. 290
Austin, Hays County, Texas 78737

Prepared for:
Property Commerce

For Review by:

Texas Commission on Environmental Quality

Prepared by:

DOUCET
A Kleinfelder Company

Victor Ostiguin, P.E.
829 St. Joseph St.
Gonzales, TX 78629
TBPELS Firm #F-3937

Engineer's Certification:
To the best of my knowledge, this application and all attachments accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer and were prepared in compliance with the rules of TAC Title 30, Part 1, Chapter 213, Subchapter B.

Victor Ostiguin, P.E.

1-29-26
D&A Project No. 25003875.001A

Contributing Zone Plan

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SECTION 1

EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Property Commerce Commercial						**2. Regulated Entity No.:**			
3. Customer Name: The Village at Dripping Springs, LLC						**4. Customer No.:**			
5. Project Type: (Please circle/check one)	**New**		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	**CZP**	SCS	UST	AST	EXP	EXT	Technical Clarification	**Optional Enhanced Measures – Yes**
7. Land Use: (Please circle/check one)	Commercial		**Non-residential**			**8. Site (acres):**			30.42
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			Batch detention			
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Barton Creek Headwaters Watershed			

Application Distribution

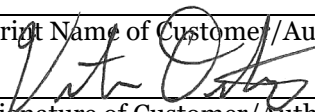
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Victor Ostiguin, P.E. Print Name of Customer/Authorized Agent
 January 29, 2026
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):	

SECTION 2

CONTRIBUTING ZONE PLAN
(TCEQ-10257)

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Victor Ostiguin, P.E.

Date: 1/29/26

Signature of Customer/Agent:

Regulated Entity Name: Property Commerce Commercial

Project Information

1. County: Hays
2. Stream Basin: Barton Creek Headwaters
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Jay Williams - President
   Entity: The Village at Dripping Springs, LLC
   Mailing Address: 8811 Gaylord Dr., Ste. 200
   City, State: Houston, TX Zip: 77024
   Telephone: 832-804-8530 Fax: NA
   Email Address: jwilliams@propertycommerce.com

5. Agent/Representative (If any):

Contact Person: Victor Ostiguin, PE
Entity: Doucet & Associates, Inc.
Mailing Address: 829 St. Joseph St.
City, State: Gonzales, TX Zip: 78629
Telephone: 512-566-4076 Fax: NA
Email Address: vostiguin@kleinfelder.com

6. Project Location:

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

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

13550 W. US Hwy. 290, Austin, TX 78737, Hays County, 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: _____
☐ Residential: # of Living Unit Equivalents: _____
☒ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 30.42 Acres

    Total disturbed area: 26.79 Acres

14. Estimated projected population: NA

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	173,935	÷ 43,560 =	3.993
Parking	583,007	÷ 43,560 =	13.384
Other paved surfaces	9,496	÷ 43,560 =	0.218
Total Impervious Cover	766,438	÷ 43,560 =	17.596

Total Impervious Cover 17.596 **÷ Total Acreage** 30.42 **X 100 =** 57.84**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

☐ 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 Canonade (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			
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" = 40'.

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): FIRM Panel 48209C0128G dated 1/17/2025 .

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☐ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☐ N/A

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

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

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

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

Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

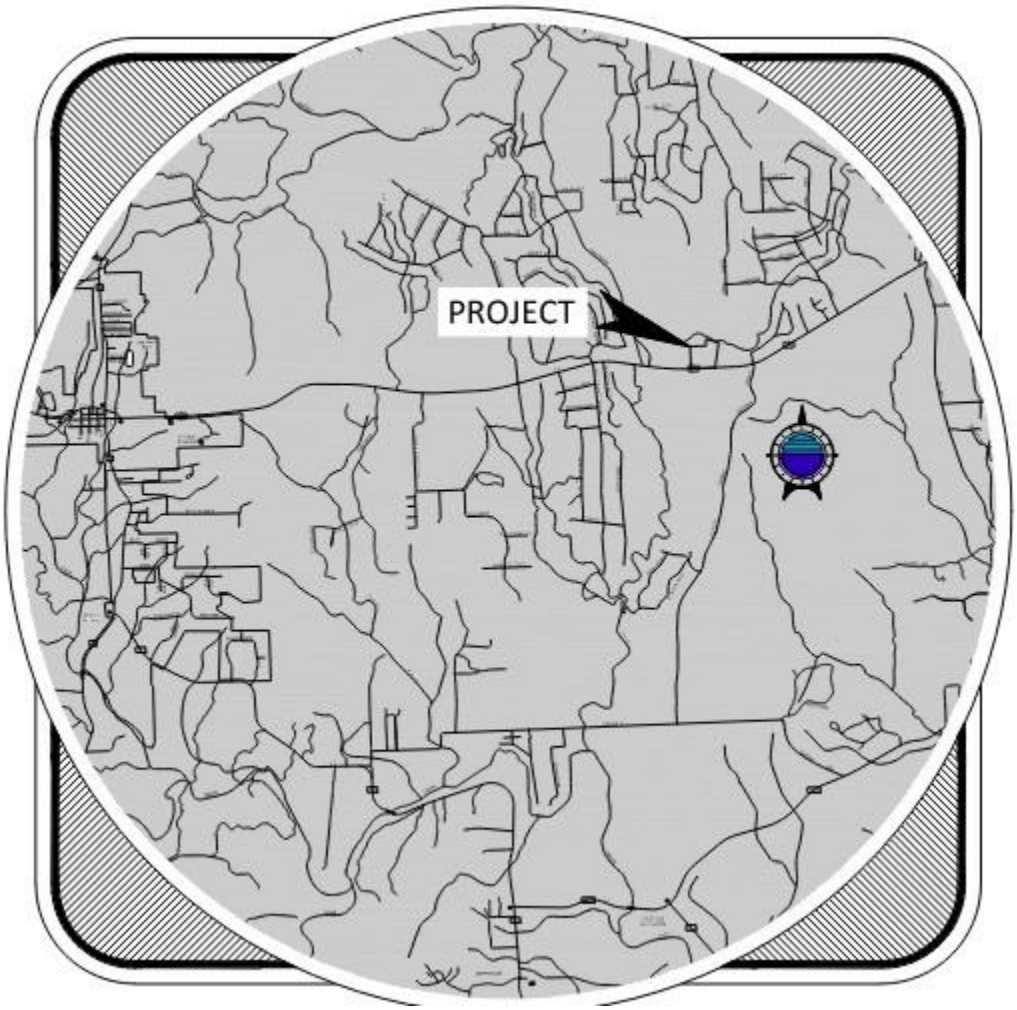
ATTACHMENT A

ROAD MAP

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT A

ROAD MAP



13550 W. US Hwy. 290
Austin, TX 78737

ATTACHMENT B

USGS MAP

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

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
Names	GNIS, 1979 - 2018
Hydrography	National Hydrography Dataset, 2002 - 2018
Contours	National Elevation Dataset, 2002 - 2003
Boundaries	Multiple sources; see metadata file 2016 - 2017
Wetlands	FWS National Wetlands Inventory 1982 - 1983

MN
GN
3°52′ 69 MILS
0°28′ 8 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, 2011.
A metadata file associated with this product is draft version 0.6.18

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
2019

NSN 7643016359593
NGA REF NO. USGSX24K12801

ATTACHMENT C

PROJECT NARRATIVE

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT C

PROJECT NARRATIVE

The proposed Property Commerce Commercial project is a commercial shopping center with a total project area of 30.42 acres. The project will include approximately 26.79 acres of disturbed area for onsite improvements.

The subject tract is located at 13550 W US Hwy 290 in Hays County, midway between the City of Austin and the City of Dripping Springs. The site will have three access points. There is an existing private driveway at the southwest corner of the tract to access W US Hwy 290; this driveway is being re-built as a three-lane signalized intersection. The second driveway is located approximately 800 LF east of the first driveway; this will be a right-in, right-out only access. A third driveway will access the private commercial drive of the site to the east of the project site.

The project is in the Edwards Aquifer Contributing Zone, in the Barton Creek Headwaters watershed. No portion of the development is in the 100-year floodplain as shown on FEMA Flood Insurance Rate Map Panel No. 48209C0109G.

Please note: the project site is composed of two tracts that are considered 'Exempt Subdivisions", plus a platted lot:

Tract A: A 17.594-ac tract of land situated in the EB Hargraves Survey No. 4, Abstract 240, and the Thomas B. Ford Survey No. 29, Abstract 175. Hays County Exempt Subdivision No. PLN-2895-EX.

Tract B: A 10.463-ac tract of land situated in the EB Hargraves Survey No. 4, Abstract 240. Hays County Exempt Subdivision No. PLN-2883-EX.

Tract C: Lot B-1-B in the 'Lots B-1-A & B-1-B, being a Replat of Lot B-1, Key Ranch at the Polo Club' subdivision, recorded in Document #20026645 of the Plat Records of Hays County, Texas. (2.37 acres)

Tracts A & C are owned by 'The Village at Dripping Springs' per Recorded Deed #26001464. Tract B is owned by 'Target Corporation' per Recorded Deed #26001531.

Since there are two different owners of the project, we have included signed documents for both owners on all relevant items. This includes owner and agent authorizations, and similar documentation. The PBMP (Pond A with OEM) will be located on Tract A, owned by The Village at Dripping Springs. We have included a separate document by this owner that grants the use of the PBMP to the Target tract (Tract B). See Attachment N.

Existing and Proposed Project

The site is currently developed with a residential house and related barn structures and driveway. These will be demolished. There is also an existing commercial driveway along the west side; this

will be demolished but replaced with a similar but wider access drive. See the Demolition Plan Sheet 13.

The proposed project includes the construction of a commercial shopping center. See the Overall Site Plan Sheet 22. The following components are included:

Phase One (current)

1. Building 1 (Target) (anchor general merchandise store)
2. Building 2 (retail)
3. Building 3 (retail)
4. Internal parking and drive aisles
5. Two commercial driveways to W US Hwy 290 (in TxDOT ROW)
6. Internal public water system (WTCPUA)
7. Internal private wastewater system
    a. Internal wastewater gravity lines, lift station, and force main
    b. Canonade Wastewater Treatment Plant (east of Target)
        i. See TCEQ Permit No. WQ0016578001 (Attachment F)
    c. TLAP Discharge Fields and wastewater lines
    d. 210 Reuse wastewater irrigation lines
8. Internal sidewalks, landscape islands and related improvements
9. Internal retaining walls
10. Internal stormwater management facilities
    a. Pond A (Batch Detention per OEM Requirements)
    b. Internal storm sewers, inlets, and related components

Phase Two (future)

1. Four (4) retail lots along the W US Hwy. 290 frontage.

Existing and Proposed Drainage Areas

See the Existing Drainage Area Map sheet 18. There are three relevant drainage areas impacting the project site:

1. Existing DA A Bypass (13.13 ac). This northern drainage area includes significant offsite area, but does not include proposed onsite impervious cover or modifications. This area sheet flows east/northeast to the existing natural drainage swale along the north side of the site, and terminates at Point of Confluence A.
2. Existing DA A (18.99). This area is primarily onsite but includes a small portion of developed impervious cover offsite to the west. This area sheet flows east/northeast to the existing natural drainage swale along the north side of the site, and terminates at Point of Confluence A.
3. Existing DA B (7.64 ac). This is area is primarily onsite but includes a small portion of the TxDOT right-of-way of W US Hwy. 290. This area sheet flows southeast and terminates at Point of Confluence B (drainage ditch along W US Hwy. 290).

The existing drainage areas each contain a small amount of impervious cover and show curve numbers of CN 85. There are no existing onsite drainage structures.

See Sheet 19 for the Proposed Drainage Area Map. There are three relevant drainage areas impacting the project site:

1. Dev DA A-Bypass (13.13 ac). This northern drainage area includes significant offsite area, but does not include proposed onsite impervious cover or modifications. This area sheet flows east/northeast to the existing natural drainage swale along the north side of the site, and terminates at Point of Confluence A.
2. Dev DA-A (24.57 ac). This is the primary drainage area and includes all onsite areas with proposed impervious cover. Impervious cover will include rooftops, parking/drive aisles, sidewalks, and similar items. Stormwater from impervious areas will sheet flow into downspouts or inlets into the private stormwater manage pipes, which will discharge into Pond A in the eastern side of the site. See below for details on Pond A.
3. Dev DA-B (2.05 ac). This small area includes minor onsite areas along the southern portion of the site, and the TxDOT drainage swale along W US Hwy 290. This area does not require detention because it is significantly smaller than the predeveloped conditions. Pond A has been designed to overtreat the site to account for these bypassing flows and comply with CZP and OEM requirements.

Stormwater Management

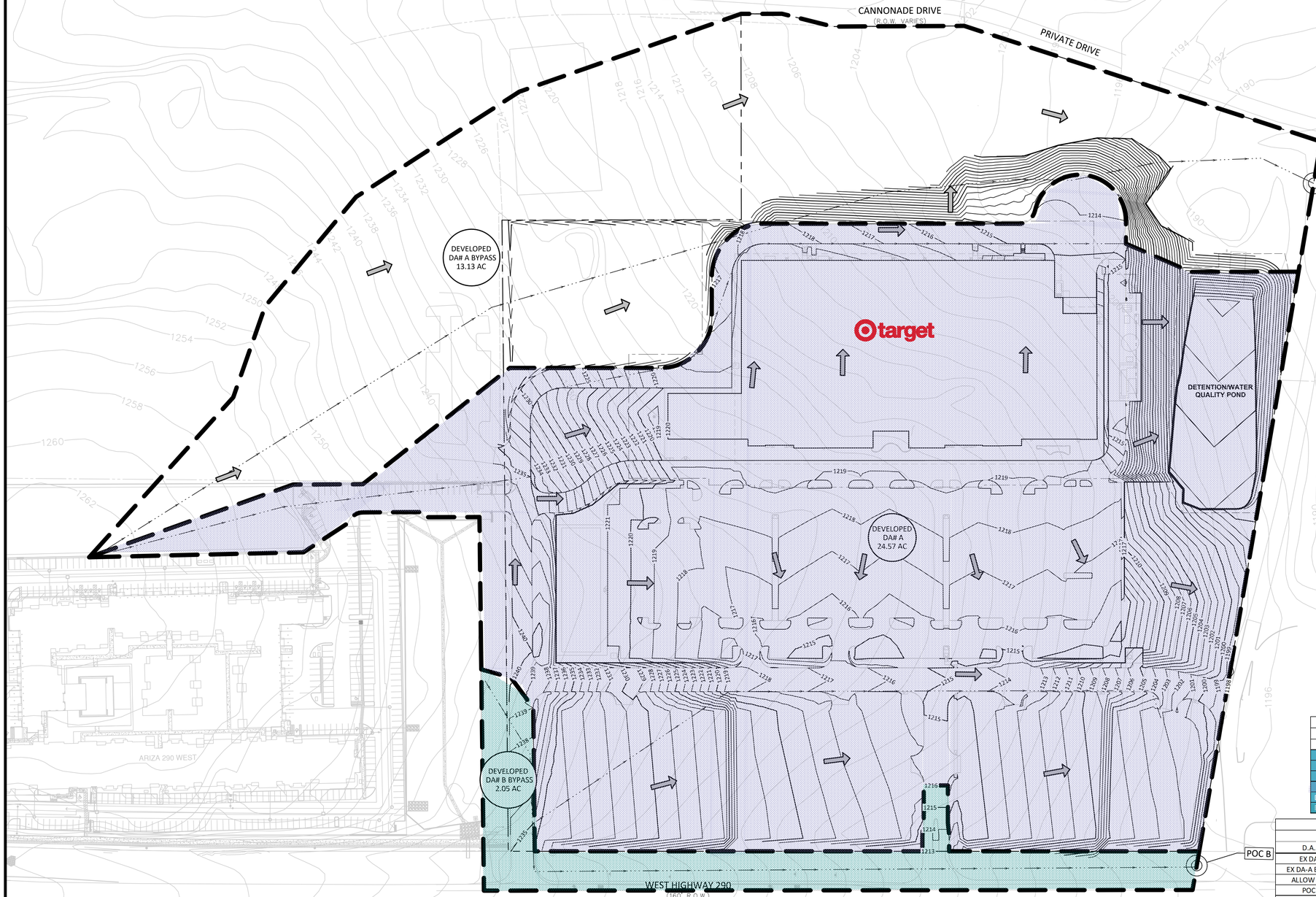
As noted above, all impervious areas from Dev-A will be routed to Pond A via private storm sewers. Pond A is designed as a 'Batch Detention' pond as the Permanent Best Management Practice (BMP) in accordance with TCEQ, Hays County, and WTCPUA requirements. Optional Enhanced Measures (OEM) have been used in the calculations; see the Pond Design and Detail sheets 37-40. In addition to water quality, detention is provided by Pond A.

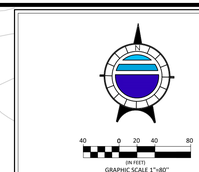
Note: the PBMP (Pond A) is designed to handle water quality and detention for both Phases One and Two.

Total proposed impervious cover is 17.60 acres, which is 58% of the total site area of 30.42 acres.

See Impervious Cover Exhibit 1 for a general breakdown of the drainage areas contributing to the impervious cover and stormwater discharges to the water quality pond. See Impervious Cover Exhibit 2 for specific breakdown of the various areas of impervious cover that contribute to the total IC to be treated by the water quality pond.

Impervious Cover Exhibit 1





DRAINAGE AREA LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- DEV DRAINAGE AREA BOUNDARY
- EX DRAINAGE AREA BOUNDARY

DEVELOPED DA# ??? ?.?? AC — DEV DRAINAGE AREA NUMBER ACREAGE

EXISTING DA# ? ?.?? AC — EX DRAINAGE AREA NUMBER ACREAGE

STORM WATER FLOW

Note: Drainage Area DA-A Bypass does not change between existing and proposed conditions

SCS METHOD -PONPACK MODEL					
CURVE NUMBER					
D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	CN
EX DA-A	827204	18.99	42515	5.14%	85
EX DA-A BYPASS	571943	13.13	39160	6.85%	85
EX DA-B	332798	7.64	28088	8.44%	85
DEV DA-A	1070269	24.57	754416	70.49%	94
DEV DA-A BYPASS	571943	13.13	39335	6.88%	85
DEV DA-B BYPASS	89298	2.05	57064	63.90%	89

SCS METHOD - PONDPACK MODEL							
CALCULATION SUMMARY							
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW OEM	24.57	84	20.97	23.19	90.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54

DEVELOPED AREA DA-B BYPASS WILL DISCHARGE INTO THE EXISTING TXDOT CHANNEL AT POC B AS SHOWN. THE IMPERVIOUS COVER FROM DA-B BYPASS WILL BE TREATED FOR WATER QUALITY IN POND A (POND A TO INCLUDE ADDITIONAL VOLUME TO ADDRESS OEM MEASURES).

DOUCET
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Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DRAINAGE MAP - DEVELOPED

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET 19 OF 59

Project No.: 25003875

Drawing: C:\powork\ktlf-dot-prod\Victor.ostiguin\d0164291\25003875-CD-DA.dwg
User: VOSTIGUIN
Last Modified: Jan. 06, 26 - 14:16
Plot Date/Time: Jan. 07, 26 - 07:44:48

Lot or Tract	Acreage	Use	Proposed IC - Phase 1 (AC)	Proposed IC - Future (AC)	Total IC for CZP/OEM (AC)
B-1-B	2.367	Vacant	0.000	0.000	0.000
Tract A	12.297	Retail	3.555	0.000	3.555
Tract B	10.463	Retail (Target)	9.584	0.000	9.584
Lot 1 (future)	1.583	Retail	0.015	1.251	1.266
Lot 2 (future)	1.577	Retail	0.018	1.244	1.262
Lot 3 (future)	1.273	Retail	0.018	1.000	1.018
Lot 4 (future)	0.864	Retail	0.004	0.687	0.691
Total Site Acreage	30.42		13.196	4.182	17.377
Treated Offsite Area	0.218	Public Road			0.218
Total IC to be Treated					17.596

	Rooftop/ Structure	Parking, Drive Aisles, and	Other	Total IC
	AC	AC	AC	AC
B-1-B	0.000	0	0.000	0.000
Tract A	0.554	3.002	0.000	3.555
Tract B	3.395	6.190	0.000	9.584
Lot 1 (future)	0.046	1.220	0.000	1.266
Lot 2 (future)	0.046	1.217	0.000	1.262
Lot 3 (future)	0.037	0.982	0.000	1.018
Lot 4 (future)	0.028	0.663	0.000	0.691
Total Site Acreage	4.104	13.273	0.00	17.377
Treated Offsite Area	0.000	0.000	0.22	0.218
	4.104	13.273	0.218	17.596

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

LOT B1-B
103,106 SF
2.367 AC

TBM #53

PRIVATE DRIVE

TREATED
IMPERVIOUS COVER

target

TRACT A
535,667 SF
12.297 AC

TRACT B
455,763 SF
10.463 AC

DETENTION/WATER
QUALITY POND

ROOFTOPS/STRUCTURES

TRACT A
535,667 SF
12.297 AC

LOT 1
68,948 SF
1.582 AC

LOT 2
68,678 SF
1.577 AC

LOT 3
56,444 SF
1.272 AC

LOT 4
37,615 SF
0.864 AC

OFFSITE

TBM #50

WEST HIGHWAY 290
(160' R.O.W.)

TBM #51

40 0 20 40 80
(IN FEET)
GRAPHIC SCALE 1"=80'

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

IMPERVIOUS COVER EXHIBIT

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET

OF 59

Project No.:
25003875

Drawing: C:\pwworking\kl-dcs-prod\victor.ostgun\d0264292\Impervious Cover Exhibit.dwg
User: VOSTGUN
Last Modified: Jan. 29, 26 - 09:13
Plot Date/Time: Jan. 29, 26 - 11:56:01

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut and fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the proposed water quality/detention pond will be rough cut first and along with perimeter silt fence and rock berms will prevent sediment from leaving the site. The proposed batch detention pond will be utilized to serve as a temporary sedimentation pond during construction. Siltation collected by the control measures will be cleaned from trap, fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications. A comprehensive list of potential site pollutants is shown on the attached 'Table 1. Potential Construction Site Pollutants'.

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:

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

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 (30 TAC 327 and printed from TCEQ website), the contractor is required to clean up the spill and notify the TCEQ as required in 30 TAC 327. 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 State Emergency Response Center.

After construction is complete, impervious cover for the 30.42-acre tract of land is the major reason for degradation of water quality. Impervious cover includes commercial rooftops, pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. A batch detention water quality pond is proposed to mitigate these factors. A total of 30.42-acres net site area of the site will be treated ro4 approximately 57.86% of impervious cover.

Spills: Reportable Quantities

The RQ depends on the substance released and where released. Use this table to determine whether you must report and under what rule.

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the **reportable quantity (RQ).** The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	Railroad Commission of Texas
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334 .75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

Table 1. Potential Construction Site Pollutants

Material/Chemical	Physical Description	Stormwater Pollutants	Location or related Construction Activity
Sediment	Various colored soil particles, turbid water (dissolved sediments)	Turbidity, suspended sediment, metals and nutrients attached to sediment particles	Clearing and grubbing operations, grading and site excavation operations, vehicle tracking, topsoil stripping and stockpiling, landscaping operations
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Plaster	White granules or powder	Calcium sulphate, calcium carbonate, sulfuric acid	Wall construction
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Glue, adhesives	White or yellow liquid	Polymers, epoxies	General construction
Paints	Various colored liquid	Metal oxides, stoddard solvent, talc, calcium carbonate, arsenic	General construction
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter
Wood preservatives	Clear amber or dark brown liquid	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	General construction
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment/staging area, vehicle leaks
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment/staging area, vehicle leaks
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment/staging area

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

The 30.42-acre Property Commerce Commercial project has 58% proposed impervious cover, consisting of rooftops, sidewalks, and pavement within the limits of our plan. The remaining pervious portion of the site will consist of landscape and natural areas. Stormwater for developed areas will travel as sheet flow or shallow concentrated flow across both pervious and impervious areas, captured by underground storm sewer system and conveyed to a batch detention pond for water quality treatment purposes.

See the Proposed Drainage Area Map (Sheet 19) and the Drainage Map – Inlets (Sheet 20) for the overall analysis contributing to our storm sewer design including offsite areas:

Dev DA-A (24.57 acres) is 70.49% impervious, has a CN value of 94, and will drain to Pond A.

Dev DA-B (2.05 acres) is 63.90% impervious, has a CN value of 89, and will drain to the TxDOT drainage ditch near the southeast corner of the project site.

See the Pond Plan and Details on Sheets 37-40. The pond has been designed as a 'batch detention' pond per TCEQ and OEM requirements, utilizing a SmartPond batch detention pump. The water quality pond has been oversized to account for all bypassing flows. The water quality calculations are shown on Sheet 37. As required, the 2-year storm event is held in the pond and discharged at a rate 50% less than in the existing condition.

The pond includes a detention function via an outlet structure, located above the water quality volume surface elevation.

After passing through the pond, treated runoff will be released to the north per the original character of the stormwater. Treated flows will return to the existing natural drainage swale along the north side of the site, and discharge from the site at Point-of-Confluence A.

See Attachment C. Impervious Cover Exhibit 1 is a general breakdown of the drainage areas contributing to the impervious cover and stormwater discharges to the water quality pond. See Impervious Cover Exhibit 2 for specific breakdown of the various areas of impervious cover that contribute to the total IC to be treated by the water quality pond.

ATTACHMENT F

SUITABILITY LETTER FROM AUTHORIZED AGENT

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

Note: this project includes a proposed onsite private wastewater treatment plant. The treatment plant is being permitted separately by TCEQ per TCEQ Permit No. WQ0016578001. A copy of this permit is attached as Exhibit F.

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

Ms. Janela Revilla
JA Wastewater, LLC
3410 Far West Boulevard Suite 170
Austin, Texas, 78731

Re: Harvin Dripping Springs LP - Proposed TCEQ Permit No. WQ0016578001
(CN606285153; RN112011127)

Dear Ms. Revilla:

Enclosed for your review and comment is a copy of a draft proposed permit and technical summary for the above-referenced operation. This draft permit is subject to further staff review and modification; however, we believe it generally includes the terms and conditions that are appropriate to your discharge. **Please read the entire draft carefully as there may be changes from the existing permit and note the following:**

1. The proposed permit, if approved, will be issued with the current expiration date of **September 15, 2030**.

2. The Sludge Provisions, Special Provisions and Standard Provisions have been revised in the draft permit.

3. This application was declared administratively complete on October 20, 2025. Please note, a translated copy of the NAPD in the alternative language must be submitted with your comments on the draft permit. If a translated NAPD is not received, the draft permit cannot be filed with the Office of the Chief Clerk. For notice templates in Spanish, please visit: https://www.tceq.texas.gov/permitting/wastewater/review/napd/wqspanish_napd.html.

4. The minor amendment is being submitted to reduce the flows from 66,000 gallons per day to 13,370 gallons per day. The reduced flow will reduce the disposal area to 3.06 acres from the original 15.1 acres.

Also enclosed for your review and comment is a copy of the draft Notice of Application and Preliminary Decision (NAPD) that was prepared for your application. Please review this notice and provide comments if there are any inaccuracies or any information that is not consistent with your application. Once the draft permit, notice

and technical summary are completed, the file is sent to the Office of the Chief Clerk of the TCEQ and the Chief Clerk mails the Notice of Application and Preliminary Decision to any interested persons.

It is your responsibility to submit your comments on the draft permit prior to the deadline that is indicated in the email. Comments can be sent to alyssa.carmona@tceq.texas.gov in place of or in addition to a hard copy.

If you have any comments or questions, please contact me at (512) 239- 4308 or if by correspondence, include MC 150 in the letterhead address.

Sincerely,

Alyssa Carmona, Permit Coordinator
Land Application Team
Water Quality Assessment Section (MC 150)
Water Quality Division
Texas Commission on Environmental Quality

Enclosures

cc:

DRAFT NOTICE, DO NOT PUBLISH UNTIL YOU RECEIVE THE OFFICIAL VERSION AND INSTRUCTIONS FROM TCEQ's OFFICE OF THE CHIEF CLERK.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF APPLICATION AND PRELIMINARY DECISION FOR WATER QUALITY LAND APPLICATION PERMIT MINOR AMENDMENT OF MUNICIPAL WASTEWATER

PERMIT NO. WQ0016578001

APPLICATION AND PRELIMINARY DECISION. Harvin Dripping Springs LP, 1001 Cypress Creek Road, Suite 203, Cedar Park, Texas 78613, has applied to the Texas Commission on Environmental Quality (TCEQ) for a minor amendment to permit No. WQ0016578001 to reduce the flow of treated wastewater to 0.01337 million gallons per day (MGD), and to reduce the disposal area to 3.06 acres. The existing permit authorizes the disposal of treated domestic wastewater at a daily average flow not to exceed 0.066 million gallons per day (MGD) via public access subsurface area drip dispersal system with a minimum area of 15.1 aces. This permit will not authorize a discharge of pollutants into waters in the State. TCEQ received this application on October 13, 2025.

The wastewater treatment facility and disposal site are located approximately 900 feet northwest of the intersection of Canonade Drive and U.S. Highway 290, in Hays County, Texas 78737. The wastewater treatment facility and disposal site are located in the drainage basin of Barton Creek in Segment No. 1430 of the Colorado River Basin. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. https://gisweb.tceq.texas.gov/LocationMapper/?marker=-98.001388,30.1975&level=18

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The application, including any updates, and associated notices are available electronically at the following webpage: https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tlap-applications.

ALTERNATIVE LANGUAGE NOTICE. Alternative language notice in Spanish is available at https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices. El aviso de idioma alternativo en español está disponible en https://www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices.

DRAFT NOTICE, DO NOT PUBLISH UNTIL YOU RECEIVE THE OFFICIAL VERSION AND INSTRUCTIONS FROM TCEQ's OFFICE OF THE CHIEF CLERK.

PUBLIC COMMENT You may submit public comments about this application. Written public comments must be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087 or electronically at www.tceq.texas.gov/goto/comment **within 10 days of the date this notice is mailed.**

MAILING LIST. If you submit public comments, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

INFORMATION AVAILABLE ONLINE. For details about the status of the application, visit the Commissioners' Integrated Database at www.tceq.texas.gov/goto/cid. Search the database using the permit number for this application, which is provided at the top of this notice.

AGENCY CONTACTS AND INFORMATION. Public comments and requests must be submitted either electronically at www.tceq.texas.gov/goto/comment, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC 105, P.O. Box 13087, Austin, Texas 78711-3087. Any personal information you submit to TCEQ will become part of the agency's record; this includes email addresses. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Harvin Dripping Springs LP at the address stated above or by calling Ms. Janela Revilla, JA Wastewater, LLC at 737-864-3476.

Issuance Date: _____

DRAFT

TECHNICAL SUMMARY AND
EXECUTIVE DIRECTOR'S PRELIMINARY DECISION

DESCRIPTION OF APPLICATION

Applicant:	Harvin Dripping Springs LP TCEQ Permit No. WQ0016578001
Regulated Activity:	Domestic Wastewater Permit
Type of Application:	Minor Amendment
Request:	Minor amendment, decrease in effluent limitations and disposal area.
Authority:	Texas Water Code (TWC) § 26.027; 30 Texas Administrative Code (TAC) Chapters 222, 305, 309, 312, 319, and 30; and Commission policies.

EXECUTIVE DIRECTOR RECOMMENDATION

The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The draft permit includes the current expiration date of **five years from the date of issuance**.

REASON FOR PROJECT PROPOSED

Harvin Dripping Springs LP has applied to the Texas Commission on Environmental Quality (TCEQ) for a minor amendment of TCEQ Permit No. WQ0000016578001 to reduce the disposal of treated domestic wastewater from a daily average flow not to exceed 0.066 million gallons per days (MGD) to 0.01337 million gallons per day (MGD) via public access subsurface area drip dispersal system. Additionally, the disposal area will be reduced from 15.1 acres to 3.06 acres.

PROJECT DESCRIPTION AND LOCATION

The Canonade Wastewater Treatment Facility consists of a membrane bioreactor (MBR) plant. Treatment units include a primary screen, an equalization tank, MBR process basin (anoxic zone, aeration zone and MBR zone), a sludge holding tank, and an ultraviolet light (UV) disinfection system. The permittee is authorized to dispose of treated domestic wastewater effluent at a daily average flow not to exceed 0.01337 million gallons per day (MGD) via public access subsurface area drip dispersal system with a minimum area of 3.06 acres. The permittee is required to provide at least three days of temporary storage for times when the facility is out of service due to an emergency or for scheduled maintenance. Application rates shall not exceed 0.1 gallons per square foot per day. The permittee will maintain the Bermuda grass and winter rye on the disposal site.

The draft permit also authorizes the disposal of sludge at a TCEQ-authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge.

The wastewater treatment facility and disposal site are located approximately 900 feet northwest of the intersection of Canonade Drive and U.S. Highway 290, in Hays County, Texas 78737. See Attachment A. in Hays County, Texas 78737.

The wastewater treatment facility and disposal site are located in the drainage basin of The wastewater treatment facility and disposal site are located in the drainage basin of Barton Creek. in Segment No. 1430 of the Colorado River Basin. No discharge of pollutants into water in the State is authorized by this permit.

SUMMARY OF EFFLUENT DATA

There is no effluent data since the facility has not been constructed.

DRAFT PERMIT CONDITIONS

Final Phase: The draft permit authorizes the disposal of treated domestic wastewater effluent at a daily average flow not to exceed 0.01337 MGD via non-public access subsurface area drip dispersal system with a minimum area of 3.06 aces. The permittee is required to provide at least three days of temporary storage for times when the facility is out of service due to an emergency or for scheduled maintenance. Application rates shall not exceed 0.1 gallons per square foot per day. The permittee will maintain the Bermuda grass (warm season) and Winter rye (cool season) on the disposal site.

The effluent limitations in the draft permit, based on a daily average, are 10 mg/l biochemical oxygen demand (BOD_5), 20 mg/l total suspended solids (TSS), and 126 colony forming units (CFU) or most probable number (MPN) of *E. coli* per 100 ml. The effluent limitation in the draft permit, based on a single grab, is 100 mg/l biochemical oxygen demand (BOD_5).

The draft permit includes Sludge Provisions according to the requirements of 30 TAC Chapter 312, Sludge Use, Disposal and Transportation. The draft permit also authorizes the disposal of sludge at a TCEQ-authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge.

SUMMARY OF CHANGES FROM APPLICATION

None.

SUMMARY OF CHANGES FROM EXISTING PERMIT

The minor amendment is being submitted to reduce the flows from 66,000 gallons per day to 13,370 gallons per day. The reduced flow will reduce the disposal area to 3.06 acres from the original 15.1 acres.

BASIS FOR DRAFT PERMIT

The following items were considered in developing the draft permit:

1. Application submitted with letter dated October 13, 2025 and additional information submitted with letter dated November 10, 2025, and November 11, 2025.

2. Existing TCEQ permit: Permit No. WQ000016578001 issued September 15, 2025, which is set to expire September 15, 2030.

3. Interoffice Memorandum from the Water Quality Assessment Team, Water Quality Assessment & Standards Section, Water Quality Division.

PROCEDURES FOR FINAL DECISION

Once the draft permit is completed, it is sent to the Office of the Chief Clerk of the TCEQ. The Notice of Application and Preliminary Decision is mailed and the draft permit is placed on the Executive Director's agenda. This notice includes information about the application and provides that an interested person may file comments on the application. This notice sets a deadline that is 10 days from the date this notice is mailed for making public comments.

For additional information about this application, contact Alyssa Carmona at (512) 239-4308.

Alyssa Carmona 11/26/2025

Alyssa Carmona
Land Application Team
Water Quality Assessment Section

Date

PERMIT NO. WQ0016578001

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. Box 13087
Austin, Texas 78711-3087

This is a Minor Amendment for Permit No. WQ0016578001 issued September 15, 2025

PERMIT TO DISCHARGE WASTES
under provisions of Chapter 26
of the Texas Water Code

Harvin Dripping Springs LP

whose mailing address is

1001 Cypress Creek Road, Suite 203
Cedar Park, Texas 78613

Nature of Business Producing Waste: Domestic wastewater treatment operation, SIC Code 4952.

General Description and Location of Waste Disposal System:

Description: The Canonade Wastewater Treatment Facility consists of a membrane bioreactor plant. Treatment units include a primary screen, an equalization tank, MBR process basin, a sludge holding tank, and an ultraviolet light (UV) disinfection system. The permittee is authorized to dispose of treated domestic wastewater effluent at a daily average flow not to exceed 0.01337 million gallons per day (MGD) via public access subsurface area drip dispersal system with a minimum area of 3.06 acres. The permittee is required to provide at least three days of temporary storage for times when the facility is out of service due to an emergency or for scheduled maintenance. Application rates shall not exceed 0.1 gallons per square foot per day. The permittee will maintain the Bermuda grass and winter rye on the disposal site.

Location: The wastewater treatment facility and disposal site are located approximately 900 feet northwest of the intersection of Canonade Drive and U.S. Highway 290, in Hays County, Texas 78737. See Attachment A).

Drainage Area: The wastewater treatment facility and disposal site are located in the drainage basin of Barton Creek in Segment No. 1430 of the Colorado River Basin. No discharge of pollutants into water in the State is authorized by this permit.

This permit and the authorization contained herein shall expire at midnight, **five years from the date of issuance**.

ISSUED DATE:

For the Commission

EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

Conditions of the Permit: No discharge of pollutants into water in the State is authorized.

A. Effluent Limitations

Character: Treated Domestic Sewage Effluent

Volume: Daily Average Flow – 0.01337 MGD from the treatment system

Quality: The following effluent limitations shall be required:

Parameter	Effluent Concentrations (Not to Exceed) Daily Average mg/l	7-Day Average mg/l	Daily Maximum mg/	Single Grab mg/l
Biochemical Oxygen Demand (5-day)	10	15	25	35
Total Suspended Solids	15	25	40	60
E. coli, CFU or MPN/100 ml	N/A	N/A	N/A	126

The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units. The permittee shall utilize an ultraviolet light (UV) disinfection system for disinfection purposes. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.

B. Monitoring Requirements:

Parameter	Monitoring Frequency	Sample Type
Flow	Continuous	Totalizing Meter
Biochemical Oxygen Demand (5-day)	One/week	Grab
Total Suspended Solids	One/week	Grab
pH	One/week	Grab
E. coli	Five/week	Grab

The monitoring shall be done after the final treatment unit and prior to storage of the treated effluent. If the effluent is land applied directly from the treatment system, monitoring shall be done after the final treatment unit and prior to land application. These records shall be maintained on a monthly basis and be available at the plant site for inspection by authorized representatives of the Commission for at least three years.

STANDARD PERMIT CONDITIONS

This permit is granted in accordance with the Texas Water Code and the rules and other Orders of the Commission and the laws of the State of Texas.

DEFINITIONS

All definitions in Section 26.001 of the Texas Water Code and 30 TAC Chapter 305 shall apply to this permit and are incorporated by reference. Some specific definitions of words or phrases used in this permit are as follows:

1. Flow Measurements

   a. Daily average flow - the arithmetic average of all determinations of the daily flow within a period of one calendar month. The daily average flow determination shall consist of determinations made on at least four separate days. If instantaneous measurements are used to determine the daily flow, the determination shall be the arithmetic average of all instantaneous measurements taken during that month. Daily average flow determination for intermittent discharges shall consist of a minimum of three flow determinations on days of discharge.

   b. Annual average flow - the arithmetic average of all daily flow determinations taken within the preceding 12 consecutive calendar months. The annual average flow determination shall consist of daily flow volume determinations made by a totalizing meter, charted on a chart recorder and limited to major domestic wastewater discharge facilities with a 1 million gallons per day or greater permitted flow.

   c. Instantaneous flow - the measured flow during the minimum time required to interpret the flow measuring device.

2. Concentration Measurements

   a. Daily average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar month, consisting of at least four separate representative measurements.

      i. For domestic wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values in the previous four consecutive month period consisting of at least four measurements shall be utilized as the daily average concentration.

      ii. For all other wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values taken during the month shall be utilized as the daily average concentration.

   b. 7-day average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar week, Sunday through Saturday.

c. Daily maximum concentration - the maximum concentration measured on a single day, by the sample type specified in the permit, within a period of one calendar month.

3. Sample Type

   a. Composite sample - For domestic wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (a). For industrial wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (b).

   b. Grab sample - an individual sample collected in less than 15 minutes.

4. Treatment Facility (facility) - wastewater facilities used in the conveyance, storage, treatment, recycling, reclamation and/or disposal of domestic sewage, industrial wastes, agricultural wastes, recreational wastes, or other wastes including sludge handling or disposal facilities under the jurisdiction of the Commission.

5. The term “sewage sludge” is defined as solid, semi-solid, or liquid residue generated during the treatment of domestic sewage in 30 TAC Chapter 312. This includes the solids which have not been classified as hazardous waste separated from wastewater by unit processes.

6. The term “biosolids” is defined as sewage sludge that has been tested or processed to meet Class A, Class AB, or Class B pathogen standards in 30 TAC Chapter 312 for beneficial use.

7. Bypass - the intentional diversion of a waste stream from any portion of a treatment facility.

MONITORING REQUIREMENTS

1. Monitoring Requirements

   Monitoring results shall be collected at the intervals specified in the permit. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall conduct effluent sampling in accordance with 30 TAC §§ 319.4 - 319.12.

   As provided by state law, the permittee is subject to administrative, civil and criminal penalties, as applicable, for negligently or knowingly violating the Texas Water Code, Chapters 26, 27, and 28, and Texas Health and Safety Code, Chapter 361, including but not limited to knowingly making any false statement, representation, or certification on any report, record or other document submitted or required to be maintained under this permit, including monitoring reports, records or reports of compliance or noncompliance, or falsifying, tampering with or knowingly rendering inaccurate any monitoring device or method required by this permit or violating any other requirement imposed by state or federal regulations.

2. Test Procedures

   a. Unless otherwise specified in this permit, test procedures for the analysis of pollutants shall comply with procedures specified in 30 TAC §§ 319.11 - 319.12. Measurements, tests

and calculations shall be accurately accomplished in a representative manner.

b. All laboratory tests submitted to demonstrate compliance with this permit must meet the requirements of 30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification.

3. Records of Results

a. Monitoring samples and measurements shall be taken at times and in a manner so as to be representative of the monitored activity.

b. Except for records of monitoring information required by this permit related to the permittee's sewage sludge or biosolids use and disposal activities, which shall be retained for a period of at least five years, monitoring and reporting records, including strip charts and records of calibration and maintenance, copies of all records required by this permit, and records of all data used to complete the application for this permit shall be retained at the facility site, or shall be readily available for review by a TCEQ representative for a period of three years from the date of the record or sample, measurement, report, or application. This period shall be extended at the request of the Executive Director.

c. Records of monitoring activities shall include the following:

i. date, time and place of sample or measurement;
ii. identity of individual who collected the sample or made the measurement.
iii. date and time of analysis;
iv. identity of the individual and laboratory who performed the analysis;
v. the technique or method of analysis; and
vi. the results of the analysis or measurement and quality assurance/quality control records.

The period during which records are required to be kept shall be automatically extended to the date of the final disposition of any administrative or judicial enforcement action that may be instituted against the permittee.

4. Additional Monitoring by Permittee

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit using approved analytical methods as specified above, all results of such monitoring shall be included in determining compliance with permit requirements.

5. Calibration of Instruments

All automatic flow measuring or recording devices and all totalizing meters for measuring flows shall be accurately calibrated by a trained person at plant start-up and as often thereafter as necessary to ensure accuracy, but not less often than annually unless authorized by the Executive Director for a longer period. Such person shall verify in writing that the device is operating properly and giving accurate results. Copies of the verification shall be retained at the facility site and/or shall be readily available for review by a TCEQ

representative for a period of three years.

6. Compliance Schedule Reports

   Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of the permit shall be submitted no later than 14 days following each schedule date to the Regional Office and the Enforcement Division (MC 224).

7. Noncompliance Notification

   a. In accordance with 30 TAC § 305.125(9), any noncompliance which may endanger human health or safety, or the environment shall be reported by the permittee to the TCEQ. Except as allowed by 30 TAC § 305.132, report of such information shall be provided orally or by facsimile transmission (FAX) to the Regional Office within 24 hours of becoming aware of the noncompliance. A written submission of such information shall also be provided by the permittee to the Regional Office and the Enforcement Division (MC 224) within five working days of becoming aware of the noncompliance. The written submission shall contain a description of the noncompliance and its cause; the potential danger to human health or safety, or the environment; the period of noncompliance, including exact dates and times; if the noncompliance has not been corrected, the time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance, and to mitigate its adverse effects.

   b. The following violations shall be reported under Monitoring and Reporting Requirement 7.a.:

      i. Unauthorized discharges as defined in Permit Condition 2(g).

      ii. Any unanticipated bypass which exceeds any effluent limitation in the permit.

   c. In addition to the above, any effluent violation which deviates from the permitted effluent limitation by more than 40% shall be reported by the permittee in writing to the Regional Office and the Enforcement Division (MC 224) within 5 working days of becoming aware of the noncompliance.

   d. Any noncompliance other than that specified in this section, or any required information not submitted or submitted incorrectly, shall be reported to the Enforcement Division (MC 224) as promptly as possible.

8. In accordance with the procedures described in 30 TAC §§ 35.301 - 35.303 (relating to Water Quality Emergency and Temporary Orders) if the permittee knows in advance of the need for a bypass, it shall submit prior notice by applying for such authorization.

9. Changes in Discharges of Toxic Substances

   All existing manufacturing, commercial, mining, and silvicultural permittees shall notify the Regional Office, orally or by facsimile transmission within 24 hours, and both the Regional Office and the Enforcement Division (MC 224) in writing within five (5) working days, after

becoming aware of or having reason to believe:

a. That any activity has occurred or will occur which would result in the discharge, on a routine or frequent basis, of any toxic pollutant listed at 40 CFR Part 122, Appendix D, Tables II and III (excluding Total Phenols) which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":

   i. One hundred micrograms per liter (100 µg/L);
   ii. Two hundred micrograms per liter (200 µg/L) for acrolein and acrylonitrile; five hundred micrograms per liter (500 µg/L) for 2,4-dinitrophenol and for 2-methyl-4,6-dinitrophenol; and one milligram per liter (1 mg/L) for antimony;
   iii. Five (5) times the maximum concentration value reported for that pollutant in the permit application; or
   iv. The level established by the TCEQ.

b. That any activity has occurred or will occur which would result in any discharge, on a nonroutine or infrequent basis, of a toxic pollutant which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":

   i. Five hundred micrograms per liter (500 µg/L);
   ii. One milligram per liter (1 mg/L) for antimony;
   iii. Ten (10) times the maximum concentration value reported for that pollutant in the permit application; or
   iv. The level established by the TCEQ.

10. Signatories to Reports

All reports and other information requested by the Executive Director shall be signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports).

PERMIT CONDITIONS

1. General

a. When the permittee becomes aware that it failed to submit any relevant facts in a permit application or submitted incorrect information in an application or in any report to the Executive Director, it shall promptly submit such facts or information.

b. This permit is granted on the basis of the information supplied and representations made by the permittee during action on an application and relying upon the accuracy and completeness of that information and those representations. After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked, in whole or in part, in accordance with 30 TAC Chapter 305, Subchapter D, during its term for good cause including, but not limited to, the following:

   i. Violation of any terms or conditions of this permit;
   ii. Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts; or
   iii. A change in any condition that requires either a temporary or permanent reduction

or elimination of the authorized discharge.

c. The permittee shall furnish to the Executive Director, upon request and within a reasonable time, any information to determine whether cause exists for amending, revoking, suspending or terminating the permit. The permittee shall also furnish to the Executive Director, upon request, copies of records required to be kept by the permit.

2. Compliance

a. Acceptance of the permit by the person to whom it is issued constitutes acknowledgment and agreement that such person will comply with all the terms and conditions embodied in the permit, and the rules and other orders of the Commission.

b. The permittee has a duty to comply with all conditions of the permit. Failure to comply with any permit condition constitutes a violation of the permit and the Texas Water Code or the Texas Health and Safety Code, and is grounds for enforcement action, for permit amendment, revocation or suspension, or for denial of a permit renewal application or an application for a permit for another facility.

c. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of the permit.

d. The permittee shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal or other permit violation which has a reasonable likelihood of adversely affecting human health or the environment.

e. Authorization from the Commission is required before beginning any change in the permitted facility or activity that may result in noncompliance with any permit requirements.

f. A permit may be amended, suspended and reissued, or revoked for cause in accordance with 30 TAC §§ 305.62 and 305.66 and Texas Water Code Section 7.302. The filing of a request by the permittee for a permit amendment, suspension and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

g. There shall be no unauthorized discharge of wastewater or any other waste. For the purpose of this permit, an unauthorized discharge is considered to be any discharge of wastewater into or adjacent to water in the state at any location not permitted as an outfall or otherwise defined in the Special Provisions section of this permit.

h. The permittee is subject to administrative, civil, and criminal penalties, as applicable, under Texas Water Code §§ 7.051 - 7.075 (relating to Administrative Penalties), 7.101 - 7.111 (relating to Civil Penalties), and 7.141 - 7.202 (relating to Criminal Offenses and Penalties).

3. Inspections and Entry

a. Inspection and entry shall be allowed as prescribed in the Texas Water Code Chapters 26,

27, and 28, and Texas Health and Safety Code Chapter 361.

b. The members of the Commission and employees and agents of the Commission are entitled to enter any public or private property at any reasonable time for the purpose of inspecting and investigating conditions relating to the quality of water in the state or the compliance with any rule, regulation, permit or other order of the Commission. Members, employees, or agents of the Commission and Commission contractors are entitled to enter public or private property at any reasonable time to investigate or monitor or, if the responsible party is not responsive or there is an immediate danger to public health or the environment, to remove or remediate a condition related to the quality of water in the state. Members, employees, Commission contractors, or agents acting under this authority who enter private property shall observe the establishment's rules and regulations concerning safety, internal security, and fire protection, and if the property has management in residence, shall notify management or the person then in charge of his presence and shall exhibit proper credentials. If any member, employee, Commission contractor, or agent is refused the right to enter in or on public or private property under this authority, the Executive Director may invoke the remedies authorized in Texas Water Code Section 7.002. The statement above, that Commission entry shall occur in accordance with an establishment's rules and regulations concerning safety, internal security, and fire protection, is not grounds for denial or restriction of entry to any part of the facility, but merely describes the Commission's duty to observe appropriate rules and regulations during an inspection.

4. Permit Amendment and/or Renewal

a. The permittee shall give notice to the Executive Director as soon as possible of any planned physical alterations or additions to the permitted facility if such alterations or additions would require a permit amendment or result in a violation of permit requirements. Notice shall also be required under this paragraph when:

i. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject neither to effluent limitations in the permit, nor to notification requirements in Monitoring and Reporting Requirements No. 9;

ii. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan.

b. Prior to any facility modifications, additions, or expansions that will increase the plant capacity beyond the permitted flow, the permittee must apply for and obtain proper authorization from the Commission before commencing construction.

c. The permittee must apply for an amendment or renewal at least 180 days prior to expiration of the existing permit in order to continue a permitted activity after the expiration date of the permit. If an application is submitted prior to the expiration date of the permit, the existing permit shall remain in effect until the application is approved,

denied, or returned. If the application is returned or denied, authorization to continue such activity shall terminate upon the effective date of the action. If an application is not submitted prior to the expiration date of the permit, the permit shall expire and authorization to continue such activity shall terminate.

d. Prior to accepting or generating wastes which are not described in the permit application or which would result in a significant change in the quantity or quality of the existing discharge, the permittee must report the proposed changes to the Commission. The permittee must apply for a permit amendment reflecting any necessary changes in permit conditions, including effluent limitations for pollutants not identified and limited by this permit.

e. In accordance with the Texas Water Code § 26.029(b), after a public hearing, notice of which shall be given to the permittee, the Commission may require the permittee, from time to time, for good cause, in accordance with applicable laws, to conform to new or additional conditions.

5. Permit Transfer

a. Prior to any transfer of this permit, Commission approval must be obtained. The Commission shall be notified in writing of any change in control or ownership of facilities authorized by this permit. Such notification should be sent to the Applications Review and Processing Team (MC 148) of the Water Quality Division.

b. A permit may be transferred only according to the provisions of 30 TAC § 305.64 (relating to Transfer of Permits) and 30 TAC § 50.133 (relating to Executive Director Action on Application or WQMP update).

6. Relationship to Hazardous Waste Activities

This permit does not authorize any activity of hazardous waste storage, processing, or disposal which requires a permit or other authorization pursuant to the Texas Health and Safety Code.

7. Property Rights

A permit does not convey any property rights of any sort, or any exclusive privilege.

8. Permit Enforceability

The conditions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstances, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

9. Relationship to Permit Application

The application pursuant to which the permit has been issued is incorporated herein; provided, however, that in the event of a conflict between the provisions of this permit and the application, the provisions of the permit shall control.

10. Notice of Bankruptcy.

    a. Each permittee shall notify the Executive Director, in writing, immediately following the filing of a voluntary or involuntary petition for bankruptcy under any chapter of Title 11 (Bankruptcy) of the United States Code (11 USC) by or against:

        i. the permittee;
        ii. an entity (as that term is defined in 11 USC, § 101(14)) controlling the permittee or listing the permit or permittee as property of the estate; or
        iii. an affiliate (as that term is defined in 11 USC, § 101(2)) of the permittee.

    b. This notification must indicate:

        i. the name of the permittee;
        ii. the permit number(s);
        iii. the bankruptcy court in which the petition for bankruptcy was filed; and
        iv. the date of filing of the petition.

OPERATIONAL REQUIREMENTS

1. The permittee shall at all times ensure that the facility and all of its systems of collection, treatment, and disposal are properly operated and maintained. This includes, but is not limited to, the regular, periodic examination of wastewater solids within the treatment plant by the operator in order to maintain an appropriate quantity and quality of solids inventory as described in the various operator training manuals and according to accepted industry standards for process control. Process control, maintenance, and operations records shall be retained at the facility site, or shall be readily available for review by a TCEQ representative, for a period of three years.

2. Upon request by the Executive Director, the permittee shall take appropriate samples and provide proper analysis in order to demonstrate compliance with Commission rules. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall comply with all applicable provisions of 30 TAC Chapter 312 concerning sewage sludge or biosolids use and disposal and 30 TAC §§ 319.21 - 319.29 concerning the discharge of certain hazardous metals.

3. Domestic wastewater treatment facilities shall comply with the following provisions:

    a. The permittee shall notify the Domestic Permits Team, Domestic Wastewater Section (MC 148) of the Water Quality Division, in writing, of any facility expansion at least 90 days prior to conducting such activity.

    b. The permittee shall submit a closure plan for review and approval to the Domestic Permits Team, Domestic Wastewater Section (MC 148) of the Water Quality Division, for any closure activity at least 90 days prior to conducting such activity. Closure is the act of permanently taking a waste management unit or treatment facility out of service and includes the permanent removal from service of any pit, tank, pond, lagoon, surface impoundment and/or other treatment unit regulated by this permit.

4. The permittee is responsible for installing prior to plant start-up, and subsequently maintaining, adequate safeguards to prevent the discharge of untreated or inadequately treated wastes during electrical power failures by means of alternate power sources, standby generators, and/or retention of inadequately treated wastewater.

5. Unless otherwise specified, the permittee shall provide a readily accessible sampling point and, where applicable, an effluent flow measuring device or other acceptable means by which effluent flow may be determined.

6. The permittee shall remit an annual water quality fee to the Commission as required by 30 TAC Chapter 21. Failure to pay the fee may result in revocation of this permit under Texas Water Code § 7.302(b)(6).

7. Documentation

   For all written notifications to the Commission required of the permittee by this permit, the permittee shall keep and make available a copy of each such notification under the same conditions as self-monitoring data are required to be kept and made available. Except for information specified as not confidential in 30 TAC § 1.5(d), any information submitted pursuant to this permit may be claimed as confidential by the submitter. Any such claim must be asserted in the manner prescribed in the application form or by stamping the words "confidential business information" on each page containing such information. If no claim is made at the time of submission, information may be made available to the public without further notice. If the Commission or Executive Director agrees with the designation of confidentiality, the TCEQ will not provide the information for public inspection unless required by the Texas Attorney General or a court pursuant to an open records request. If the Executive Director does not agree with the designation of confidentiality, the person submitting the information will be notified.

8. Facilities which generate domestic wastewater shall comply with the following provisions; domestic wastewater treatment facilities at permitted industrial sites are excluded.

   a. Whenever flow measurements for any domestic sewage treatment facility reach 75 percent of the permitted daily average or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and/or upgrading of the domestic wastewater treatment and/or collection facilities. Whenever the flow reaches 90 percent of the permitted daily average or annual average flow for three consecutive months, the permittee shall obtain necessary authorization from the Commission to commence construction of the necessary additional treatment and/or collection facilities. In the case of a domestic wastewater treatment facility which reaches 75 percent of the permitted daily average or annual average flow for three consecutive months, and the planned population to be served or the quantity of waste produced is not expected to exceed the design limitations of the treatment facility, the permittee shall submit an engineering report supporting this claim to the Executive Director of the Commission.

      If in the judgement of the Executive Director the population to be served will not cause permit noncompliance, then the requirement of this section may be waived. To be effective, any waiver must be in writing and signed by the Director of the Enforcement

Division (MC 219) of the Commission, and such waiver of these requirements will be reviewed upon expiration of the existing permit; however, any such waiver shall not be interpreted as condoning or excusing any violation of any permit parameter.

b. The plans and specifications for domestic sewage collection and treatment works associated with any domestic permit must be approved by the Commission and failure to secure approval before commencing construction of such works or making a discharge is a violation of this permit and each day is an additional violation until approval has been secured.

c. Permits for domestic wastewater treatment plants are granted subject to the policy of the Commission to encourage the development of area-wide waste collection, treatment and disposal systems. The Commission reserves the right to amend any domestic wastewater permit in accordance with applicable procedural requirements to require the system covered by this permit to be integrated into an area-wide system, should such be developed; to require the delivery of the wastes authorized to be collected in, treated by or discharged from said system, to such area-wide system; or to amend this permit in any other particular to effectuate the Commission's policy. Such amendments may be made when the changes required are advisable for water quality control purposes and are feasible on the basis of waste treatment technology, engineering, financial, and related considerations existing at the time the changes are required, exclusive of the loss of investment in or revenues from any then existing or proposed waste collection, treatment or disposal system.

9. Domestic wastewater treatment plants shall be operated and maintained by sewage plant operators holding a valid certificate of competency at the required level as defined in 30 TAC Chapter 30.

10. Facilities which generate industrial solid waste as defined in 30 TAC § 335.1 shall comply with these provisions:

a. Any solid waste, as defined in 30 TAC § 335.1 (including but not limited to such wastes as garbage, refuse, sludge from a waste treatment, water supply treatment plant or air pollution control facility, discarded materials, discarded materials to be recycled, whether the waste is solid, liquid, or semisolid), generated by the permittee during the management and treatment of wastewater, must be managed in accordance with all applicable provisions of 30 TAC Chapter 335, relating to Industrial Solid Waste Management.

b. Industrial wastewater that is being collected, accumulated, stored, or processed before discharge through any final discharge outfall, specified by this permit, is considered to be industrial solid waste until the wastewater passes through the actual point source discharge and must be managed in accordance with all applicable provisions of 30 TAC Chapter 335.

c. The permittee shall provide written notification, pursuant to the requirements of 30 TAC § 335.8(b)(1), to the Corrective Action Section (MC 127) of the Remediation Division informing the Commission of any closure activity involving an Industrial Solid Waste Management Unit, at least 90 days prior to conducting such an activity.

d. Construction of any industrial solid waste management unit requires the prior written notification of the proposed activity to the Registration and Reporting Section (MC 129) of the Permitting and Remediation Support Division. No person shall dispose of industrial solid waste, including sludge or other solids from wastewater treatment processes, prior to fulfilling the deed recordation requirements of 30 TAC § 335.5.

e. The term "industrial solid waste management unit" means a landfill, surface impoundment, waste-pile, industrial furnace, incinerator, cement kiln, injection well, container, drum, salt dome waste containment cavern, or any other structure vessel, appurtenance, or other improvement on land used to manage industrial solid waste.

f. The permittee shall keep management records for all sludge (or other waste) removed from any wastewater treatment process. These records shall fulfill all applicable requirements of 30 TAC Chapter 335 and must include the following, as it pertains to wastewater treatment and discharge:

   i. Volume of waste and date(s) generated from treatment process;
   ii. Volume of waste disposed of on-site or shipped off-site;
   iii. Date(s) of disposal;
   iv. Identity of hauler or transporter;
   v. Location of disposal site; and
   vi. Method of final disposal.

   The above records shall be maintained on a monthly basis. The records shall be retained at the facility site, or shall be readily available for review by authorized representatives of the TCEQ for at least five years.

11. For industrial facilities to which the requirements of 30 TAC Chapter 335 do not apply, sludge and solid wastes, including tank cleaning and contaminated solids for disposal, shall be disposed of in accordance with Chapter 361 of the Texas Health and Safety Code.

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SLUDGE PROVISIONS

The permittee is authorized to dispose of sludge or biosolids only at a Texas Commission on Environmental Quality (TCEQ) authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge. **The disposal of sludge or biosolids by land application on property owned, leased or under the direct control of the permittee is a violation of the permit unless the site is authorized with the TCEQ. This provision does not authorize Distribution and Marketing of Class A or Class AB Biosolids. This provision does not authorize the permittee to land apply biosolids on property owned, leased or under the direct control of the permittee.**

SECTION I. REQUIREMENTS APPLYING TO ALL SEWAGE SLUDGE OR BIOSOLIDS LAND APPLICATION

A. General Requirements

1. The permittee shall handle and dispose of sewage sludge or biosolids in accordance with 30 TAC § 312 and all other applicable state and federal regulations in a manner that protects public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present in the sludge or biosolids.

2. In all cases, if the person (permit holder) who prepares the sewage sludge or biosolids supplies the sewage sludge or biosolids to another person for land application use or to the owner or lease holder of the land, the permit holder shall provide necessary information to the parties who receive the sludge or biosolids to assure compliance with these regulations.

3. The land application of processed or unprocessed chemical toilet waste, grease trap waste, grit trap waste, milk solids, or similar non-hazardous municipal or industrial solid wastes, or any of the wastes listed in this provision combined with biosolids, WTP residuals or domestic septage is prohibited unless the grease trap waste is added at a fats, oil and grease (FOG) receiving facility as part of an anaerobic digestion process.

B. Testing Requirements

1. Sewage sludge or biosolids shall be tested once during the term of this permit in accordance with the method specified in both 40 CFR Part 261, Appendix II and 40 CFR Part 268, Appendix I [Toxicity Characteristic Leaching Procedure (TCLP)] or other method that receives the prior approval of the TCEQ for the contaminants listed in 40 CFR Part 261.24, Table 1. Sewage sludge or biosolids failing this test shall be managed according to RCRA standards for generators of hazardous waste, and the waste's disposition must be in accordance with all applicable requirements for hazardous waste processing, storage, or disposal. Following failure of any TCLP test, the management or disposal of sewage sludge or biosolids at a facility other than an authorized hazardous waste processing, storage, or disposal facility shall be prohibited until such time as the permittee can demonstrate the sewage sludge or biosolids no longer exhibits the hazardous waste toxicity characteristics (as demonstrated by the results of the TCLP

tests). A written report shall be provided to both the TCEQ Registration and Reporting Section (MC 129) of the Permitting and Registration Support Division and the Regional Director (MC Region 11) within seven (7) days after failing the TCLP Test.

The report shall contain test results, certification that unauthorized waste management has stopped, and a summary of alternative disposal plans that comply with RCRA standards for the management of hazardous waste. The report shall be addressed to: Director, Permitting and Registration Support Division (MC 129), Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087. In addition, the permittee shall prepare an annual report on the results of all sludge toxicity testing. This annual report shall be submitted to the TCEQ Regional Office (MC Region 11) and the Enforcement Division (MC 224) by September 30th of each year.

2. Biosolids shall not be applied to the land if the concentration of the pollutants exceeds the pollutant concentration criteria in Table 1. The frequency of testing for pollutants in Table 1 is found in Section I.C. of this permit.

TABLE 1

Pollutant	Ceiling Concentration (Milligrams per kilogram)*
Arsenic	75
Cadmium	85
Chromium	3000
Copper	4300
Lead	840
Mercury	57
Molybdenum	75
Nickel	420
PCBs	49
Selenium	100
Zinc	7500

* Dry weight basis

3. Pathogen Control

All sewage sludge that is applied to agricultural land, forest, a public contact site, or a reclamation site must be treated by one of the following methods to ensure that the sludge meets either the Class A, Class AB or Class B biosolids pathogen requirements.

a. For sewage sludge to be classified as Class A biosolids with respect to pathogens, the density of fecal coliform in the sewage sludge must be less than 1,000 most probable number (MPN) per gram of total solids (dry weight basis), or the density of Salmonella sp. bacteria in the sewage sludge must be less than three MPN per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. In addition, one of the alternatives listed below must be met:

Alternative 1 - The temperature of the sewage sludge that is used or disposed shall be maintained at or above a specific value for a period of time. See 30 TAC § 312.82(a)(3)(A) for specific information;

Alternative 5 (PFRP) - Sewage sludge that is used or disposed of must be treated in

one of the Processes to Further Reduce Pathogens (PFRP) described in 40 CFR Part 503, Appendix B. PFRP include composting, heat drying, heat treatment, and thermophilic aerobic digestion; or

Alternative 6 (PFRP Equivalent) - Sewage sludge that is used or disposed of must be treated in a process that has been approved by the U. S. Environmental Protection Agency as being equivalent to those in Alternative 5.

b. For sewage sludge to be classified as Class AB biosolids with respect to pathogens, the density of fecal coliform in the sewage sludge must be less than 1,000 MPN per gram of total solids (dry weight basis), or the density of *Salmonella* sp. bacteria in the sewage sludge be less than three MPN per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. In addition, one of the alternatives listed below must be met:

Alternative 2 - The pH of the sewage sludge that is used or disposed shall be raised to above 12 std. units and shall remain above 12 std. units for 72 hours.

The temperature of the sewage sludge shall be above 52° Celsius for 12 hours or longer during the period that the pH of the sewage sludge is above 12 std. units.

At the end of the 72-hour period during which the pH of the sewage sludge is above 12 std. units, the sewage sludge shall be air dried to achieve a percent solids in the sewage sludge greater than 50%; or

Alternative 3 - The sewage sludge shall be analyzed for enteric viruses prior to pathogen treatment. The limit for enteric viruses is less than one Plaque-forming Unit per four grams of total solids (dry weight basis) either before or following pathogen treatment. See 30 TAC § 312.82(a)(2)(C)(i-iii) for specific information. The sewage sludge shall be analyzed for viable helminth ova prior to pathogen treatment. The limit for viable helminth ova is less than one per four grams of total solids (dry weight basis) either before or following pathogen treatment. See 30 TAC § 312.82(a)(2)(C)(iv-vi) for specific information; or

Alternative 4 - The density of enteric viruses in the sewage sludge shall be less than one Plaque-forming Unit per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. The density of viable helminth ova in the sewage sludge shall be less than one per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed.

c. Sewage sludge that meets the requirements of Class AB biosolids may be classified a Class A biosolids if a variance request is submitted in writing that is supported by substantial documentation demonstrating equivalent methods for reducing odors and written approval is granted by the executive director. The executive director may deny the variance request or revoke that approved variance if it is determined that the variance may potentially endanger human health or the environment, or create nuisance odor conditions.

d. Three alternatives are available to demonstrate compliance with Class B biosolids

criteria.
Alternative 1

i. A minimum of seven random samples of the sewage sludge shall be collected within 48 hours of the time the sewage sludge is used or disposed of during each monitoring episode for the sewage sludge.

ii. The geometric mean of the density of fecal coliform in the samples collected shall be less than either 2,000,000 MPN per gram of total solids (dry weight basis) or 2,000,000 Colony Forming Units per gram of total solids (dry weight basis).

Alternative 2 - Sewage sludge that is used or disposed of shall be treated in one of the Processes to Significantly Reduce Pathogens (PSRP) described in 40 CFR Part 503, Appendix B, so long as all of the following requirements are met by the generator of the sewage sludge.

i. Prior to use or disposal, all the sewage sludge must have been generated from a single location, except as provided in paragraph v. below;

ii. An independent Texas Licensed Professional Engineer must make a certification to the generator of a sewage sludge that the wastewater treatment facility generating the sewage sludge is designed to achieve one of the PSRP at the permitted design loading of the facility. The certification need only be repeated if the design loading of the facility is increased. The certification shall include a statement indicating the design meets all the applicable standards specified in Appendix B of 40 CFR Part 503;

iii. Prior to any off-site transportation or on-site use or disposal of any sewage sludge generated at a wastewater treatment facility, the chief certified operator of the wastewater treatment facility or other responsible official who manages the processes to significantly reduce pathogens at the wastewater treatment facility for the permittee, shall certify that the sewage sludge underwent at least the minimum operational requirements necessary in order to meet one of the PSRP. The acceptable processes and the minimum operational and record keeping requirements shall be in accordance with established U.S. Environmental Protection Agency final guidance;

iv. All certification records and operational records describing how the requirements of this paragraph were met shall be kept by the generator for a minimum of three years and be available for inspection by commission staff for review; and

v. If the sewage sludge is generated from a mixture of sources, resulting from a person who prepares sewage sludge from more than one wastewater treatment facility, the resulting derived product shall meet one of the PSRP, and shall meet the certification, operation, and record keeping requirements of this paragraph.

Alternative 3 - Sewage sludge shall be treated in an equivalent process that has been approved by the U.S. Environmental Protection Agency, so long as all of the following requirements are met by the generator of the sewage sludge.

i. Prior to use or disposal, all the sewage sludge must have been generated from a single location, except as provided in paragraph v. below;

ii. Prior to any off-site transportation or on-site use or disposal of any sewage sludge generated at a wastewater treatment facility, the chief certified operator of the wastewater treatment facility or other responsible official who manages the processes to significantly reduce pathogens at the wastewater treatment facility for the permittee, shall certify that the sewage sludge underwent at least the minimum operational requirements necessary in order to meet one of the PSRP. The acceptable processes and the minimum operational and record keeping requirements shall be in accordance with established U.S. Environmental Protection Agency final guidance;

iii. All certification records and operational records describing how the requirements of this paragraph were met shall be kept by the generator for a minimum of three years and be available for inspection by commission staff for review;

iv. The Executive Director will accept from the U.S. Environmental Protection Agency a finding of equivalency to the defined PSRP; and

v. If the sewage sludge is generated from a mixture of sources resulting from a person who prepares sewage sludge from more than one wastewater treatment facility, the resulting derived product shall meet one of the Processes to Significantly Reduce Pathogens, and shall meet the certification, operation, and record keeping requirements of this paragraph.

In addition to the Alternatives 1 – 3, the following site restrictions must be met if Class B biosolids are land applied:

i. Food crops with harvested parts that touch the biosolids/soil mixture and are totally above the land surface shall not be harvested for 14 months after application of biosolids.

ii. Food crops with harvested parts below the surface of the land shall not be harvested for 20 months after application of biosolids when the biosolids remain on the land surface for 4 months or longer prior to incorporation into the soil.

iii. Food crops with harvested parts below the surface of the land shall not be harvested for 38 months after application of biosolids when the biosolids remain on the land surface for less than 4 months prior to incorporation into the soil.

iv. Food crops, feed crops, and fiber crops shall not be harvested for 30 days after application of biosolids.

v. Domestic livestock shall not be allowed to graze on the land for 30 days after application of biosolids.

vi. Turf grown on land where biosolids are applied shall not be harvested for 1 year

after application of the sewage sludge when the harvested turf is placed on either land with a high potential for public exposure or a lawn.

vii. Public access to land with a high potential for public exposure shall be restricted for 1 year after application of biosolids.

viii. Public access to land with a low potential for public exposure shall be restricted for 30 days after application of biosolids.

ix. Land application of biosolids shall be in accordance with the buffer zone requirements found in 30 TAC § 312.44.

4. Vector Attraction Reduction Requirements

All bulk sewage sludge that is applied to agricultural land, forest, a public contact site, or a reclamation site shall be treated by one of the following Alternatives 1 through 10 for vector attraction reduction.

Alternative 1 - The mass of volatile solids in the sewage sludge shall be reduced by a minimum of 38%.

Alternative 2 - If Alternative 1 cannot be met for an anaerobically digested sludge, demonstration can be made by digesting a portion of the previously digested sludge anaerobically in the laboratory in a bench-scale unit for 40 additional days at a temperature between 30° and 37° Celsius. Volatile solids must be reduced by less than 17% to demonstrate compliance.

Alternative 3 - If Alternative 1 cannot be met for an aerobically digested sludge, demonstration can be made by digesting a portion of the previously digested sludge with percent solids of two percent or less aerobically in the laboratory in a bench-scale unit for 30 additional days at 20° Celsius. Volatile solids must be reduced by less than 15% to demonstrate compliance.

Alternative 4 - The specific oxygen uptake rate (SOUR) for sewage sludge treated in an aerobic process shall be equal to or less than 1.5 milligrams of oxygen per hour per gram of total solids (dry weight basis) at a temperature of 20° Celsius.

Alternative 5 - Sewage sludge shall be treated in an aerobic process for 14 days or longer. During that time, the temperature of the sewage sludge shall be higher than 40° Celsius and the average temperature of the sewage sludge shall be higher than 45° Celsius.

Alternative 6 - The pH of sewage sludge shall be raised to 12 or higher by alkali addition and, without the addition of more alkali shall remain at 12 or higher for two hours and then remain at a pH of 11.5 or higher for an additional 22 hours at the time the sewage sludge is prepared for sale

or given away in a bag or other container.

Alternative 7 - The percent solids of sewage sludge that does not contain unstabilized solids generated in a primary wastewater treatment process shall be equal to or greater than 75% based on the moisture content and total solids prior to mixing with other materials. Unstabilized solids are defined as organic materials in sewage sludge that have not been treated in either an aerobic or anaerobic treatment process.

Alternative 8 - The percent solids of sewage sludge that contains unstabilized solids generated in a primary wastewater treatment process shall be equal to or greater than 90% based on the moisture content and total solids prior to mixing with other materials at the time the sludge is used. Unstabilized solids are defined as organic materials in sewage sludge that have not been treated in either an aerobic or anaerobic treatment process.

Alternative 9 -

i. Biosolids shall be injected below the surface of the land.

ii. No significant amount of the biosolids shall be present on the land surface within one hour after biosolids are injected.

iii. When sewage sludge that is injected below the surface of the land is Class A or Class AB with respect to pathogens, the biosolids shall be injected below the land surface within eight hours after being discharged from the pathogen treatment process.

Alternative 10-

i. Biosolids applied to the land surface or placed on a surface disposal site shall be incorporated into the soil within six hours after application to or placement on the land.

ii. When biosolids that are incorporated into the soil is Class A or Class AB with respect to pathogens, the biosolids shall be applied to or placed on the land within eight hours after being discharged from the pathogen treatment process.

C. Monitoring Requirements

Toxicity Characteristic Leaching Procedure (TCLP) Test	- once during the term of this permit
PCBs	- once during the term of this permit

All metal constituents and fecal coliform or *Salmonella* sp. bacteria shall be monitored at the appropriate frequency shown below, pursuant to 30 TAC § 312.46(a)(1):

Amount of biosolids (*) metric tons per 365-day period	Monitoring Frequency
0 to less than 290	Once/Year

290 to less than 1,500	Once/Quarter
1,500 to less than 15,000	Once/Two Months
15,000 or greater	Once/Month

(*) *The amount of bulk biosolids applied to the land (dry wt. basis).*

Representative samples of sewage sludge shall be collected and analyzed in accordance with the methods referenced in 30 TAC § 312.7

Identify each of the analytic methods used by the facility to analyze enteric viruses, fecal coliforms, helminth ova, *Salmonella* sp., and other regulated parameters.

Identify in the following categories (as applicable) the sewage sludge or biosolids treatment process or processes at the facility: preliminary operations (e.g., sludge or biosolids grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

Identify the nature of material generated by the facility (such as a biosolid for beneficial use or land-farming, or sewage sludge or biosolids for disposal at a monofill) and whether the material is ultimately conveyed off-site in bulk or in bags.

SECTION II. REQUIREMENTS SPECIFIC TO BULK SEWAGE SLUDGE FOR APPLICATION TO THE LAND MEETING CLASS A, CLASS AB or B BIOSOLIDS PATHOGEN REDUCTION AND THE CUMULATIVE LOADING RATES IN TABLE 2, OR CLASS B PATHOGEN REDUCTION AND THE POLLUTANT CONCENTRATIONS IN TABLE 3

For those permittees meeting Class A, Class AB or B pathogen reduction requirements and that meet the cumulative loading rates in Table 2 below, or the Class B pathogen reduction requirements and contain concentrations of pollutants below listed in Table 3, the following conditions apply:

A. Pollutant Limits

Table 2

Pollutant	Cumulative Pollutant Loading Rate (pounds per acre)*
Arsenic	36
Cadmium	35
Chromium	2677
Copper	1339
Lead	268
Mercury	15
Molybdenum	Report Only
Nickel	375
Selenium	89
Zinc	2500

Table 3

Pollutant	Monthly Average Concentration (milligrams per kilogram)*
Arsenic	41
Cadmium	39
Chromium	1200
Copper	1500
Lead	300
Mercury	17
Molybdenum	Report Only
Nickel	420
Selenium	36
Zinc	2800

*Dry weight basis

B. Pathogen Control

All bulk sewage sludge that is applied to agricultural land, forest, a public contact site, a reclamation site, shall be treated by either Class A, Class AB or Class B biosolids pathogen reduction requirements as defined above in Section I.B.3.

C. Management Practices

1. Bulk biosolids shall not be applied to agricultural land, forest, a public contact site, or a reclamation site that is flooded, frozen, or snow-covered so that the bulk sewage sludge enters a wetland or other waters in the State.

2. Bulk sewage sludge not meeting Class A biosolids requirements shall be land applied in a manner which complies with Applicability in accordance with 30 TAC §312.41 and the Management Requirements in accordance with 30 TAC § 312.44.

3. Bulk biosolids shall be applied at or below the agronomic rate of the cover crop.

4. An information sheet shall be provided to the person who receives bulk Class A or AB biosolids sold or given away. The information sheet shall contain the following information:

    a. The name and address of the person who prepared the Class A or AB biosolids that are sold or given away in a bag or other container for application to the land.

    b. A statement that application of the Class A or AB biosolids to the land is prohibited except in accordance with the instruction on the label or information sheet.

    c. The annual whole sludge application rate for the biosolids application rate for the biosolids that does not cause any of the cumulative pollutant loading rates in Table 2 above to be exceeded, unless the pollutant concentrations in Table 3 found in Section II above are met.

D. Notification Requirements

1. If bulk biosolids are applied to land in a State other than Texas, written notice shall be provided prior to the initial land application to the permitting authority for the State in which the bulk biosolids are proposed to be applied. The notice shall include:

    a. The location, by street address, and specific latitude and longitude, of each land application site.

    b. The approximate time period bulk biosolids will be applied to the site.

    c. The name, address, telephone number, and National Pollutant Discharge Elimination System permit number (if appropriate) for the person who will apply the bulk biosolids.

E. Record Keeping Requirements

The documents will be retained at the facility site and/or shall be readily available for review by a TCEQ representative. The person who prepares bulk sewage sludge or a biosolids material shall develop the following information and shall retain the information at the facility site and/or shall be readily available for review by a TCEQ representative for a period of five years. If the permittee supplies the sludge to another person who land applies the

sludge, the permittee shall notify the land applier of the requirements for record keeping found in 30 TAC § 312.47 for persons who land apply.

1. The concentration (mg/kg) in the sludge of each pollutant listed in Table 3 above and the applicable pollutant concentration criteria (mg/kg), or the applicable cumulative pollutant loading rate and the applicable cumulative pollutant loading rate limit (lbs/ac) listed in Table 2 above.

2. A description of how the pathogen reduction requirements are met (including site restrictions for Class AB and Class B biosolids, if applicable).

3. A description of how the vector attraction reduction requirements are met.

4. A description of how the management practices listed above in Section II.C are being met.

5. The following certification statement:

   "I certify, under penalty of law, that the applicable pathogen requirements in 30 TAC § 312.82(a) or (b) and the vector attraction reduction requirements in 30 TAC § 312.83(b) have been met for each site on which bulk biosolids are applied. This determination has been made under my direction and supervision in accordance with the system designed to ensure that qualified personnel properly gather and evaluate the information used to determine that the management practices have been met. I am aware that there are significant penalties for false certification including fine and imprisonment."

6. The recommended agronomic loading rate from the references listed in Section II.C.3. above, as well as the actual agronomic loading rate shall be retained. The person who applies bulk biosolids shall develop the following information and shall retain the information at the facility site and/or shall be readily available for review by a TCEQ representative indefinitely. If the permittee supplies the sludge to another person who land applies the sludge, the permittee shall notify the land applier of the requirements for record keeping found in 30 TAC § 312.47 for persons who land apply:

   a. A certification statement that all applicable requirements (specifically listed) have been met, and that the permittee understands that there are significant penalties for false certification including fine and imprisonment. See 30 TAC § 312.47(a)(4)(A)(ii) or 30 TAC § 312.47(a)(5)(A)(ii), as applicable, and to the permittee's specific sludge treatment activities.

   b. The location, by street address, and specific latitude and longitude, of each site on which sludge is applied.

   c. The number of acres in each site on which bulk sludge is applied.

   d. The date and time sludge is applied to each site.

e. The cumulative amount of each pollutant in pounds/acre listed in Table 2 applied to each site.

f. The total amount of sludge applied to each site in dry tons.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

F. Reporting Requirements

The permittee shall report annually to the TCEQ Regional Office (MC Region 11) and the Enforcement Division (MC 224), by September 30th of each year the following information:

1. Identify in the following categories (as applicable) the sewage sludge or biosolids treatment process or processes at the facility: preliminary operations (e.g., sludge or biosolids grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. Identify the nature of material generated by the facility (such as a biosolid for beneficial use or land-farming, or sewage sludge for disposal at a monofill) and whether the material is ultimately conveyed off-site in bulk or in bags.

3. Results of tests performed for pollutants found in either Table 2 or 3 as appropriate for the permittee's land application practices.

4. The frequency of monitoring listed in Section I.C. that applies to the permittee.

5. Toxicity Characteristic Leaching Procedure (TCLP) results.

6. PCB concentration in sludge or biosolids in mg/kg.

7. Identity of hauler(s) and TCEQ transporter number.

8. Date(s) of transport.

9. Texas Commission on Environmental Quality registration number, if applicable.

10. Amount of sludge or biosolids disposal dry weight (lbs/acre) at each disposal site.

11. The concentration (mg/kg) in the sludge or biosolids of each pollutant listed in Table 1 (defined as a monthly average) as well as the applicable pollutant concentration criteria (mg/kg) listed in Table 3 above, or the applicable pollutant loading rate limit (lbs/acre) listed in Table 2 above if it exceeds 90% of the limit.

12. Level of pathogen reduction achieved (Class A, Class AB or Class B).

13. Alternative used as listed in Section I.B.3.(a. or b.). Alternatives describe how the pathogen reduction requirements are met. If Class B biosolids, include information on how site restrictions were met.

14. Identify each of the analytic methods used by the facility to analyze enteric viruses, fecal coliforms, helminth ova, *Salmonella* sp., and other regulated parameters.

15. Vector attraction reduction alternative used as listed in Section I.B.4.

16. Amount of sludge or biosolids transported in dry tons/year.

17. The certification statement listed in either 30 TAC § 312.47(a)(4)(A)(ii) or 30 TAC § 312.47(a)(5)(A)(ii) as applicable to the permittee's sludge or biosolids treatment activities, shall be attached to the annual reporting form.

18. When the amount of any pollutant applied to the land exceeds 90% of the cumulative pollutant loading rate for that pollutant, as described in Table 2, the permittee shall report the following information as an attachment to the annual reporting form.

    a. The location, by street address, and specific latitude and longitude.

    b. The number of acres in each site on which bulk biosolids are applied.

    c. The date and time bulk biosolids are applied to each site.

    d. The cumulative amount of each pollutant (i.e., pounds/acre) listed in Table 2 in the bulk biosolids applied to each site.

    e. The amount of biosolids (i.e., dry tons) applied to each site.

    The above records shall be maintained on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

SECTION III. REQUIREMENTS APPLYING TO ALL SEWAGE SLUDGE OR BIOSOLIDS DISPOSED IN A MUNICIPAL SOLID WASTE LANDFILL

A. The permittee shall handle and dispose of sewage sludge or biosolids in accordance with 30 TAC § 330 and all other applicable state and federal regulations to protect public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present. The permittee shall ensure that the sewage sludge or biosolids meets the requirements in 30 TAC § 330 concerning the quality of the sludge disposed in a municipal solid waste landfill.

B. If the permittee generates sewage sludge or biosolids and supplies that sewage sludge or biosolids to the owner or operator of a municipal solid waste landfill (MSWLF) for disposal, the permittee shall provide to the owner or operator of the MSWLF appropriate information needed to be in compliance with the provisions of this permit.

C. Sewage sludge or biosolids hall be tested once during the term of this permit in accordance with the method specified in both 40 CFR Part 261, Appendix II and 40 CFR Part 268, Appendix I (Toxicity Characteristic Leaching Procedure) or other method, which receives the prior approval of the TCEQ for contaminants listed in Table 1 of 40 CFR § 261.24. Sewage sludge or biosolids failing this test shall be managed according to RCRA standards for generators of hazardous waste, and the waste's disposition must be in accordance with all applicable requirements for hazardous waste processing, storage, or disposal.

   Following failure of any TCLP test, the management or disposal of sewage sludge or biosolids at a facility other than an authorized hazardous waste processing, storage, or disposal facility shall be prohibited until such time as the permittee can demonstrate the sewage sludge or biosolids no longer exhibits the hazardous waste toxicity characteristics (as demonstrated by the results of the TCLP tests). A written report shall be provided to both the TCEQ Registration and Reporting Section (MC 129) of the Permitting and Registration Support Division and the Regional Director (MC Region 11) of the appropriate TCEQ field office within 7 days after failing the TCLP Test.

   The report shall contain test results, certification that unauthorized waste management has stopped, and a summary of alternative disposal plans that comply with RCRA standards for the management of hazardous waste. The report shall be addressed to: Director, Permitting and Registration Support Division (MC 129), Texas Commission on Environmental Quality, P. O. Box 13087, Austin, Texas 78711-3087. In addition, the permittee shall prepare an annual report on the results of all sludge toxicity testing. This annual report shall be submitted to the TCEQ Regional Office (MC Region 11) and the Enforcement Division (MC 224), by September 30$_{th}$ of each year.

D. Sewage sludge or biosolids shall be tested as needed, in accordance with the requirements of 30 TAC Chapter 330.

E. Record Keeping Requirements

   The permittee shall develop the following information and shall retain the information for five years.

1. The description (including procedures followed and the results) of all liquid Paint Filter Tests performed.

2. The description (including procedures followed and results) of all TCLP tests performed.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

F. Reporting Requirements

The permittee shall report annually to the TCEQ Regional Office (MC Region 11) and the Enforcement Division (MC 224), by September 30th of each year the following information:

1. Identify in the following categories (as applicable) the sewage sludge or biosolids treatment process or processes at the facility: preliminary operations (e.g., sludge or biosolids grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. Toxicity Characteristic Leaching Procedure (TCLP) results.

3. Annual sludge production in dry tons/year.

4. Amount of sludge or biosolids disposed in a municipal solid waste landfill in dry tons/year.

5. Amount of sludge or biosolids transported interstate in dry tons/year.

6. A certification that the sewage sludge or biosolids meets the requirements of 30 TAC § 330 concerning the quality of the sludge disposed in a municipal solid waste landfill.

7. Identity of hauler(s) and transporter registration number.

8. Owner of disposal site(s).

9. Location of disposal site(s).

10. Date(s) of disposal.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

SECTION IV. REQUIREMENTS APPLYING TO SLUDGE OR BIOSOLIDS TRANSPORTED TO ANOTHER FACILITY FOR FURTHER PROCESSING

These provisions apply to sludge or biosolids that is transported to another wastewater treatment facility or facility that further processes sludge or biosolids. These provisions are intended to allow transport of sludge or biosolids to facilities that have been authorized to accept sludge or biosolids. These provisions do not limit the ability of the receiving facility to determine whether to accept the sludge or biosolids, nor do they limit the ability of the receiving facility to request additional testing or documentation.

A. General Requirements

1. The permittee shall handle and dispose of sewage sludge or biosolids in accordance with 30 TAC Chapter 312 and all other applicable state and federal regulations in a manner that protects public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present in the sludge.

2. Sludge or biosolids may only be transported using a registered transporter or using an approved pipeline.

B. Record Keeping Requirements

1. For sludge transported by an approved pipeline, the permittee must maintain records of the following:

   a. the amount of sludge or biosolids transported;

   b. the date of transport;

   c. the name and TCEQ permit number of the receiving facility or facilities;

   d. the location of the receiving facility or facilities;

   e. the name and TCEQ permit number of the facility that generated the waste; and

   f. copy of the written agreement between the permittee and the receiving facility to accept sludge or biosolids.

2. For sludge or biosolids transported by a registered transporter, the permittee must maintain records of the completed trip tickets in accordance with 30 TAC § 312.145(a)(1)-(7) and amount of sludge or biosolids transported.

3. The above records shall be maintained on-site on a monthly basis and shall be made available to the TCEQ upon request. These records shall be retained for at least five years.

C. Reporting Requirements

The permittee shall report annually to the TCEQ Regional Office (MC Region 11) and the Enforcement Division (MC 224), by September 30th of each year the following information:

1. Identify in the following categories (as applicable) the sewage sludge or biosolids treatment process or processes at the facility: preliminary operations (e.g., sludge or biosolids grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. the annual sludge or biosolids production;

3. the amount of sludge or biosolids transported;

4. the owner of each receiving facility;

5. the location of each receiving facility; and

6. the date(s) of disposal at each receiving facility.

SPECIAL PROVISIONS:

1. This permit is granted subject to the policy of the Commission to encourage the development of areawide waste collection, treatment and disposal systems. The Commission reserves the right to amend this permit in accordance with applicable procedural requirements to require the system covered by this permit to be integrated into an areawide system, should such be developed; to require the delivery of the wastes authorized to be collected in, treated by or discharged from said system, to such areawide system; or to amend this permit in any other particular to effectuate the Commission's policy. Such amendments may be made when the changes required are advisable for water quality control purposes and are feasible on the basis of waste treatment technology, engineering, financial, and related considerations existing at the time the changes are required, exclusive of the loss of investment in or revenues from any then existing or proposed waste collection, treatment or disposal system.

2. The permittee shall employ or contract with one or more licensed wastewater treatment facility operators or wastewater system operations companies holding a valid license or registration according to the requirements of 30 TAC Chapter 30, Occupational Licenses and Registrations, and in particular 30 TAC Chapter 30, Subchapter J, Wastewater Operators and Operations Companies.

   This Category C facility must be operated by a chief operator or an operator holding a Class C license or higher. The facility must be operated a minimum of five days per week by the licensed chief operator or an operator holding the required level of license or higher. The licensed chief operator or operator holding the required level of license or higher must be available by telephone or pager seven days per week. Where shift operation of the wastewater treatment facility is necessary, each shift which does not have the on-site supervision of the licensed chief operator must be supervised by an operator in charge who is licensed not less than one level below the category for the facility.

3. The permittee shall maintain and operate the treatment facility in order to achieve optimum efficiency of treatment capability. This shall include required monitoring of effluent flow and quality as well as appropriate grounds and building maintenance.

4. Prior to construction of the wastewater treatment facilities, the permittee shall submit to the TCEQ Wastewater Permitting Section (MC 148) of the Water Quality Division, a summary transmittal letter according to the requirements in 30 TAC § 217.6(d). If requested by the Wastewater Permitting Section, the permittee shall submit plans, specifications and a final engineering design report which comply with the requirements of 30 TAC Chapter 217, Design Criteria for Wastewater Treatment Systems. The permittee shall clearly show how the treatment system will meet the permitted effluent limitations required on Page 2 of the permit. A copy of the summary transmittal letter shall be available at the plant site for inspection by authorized representatives of the TCEQ

5. Prior to construction of the subsurface area drip dispersal system, the permittee shall submit, to the TCEQ Domestic Wastewater Section (MC148) of the Water Quality Division, an engineering report, including plans and specifications, that meets the requirements in 30 TAC Chapter 222, Subsurface Drip Dispersal Systems, Subchapter D: Design Criteria.

6. Reporting requirements according to 30 TAC §§ 319.1-319.11 and any additional effluent reporting requirements contained in this permit are suspended from the effective date of the permit until plant startup or discharge, whichever occurs first, from the facility described by this permit. The permittee shall provide written notice to the TCEQ Regional Office (MC Region 11) and the Applications Review and Processing Team (MC 148) of the Water Quality Division at least forty-five (45) days prior to plant startup or anticipated discharge, whichever occurs first, on Notification of Completion Form 20007.

7. The permittee shall comply with the requirements of 30 TAC § 309.13 (a) through (d). In addition, by ownership of the required buffer zone area, the permittee shall comply with the requirements of 30 TAC § 309.13(e)

8. Application rates shall not exceed 0.1 gallons per square foot per day. The permittee is responsible for providing equipment to determine the application rate and for maintaining accurate records of the volume of effluent applied. According to the requirements of 30 TAC § 222.161(d), the permittee shall maintain records documenting all activities associated with maintaining the vegetative cover (the crops), like planting, over-seeding, mowing height, fertilizing, and harvesting. These records shall be maintained for a minimum of five years and be made available to TCEQ staff upon request

9. The permittee shall use cultural practices to promote and maintain the health and propagation of Bermudagrass (warm season) overseeded with Winter rye (cool season) crops and avoid plant lodging. The permittee shall harvest the crops (cut and remove it from the field) at least once during the year. Harvesting and mowing dates shall be recorded in a logbook kept on site to be made available to TCEQ personnel upon request

10. The permittee shall maintain a minimum rootable soil depth of 12 inches below the drip irrigation lines. At least a six-inch layer of soil shall be maintained over the drip lines. If imported soils are used, the permittee shall submit no later than 90 days prior to construction to the TCEQ Water Quality Assessment Team (MC 150) and the Wastewater Permitting Section (MC 148) of the Water Quality Division a plan for review/revision and approval describing how the imported soils will be incorporated into the native soils and how soil erosion will be prevented in the affected areas

11. The physical condition of the land application fields shall be monitored on a weekly basis. Any areas with problems such as surface runoff, surficial erosion, stressed or damaged vegetation, etc., shall be recorded in the field log kept onsite. Corrective measures will be implemented within 24 hours of discovery.

12. Subsurface irrigation practices shall be designed and managed as to prevent ponding and surfacing of effluent, contamination of ground and surface water, and the occurrence of nuisance conditions in the area. To promote effluent and nutrient uptake by the crop, and to prevent pathways for effluent surfacing, Bermudagrass (warm season) overseeded with Winter rye (cool season) shall be established and well maintained in the irrigation area throughout the year.

13. For any area where treated effluent is stored or where there exist hose bibs or faucets, the permittee shall erect adequate signs stating that the irrigation water is from a non-potable water supply. Signs shall consist of a red slash superimposed over the international symbol

for drinking water accompanied by the message "DO NOT DRINK THE WATER" in both English and Spanish. All piping transporting the effluent shall be clearly marked with these same signs.

14. Based on the requirements of 30 TAC 222.151, the SADDS shall be designed and managed so as to prevent seepage or percolation out of the root zone, other than leaching in the amount required to maintain the health of the vegetative cover. Surfacing and ponding is prohibited. Creating a condition at the treatment facility or the drip dispersal zones that contributes to vector attraction or odor is prohibited.

15. Effluent shall not be applied for irrigation during rainfall events or when the ground is frozen or saturated.

16. Drip irrigation lines shall be installed on the contour and lateral slopes of the tubing shall not exceed 1 percent. The permittee can apply for a variance to this provision by providing justification in the detailed design criteria per Chapter 222 indicating how uneven application of effluent due to back draining will be avoided.

17. The permittee shall remove large (greater than 12-inch) stones and flagstones from the irrigation area. Any large stones brought to the surface during any trenching for the drip lines, construction, maintenance activities, and/or any disturbance of the soil shall be removed.

18. Each zone shall have at least two soil moisture-sensing devices placed at 12 inches below the depth of the drip lines that will automatically shut off irrigation to that zone when the soil becomes saturated. The devices shall be located on the downgradient side of each zone and be spaced a minimum of 50 feet apart. The soil moisture monitoring devices, including a map of the monitoring device locations, shall be included with the dispersal zone design and submitted with the engineering report required by 222 TAC Subchapter D.

19. Irrigation to treated effluent on land with a slope of 10% or greater is prohibited. Irrigation of treated effluent shall be limited to those tracts designated on Attachment A of this permit only after proper grading has been accomplished.

20. The SADDS shall consist of a sufficient number of different dispersal zones. The minimum depth of soil above the drip irrigation lines shall be at least six inches, and the minimum depth of soil below the drip irrigation lines shall consist of at least twelve inches of usable soil. In the event of effluent surfacing due to damage to the drip irrigation lines, effluent application shall be shut-off to the drip irrigation zone and public access to the zone shall be restricted.

21. The permittee shall design and install temporary storage that equals at least three days of the design flow of the facility for times when the subsurface area drip dispersal system is out of service due to an emergency or scheduled maintenance. In addition, the permittee shall pump and haul wastewater from the facility to prevent the discharge of treated or untreated wastewater if complete shutdown of the wastewater treatment facility becomes necessary or if the storage capacity is exceeded.

22. Permanent transmission lines shall be installed from the treatment system to each drip

irrigation zone of the subsurface drip irrigation system. According to 30 TAC § 222.153, the permittee shall flush the subsurface area drip dispersal system from the dispersal zone and return the flush water to a point preceding the treatment system at least once every two months.

23. The permittee shall obtain representative soil samples from the root zones of the land application area receiving wastewater. Composite sampling techniques shall be used. Each composite sample shall represent no more than 15.1 acres with no less than two soil cores per each dispersal zone. Subsamples shall be composited by like sampling depth and soil type for analysis and reporting. Soil types are soils that have like topsoil or plow layer textures. These soils shall be sampled individually from 0 to 12 inches and 12 to 24 inches below ground level. Soils shall be sampled in December to February and shall be analyzed within 30 days of sample collection.

    The permittee shall provide annual soil analyses of the land application area according to the following table:

Parameter	**Method**	**Minimum Analytical Level (MAL)**	**Reporting units**
pH	2:1 (v/v) water to soil mixture		Reported to 0.1 pH units after calibration of pH meter
Electrical Conductivity	2:1 (v/v) water to soil mixture	0.01	dS/m (same as mmho/cm)
Nitrate-nitrogen	From a 1 N KCl soil extract	1	mg/kg (dry weight basis)
Total Kjeldahl Nitrogen (TKN)	For determination of Organic plus Ammonium Nitrogen. Procedures that use Mercury (Hg) are not acceptable.	20	mg/kg (dry weight basis)
Total Nitrogen	= TKN plus Nitrate-nitrogen		mg/kg (dry weight basis)
Plant-available: Phosphorus	Mehlich III with inductively coupled plasma	1	mg/kg (dry weight basis)
Plant-	May be determined	5 (K)	mg/kg (dry weight basis)

available: Potassium (K) Calcium (Ca) Magnesium (Mg) Sodium (Na) Sulfur (S)	in the same Mehlich III extract with inductively coupled plasma	10 (Ca) 5 (Mg) 10 (Na) 1 (S)	
Sodium Adsorption Ratio (SAR)	$SAR = \frac{Na}{\sqrt{\frac{(Ca + Mg)}{2}}}$		*Express concentrations* of Na, Ca and Mg in the water saturated paste extract in milliequivalents/liter (meq/L) to calculate the SAR. The SAR value is unit less. If the SAR is greater than 10, amendments (e.g., gypsum) shall be added to the soil to adjust the SAR to less than 10.
Amendment addition, e.g., gypsum			Report in *short tons/acre* in the year effected

A copy of this soil testing plan shall be provided to the analytical laboratory prior to sample analysis. The permittee shall submit the results of the annual soil sample analyses with copies of the laboratory reports and a map depicting the areas that have received wastewater within the permanent land application fields to the TCEQ Regional Office (MC Region 11), the Enforcement Division (MC 224), and the Water Quality Assessment (MC 150), no later than September 1st of each sampling year. If wastewater is not applied in a particular year, the permittee shall notify the same TCEQ offices and indicate that wastewater has not been applied on the approved land irrigation site(s) during that year.

24. The proposed facility overlies the Edwards Aquifer Contributing Zone, as mapped by the TCEQ, and is therefore subject to 30 TAC 213 Subchapter B requirements.

25. The applicant shall develop a Springs/Seeps Monitoring Plan and submit the plan to the TCEQ Water Quality Assessment Team (MC 150) for review, possible modifications, and approval within 30 days of permit issuance. At a minimum, the plan shall include:

    a) A procedure to conduct quarterly field checks at the drip irrigation fields and down-gradient of the fields to identify emerging springs or seeps.
    b) A procedure to sample springs or seeps in the event that springs/seeps develop

after drip irrigation of effluent commences

c) Quarterly field checks and sampling (if applicable) of the springs/seeps shall occur after a minimum rainfall event of 0.5-inch, if possible.
d) Analysis of springs/seeps water for nutrients, including, but not limited to, a complete nitrogen series [(Nitrate (as N), Nitrite (as N), Total Kjeldahl Nitrogen, ammonia as N], total phosphorus, ortho-phosphate, chlorides, fecal coliform, and specific conductivity.
e) A record of the quarterly checks and sampling of the springs and seeps shall be maintained in a field log and kept onsite for TCEQ inspection.
f) Monitoring of emerging and existing springs/seeps shall continue for the life of the system.
g) The applicant shall submit the data, including laboratory reports, and a map showing the locations of any seeps/springs that were sampled per the Seeps/Springs Monitoring Plan to the Water Quality Assessment Team (MC 150) of the Water Quality Division, the TCEQ Austin Regional 11 Office (MC R 11), and the Enforcement Division (MC 224) during the month of September of each year for review. If no seeps/springs were identified during a particular quarter, that information shall be included in the annual report.
h) A procedure for the implementation of corrective measures to remedy the discharge if laboratory analysis indicates that wastewater is emerging as a seep or spring.
i) The permittee shall implement the plan upon approval by the Water Quality Assessment Team. The executive director may request modification of the approved plan if future information indicates that it would be necessary for the protection of the environment.

26. Any recharge features uncovered byconstruction of an operation of the SADDS fields and wastewater treatment facilities shall be addressed in an updated and certified Recharge Feature Plan. The Recharge Feature Plan will include the best management practices implemented that will prevent impact to recharge features from the wastewater application and prevent groundwater contamination. The updated and certified Recharge Feature Plan shall be submitted to the TCEQ Water Quality Assessment Team (MC 150) and the TCEQ Austin Regional Office (MC Region 11) within 30 days of discovery of the feature. The Recharge Feature Plan must be certified by a Texas-licensed Professional Geoscientist or a Texas-licensed Professional Engineer.

27. The permittee shall comply with buffer zone requirements of 30 TAC Section § 309.13(c). A wastewater treatment plant unit, defined by 30 TAC Section § 309.11(9), must be located a minimum horizontal distance of 250 feet from a private well and a minimum horizontal distance of 500 feet from a public water well site, spring, or other similar sources of public drinking water, as provided by 30 TAC Section § 290.41(c)(1) of this title. (See Attachment B).

28. The permittee shall fill in features PC-KS-01 and PC-KS-02 (open soil test pits) identified in

the Recharge Feature Plan prior to construction of the SADDS fields.

29. The permittee shall maintain a minimum horizontal distance of 150 feet from the feature identified as well PC-KS-03 in the Recharge Feature Plan, or the well must be plugged in accordance with 16 TAC §76.104.

30. The permittee shall maintain a minimum buffer distance of 100 feet from feature PC-KS-04 (a pond) identified in the Recharge Feature Plan or fill in this feature in accordance with applicable regulations.

31. The applicant shall construct berms or swales that will prevent, or divert, stormwater from entering all subsurface wastewater application areas.

32. A wastewater treatment plant unit may not be located in wetlands per 30 TAC § 309.13(b).

33. The permittee shall comply with the buffer zone requirements of 30 TAC § 309.13(c), specifically regarding water wells and waters in the state. The permittee must locate the wastewater irrigation fields a minimum horizontal distance of 500 feet from public water wells, springs, or other similar sources of public drinking water; 150 feet from private water wells; and 100 feet from surface waters in the state.

34. According to 30 TAC § 222.163, Closure Requirements, the permittee shall close the system under the standards set forth in this section.

35. According to the requirements of 30 TAC § 222.43, the permittee shall notify the TCEQ Austin Regional Office (MC R 11) for each of the following activities:

a. At least 30 days prior to the date the field layout and/or construction startup is scheduled to begin for the proposed subsurface drip irrigation system.

b. At least 30 days prior to the date that construction is projected to be complete.
c. Within 30 days after operation of the proposed subsurface drip irrigation system.
d. If soils are imported, at least 30 days prior to completion of the soil importing project.

36. According to the requirements of 30 TAC § 222.45, the permittee shall submit a copy of the issued permit to the health department with jurisdiction in the area where the system is located before commencing operation of the proposed SADDS. The permittee shall retain proof of delivery for the duration of the permit.

37. In accordance with 30 TAC § 319.9, a permittee that has at least twelve months of uninterrupted compliance with its bacteria limit may notify the commission in writing of its compliance and request a less frequent measurement schedule. To request a less frequent schedule, the permittee shall submit a written request to the TCEQ Wastewater Permitting Section (MC 148) for each phase that includes a different monitoring frequency. The request must contain all of the reported bacteria values (Daily Avg. and Daily Max/Single Grab) for the twelve consecutive months immediately prior to the request. If the Executive Director finds that a less frequent measurement schedule is protective of human health and the environment, the permittee may be given a less frequent measurement schedule. For this permit, five/week may be reduced to three/week. **A violation of any bacteria limit by a**

facility that has been granted a less frequent measurement schedule will require the permittee to return to the standard frequency schedule and submit written notice to the TCEQ Wastewater Permitting Section (MC 148). The permittee may not apply for another reduction in measurement frequency for at least 24 months from the date of the last violation. The Executive Director may establish a more frequent measurement schedule if necessary to protect human health or the environment.

38. If imported soils are used, the permittee shall submit, no later than 90 days prior to construction, to the TCEQ Water Quality Assessment Team (MC 150) and the Wastewater Permitting Section (MC 148) of the Water Quality Division, a plan for review and possible revision and approval describing how the imported soils will be incorporated into the native soils and how soil erosion will be prevented in the affected areas.

Attachment A: Figures

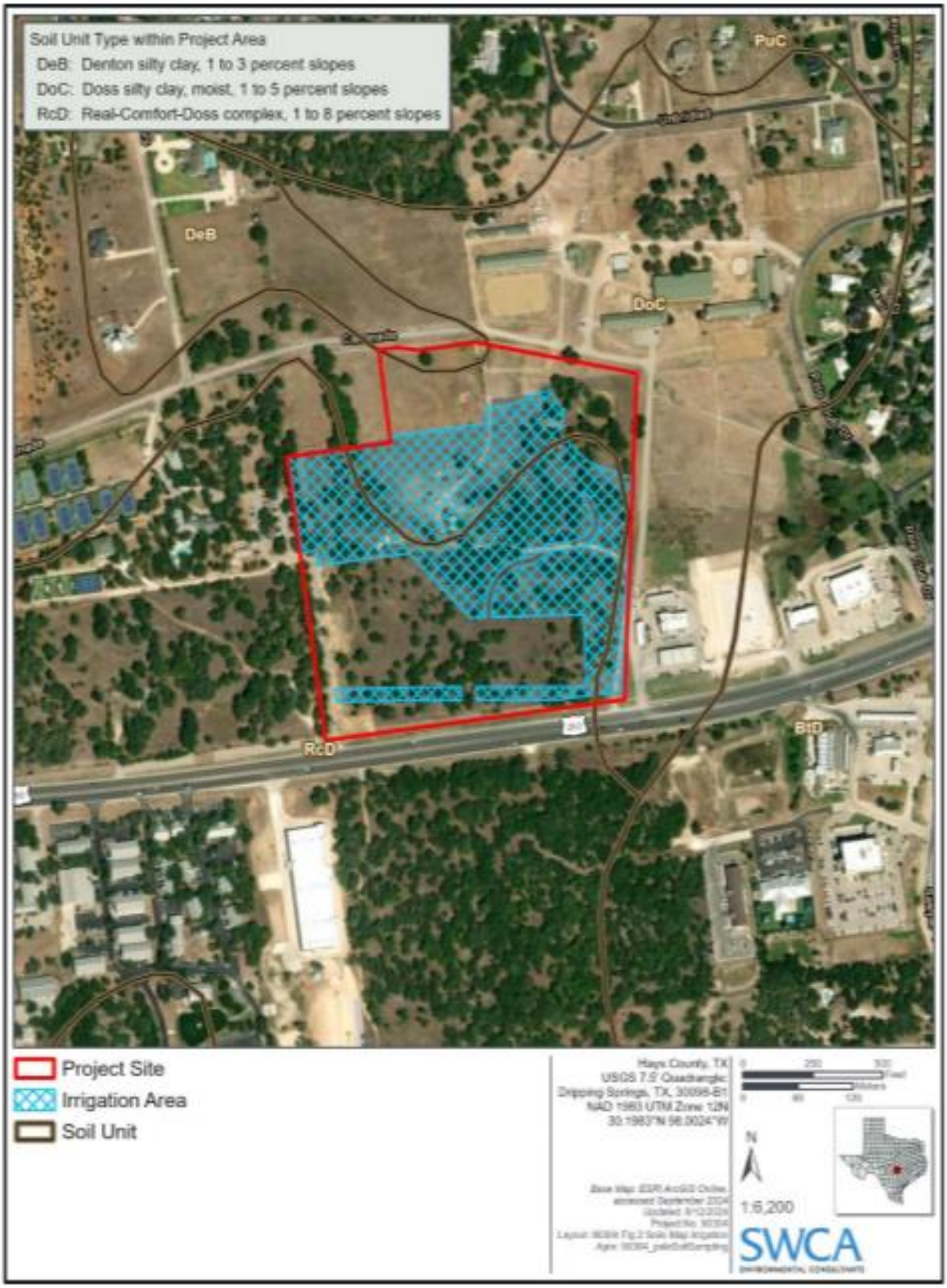
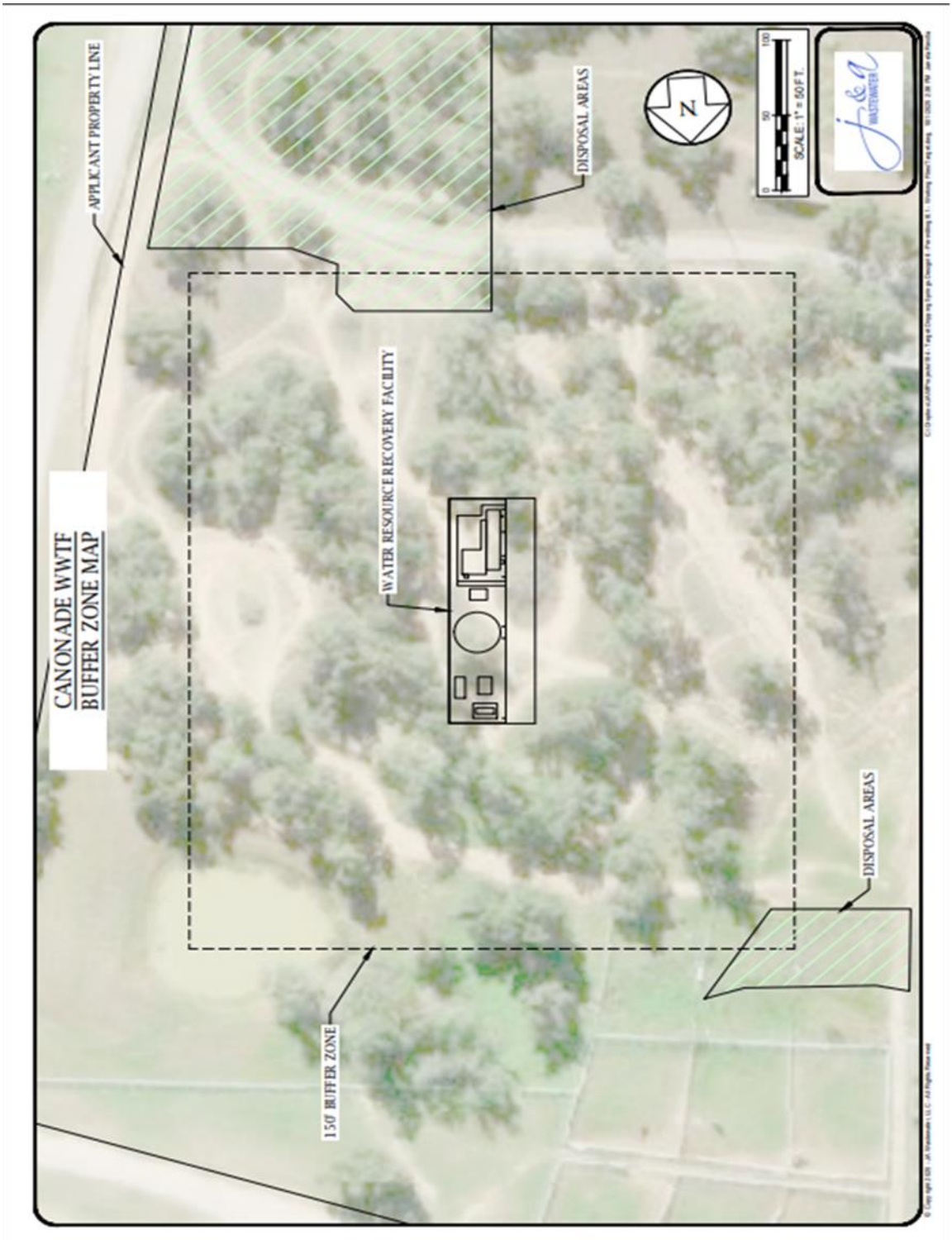


Figure 2. Soil map units in irrigation area

Attachment B



ATTACHMENT G

ALTERNATIVE SECONDARY CONTAINMENT METHODS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT H

AST CONTAINMENT STRUCTURE DRAWINGS (IF AST)

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT J

BMPs FOR UPGRADIENT STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT J

BMPs FOR UPGRADIENT STORMWATER

As shown on the Existing Drainage Area Maps, there is a small portion of Existing Drainage Area A (18.99 acres) that lies upstream of the subject tract. In the proposed condition, Developed Drainage Area A (24.57 acres) includes this upgradient area. It will be routed to the batch detention pond along with the onsite stormwater.

There is an additional upgradient area, Drainage Area A Bypass (13.13 acres) that flows along the northern boundary of the site into the natural drainage channel, and combines with Existing Drainage Area A at Point-of-Concentration A in the northeast corner of the site. Drainage Area A Bypass will not be impacted, or treated, as part of the proposed Property Commerce Commercial site development.

All temporary BMPs are shown on the plan set (see Section 9 of this application) and are described more fully in the SWPPP in Section 3 of this application.

ATTACHMENT K

BMPs FOR ON-SITE STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT K

BMPs FOR ON-SITE STORMWATER

On-site stormwater will travel as sheet flow or shallow concentrated flow across pervious and impervious areas before being collected by curb and gutter and flows into an on-site storm sewer system. This storm sewer connects to a water quality batch detention pond designed to treat the runoff per TCEQ requirements (including Optional Enhanced Measures). Treated runoff will be released into the natural channel along the north side of the site, and leave the site at Point-of-Confluence A. The natural channel continues through adjacent properties and eventually drains into the Barton Springs Headwaters.

ATTACHMENT L

BMPs FOR SURFACE STREAMS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT L

BMPs FOR SURFACE STREAMS

Property Commerce Commercial is in the Barton Creek Headwaters Watershed. The ultimate point of discharge for the proposed development will be Point-of-Confluence A in the northeast corner of the tract, see Section 9 Construction Plans. Runoff will ultimately drain through adjacent properties to the east until it discharges into the Barton Creek Headwaters. A description of the BMPs and measures that prevent pollutants from entering surface streams is provided in Attachment K.

ATTACHMENT M

CONSTRUCTION PLANS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT M

CONSTRUCTION PLANS

Full size construction plans of the permanent BMP's for this project are included in Section 9 of this application; the following sheets have been included with this attachment: General Notes (including TCEQ CZP General Construction Notes), Overall Site Plan, Pond A Plan and Profile and Details sheets (Sheets 37-40). In addition, TCEQ's TSS Calculations have been attached.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES
TCEQ-0592A (REV. 07/15/2015)

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 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 HE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM 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 PORTION 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 CONTRIBUTING ZONE PLAN 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 (BMP) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES AND DIVERSIONARY STRUCTURES.
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED.
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

AUSTIN REGIONAL OFFICE	SAN ANTONIO REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A	14250 JUDSON ROAD
AUSTIN, TEXAS 78753-1808	SAN ANTINIO, TEXAS 78233-4480
PHONE (512) 339-2929	PHONE (210) 490-3096
FAX (512) 339-3795	FAX (210) 545-4329

TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START. PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC §290.39(H)(3).
3. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC §290.44(A)(1).
4. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC §290.44(A)(2).
5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY, AS REQUIRED BY 30 TAC §290.44(A)(3).
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC §290.44(A)(4).
7. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

    O THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE: $Q = \frac{LDvP}{148{,}000}$

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

    O THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE: $Q = \frac{SDvP}{148{,}000}$

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

8. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.
9. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY, IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC §290.44(D).
10. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).
11. PURSUANT TO 30 TAC §290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN ON THE PLANS.
12. PURSUANT TO 30 TAC §290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS DESIGN.
13. PURSUANT TO 30 TAC §290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.
14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC §290.44(E)(1-4) OF THE CURRENT RULES.
15. PURSUANT TO 30 TAC §290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
16. PURSUANT TO 30 TAC §290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.
17. PURSUANT TO 30 TAC §290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.
18. PURSUANT TO 30 TAC §290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.
19. PURSUANT TO 30 TAC §290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.
20. PURSUANT TO 30 TAC §290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.
21. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC §290.44(F)(3).

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-9327
TBPELS Surveying Firm No. 10194451

STATE OF TEXAS
VICTOR OSTIGUIN
145794
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES (SHEET 2 OF 5)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
3
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jdf-dcs-prod\victor.ostiguin\d0262791\25003875-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
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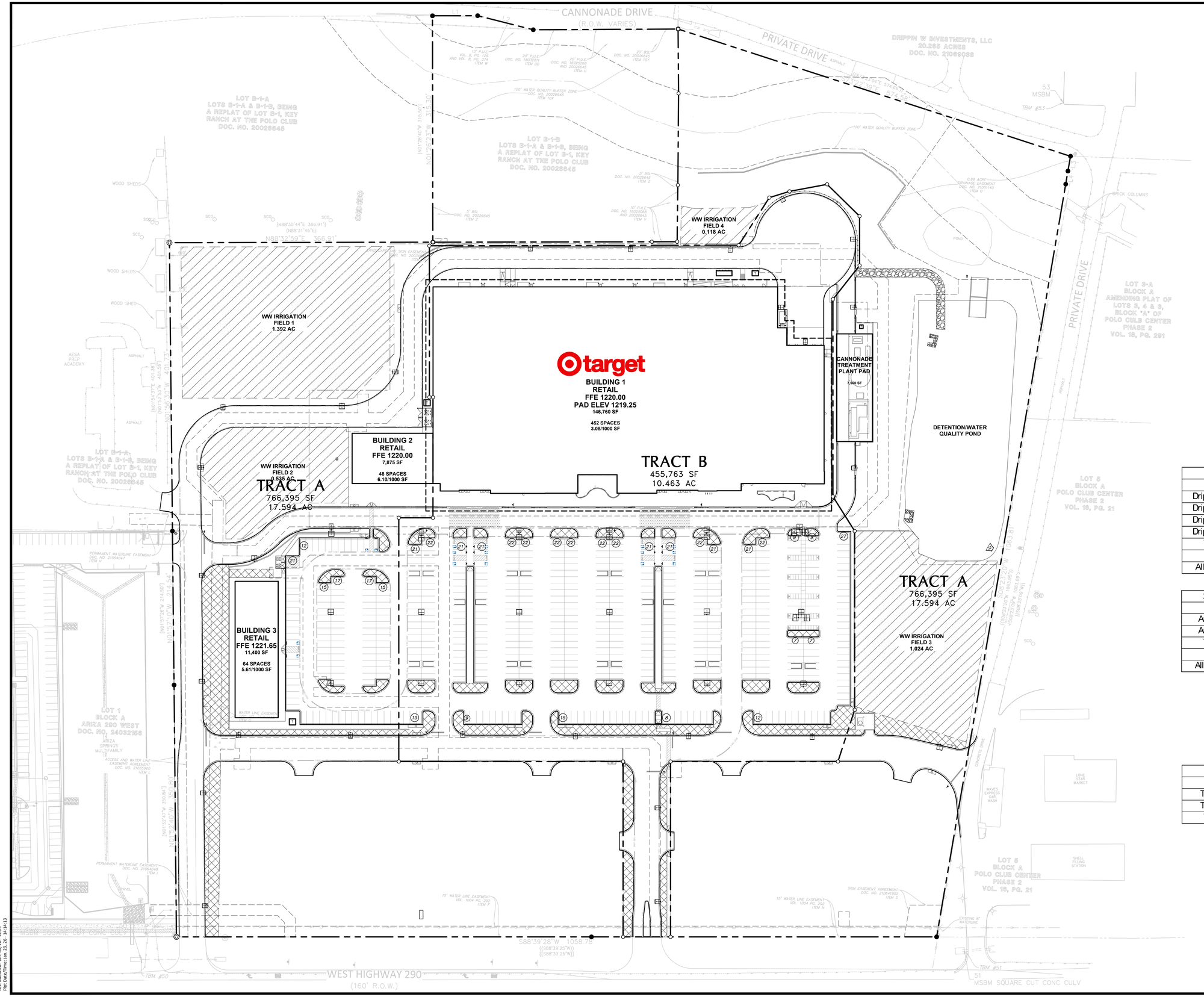
CANNONADE DRIVE
(R.O.W. VARIES)
PRIVATE DRIVE
DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036
LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645
LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645
WW IRRIGATION
FIELD 4
0.118 AC
WW IRRIGATION
FIELD 1
1.392 AC
target
BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF
452 SPACES
3.08/1000 SF
CANNONADE
TREATMENT
PLANT PAD
7,500 SF
DETENTION/WATER
QUALITY POND
BUILDING 2
RETAIL
FFE 1220.00
7,875 SF
48 SPACES
6.10/1000 SF
WW IRRIGATION
FIELD 2
0.535 AC
TRACT A
766,395 SF
17.594 AC
TRACT B
455,763 SF
10.463 AC
BUILDING 3
RETAIL
FFE 1221.65
11,400 SF
64 SPACES
5.61/1000 SF
WW IRRIGATION
FIELD 3
1.024 AC
TRACT A
766,395 SF
17.594 AC
LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032156
ARIZA
SPRINGS
MULTIFAMILY
LOT 3-A
BLOCK A
AMENDING PLAT OF
LOTS 3, 4 & 5,
BLOCK "A" OF
POLO CLUB CENTER
PHASE 2
VOL. 16, PG. 291
LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 16, PG. 21
AESA
PREP
ACADEMY
WOOD SHEDS
WOOD SHED
ASPHALT
BRICK COLUMNS
POND
WAVES
EXPRESS
CAR
WASH
LONE
STAR
MARKET
SHELL
FILLING
STATION
GRAVEL
CONCRETE PAVE.
EXISTING 8"
WATERLINE
TBM #50
TBM #51
51
MSBM SQUARE CUT CONC CULV
WEST HIGHWAY 290
(160' R.O.W.)
S88°39'28"W 1,356.78
((S88°39'25"W))
[(S88°39'25"W)]
N01°52'40"W 350.80'
[N01°52'47"W 350.84']
N88°32'59"E 356.91'
[N88°30'44"E 366.91']
[(N88°31'45"E)]
[N01°57'58"W 214.50']
[N01°54'37"E 401.58']
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[(S88°23'09"W 1,356.81')]
[(S88°23'09"W)]
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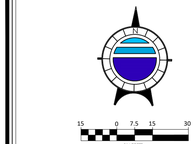
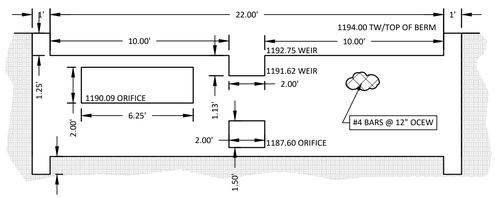
[(S88°23'09"W)]
[(S88°23'09"W)]
[(S88°23'09"W)



GRADING LEGEND

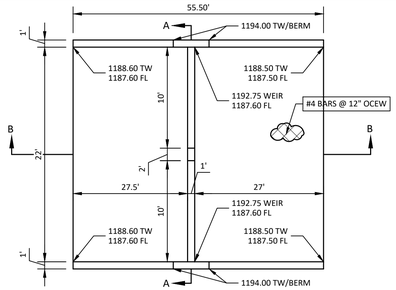
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 EX CONTOURS
- 1000 PR CONTOURS

SCS METHOD - PONDPACK MODEL CALCULATION SUMMARY							
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW OEM	24.57	84	20.97	23.19	90.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54



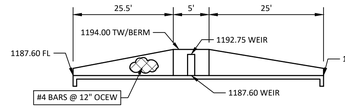
DETENTION POND A SECTION A - A

SCALE: NTS



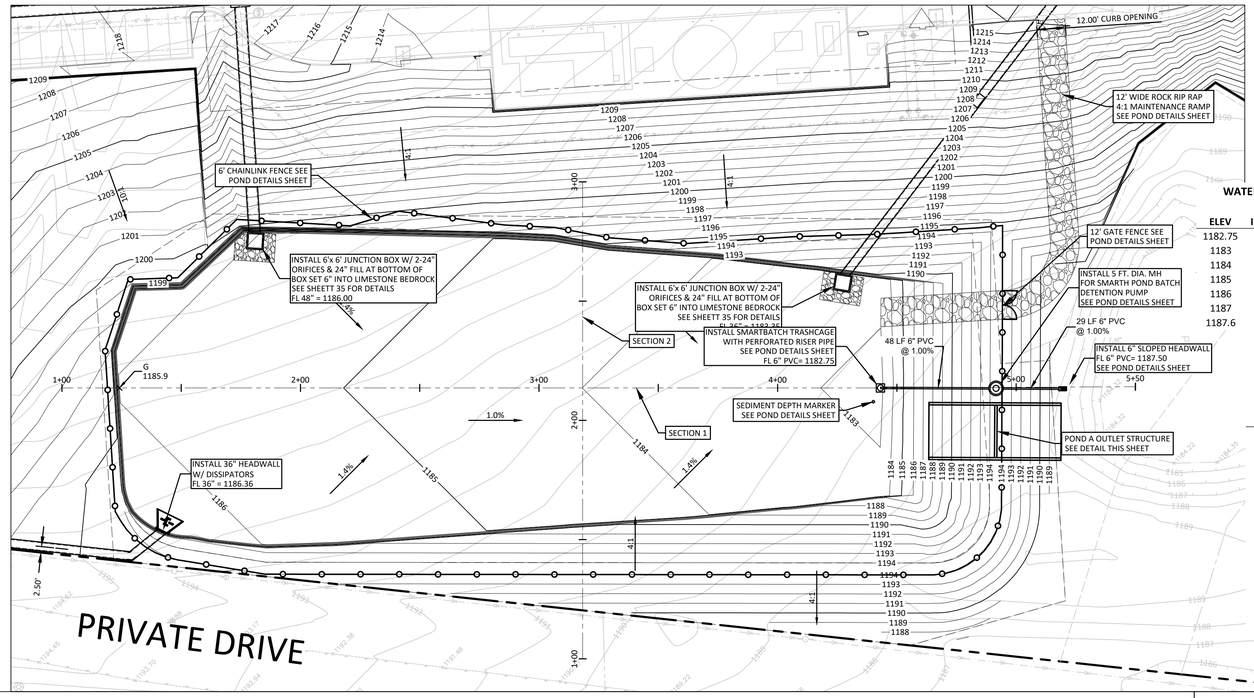
DETENTION POND A OUTLET STRUCTURE DETAIL

SCALE: NTS



DETENTION POND A SECTION B - B

SCALE: NTS



WATER QUALITY DRAWDOWN TABLE

ELEV	INCR CF	Q (CFS)	INCR HR	TOT HR
1182.75	0	0.00	0.00	0.00
1183	82	0.12	0.19	0.19
1184	5540	0.44	3.52	3.71
1185	16416	0.61	7.52	11.22
1186	29022	0.74	10.93	22.15
1187	36971	0.85	12.09	34.25
1187.6	23102	0.91	7.06	41.30

WQ DISCHARGE TABLE

4" CIRCULAR ORIFICE

ELEV	H (FT)	Q (CFS)
1182.75	0	0.00
1183	0.08	0.12
1184	1.08	0.44
1185	2.08	0.61
1186	3.08	0.74
1187	4.08	0.85
1187.6	4.68	0.91

TARGET DS - POND (WQ/DETENTION) ELEVATION - AREA - STORAGE CALCULATIONS

ELEV	AREA	AREA AC	Δ ELEV	INCR CF	TOT CF	TOT AC-FT
1182.75	0	0.00	0	0	0	0.00
1183	654	0.02	0.25	82	82	0.00
1184	10425	0.24	1	5540	5621	0.13
1185	22406	0.51	1	16416	22037	0.51
1186	35638	0.82	1	29022	51059	1.17
1187	38303	0.88	1	36971	88029	2.02
1187.6	38703	0.89	0.6	23102	111131	2.55
1188	38969	0.89	0.4	15534	126665	2.91
1189	39782	0.91	1	39376	166041	3.81
1190	40846	0.94	1	40314	206355	4.74
1191	42246	0.97	1	41546	247901	5.69
1192	43971	1.01	1	43109	291009	6.68
1193	46068	1.06	1	45020	336029	7.71
1194	48537	1.11	1	47303	383331	8.80

TCEQ TSS REMOVAL SUMMARY		
	POND	
REQUIRED	16088	lbs
PROVIDED	16088	lbs

PROPERTY COMMERCE COMMERCIAL POND
INCLUDING OPTIONAL ENHANCED MEASURES

1. Required Load Reduction for the total project:

Lm = 27.7*(A x P) - Eq 4.3

Lm = Required TSS removal resulting from proposed development = 80% of increased load
A = Impervious area for the project
P = Average annual precipitation

County =	Hays	
Total Project area =	30.42	acres
Pre-development impervious area within the limits of the plan =	0	acres
Total post-development impervious area within the limits of the plan =	17.60	acres
Total post-development impervious cover fraction =	0.58	
P =	33	inches
Lm total project (TCEQ Required 80%)=	16088.2	lbs.

2. Drainage Basin Parameters:

Total drainage basin =	30.42	acres
Predevelopment impervious area within drainage basin =	0	acres
Post-development impervious area within drainage basin =	17.60	acres
Post-development impervious fraction within drainage basin =	0.58	
Lm (TCEQ Required 80%)=	16088.2	lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

Lr = (BMP efficiency) x P x (Al x 34.6 + Ap x 0.54)

Ac = Total On-site drainage area in the BMP catchment area
Al = Impervious area proposed in the BMP catchment area
Ap = Pervious area remaining in the BMP catchment area
Lr = TSS Load removed from this catchment area by the proposed BMP

Ac =	30.42	acres
Al =	17.60	acres
Ap =	12.82	acres
Lr =	18494.96	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin:

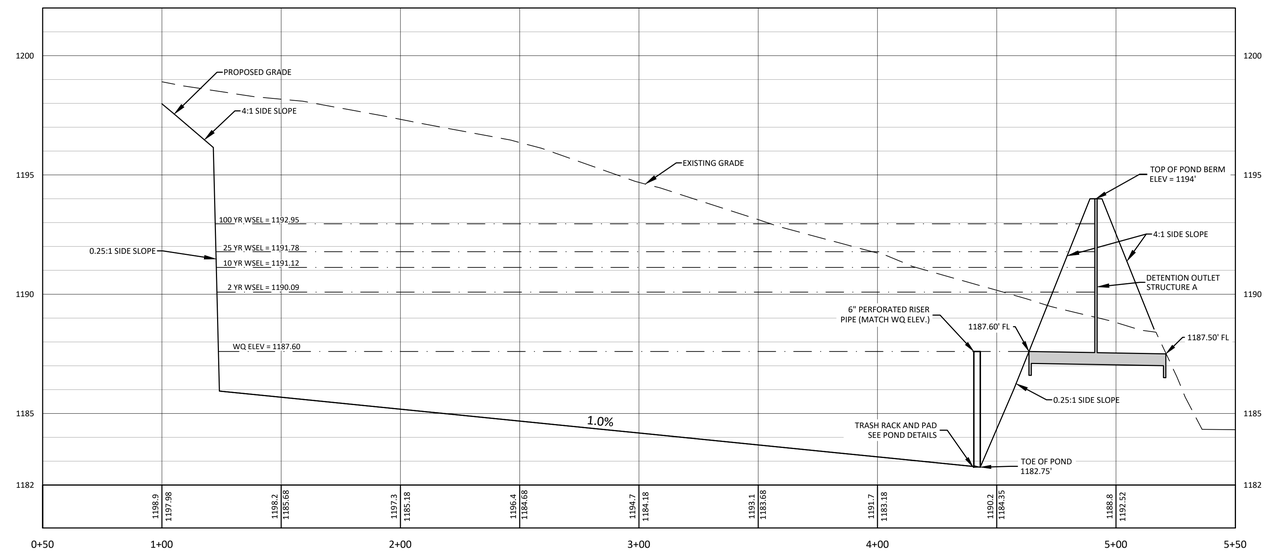
Desired Lm this basin =	16088.2	lbs.
F =	0.87	

6. Calculate Capture Volume required by the BMP Type for this drainage basin:

Rainfall Depth =	1.55	inches
Post Development Runoff Coefficient =	0.54	
On-site Water Quality Volume =	92,730	cubic feet
Off-site area draining to BMP =	0	acres
Off-Site Impervious cover draining to BMP =	0	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for sediment =	18,546	cubic feet
Total Capture Volume (required water quality volume x 1.2) =	111,276	cubic feet
	2.55	acre-ft
Volume provided =	111,131	cubic feet
	2.55	acre-ft

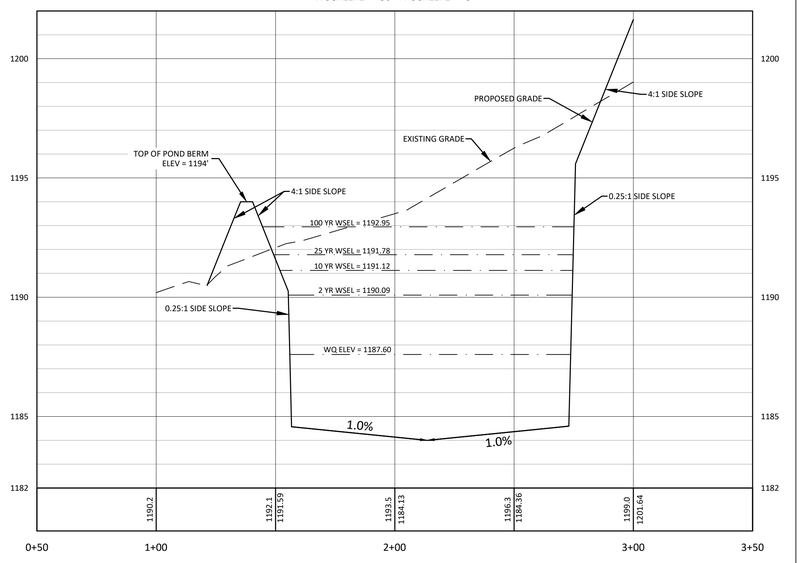
POND - SECTION 1

H SCALE: 1" = 30' - V SCALE: 1" = 3'



POND - SECTION 2

H SCALE: 1" = 30' - V SCALE: 1" = 3'



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www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
115776
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

POND A PLAN AND PROFILE

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
37
OF 59

Project No.: 25003875

Drawing: C:\powerworking\dtf-dcc-prod\victor.ostiguin\d025429\125003875-CD-PND.dwg
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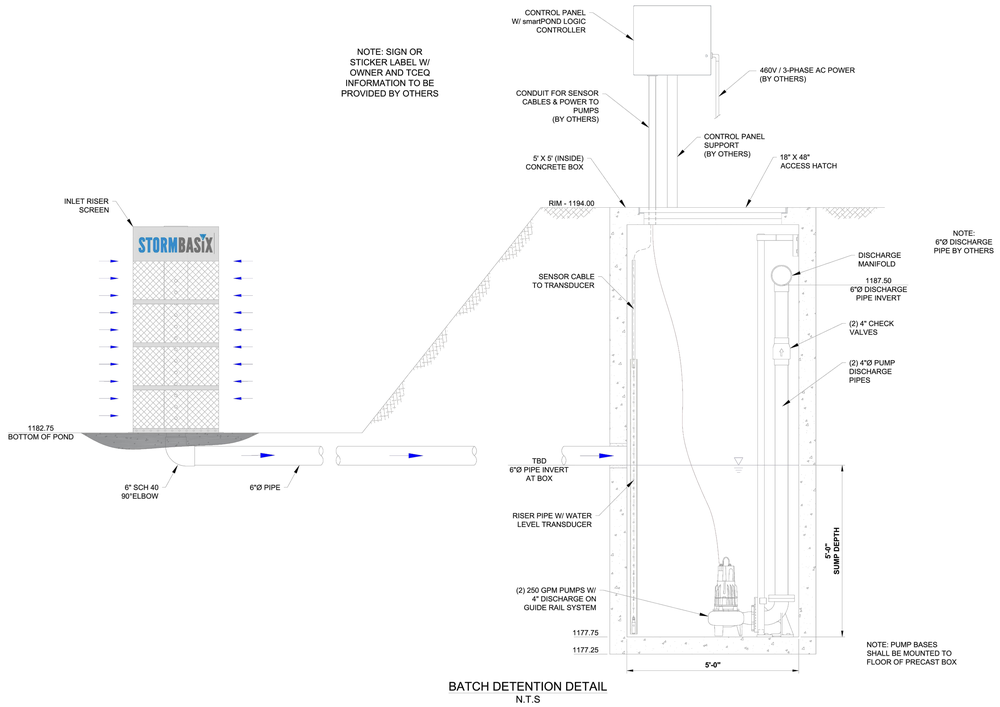
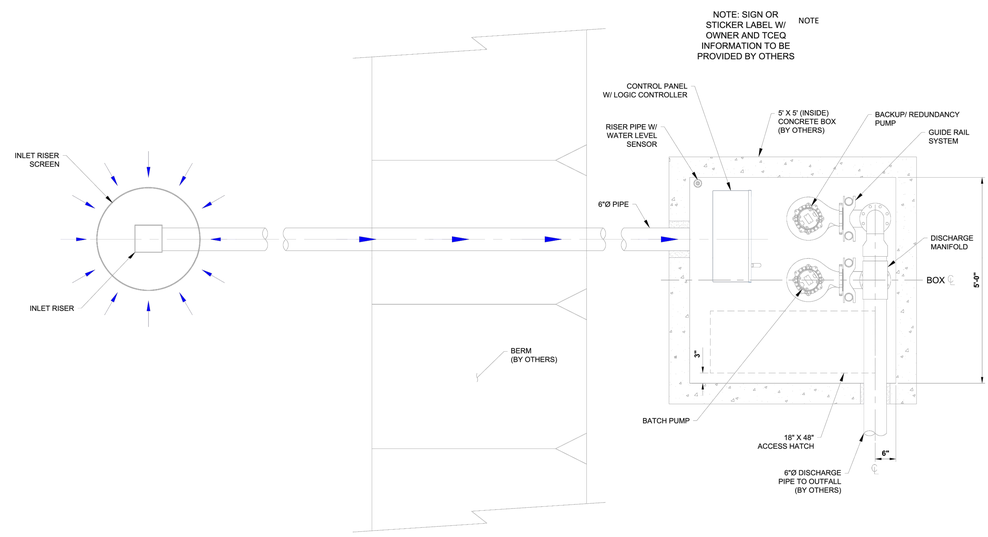


BATCH DETENTION DETAIL
N.T.S

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 1



BATCH DETENTION PLAN VIEW
N.T.S

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 2

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194451

STATE OF TEXAS
VICTOR OSTIGUIN
143727
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 1 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
38
OF 59

Project No.:
25003875

Drawing: C:\pwworking\dll-dct-prod\victor.ostiguin\d0026429\125003875-CD-PND.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 11:13
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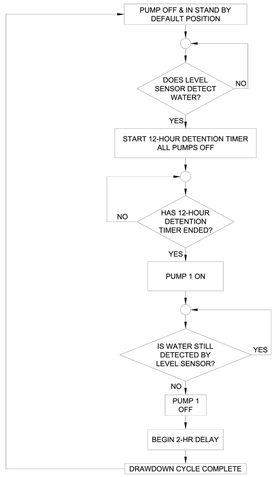
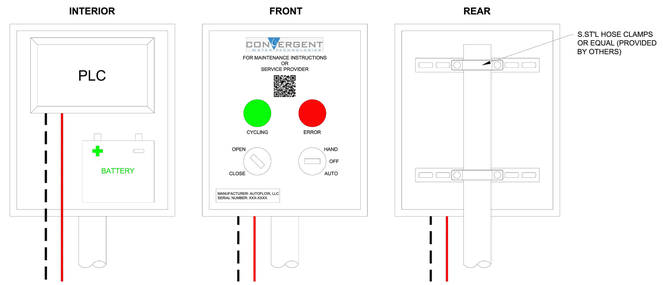
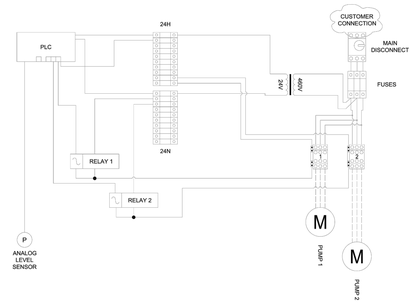
DETAIL 2 - PROGRAMMABLE LOGIC FLOW CHART OPERATION FOR DETENTION BATCH PUMP



DETAIL 1 - smartPOND CONTROL BOX DETAIL



DETAIL 3 - CONTROLLER CIRCUIT BLOCK DIAGRAM



PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 3

smartPOND BATCH DETENTION PUMP SPECIFICATIONS

CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), WITH PROGRAM CONTROLLED VAULT PUMP

1. **CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS) DEVICE**: THE CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), SHOWN ON THE PLANS AS THE VAULT ASSEMBLY SHALL BE A smartPOND™ VAULT PUMP PROVIDED BY:

   CONVERGENT WATER TECHNOLOGIES
   800.711.5428
   WWW.CONVERGENTWATER.COM

   THE smartPOND™ VAULT PUMP SHALL SHALL PROVIDE FOR ACTIVE MANAGEMENT OF DETAINED STORMWATER VOLUME AND / OR ITS ALLOWABLE DISCHARGE RATE. THE smartPOND™ VAULT PUMP SHALL BE PROGRAMMABLE TO DETAIN A SPECIFIED VOLUME OF STORMWATER FOR A SPECIFIED REQUIRED PERIOD OF TIME. THE smartPOND™ VAULT PUMP MAXIMIZES THE DETENTION TO PROMOTE THE SETTLEMENT OF SOLIDS BEFORE AUTOMATICALLY DEWATERING THE DETENTION POND COMPLETELY.

   THE FOLLOWING SPECIFICATIONS DESCRIBE THE COMPONENTS, GENERAL FUNCTIONS, AND APPLICATIONS OF A CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), USING THE PROGRAMMED smartPOND™ VAULT PUMP.

   THIS smartPOND™ VAULT PUMP SHALL FUNCTION AS AN ELECTRONICALLY CONTROLLED, SOLAR POWERED STORMWATER MANAGEMENT DEVICE, PROVIDING PRECISION STORMWATER VOLUME MANAGEMENT CAPABILITIES AND REAL-TIME DATA. USING SENSORS, PUMP(S), AND AN INTERNET-BASED DASHBOARD. THE smartPOND™ VAULT PUMP CONNECTS TO A SPECIALIZED PERFORATED INTAKE RISER INSIDE THE STORMWATER IMPOUNDMENT AREA TO ENABLE PRECISE CONTROL OF REQUIRED DETAINED OR RETAINED STORMWATER CONTROL VOLUMES AND ALLOWABLE DISCHARGE RATES AUTOMATICALLY OR IN REAL TIME. THE smartPOND™ ASSEMBLY IS CONFIGURED BELOW GROUND IN SMALL MANHOLE OR VAULT STRUCTURE.

   1.1 PRE-PROGRAMMED VAULT PUMP CONTROL: THE VAULT PUMP SHALL BE PRE-PROGRAMMED TO EXECUTE COMMANDS BASED ON STORM EVENTS, REQUIRED CONTROL VOLUMES, ALLOWABLE DISCHARGE RATES. AND DETENTION TIME.

      1.1.1 BATCH DETENTION FUNCTION FOR STORMWATER QUALITY: THE smartPOND™ VAULT PUMP MAY BE PROGRAMMED TO PROVIDE BATCH DETENTION TO ACHIEVE STORMWATER QUALITY EFFLUENT GOAL OF 80% OR MORE REMOVAL OF TOTAL SUSPENDED SOLID (TSS) REMOVAL BY HOLDING THE WATER QUALITY VOLUME (WQ_v) FOR SETTLEMENT TREATMENT, FOR A REQUIRED PERIOD OF TIME. HOLDING TIMES ARE TYPICALLY SET FORTH IN STORMWATER MANAGEMENT REGULATIONS AS 12, 24 OR 48-HOURS.

   1.2 REAL-TIME MONITORING (OPTIONAL): THE smartPOND™ SHALL COME WITH TELEMETRY THAT SHALL ENABLE REAL-TIME REMOTE MONITORING & PUMP OPERATION CAPACITIES THROUGH A SECURE WEB-BASED DASHBOARD THAT CAN BE MONITORED IN REAL-TIME. THE SECURE WEB-BASED DASHBOARD SHALL ALSO ENABLE A USER TO:

   - DETERMINE THE WATER SURFACE ELEVATION (WSE) OR POND DEPTH.
   - RECEIVE MAINTENANCE ALERTS SUCH AS: LOW BATTERY, VAULT PUMP FAILURE, ETC.

   THIS SECURE WEB-BASED DASHBOARD SHALL PROVIDE LIVE AND HISTORICAL DATA AND PROVIDE THE ALERTS LISTED IN SECTION 4.

2. **COMPONENTS**: THE smartPOND™ VAULT PUMP IS TYPICALLY IMPLEMENTED BELOW GROUND, AND IS COMPRISED OF THE FOLLOWING COMPONENTS:

   2.1 HARDWARE AND CONFIGURATION:

   THE STANDARD smartPOND™ VAULT PUMP SYSTEM CONSISTS OF A LOWER AND UPPER COMPONENT: THE LOWER COMPONENT IS THE PEDESTAL PUMP ASSEMBLY WITH SUBMERSIBLE PUMPS, CHECK VALVES, A PLUMBING MANIFOLD WITH A 6"Ø PVC PIPE QUICK CONNECT, AND PRESSURE TRANSDUCER HOUSING.

   THE SECOND, UPPER COMPONENT IS THE LOCKABLE STEEL WEATHERPROOF ENCLOSURE BOX WITH AN ALERT LIGHT MOUNTED ON ITS TOP. THIS ENCLOSURE BOX HOUSES THE PROGRAMMABLE CONTROLLER INSIDE A NEMA-3R BOX, MOTOR STARTER, AND ASSOCIATED ELECTRICAL CONTROLS.

   THE ENCLOSURE BOX SHALL BE BOLTED TO A POLE OF SUFFICIENT THICKNESS (E.G. 4"Ø) AT LEAST 4' OFF THE TOP OF THE VAULT ELEVATION OR FINISHED GRADE.

   THE LOWER PEDESTAL PUMP ASSEMBLY IS INSTALLED IN A MANHOLE OR VAULT AS NEEDED.

   EXTERNAL INLET AND OUTLET PIPING IS PROVIDED PER THE PLAN DETAILS.

   2.2 OTHER ELECTRONICS SPECIFICATIONS:

   SENSORS:

   - PRESSURE TRANSDUCER - A SENSOR CAPABLE OF STAYING SUBMERSED IN WATER INDEFINITELY AND IS MOUNTED IN CENTER PIPE SPOOL OF THE LOWER PEDESTAL COMPONENT.

   OPTIONAL SENSORS & HARDWARE:

   - CELL DATA MODEM - REQUIRED FOR REAL TIME CONTROL AND ALERTS.
   - HYDROCARBON SENSOR - THIS OPTIONAL SENSOR MAY BE FITTED TO THE smartPOND™ VAULT PUMP TO PERFORM SPECIFIC FUNCTIONS BASED ON THE PRESENCE OF HYDROCARBON CONTAMINATION.

3. **ADDITIONAL COMPONENTS LIST**:

   3.1 INTAKE RISER: THIS SHALL BE A PERFORATED STEEL RISER CONNECTED TO THE 6"Ø VAULT PIPE WITHIN THE POND AREA. THIS INTAKE RISER SHALL BE AN 8" SQUARE STEEL WITH FOUR (4X) 1"Ø HOLES AT 90-DEGREES EACH, EVERY 4 VERTICAL INCHES. THE DISCHARGE OF THIS INTAKE TUBING SHALL HAVE FEMALE NATIONAL PIPE THREADS (FNPT) TO MATCH THE 6"Ø SCHEDULE 40 PVC VAULT PIPE.

   3.2 TRASH CAGE: THE TRASH CAGE ATTACHES TO THE PERFORATED RISER WITH A COUPLING AND CALDER PIN PROVIDED WITH THE THE SYSTEM. THE TRASH CAGE SHALL BE COMPRISED OF STEEL BANDING AND A 1.5" X 1.5" MESH TO PREVENT FLOATABLE'S AND OTHER CONTAMINANTS FROM ENTERING AND CLOGGING THE PERFORATED RISER. THE TRASH CAGE WILL SIT 0.5" ABOVE THE BOTTOM OF THE IMPOUNDMENT TO ALLOW THE LAST 0.5" OUT OF THE IMPOUNDMENT.

4. **ALERTS**: THE smartPOND™ VAULT PUMP WILL INDICATE THE FOLLOWING ALERTS BY ILLUMINATING AN EXTERIORLY VISIBLE RED LIGHT ON TOP OF THE ENCLOSURE BOX:

   - LOSS OF FUNCTION
   - VAULT PUMP MALFUNCTION
   - HYDROCARBON CONTAMINATION (OPTIONAL)

6. **MAINTENANCE & OPERATION SUBMITTAL**: AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED, REVIEWED AND APPROVED DURING THE CONSTRUCTION SUBMITTAL PROCESS AND SHALL INCLUDE AT A MINIMUM: GREASING AND LUBRICATION ITEMS AND CYCLE FOR THE ACTUATOR, MOTOR AND PUMP; INSPECTION AND MAINTENANCE OF THE SOLAR PANEL, BATTERIES, TRASH CAGE, AND INTAKE RISER; AND PROCEDURES FOR PUMP OPERATION IN CASE OF TOTAL ELECTRONIC OR MOTOR FAILURE.

7. **SHIPPING AND HANDLING STORAGE**: THE smartPOND™ VAULT PUMP IS SHIPPED IN A NEAR-FULLY ASSEMBLED CONFIGURATION AND SHOULD BE STORED LIKEWISE. THE SYSTEMS ARE TRANSPORTED AND STORED ON PALLETS AND MUST REMAIN SECURED VIA STRAPS OR STEEL BANDS TO SAID PALLET AT ALL TIMES. THE SOLAR PANEL IS NOT INSTALLED AT TIMES OF TRANSPORT OR STORAGE AND SHOULD NOT BE INSTALLED UNTIL THE UNIT IS READY TO BEGIN OPERATION. THE BATTERY MAY BE STORED INSIDE THE ELECTRONICS BOX AND IF REMOVED, SHOULD NEVER BE STORED ON A CONCRETE SURFACE.

8. **INSTALLATION**: INSTALL THE smartPOND™ VAULT ASSEMBLY FIRST WITHOUT THE SOLAR PANEL. MOUNT SOLAR PANEL WITH THE CONNECTION BOLTS PROVIDED AFTER THE ASSEMBLY IS ANCHORED TO THE CONCRETE PAD USING THE ANCHOR BOLTS CALLED OUT ON THE PLANS, AS _ BOLTS SHOULD BE REMOVED DURING THE INSTALLATION PROCESS. THERE ARE SEVERAL WAYS TO INSTALL THE smartPOND™ VAULT PUMP WITH THE KEY BEING STRUCTURED SUPPORT.

   8.1 BELOW GROUND INSTALLATIONS: THE UPPER COMPONENT CONSISTING OF THE ENCLOSURE BOX AND ALL ITS INTERNALS SHOULD BE FASTENED TO POLE SET IN CONCRETE WITH THE ENCLOSURE BOX MOUNTED AT LEAST 4' OFF THE TOP OF FINISHED GRADE. FOR VAULT INSTALLATIONS, SEE DESIGN DETAILS FOR STANDARD VAULT DESIGN.

9. **SAFETY INFORMATION AND WARNINGS**:

   - ALWAYS KEEP HANDS CLEAR OF THE VAULT PUMP AND MOTOR WHEN UNIT IS IN OPERATION.
   - TURN THE POWER SWITCH OFF WHEN DOING ANY ELECTRICAL WORK.
   - DO NOT ENTER THE WATER WHEN THE DEVICE IS ACTIVELY DRAINING WATER.
   - ALWAYS USE PROPER PERSONAL PROTECTION EQUIPMENT (PPE), AND CONFINED SPACE PROTOCOL WHEN SERVICING A VAULT PUMP BENEATH GROUND.

10. **PRODUCTS**: THE MANUFACTURER SHALL BE AN ESTABLISHED STORMWATER COMPANY THAT HAS AT LEAST FIVE (5X) INSTALLATIONS OF C-MASS DEVICES THAT HAVE BEEN IN USE AND FUNCTIONAL FOR FIVE (5X) OR MORE YEARS.

11. **QUALITY ASSURANCE AND PERFORMANCE SPECIFICATIONS**: THE QUALITY OF ALL SYSTEM COMPONENTS AND ALL OTHER APPURTENANCES AND THEIR ASSEMBLY PROCESS SHALL BE SUBJECT TO INSPECTION UPON DELIVERY OF THE SYSTEM TO THE WORK SITE. INSTALLATION IS TO BE PERFORMED ONLY BY SKILLED WORK PEOPLE WITH SATISFACTORY RECORD OF PERFORMANCE ON EARTHWORKS, PIPE, WELDING, CHAMBER, OR POND/LANDFILL CONSTRUCTION PROJECTS OF COMPARABLE SIZE AND QUALITY.

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 3

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PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 2 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
39
OF 59

Project No.:
25003875

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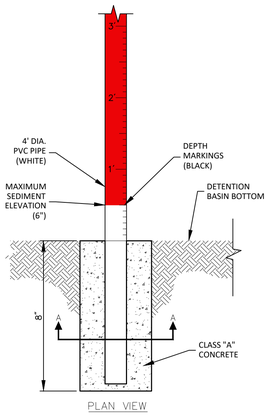
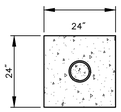


PLAN VIEW



SECTION A–A

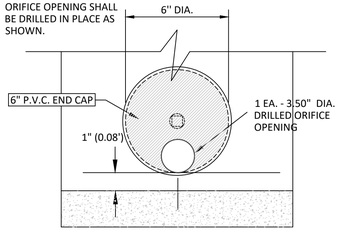
NOTES:

1. POLE TO BE 4" DIAMETER PVC (WHITE) WITH BLACK PERMANENT MARKINGS AND FILLED WITH CONCRETE. SEDIMENTATION MARKER TO BE CLEARLY MARKED IN FEET AND INCHES.
2. MARKER SHALL BE PAINTED RED ABOVE THE MAXIMUM SEDIMENT ELEVATION. SEDIMENT SHALL BE REMOVED FROM POND ONCE IT REACHES THE RED PORTION OF THE MARKER.
3. WATER QUALITY POND ELEVATION SHALL BE CLEARLY MARKED ON POLE.

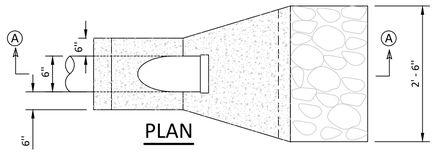
SEDIMENTATION MARKER DETAIL

SCALE: NTS

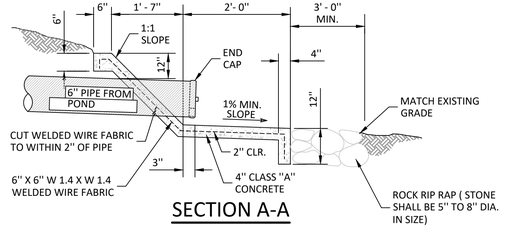
NOTE:
6" END CAP SHALL BE THREADED AND HAND TIGHTENED. 2.0" DIA. ORIFICE OPENING SHALL BE DRILLED IN PLACE AS SHOWN.



FRONT VIEW



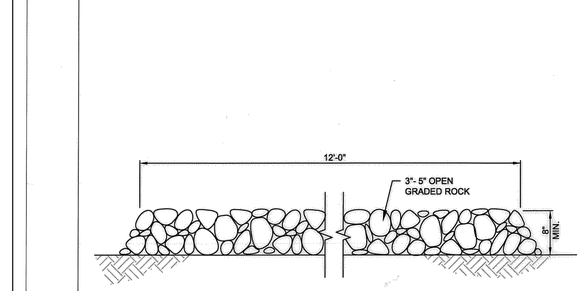
PLAN



SECTION A-A

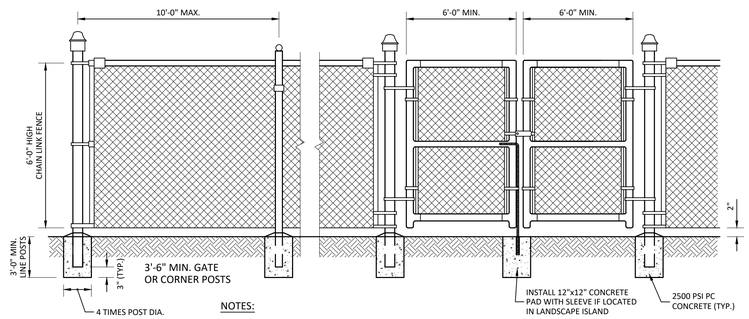
HEADWALL FOR 6" P.V.C. END CAP WITH ORIFICE
BATCH DETENTION POND A

SCALE: NTS



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E. D. L., P.E. 1/9/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2



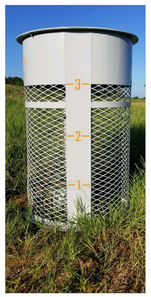
NOTES:

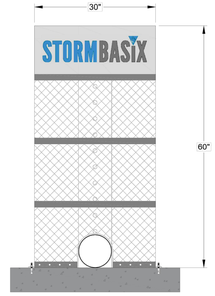
1. ALL POSTS, TUBES, AND RAILS SHALL BE 2" I.D. (2 3/8" O.D.) GALVANIZED SCH. 40 PIPE.
2. ALL CHAIN LINK FABRIC SHALL BE 9 GAUGE.
3. FINAL FENCE LOCATION SHALL BE AS DIRECTED BY THE OWNER.
4. CONCRETE MOW STRIP TO BE INCLUDED ON ALL CHAIN LINK FENCING WITHIN THE SITE AND SHALL BE SUBSIDIARY TO CHAIN LINK FENCE.

CHAIN LINK FENCE AND DOUBLE GATE DETAIL

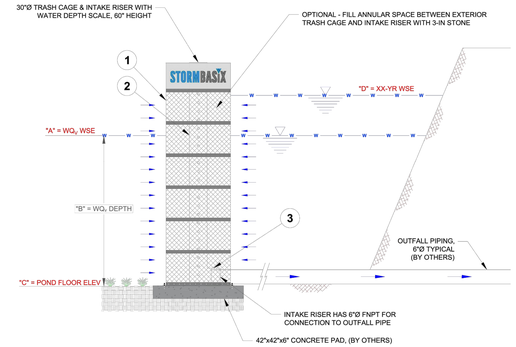
SCALE: NONE

TRASH CAGE & INTAKE RISER





SIDE VIEW



60" HIGH INTAKE RISER: THE INTAKE RISER SHALL BE A PERFORATED STEEL RISER CONNECTED TO A 6"Ø VAULT PIPE WITHIN THE POND AREA. THE INTAKE RISER SHALL BE AN 8" SQUARE STEEL SECTION WITH FOUR (4X) 1"Ø HOLES AT 90° EACH, EVERY 4" VERTICAL INCHES. THE DISCHARGE END OF THE INTAKE RISER SHALL HAVE FEMALE NATIONAL PIPE THREADS (FNPT) TO MATCH THE 6"Ø SCH. 40 PVC VAULT PIPE.

TRASH CAGE: THE TRASH CAGE ATTACHES TO THE PERFORATED RISER WITH A COUPLING AND COTTER PIN PROVIDED WITH THE SYSTEM. THE TRASH CAGE SHALL BE COMPRISED OF STEEL BANDING AND A 1.5" X 1.5" MESH TO PREVENT FLOATABLES AND OTHER CONTAMINANTS FROM ENTERING AND CLOGGING THE PERFORATED RISER. THE TRASH CAGE WILL SIT 0.5" ABOVE THE BOTTOM OF THE POND TO ALLOW THE LAST 0.5" OUT OF THE POND.

FLOW RATE: THE MAXIMUM FLOW RATE OUT OF THE INLET RISER IS 2.24 CFS. THIS FLOW IS BASED ON MAXIMUM HEAD (HEIGHT OF 60" HIGH RISER) ON THE 8" SQUARE PERFORATED RISER PIPE. THE ENGINEER OF RECORD (EOR) SHALL CHECK THE CAPACITY OF THE RESTRICTOR PIPE RELATIVE TO THESE FLOWS IN DETERMINING THE CONTROL ON THE POND DRAWDOWN TIME.

TRASH CAGE & INTAKE RISER NOTES:
1. DESIGN HEIGHT OF INTAKE TRASH CAGE AND INTAKE RISER TO MATCH REQUIRED DETENTION DEPTHS.
2. USE 4X, ⅜"Ø X 3.5" SS WEDGE ANCHOR BOLTS TO CONNECT OUTFALL ASSEMBLY TO CONCRETE PAD, 2.5" MINIMUM EMBEDMENT.

TRASH CAGE WITH INTAKE RISER - PARTS LIST

ITEM	COMPONENT DESCRIPTION
1	30"Ø x 60" HIGH CAGE WITH 1.5" GALVANIZED MESH SCREEN
2	8" SQUARE x 60" HIGH PERFORATED TUBING WITH 1"Ø PERFORATIONS, SPACED 4" ON CENTERS WITH WATER DEPTH SCALE
3	6"Ø FNPTS PROVIDED AT BOTTOM DISCHARGE OF INTAKE RISER (REDUCER PROVIDED BY OTHERS)

PROJECT:	MODEL:			
PROJECT NAME CITY, STATE	STORMBASIX INLET RISER SCREEN	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION, CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 02/06/2025 SHEET NO. 1

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
143749
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 3 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
40
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0626431\25003875-CD-PND.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 11:13
Plot Date/Time: Jan. 29, 26 - 14:59:37

PROPERTY COMMERCE COMMERCIAL POND
INCLUDING OPTIONAL ENHANCED MEASURES
1. Required Load Reduction for the total project:

Lm = 27.7*(A x P) - Eq 4.3

Lm = Required TSS removal resulting from proposed development = 80% of increased load
A = Impervious area for the project
P = Average annual precipitation

County =	Hays	
Total Project area =	30.42	acres
Pre-development impervious area within the limits of the plan =	0	acres
Total post-development impervious area within the limits of the plan =	17.60	acres
Total post-development impervious cover fraction =	0.58	
P =	33	inches
Lm total project (TCEQ Required 80%)=	16088.2	lbs.

2. Drainage Basin Parameters:

Total drainage basin =	30.42	acres
Predevelopment impervious area within drainage basin =	0	acres
Post-development impervious area within drainage basin =	17.60	acres
Post-development impervious fraction within drainage basin =	0.58	
Lm (TCEQ Required 80%)=	16088.2	lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

Lr = (BMP efficiency) x P x (Al x 34.6 + Ap x 0.54)

Ac = Total On-site drainage area in the BMP catchment area
Al = Impervious area proposed in the BMP catchment area
Ap = Pervious area remaining in the BMP catchment area
Lr = TSS Load removed from this catchment area by the proposed BMP

Ac =	30.42	acres
Al =	17.60	acres
Ap =	12.82	acres
Lr =	18494.96	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin:

Desired Lm this basin =	16088.2	lbs.
F =	0.87	

6. Calculate Capture Volume required by the BMP Type for this drainage basin:

Rainfall Depth =	1.55	inches
Post Development Runoff Coefficient =	0.54	
On-site Water Quality Volume =	92,730	cubic feet
Off-site area draining to BMP =	0	acres
Off-Site Impervious cover draining to BMP =	0	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for sediment =	18,546	cubic feet
Total Capture Volume (required water quality volume x 1.2) =	111,276	cubic feet
	2.55	acre-ft
Volume provided =	111,131	cubic feet
	2.55	acre-ft

STATE OF TEXAS
VICTOR OSTIGUIN
145784
LICENSED
PROFESSIONAL ENGINEER

1/28/2026

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR & RETROFIT PLAN

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR & RETROFIT PLAN

The following guidelines should be used for the maintenance plan for the permanent BMPs for Property Commerce Commercial.

Batch Detention Pond

- ***During Construction.*** Construction within the area draining to the system shall be complete prior to exposing the pond to stormwater runoff. All exposed areas shall be stabilized to minimize sediment loads. The basins shall become operational prior to first occupancy. Until all the construction within the basin's drainage area has been completed and exposed earth stabilized, the basin will be inspected weekly and after all rain events.

- ***Mowing.*** The side-slopes, embankment, and emergency spillway of the basin should be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually, or more frequently if vegetation exceeds 18 inches in height. When mowing is performed, a mulching mower should be used or grass clippings should be caught and removed. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

- ***Inspections.*** Inspections should take place a minimum of twice a year to evaluate facility operation. One inspection should take place during or immediately following wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events. The inlet and outlet structure should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet as described in previous sections. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired/revegetated immediately. Cracks, voids, and undermining should be patched/filled to prevent additional structural damage. The inspections should be carried out with as-built pond plans in hand.

  The SmartBatch system should be inspected as part of the twice yearly inspection. The system should be checked for vandalism. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage.

- ***Sediment Removal.*** A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches or 12 inches during construction, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours.

- ***Debris and Litter Removal.*** As part of periodic mowing operations and inspections, debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the inlet and outlet structure. These items should be checked for possible clogging.

- ***Erosion Control.*** The basin side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary. Similarly, the riprap protecting the channel near the outlet may need to be repaired or replaced.

- ***Nuisance Control.*** Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.). Biological control of algae and mosquitoes using fish such as fathead minnows is preferable to chemical applications.

- ***Maintenance Access.*** Due to site constraints and the relatively small sedimentation/biofiltration basin areas, the basins will be maintained via access gates and permanent ladders located at each basin, as shown on the plans. Maintenance will be performed by maintenance personnel from within the basins. Maintenance equipment and materials to be removed will be hoisted in and out of the basins via buckets using applicable mechanical equipment.

Record Keeping:

Maintenance and inspection records should be kept on file by the Owner of the permanent BMPs for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMPs for a period of at least five (5) years. The attached Operation and Maintenance Checklist shall be completed for each inspection performed.

Property Commerce Commercial
Contributing Zone Plan with OEM **25003875.001A**

OWNER

S. Jay Williams
Print Name

President
Title

The Village at Dripping Springs, LLC
Entity Name

Signature Date

BMP DESIGN FIRM INFORMATION
Doucet & Associates, Inc.
Victor Ostiguin, P.E.
Phone: (512) 566-4076
829 Saint Joseph Street
Gonzales, TX 78629

The above Inspection, Maintenance, Repair and Retrofit Plan has been prepared by the undersigned Engineer, and I hereby certify that the above Plan conforms with the minimum requirements of the TCEQ Technical Guidance on Best Management Practices, RG-348.

ENGINEER SEAL

Victor Ostiguin, P.E.
Doucet & Associates, Inc.
TBPELS Firm #F-3937

1-28-26
Date

DOUCET
A Kleinfelder Company

Section 2:
Attachment N

January 27, 2026

TCEQ – Edwards Aquifer Protection Program
Austin Regional Office
12100 Park 35 Circle, Bldg. A, Rm. 179
Austin, TX 78753

RE: Name of Project: Property Commerce Commercial
Contributing Zone Plan with Optional Enhanced Measures

To Whom it May Concern,
The Village at Dripping Springs, LLC has authorized Target Corporation, as the owner of 10.463 acres situated in the E.B. Hargraves Survey No. 4, Abstract No. 240 in Hays County, Texas, per Document Number 26001531 of the Official Public Records of Hays County, Texas, the right to possess and control the property shown as "Property Commerce Commercial" for the purposes of accessing shared driveways and installing a water and sanitary sewer lines to service the property shown as "Target" on the attached site plan. Furthermore, The Village at Dripping Springs, LLC authorizes Target Corporation to utilize the Permanent Best Management Practice (PBMP) known as "Batch Detention Pond" for the purpose of performing regulated activities. Per "Attachment N - Inspection, Maintenance, Repair and Retrofit Plan", The Village at Dripping Springs, LLC, as the owner of the PBMP is responsible for the inspection, maintenance, and repair of the proposed water quality facilities.

Sincerely,

S. Jay Williams
The Village at Dripping Springs, LLC

THE STATE OF TEXAS §

County of HARRIS §

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

GIVEN under my hand and seal of office on this 27th day of January, 2026.

CAROLYN SHEPHERD-ARCHER NOTARY PUBLIC STATE OF TEXAS ID#5125287 EXPIRES 4-9-2028

NOTARY PUBLIC

Carolyn Shepherd-Archer
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-9-2028

ATTACHMENT O

PILOT-SCALE FIELD TESTING PLAN

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During construction, standard erosion measures will be used as shown in the construction plans. The entire construction site will be contained by a silt fence until construction is complete. Entry and exit from the site will be through a stabilized construction entrance.

After completion of the project, temporary erosion and sedimentation measures (silt fence and rock check dam) will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings; see Section 9 of this application.

SECTION 3

STORM WATER POLLUTION PREVENTION PLAN

(SWPPP)

THIS SITE IS LOCATED IN THE TCEQ EDWARDS AQUIFER CONTRIBUTING ZONE

Dripping Springs Target
Stormwater Pollution Prevention Plan
For large
construction activities

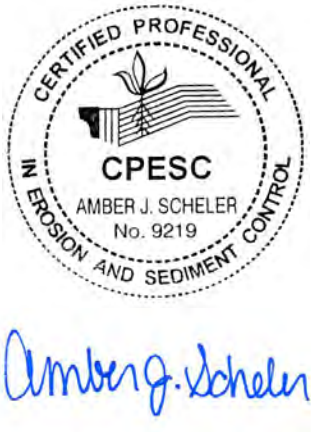
Developed For

Liberty Civil Construction, LLC
2937 Hero Way, Leander, TX 78641

January 26, 2026

Developed By

Compliance Resources, Inc.
P.O. Box 2628
Georgetown, Texas 78627
512.930.7733
www.complianceresourcesinc.com



FOR CZP SUBMITTAL

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Appendix F - Transfer of Day-to-Day Operational Control

FOR CZP SUBMITTAL

1. Introduction

Regulatory Requirements for Construction Stormwater

Section 26.040 of the Texas Water Code and Section 402 of the Clean Water Act require that at least one stormwater pollution prevention plan (SWPPP) shall be developed for each construction project or site covered by the permit.

The SWPPP shall be completed prior to a submittal of the Notice of Intent and shall provide for compliance with the terms and schedule of the SWPPP beginning with the initiation of construction activities.

The SWPPP shall be available, upon request, to the Director, a State, Tribal, or local agency approving sediment and erosion control plans, grading plans, or stormwater management plans; local government officials; or the operator of a municipal separate storm sewer system receiving discharges from the site.

Site Size

Small construction activities are construction activities disturbing at least 1 acre, but less than 5 acres and are not part of a larger common plan of development or sale that cumulatively disturbs 5 or more acres.

Large construction activities are construction activities disturbing 5 or more acres, or less than 5 acres if part of a larger common plan of development or sale that cumulatively disturbs five or more acres.

Notice of Intent

The NOI must be submitted to TCEQ through the State of Texas Environmental Electronic Reporting System (STEERS) prior to the start of construction (an email confirmation receipt must be received from TCEQ before starting construction). The NOI must be signed by a duly authorized representative and retained on site where the stormwater discharge is generated. All authorization numbers will be posted onsite.

A copy of the 'signed and certified' Notice(s) of Intent (NOI) must be supplied to the operator of the Municipal Separate Storm Sewer System (MS4) if discharges enter an MS4 at least two (2) days prior to commencement of construction activities.

This site discharges to the following MS4(s): Hays County and TxDOT

A copy of the 'signed and certified' Notice(s) of Intent (NOI) must be supplied to the appropriate TCEQ Edwards Aquifer regional office if the site is located within the Contributing Zone.

Applications and notifications are located in Appendix A.

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1-888-CRI-SW3P

Operator Name	Operator Scope	Operator Type
Liberty Civil Construction, LLC	General Contractor	Primary

SWPPP and Permit Amendment

The permittee must revise or update the SWP3, including the site map, within seven (7) days of when any of the following occurs:

- a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants and that has not been previously addressed in the SWP3;
- changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs; or
- results of inspections or investigations by construction site personnel authorized by the permittee, operators of a municipal separate storm sewer system receiving the discharge, authorized TCEQ personnel, or a federal, state or local agency approving sediment and erosion plans indicate the SWP3 is proving ineffective in eliminating or significantly minimizing pollutants in discharges authorized under this general permit.

Permittees must submit a Notice of Change (NOC) to TCEQ through the State of Texas Environmental Electronic Reporting System (STEERS) within 14 days to the executive director upon the discovery of a change in information or an omission, inaccuracies or submittal of incorrect information on the Notice of Intent. A copy of the Notice of Change must also be submitted to the operator of the MS4 receiving the discharge from the site.

Changes to Authorization Log

Operator Name	Authorization Number	Operator Scope	Summary of Changes

This site discharges to the following MS4(s): Hays County and TxDOT

Applications and notifications are located in Appendix A.

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Notice of Termination

Permittees must submit a completed Notice of Termination (NOT) to TCEQ through the State of Texas Environmental Electronic Reporting System (STEERS) (must be signed by a duly authorized representative) upon meeting any of the following conditions:

- Final stabilization has been achieved on all portions of the site that are the responsibility of the operator (a uniform perennial vegetative cover with a density of 70% of the native background vegetative cover for the area on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures have been employed)
- A transfer of operational control has occurred
- The operator has obtained alternative authorization under an individual or general TPDES permit

Submit a copy of the Notice of Termination (NOT) to the operator of any MS4 receiving the discharge within 30 days of submitting the NOT.

This site discharges to the following MS4(s): Hays County and TxDOT

Applications and notifications are located in Appendix A.

Transfer of Day-to-Day Operational Control

Information related to transferring operational control is located in Appendix F.

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Signage Requirements

Notices required to be posted near the entrance of the site include:

- TXR150000 Large Construction Site Notice (CSN) for Primary Operators with permit number

In areas where safety is a concern, the Construction Site Notice must be posted in a local public building or publicly accessible location near the construction site.

Edwards Aquifer Requirements

30 Texas Administrative Code (TAC) Chapter 213 is known as the Edwards Aquifer Rules and requirements for construction activities over the Edwards Aquifer Recharge Zone, Contributing Zone, and Contributing Zone within the Transition Zone.

No person may commence the construction of any regulated activity until an Edwards Aquifer protection plan or modifications to the plan as required by §213.5 of this title (relating to Required Edwards Aquifer Protection Plans, Notification, and Exemptions) or exception under §213.9 of this title (relating to Exceptions) has been filed with the appropriate regional office, and the application has been reviewed and approved by the executive director.

This site is located inside the Edwards Aquifer Contributing Zone.

- Clearing, excavation, or any other activities that alter or disturb the topographic, geologic, or existing recharge characteristics of a site disturbing at least five acres, or regulated activities disturbing less than five acres which are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres require a Contributing Zone Plan (CZP).
- Construction of buildings, utility stations, utility lines, roads, highways, or railroads disturbing at least five acres, or regulated activities disturbing less than five acres which are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres require a Contributing Zone Plan (CZP).

The Contributing Zone Plan is under review by TCEQ.

Tribal, Local, and State Requirements

This SWPPP is designed to comply with local and state requirements as follows.

As this site is not located in an area where separate tribal requirements may apply, no additional stormwater management controls are required to minimize the effects of stormwater runoff to affected areas.

Enforcement Authority:

- TCEQ

The Texas Commission on Environmental Quality (TCEQ) TPDES General Permit TXR150000 regulations pursuant to Section 26.040 of the Texas Water Code and Section 402 of the Clean Water Act. The TCEQ TPDES General Permit TXR150000 can be found here:

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Storm Water Pollution Prevention Plan
For Dripping Springs Target

https://www.tceq.texas.gov/downloads/permitting/stormwater/general/construction/2023-cgp-txr150000.pdf

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Retention of Records

The permittee must retain the following records for a minimum period of three (3) years from the date that a NOT is submitted as required in Part II.F.1. and 2. of this permit. For activities in which a NOT is not required, records shall be retained for a minimum period of three (3) years from the date that the operator terminates coverage under Section II.F.3. of this permit. Records include:

A. a copy of the SWP3;

B. all reports and actions required by this permit, including a copy of the TCEQ construction site notice;

C. all data used to complete the NOI, if an NOI is required for coverage under this general permit; and

D. all records of submittal of forms submitted to the operator of any MS4 receiving the discharge and to the secondary operator of a large construction site, if applicable.

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2. Site Description

Site Description

The site is located west of the intersection of US Highway 290 and Sawyer Ranch Road in the City of Dripping Springs, Hays County, Texas 78620.

Latitude and longitude: 30.196448, -98.002245

Block of Construction	Total Acres
Dripping Springs Target	28.06

Operator	Block of Construction	Scope of Work	Disturbed Acres
Liberty Civil Construction, LLC	Dripping Springs Target	Non-Residential	26.79

Soil type(s)

Abbreviation	Soil Description
DoC	Doss silty clay, moist, 1-5% slopes, is found on hillslopes. This soil is well drained with a medium runoff class and has no frequency of flooding or ponding.
RcD	Real-Comfort-Doss complex, 1-8% slopes, is found on plains. This soil is well drained and has no frequency of flooding or ponding.

100-Year Floodplain

No portions of the site are within the 100-year floodplain.

Receiving Waters and Description of Drainage System

Post-construction runoff discharges into Long Branch. Some runon is received from adjacent properties during typical storm events.

Construction stormwater runoff will discharge from the site by the sequential system(s) listed below:

- Storm sewers are followed by drainage channels/ponds/outlet protection to facilitate storm water treatment prior to offsite discharge.
- No sequential systems are planned for portions of the site due to sheet flow.
- No sequential systems are planned for portions of the site due to the storm drain inlets flowing into the underground storm sewer system.

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Impaired Water Body

The Texas Integrated Report describes the status of the state's waters, as required by Sections 305(b) and 303(d) of the federal Clean Water Act. It summarizes the condition of the state's surface waters, including concerns for public health, fitness for use by aquatic species and other wildlife, and specific pollutants and their possible sources.

Segmented Water Body	Impaired
Segment ID#1430B-Tributaries to Barton Creek (unclassified water bodies)	**No**

Link to the Texas Integrated Report of Surface Water Quality:
https://www.tceq.texas.gov/waterquality/assessment/22twqi/22txir

Link to the 2022 Texas Integrated Report – Index of Water Quality Impairments:
https://www.tceq.texas.gov/downloads/water-quality/assessment/integrated-report-2022/2022-imp-index.pdf

Total Maximum Daily Load (TMDL)

A TMDL is a scientifically-derived target that tells us the greatest amount of a particular substance that we can add to a waterway and still keep it healthy. The TMDL gives us a measurable way to target our efforts to protect and improve the quality of our streams, lakes, and bays.

Segment Water Body	Existing TMDL and Implementation Plan (I-Plan)	I-Plan Link
Segment ID#1430B-Tributaries to Barton Creek (unclassified water bodies)	**No**	**N/A**

Link to the Total Maximum Daily Load Program: *https://www.tceq.texas.gov/waterquality/tmdl*

Critical Environmental Features

There are no critical environmental features on-site or within close proximity to the site.

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Endangered or Threatened Species

No information was provided to Compliance Resources, Inc. regarding endangered or threatened species on-site or within close proximity to the site.

County	Category	Name	Status
Hays County	Amphibians	San Marcos salamander	Threatened
Hays County	Amphibians	Texas salamander	Threatened
Hays County	Amphibians	Texas blind salamander	Endangered
Hays County	Amphibians	Blanco blind salamander	Threatened
Hays County	Amphibians	Barton Springs salamander	Endangered
Hays County	Birds	white-faced ibis	Threatened
Hays County	Birds	wood stork	Threatened
Hays County	Birds	whooping crane	Endangered
Hays County	Birds	piping plover	Threatened
Hays County	Birds	golden-cheeked warbler	Endangered
Hays County	Crustaceans	Texas troglobitic water slater	Threatened
Hays County	Fish	Guadalupe darter	Threatened
Hays County	Fish	fountain darter	Endangered
Hays County	Fish	headwater catfish	Threatened
Hays County	Insects	Comal Springs riffle beetle	Endangered
Hays County	Insects	Comal Springs dryopid beetle	Endangered

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County	Category	Name	Status
Hays County	Mollusks	Guadalupe fatmucket	Threatened
Hays County	Mollusks	Texas fatmucket	Threatened
Hays County	Mollusks	Texas fawnsfoot	Threatened
Hays County	Mollusks	Texas pimpleback	Threatened
Hays County	Mollusks	false spike	Threatened
Hays County	Mollusks	Guadalupe orb	Threatened
Hays County	Plants	Texas wild-rice	Endangered
Hays County	Reptiles	Cagle's map turtle	Threatened
Hays County	Reptiles	Texas horned lizard	Threatened

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3. Site Scope, SWPPP Responsibility, and Construction Activity Logs

Site Scope

The scope of the project includes:

- The demolition of existing structures and appurtenances (refer to the Demolition page of the civil plans included in Section 4).
- The construction of all site infrastructure including roadways and associated utilities.
- The construction of non-residential building(s).

The major soil disturbing events are:

- clearing and grubbing
- rough cut grading
- excavation
- regrading
- final grading

SWPPP Responsibility

Liberty Civil Construction, LLC shall be responsible for the development of a Stormwater Pollution Prevention Plan.

The Owner shall be responsible for, and retain controls over any changes to site plans and the design of erosion and sedimentation controls. The Owner or its designee shall perform any additions, deletions, or changes in design of control measures. The General Contractor shall be fully responsible for daily implementation, inspection, and maintenance of the erosion and sedimentation measures or controls.

Through the identified inspection report process, the contractor shall notify the appropriate Liberty Civil Construction, LLC representative of any amendments to the SWPPP and/or control measures.

Each operator shall be fully responsible for actions of Subcontractors for which they direct on site activities.

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GENERAL SEQUENCE FOR CONSTRUCTION ACTIVITIES	
CONSTRUCTION ACTIVITY	**DATE ACTIVITY BEGAN**
CONSTRUCTION START DATE:	
Install temporary erosion and sedimentation controls.	
Begin clearing and grubbing.	
Rough grade site.	
Install utilities.	
Complete site grading.	
Construct building.	
Lay first course of base material on parking areas.	
Install curb and gutter.	
Lay final course of base material on parking areas.	
Lay asphalt.	
Complete permanent erosion controls and restoration of site vegetation (i.e. landscaping where applicable).	
Remove/dispose of temporary erosion controls.	
Complete final site clean up.	

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STABILIZATION ACTIVITIES	DATE ACTIVITY BEGAN

CONSTRUCTION ACTIVITIES CEASE ON PORTION/ALL OF SITE	DATE ACTIVITY CEASED

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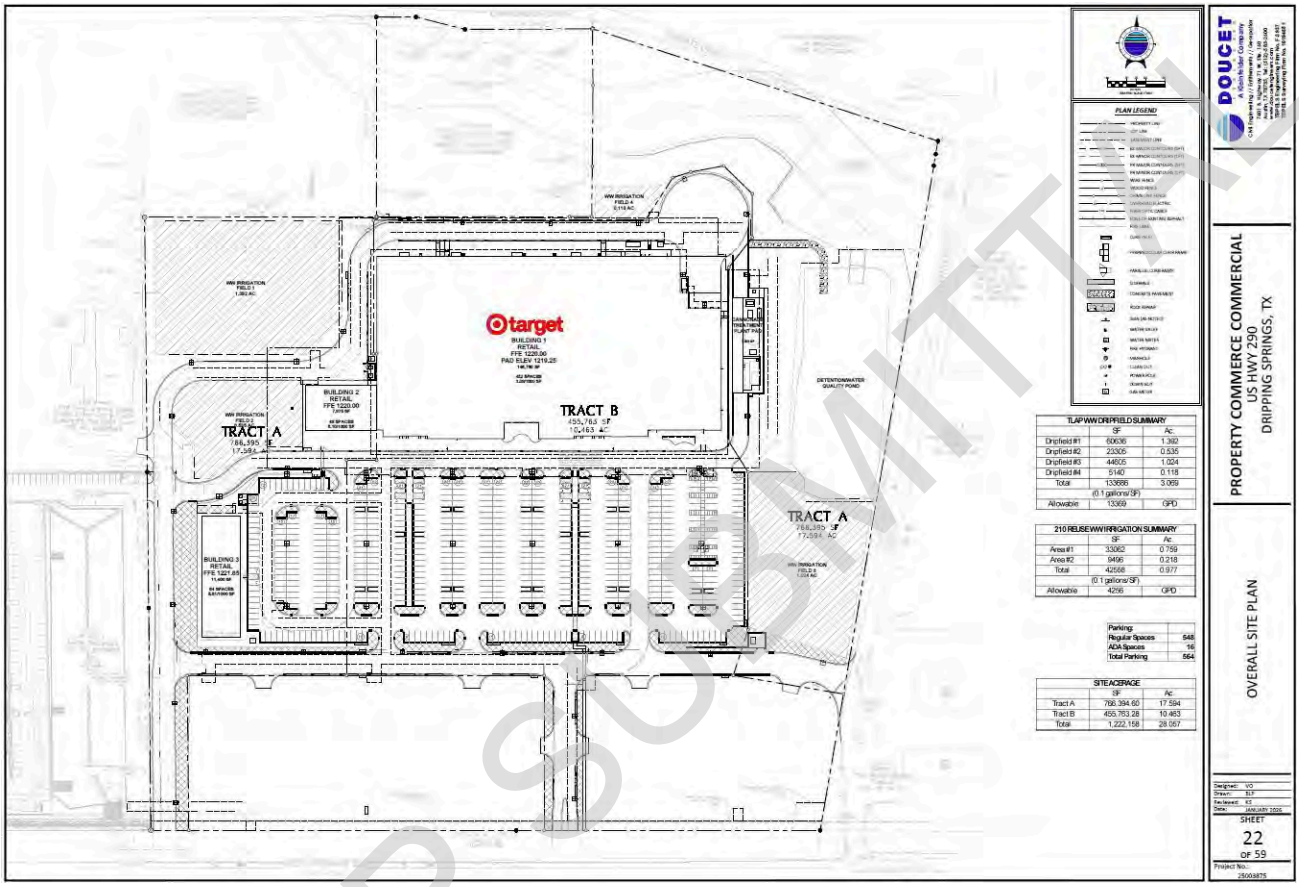
4. Maps

Master Plan Map



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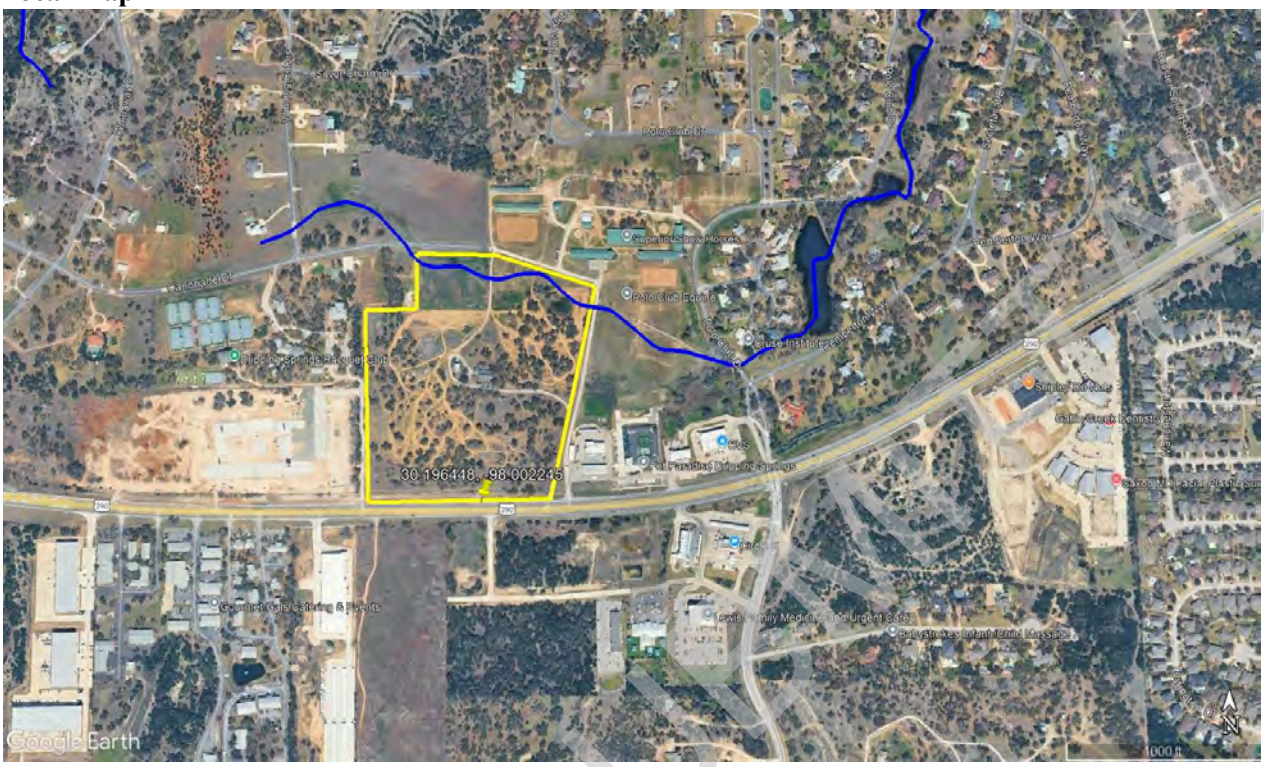
Local Map



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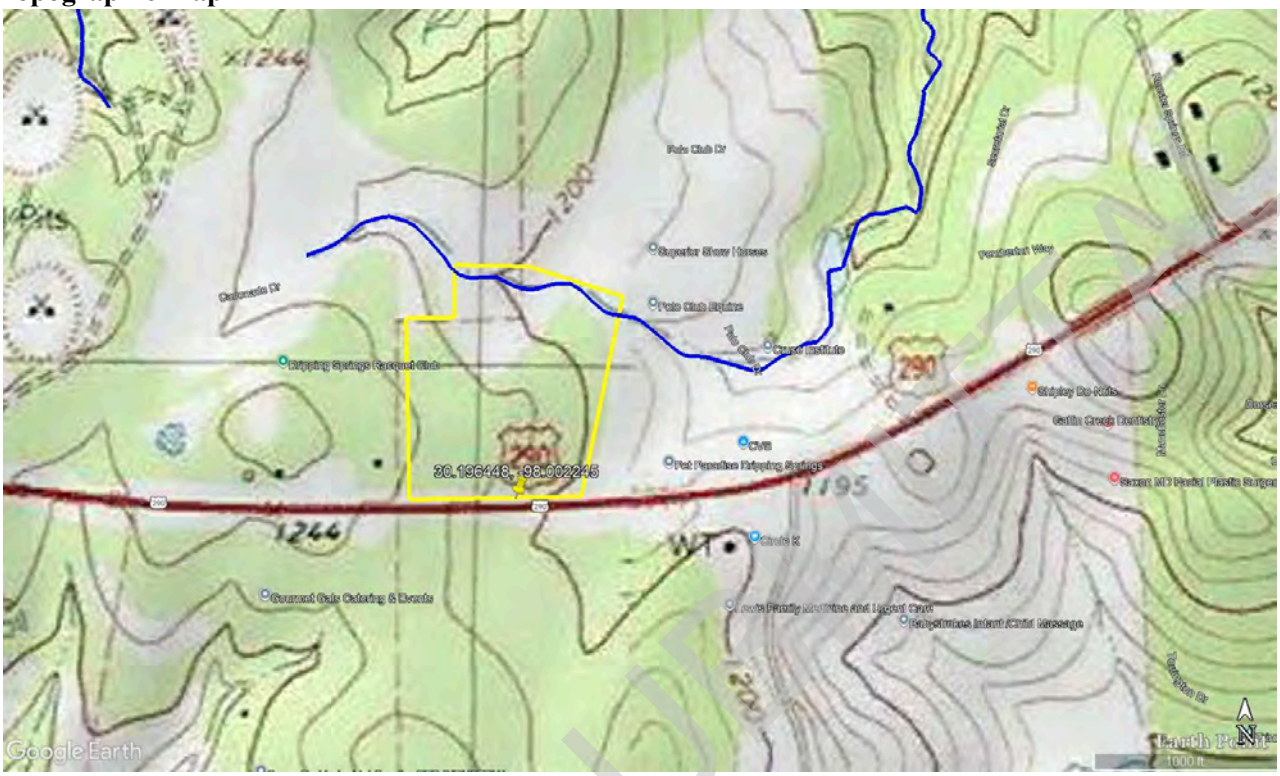
Topographic Map



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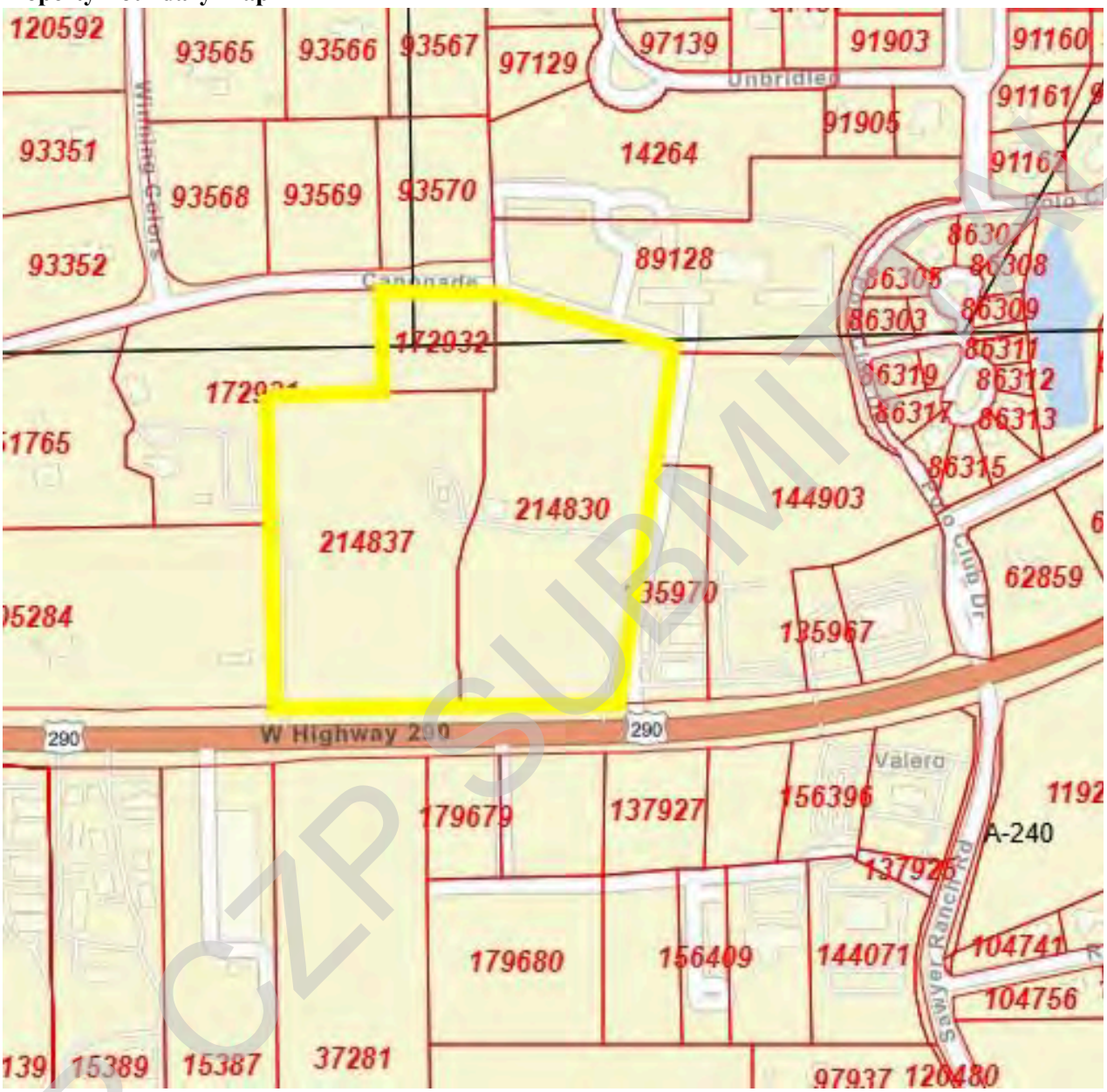
Property Boundary Map



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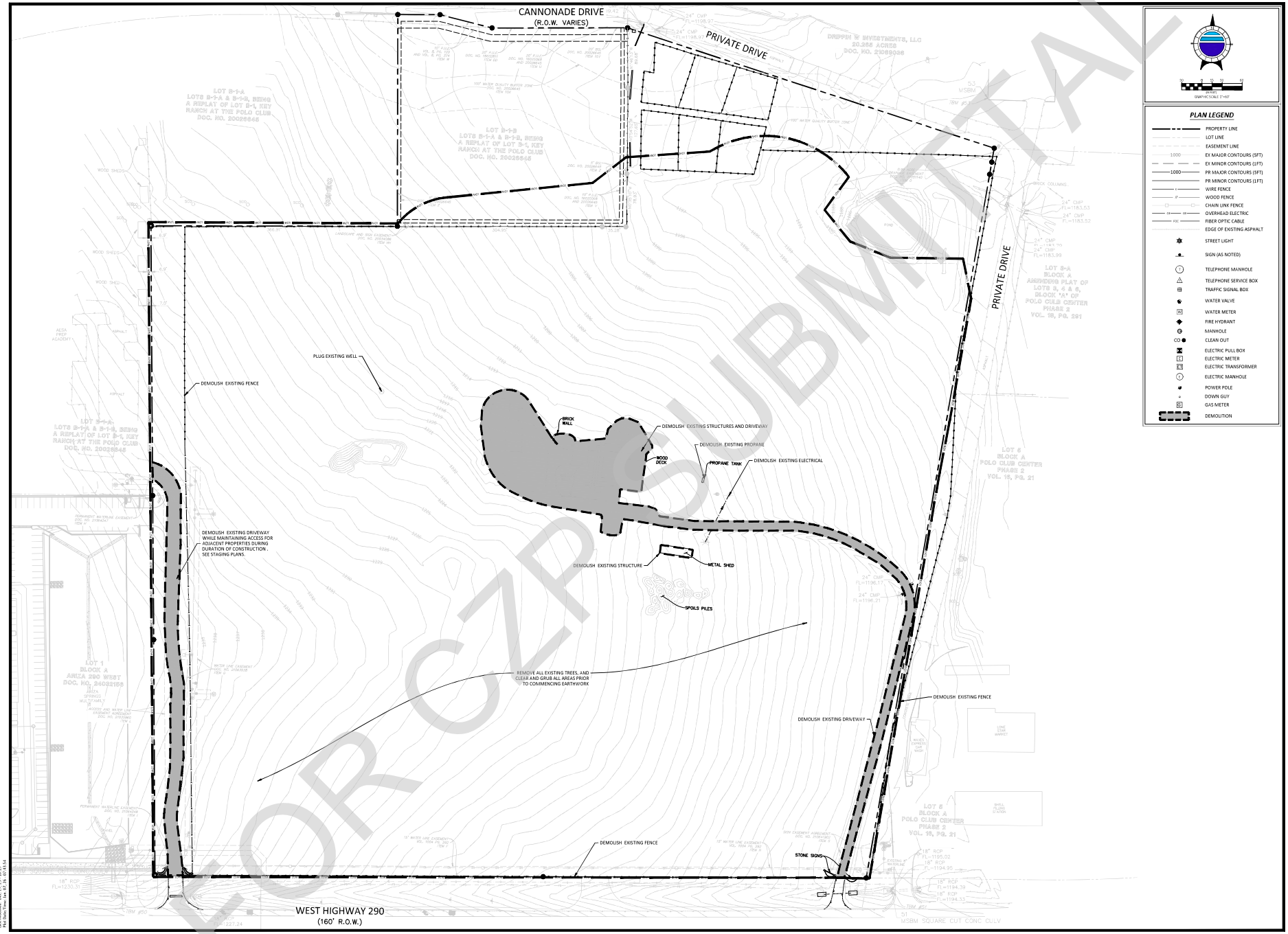

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www.doucetengineers.com
TBPE Engineering Firm No. F-439
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DEMOLITION PLAN

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
13
OF 59

Project No.:
25003875

Drawing: C:\Users\blp\AppData\Local\Temp\AcPublish_6016\25003875-CD-DEMO.dwg
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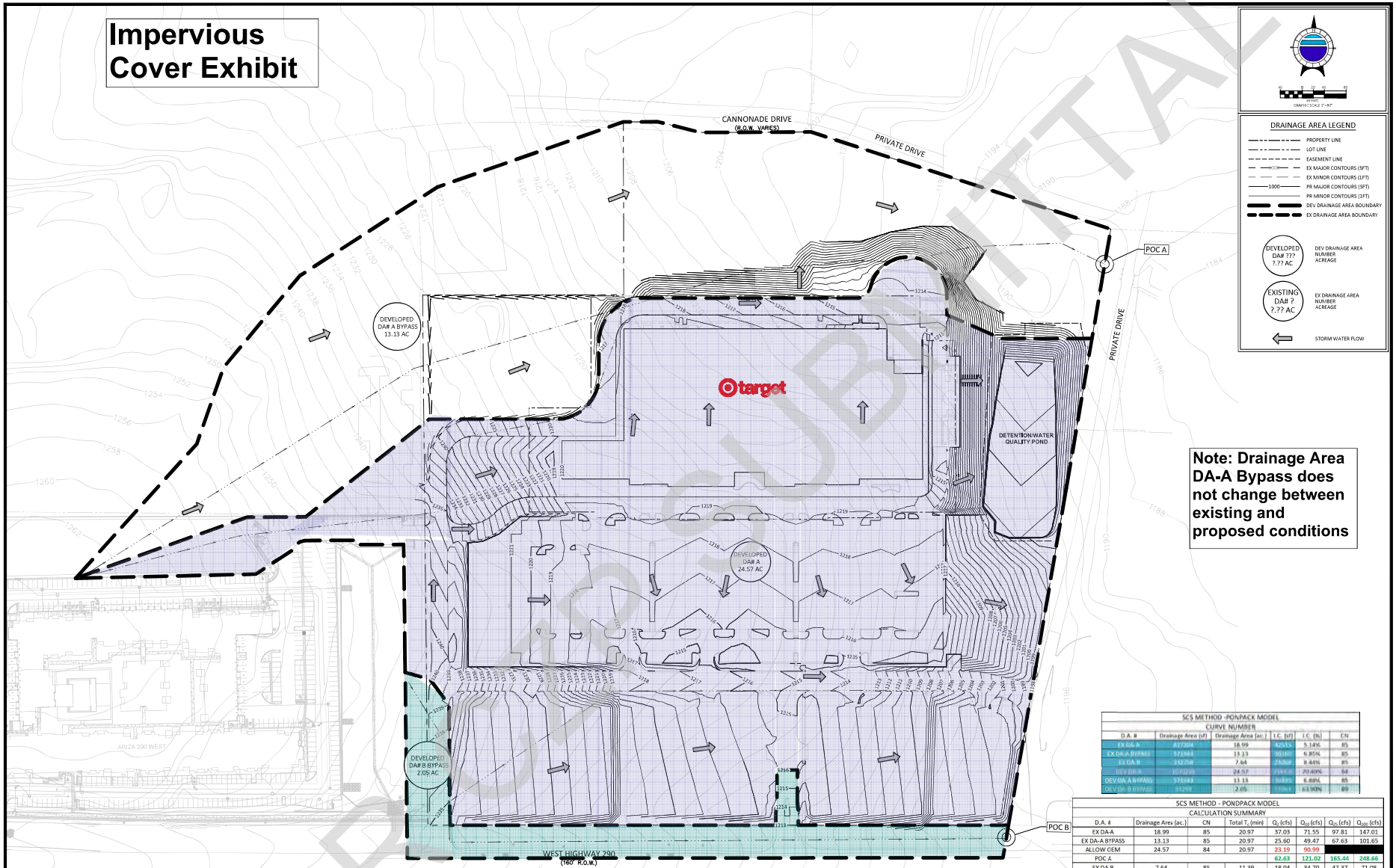
Impervious Cover Exhibit



DRAINAGE AREA LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- DEV DRAINAGE AREA BOUNDARY
- EX DRAINAGE AREA BOUNDARY

DEVELOPED DA# ??? ?.?? AC — DEV DRAINAGE AREA NUMBER, ACREAGE

EXISTING DA# ? ?.?? AC — EX DRAINAGE AREA NUMBER, ACREAGE

STORM WATER FLOW

Note: Drainage Area DA-A Bypass does not change between existing and proposed conditions

DEVELOPED AREA DA-B BYPASS WILL DISCHARGE INTO THE EXISTING TXDOT CHANNEL AT POC B AS SHOWN. THE IMPERVIOUS COVER FROM DA-B BYPASS WILL BE TREATED FOR WATER QUALITY IN POND A (POND A TO INCLUDE ADDITIONAL VOLUME TO ADDRESS OEM MEASURES).

SCS METHOD -PONDPACK MODEL
CURVE NUMBER

D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	CN
EX DA-A	827004	18.99	42515	5.14%	85
EX DA-A BYPASS	571443	13.13	36166	6.35%	85
EX DA-B	332758	7.64	29068	8.44%	85
DEV DA-A	1070209	24.57	7344	70.89%	94
DEV DA-A BYPASS	571443	13.13	36166	6.88%	85
DEV DA-B BYPASS	89298	2.05	7094	63.90%	89

SCS METHOD - PONDPACK MODEL
CALCULATION SUMMARY

D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_1 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW CEM	24.57	84	20.97	23.19	90.59		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW. POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.99	13.92	20.54
POC B				5.70	10.39	13.92	20.54

FOR PUBLIC SUBMITTAL

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TBPE F-2337, Engineering Firm No. F-4937
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DRAINAGE MAP - DEVELOPED

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
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OF 59

Project No.:
25003875

DRAWING: C:\Users\vtg\AppData\Local\Temp\AcPublish_6524\25003875-CD-DA.dwg
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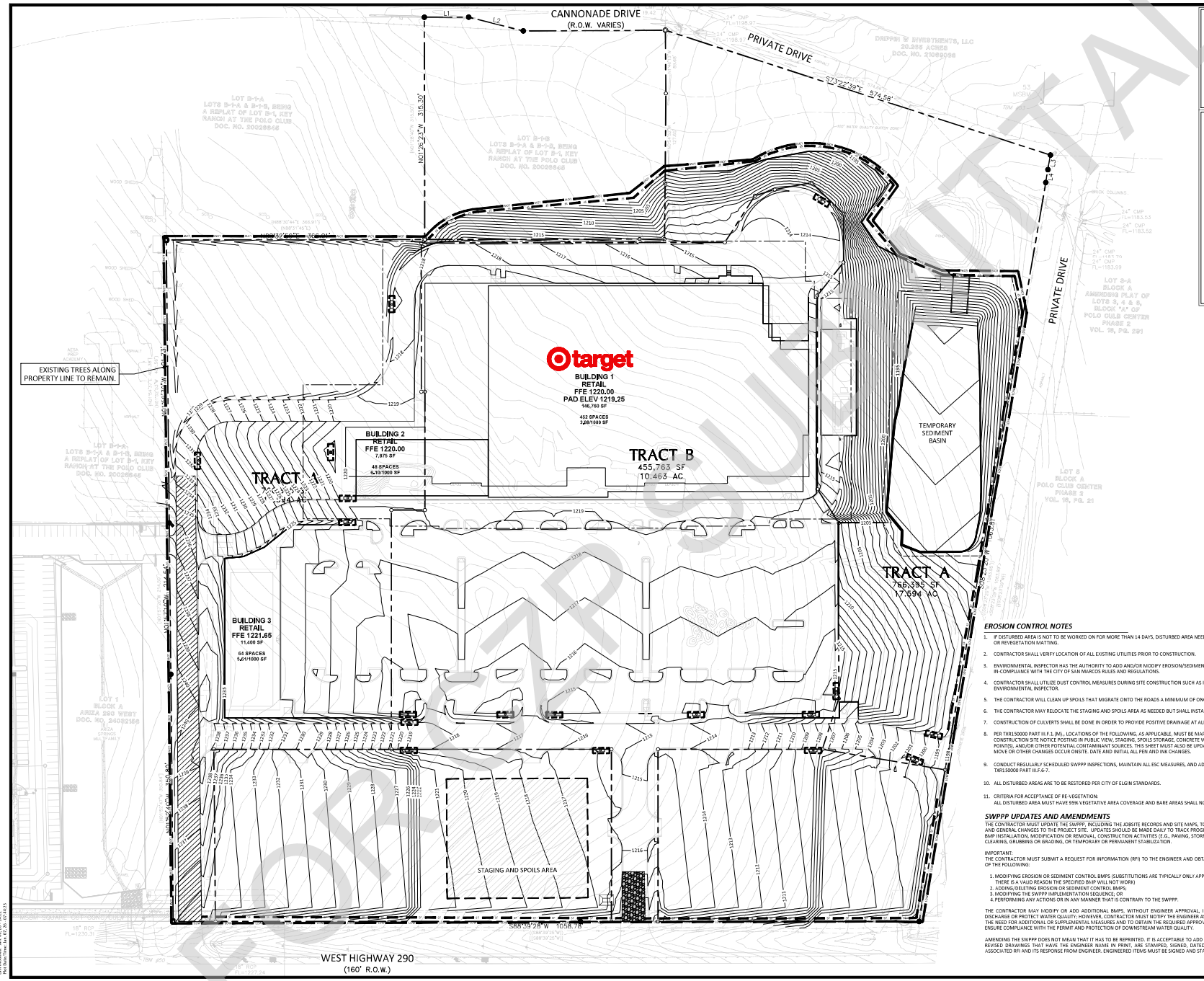

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX CONTOURS
- PR CONTOURS
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF WORK
- PROPOSED ROCK BERM
- INLET PROTECTION
- STAGING AND SPOILS AREA
- PROPOSED CONCRETE WASHOUT
- STABILIZED CONSTRUCTION EXIT
- MAINTAIN ACCESS TO ADJACENT PROPERTY

DOUCET CONFIRMS TO TARGET THAT CONSULTANT HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND TCEQ POLLUTION PREVENTION AND EROSION CONTROL REQUIREMENTS.

EROSION CONTROL NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF SAN MARCOS RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
6. THE CONTRACTOR MAY RELOCATE THE STAGING AND SPOILS AREA AS NEEDED BUT SHALL INSTALL SILT FENCE ON THE DOWN GRADIENT SIDE.
7. CONSTRUCTION OF CULVERTS SHALL BE DONE IN ORDER TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
8. PER TXR150000 PART III.F.1.(M)., LOCATIONS OF THE FOLLOWING, AS APPLICABLE, MUST BE MARKED ON THIS SHEET IN THE FIELD: THE TPDES CONSTRUCTION SITE NOTICE POSTING IN PUBLIC VIEW, STAGING, SPOILS STORAGE, CONCRETE WASHOUT, DUMPSTERS, PORTABLE TOILET(S), FUELING POINT(S), AND/OR OTHER POTENTIAL CONTAMINANT SOURCES. THIS SHEET MUST ALSO BE UPDATED AS THESE POTENTIAL CONTAMINANT SOURCES MOVE OR OTHER CHANGES OCCUR ONSITE. DATE AND INITIAL ALL PEN AND INK CHANGES.
9. CONDUCT REGULARLY SCHEDULED SWPPP INSPECTIONS, MAINTAIN ALL ESC MEASURES, AND ADDRESS ALL IDENTIFIED CORRECTIVE ACTIONS PER TXR150000 PART III.F.6-7.
10. ALL DISTURBED AREAS ARE TO BE RESTORED PER CITY OF ELGIN STANDARDS.
11. CRITERIA FOR ACCEPTANCE OF RE-VEGETATION:
    ALL DISTURBED AREA MUST HAVE 95% VEGETATIVE AREA COVERAGE AND BARE AREAS SHALL NOT EXCEED 10 SF.

SWPPP UPDATES AND AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE RECORDS AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ENGINEER AND OBTAIN WRITTEN ENGINEER APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, CONTRACTOR MUST NOTIFY THE ENGINEER AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE ENGINEER NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE ENGINEER OF RECORD FOR THE PROJECT.

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TBPE Engineering Firm No. F-439
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

EROSION CONTROL PLAN

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
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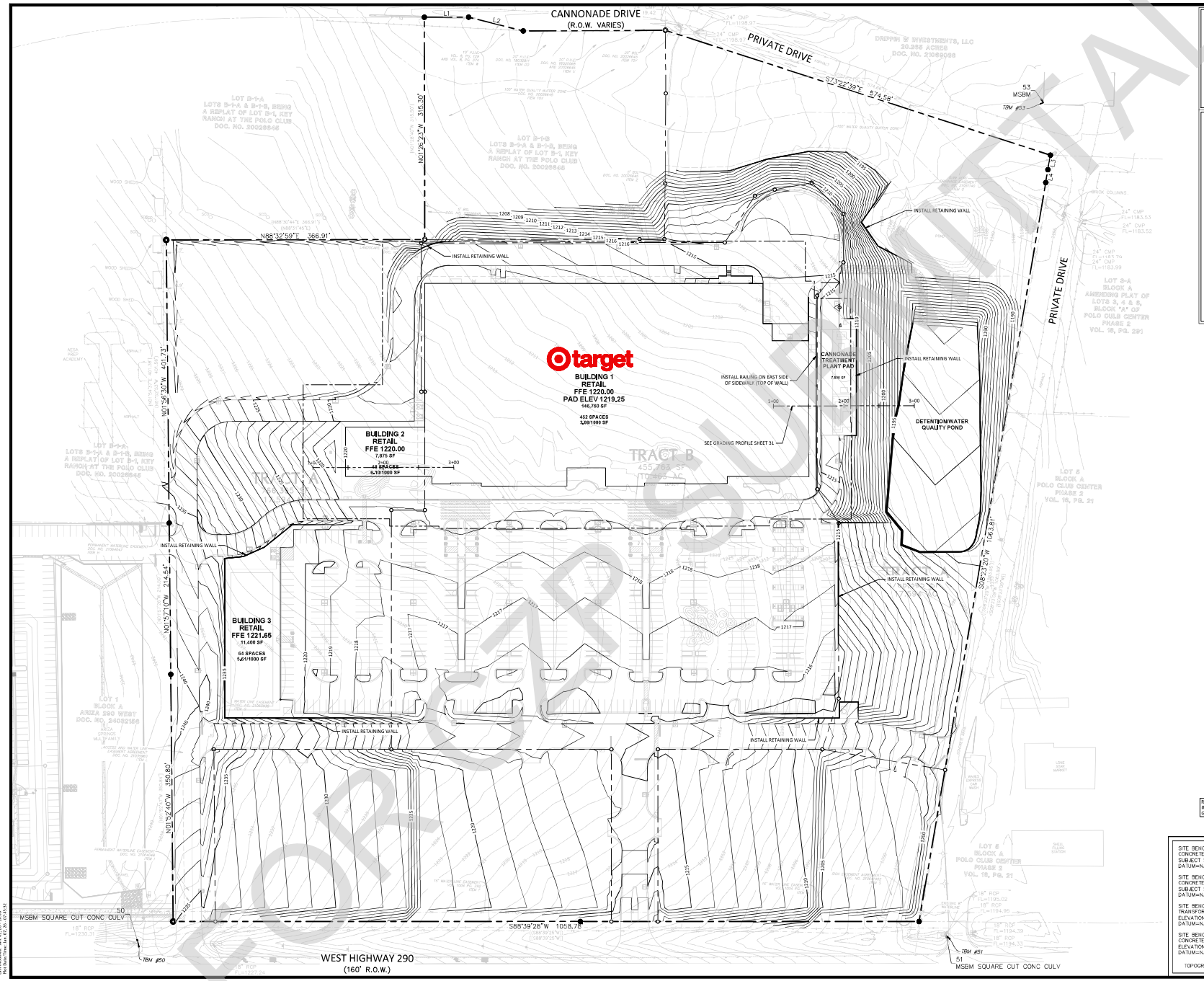
OF 59

Project No.:
25003875

FOR CITY SUBMITTAL



FOR REVIEW SUBMITTAL

GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FIBER OPTIC CABLE
- CLEAN OUT
- WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

IF THERE IS A BREAK OF MORE THAN 14 DAYS WHILE GRADING AND/OR BETWEEN ROUGH GRADING COMPLETION AND CONSTRUCTION START WHERE NO WORKS IS DONE ON A SITE OR PORTION OF A SITE, TEMPORARY (OR PERMANENT) STABILIZATION IS REQUIRED PER TXR150000 PART 11.F.2.(B).111/CITY CODE SECTION 86.529(A)(1)(G). USE TEMPORARY (OR PERMANENT) SEEDING,ROCK,GRAVEL (1ST MINIMUM), CONCRETE RIP-RAP, DEGRADABLE STRAW MATTING, SHREDDED LANDSCAPE MULCH, DEGRADABLE SOIL RETENTION BLANKETS, OR SIMILAR. NOTE THAT MATTING,MULCH, OR BLANKETS REQUIRE ONGOING MAINTENANCE.

SPOT ELEVATION LEGEND

FG= FINISHED GROUND
SW= SIDEWALK
FL= FLOW LINE
TW= TOP WALL
BW= BOTTOM WALL
HP= HIGH POINT
LP= LOW POINT

REFERENCE GEOTECHNICAL INVESTIGATION #GEO3972024 BY THE MURILLO COMPANY GEOTECHNICAL CONSULTANTS FEBRUARY 2025

BENCHMARKS

SITE BENCHMARK: TBM #50 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHWEST OF SUBJECT SITE. ELEVATION=1232.58'
DATUM=NAVD88—GEOID 18

SITE BENCHMARK: TBM #51 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHEAST OF SUBJECT SITE. ELEVATION=1197.06'
DATUM=NAVD88—GEOID 18

SITE BENCHMARK: TBM #52 CUT SQUARE IN CONCRETE TRANSFORMER PAD, NORTHWEST OF SUBJECT SITE. ELEVATION=1218.04'
DATUM=NAVD88—GEOID 18

SITE BENCHMARK: TBM #53 CUT SQUARE IN TOP OF CONCRETE CURB, NORTHEAST OF SUBJECT SITE. ELEVATION=1188.95'
DATUM=NAVD88—GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

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TBPE Engineering Firm No. F-8937
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GRADING PLAN
(SHEET 1 OF 4)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
28
OF 59

Project No.:
25003875

Drawing: C:\Users\vhog\AppData\Local\Temp\acpublish_6016\25003875_CO-GR-DR.dwg
User: VOSTEGUIA
Last Modified: Jan. 07, 26 - 11:38
Plotted: Jan. 07, 26 - 11:38:32
Plot Scale: 1:1 = 1'

Proposed Stabilization Map

FOR CZP SUBMITTAL

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BMP Tracking Map

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5. Best Management Practices

Erosion and Sediment Control Requirements Applicable to All Sites

Except as provided in 40 CFR §§ 125.30-125.32, any discharge regulated under this general permit, with the exception of sites that obtained waivers based on low rainfall erosivity, must achieve, at a minimum, the following effluent limitations representing the degree of effluent reduction attainable by application of the best practicable control technology currently available (BPT). The BPT are also required by and must satisfy the Effluent Limitations Guideline (ELG) permitting requirement for application of 40 CFR § 450.24 New Source Performance Standards (NSPS), 40 CFR § 450.22 Best Available Technology Economically Achievable (BAT), and 40 CFR § 450.23 Best Conventional Pollutant Control Technology (BCT).

1. Erosion and sediment controls: Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed, and maintained to:
    1. Control stormwater volume and velocity within the site to minimize soil erosion in order to minimize pollutant discharges;
    2. Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge point(s);
    3. Minimize the amount of soil exposed during construction activity;
    4. Minimize the disturbance of steep slopes;
    5. Minimize sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site;
    6. Provide and maintain appropriate natural buffers around surface water in the state. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. ***If providing buffers is infeasible, the permittee shall document the reason that natural buffers are infeasible and shall implement additional erosion and sediment controls to reduce sediment load;***
    7. Preserve native topsoil at the site, unless the intended function of a specific area of the site dictates that the topsoil be disturbed or removed, or it is infeasible; and
    8. Minimize soil compaction. In areas of the construction site where final vegetative stabilization will occur or where infiltration practices will be installed, either:
        a. Restrict vehicle and equipment use to avoid soil compaction; or
        b. Prior to seeding or planting areas of exposed soil that have been compacted, use techniques that condition the soils to support vegetation growth, if necessary and feasible;

Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted.

9. TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute “surface water” for the purposes of triggering the buffer requirement in Part III.G.1.(f) above.

2. Soil stabilization. Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have

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FOR CRI SUBMITTAL

permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth disturbing activities have temporarily or permanently ceased. Temporary stabilization must be completed no more than 14 calendar days after initiation of soil stabilization measures, and final stabilization must be achieved prior to termination of permit coverage. In arid, semi-arid, and drought-stricken areas where initiating vegetative stabilization measure immediately is infeasible, alternative non-vegetative stabilization measures must be employed as soon as practicable. Refer to Part III.F.2.(b) for complete erosion control and stabilization practice requirements. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.

3. Dewatering. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion. Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs as described in Part III.F.7. of this general permit.

4. Pollution prevention measures. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented, and maintained to:

1. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
2. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site to precipitation and to stormwater;
3. Minimize the exposure of waste materials by closing waste container lids at the end of the workday and during storm events. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, the permittee must provide either a cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation, stormwater, and wind, or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment);
4. Minimize exposure of wastes by implementing good housekeeping measures. Wastes must be cleaned up and disposed of in designated waste containers on days of operation at the site. Wastes must be cleaned up immediately if containers overflow;
5. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures. Where a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302 occurs during a 24-hour period, you must notify the National Response Center (NRC) at (800) 424-8802 in accordance with the requirements of 40 CFR Part 110, 40 CFR Part 117, and 40 CFR Part 302 as soon as you have knowledge of the release. You must also, within seven (7) calendar days of knowledge of the release, provide a description of the release, the circumstances leading to the release, and the date of the release; and
6. Minimize exposure of sanitary waste by positioning portable toilets so that they are secure and will not be tipped or knocked over, and so that they are located away from surface water in the state and stormwater inlets or conveyances.

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5. Prohibited discharges. The following discharges are prohibited:
    1. Wastewater from wash out of concrete, unless managed by an appropriate control;
    2. Wastewater from wash out and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
    3. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
    4. Soaps or solvents used in vehicle and equipment washing; and
    5. Toxic or hazardous substances from a spill or other release.

6. Surface outlets. When discharging from basins and impoundments, utilize outlet structures that withdraw water from the surface, unless infeasible. If infeasible, the permittee must provide documentation in the SWP3 to support the determination, including the specific conditions or time periods when this exception will apply.

Concrete Truck Wash Out Requirements

This general permit authorizes the land disposal of wash out from concrete trucks at construction sites regulated under this general permit, provided the following requirements are met. Any discharge of concrete production wastewater to surface water in the state must be authorized under a separate TCEQ general permit or individual permit.

A. Discharge of concrete truck wash out water to surface water in the state, including discharge to storm sewers, is prohibited by this general permit.
B. Concrete truck wash out water shall be disposed in areas at the construction site where structural controls have been established to prevent discharge to surface water in the state, or to areas that have a minimal slope that allow infiltration and filtering of wash out water to prevent discharge to surface water in the state. Structural controls may consist of temporary berms, temporary shallow pits, temporary storage tanks with slow rate release, or other reasonable measures to prevent runoff from the construction site.
C. Wash out of concrete trucks during rainfall events shall be minimized. The discharge of concrete truck wash out water is prohibited at all times, and the operator shall insure that its BMPs are sufficient to prevent the discharge of concrete truck wash out as the result of rainfall or stormwater runoff.
D. The disposal of wash out water from concrete trucks, made under authorization of this general permit must not cause or contribute to groundwater contamination.
E. If a SWP3 is required to be implemented, the SWP3 shall include concrete wash out areas on the associated site map.

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Potential Pollutant Sources

Potential pollution sources associated with the site include the following:

- **Soil disturbing activities** – such as clearing of vegetation, grading/excavation of the lot in preparation for construction, and landscaping. These activities typically expose soil and sediment particles to precipitation which can then move (erode) the pollutants downhill, potentially into stormwater conveyances and receiving waters.

- **Equipment storage** – such as earth-moving equipment, delivery vehicles, power tools, etc. Much of this equipment contains petroleum-based fuels or lubricants, which when exposed to precipitation can discharge with the stormwater runoff.

- **Paving** – asphalt paving activities during road construction can result in the discharge of hydrocarbons with stormwater runoff.

- **Concrete truck washout** – runoff from the cleanouts of concrete trucks can result in sediment, debris, and excessively high pH discharge with stormwater runoff.

- **Vehicle and equipment maintenance** – such as fueling, lubrication, and repair. If conducted on site, accidental spills or improper disposal of automotive fluids or petroleum products can significantly impact stormwater runoff and receiving waters.

- **Material storage** – such as storage of concrete and concrete products, metal reinforcing materials such as rebar and welded wire fabric, lumber, plastic (PVC), metal pipe and fittings, rock, gravel, sand, soil, petroleum products like lubricants, fuel, oil-based paints and paint thinners, miscellaneous chemicals or products including latex paint, joint compound, adhesives, fertilizers, etc. Some materials may contain hazardous or toxic ingredients which can pollute surface waters or make source water unsafe for consumption. Other materials may contain ingredients which are non-toxic but can still impact stormwater conveyances by silting or clogging them, causing flooding, or using up needed oxygen for aquatic life to survive in the receiving waters.

- **Waste generation, storage and disposal** – such as excess fill material, soil contaminated by spilled petroleum, leftover chemicals, cement, miscellaneous trash and debris, and human wastes. All these materials can negatively impact the runoff leaving the construction site as described above.

Control of these potential pollution sources, thereby preventing contamination of stormwater runoff is the goal of this plan and will be described in detail in this section of the SWPPP.

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Potential Pollutant Sources Onsite:

Hi Solids Polyester
- Methyl Amyl Ketone
- 2-Butoxy-Ethyl Acetate
- Normal Butyl Alcohol
- Aromatic Hydrocarbon 150
- 1-Methoxy-2-Propanol Acetate
- Xylol
- Aromatic 100 Solvent
- Diethylene Glycol N-Butyl Ether
- Toluol
- Oxo-Hexyl Acetate

Aluminum Alloys
- See attachment

Quick Dry Floor Sweep
- Hydrotreated Petroleum Distillates

Acetone

Silicone Sealant
- Silicone Polymer
- Polydimethylsiloxane
- Silica
- Ethyltriciacetoxsilane
- Acetoxysilanse with oligomers
- Titanium Dioxide
- Carbon

Adhesive-Sealant
- Dimethyl Siloxane OH Terminated
- Methyltriacetoxy Silane
- Titanium Dioxide
- Ethyltriciacetoxsilane
- Polydimethylsiloxane

Acrylic Seam Sealer
- Acrylic Resin/Toluene Solution
- Toluene
- Silicon Dioxide
- Isopropyl Alcohol

Acrylic Bedding Sealant
- Acrylic Resin/Toluene Solution
- Toluene
- Silicon Dioxide

Blue X Institutional Strength Cleaner
- 2-Butoxyethanol
- Ammonium Hydroxide

Sweep Ez
- Dupont Oil Red B Liquid

Aromatic Hydrocarbon
- Toluene

Acrylic Sealant
- Toluene

High Performance Glazing Tape Sealant
- Carbon

General Purpose Glazing Sealant
- Silicone Polymer
- Polydimethylsiloxane
- Silica
- Silane
- Oximino Silane

Transmission Fluid
- Light Paraffinic Petroleum
- Heavy Paraffinic Petroleum
- Light Napthenic Petroleum
- Metacrylic Acid

Motor Oil
- Alkenysuccinimide Dispersant
- Heavy Paraffinic Petroleum

Soluble Oil D
- Sodium Petroleum Sulfonate
- Heavy Paraffinic Petroleum

Lumber

Glass

Fiberglass Insulation

Dry-wall material

Oil and Water Based Paint

Concrete

Steel (Steel rebar)

Petroleum Based Automotive Fuel

Diesel Fuel

Formaldehyde (used in Portable Toilet facilities)

Sand

Note: also refer to on-site copies of any MSDS information.

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Non-Stormwater Discharges

The following non-stormwater discharges from sites authorized under this general permit are also eligible for authorization under this general permit:

- Discharges from emergency firefighting activities (emergency firefighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities);
- Uncontaminated fire hydrant flushings (excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life), which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants (uncontaminated fire hydrant flushings do not include systems utilizing reclaimed wastewater as a source water); water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement, where solvents, detergents, and soaps are not used, where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed; and if local state, or federal regulations are applicable, the materials are removed according to those regulations), and where the purpose is to remove mud, dirt, or dust;
- Uncontaminated water used to control dust;
- Potable water sources including waterline flushings, but excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life;
- Uncontaminated air conditioning condensate;
- Uncontaminated groundwater or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents;
- Lawn watering and similar irrigation drainage.

To prevent unauthorized non-stormwater discharges, all such discharges will be directed to sedimentation and erosion control structures prior to discharge. Attempts will be made to minimize such discharges to prevent contact with stormwater runoff.

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BMP Responsibility and Implementation

Non-structural and structural control measures and stabilization practices that will be implemented to prevent or control potential pollutants in stormwater discharges are summarized in the tables below. Each major activity will identify the appropriate control measure, general timing, (specific timing will be addressed in an attached construction schedule) and the responsible permittee for controlling the discharge.

Non-Structural Controls and Maintenance	Permittee Responsible	Schedule
Soil Disturbing Activities		
Areas are not to be disturbed until it is necessary for construction to proceed. Disturbed areas are to be covered and stabilized as soon as possible.	Liberty Civil Construction, LLC	February 2026 - February 2029
Erosion and Sediment Controls		
Erosion/sediment controls will be designed to retain sediment on site to the extent practicable with consideration for site topography, soil type, and rainfall.	Liberty Civil Construction, LLC	February 2026 - February 2029
Erosion/sediment controls will be designed and used to reduce the offsite transport of suspended sediments and other pollutants if dewatering activities are necessary.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Structural Controls and Maintenance	Permittee Responsible	Schedule
Erosion and Sediment Controls (continued)		
Erosion/sediment control measures will be in place prior to commencement of construction activities including clearing and grading. Disturbed areas will be restored as soon as practicable during construction. Temporary erosion and sedimentation controls will be removed only after all disturbed areas have been restored.	Liberty Civil Construction, LLC	February 2026 - February 2029
Erosion/sediment controls such as silt fences, rock berms, outlet protection, and drainage channels are inspected weekly to ensure their effectiveness. Erosion and sediment control inspections are documented to ensure site compliance.	Liberty Civil Construction, LLC	February 2026 - February 2029
Erosion/sediment controls are promptly maintained (as soon as practicable after damage is discovered, and prior to the next rain event, but no later than seven days after the inspections) to ensure maximum sediment removal from stormwater runoff.	Liberty Civil Construction, LLC	February 2026 - February 2029
If sediment escapes the site, accumulations will be removed at a frequency to minimize negative effects and prior to the next rain event, if feasible.	Liberty Civil Construction, LLC	February 2026 - February 2029
Sediment removed from erosion controls will be reused on site to minimize waste generation.	Liberty Civil Construction, LLC	February 2026 - February 2029
Sediment deposited onto public right-of-way will be regularly removed to prevent sediment discharge from off site tracking during storm events, and reused on site whenever possible to prevent excess waste generation.	Liberty Civil Construction, LLC	February 2026 - February 2029
Accumulated sediment will be removed when the depth reaches six inches (or 50% of the design capacity of site controls).	Liberty Civil Construction, LLC	February 2026 - February 2029
Dust control will be provided by water trucks in such a manner that runoff does not occur.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Non-Structural Controls and Maintenance	Permittee Responsible	Schedule
Erosion and Sediment Controls (continued)		
Disturbed areas including the construction storage and staging area and spoils disposal site where construction activity ceases for at least 14 days will be initiated immediately. Stabilization measures that provide a protective cover will be initiated immediately in portions of the site where construction activities have permanently ceased.	Liberty Civil Construction, LLC	No temporary cessation of site construction is anticipated, but if so, February 2026 - February 2029
Mulching for temporary or final stabilization shall be accomplished by using shredded wood mulch. To avoid waste generation, trees cut down on site will be recycled into mulch for stabilization.	Liberty Civil Construction, LLC	February 2026 - February 2029
Seeding for temporary or final stabilization shall be accomplished by broadcast seeding, sodding, or hydromulch application.	Liberty Civil Construction, LLC	February 2026 - February 2029
Irrigation for temporary or final stabilization will be achieved by sprinkling in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation may occur at 10-day intervals during the first two months. Rainfall occurrences of 0.5 inch or more should postpone the watering schedule for one week.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Non-Structural Controls and Maintenance	Permittee Responsible	Schedule
Material Storage, Handling, and Disposal		
Construction materials will be stored in the construction staging and materials storage area. An attempt will be made to store materials inside or under cover as practicable to minimize contact of stormwater with potential pollutants and prevent water damage to materials.	Liberty Civil Construction, LLC	February 2026 - February 2029
Excess spoils will be temporarily stored away from drainage channels/creeks and ponds, preferably out of floodplains to prevent offsite discharge.	Liberty Civil Construction, LLC	February 2026 - February 2029
An effort will be made to store only enough products required to do the job to minimize waste generation and potential contact with stormwater.	Liberty Civil Construction, LLC	February 2026 - February 2029
Lubricants will not routinely be stored on site, except the small amount needed for a specific process or piece of equipment.	Liberty Civil Construction, LLC	February 2026 - February 2029
Materials will be used according to the manufacturer's recommendation for proper use and disposal.	Liberty Civil Construction, LLC	February 2026 - February 2029
Chemicals will be stored in their original containers (unless they are not resealable), with the labels intact for proper identification.	Liberty Civil Construction, LLC	February 2026 - February 2029
Material Safety Data Sheets and original labels for products used or stored at the site will be retained as they contain important storage, handling, and disposal information.	Liberty Civil Construction, LLC	February 2026 - February 2029
During landscaping, fertilizers and pesticides will not be applied just before or during a storm event. Such landscape chemicals will be applied in the minimum amount recommended by the manufacturer. Fertilizers will be worked into the soil to minimize contact with stormwater.	Liberty Civil Construction, LLC	February 2026 - February 2029
If disposal is necessary for excess product, the manufacturer's recommendations or local or state regulations for proper disposal will be followed.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Non-Structural Controls and Maintenance	Permittee Responsible	Schedule
Waste Storage, Handling, and Disposal		
Portable toilet facilities serviced by a licensed disposal company are available on the site to ensure proper disposal of wastes.	Liberty Civil Construction, LLC	Weekly
Non-stormwater discharges such as from concrete truck wash outs, surplus concrete or drum water will be limited to the designated concrete washout areas. Designated concrete washout areas are recommended to be: ● at least 15 feet from the curb ● excavated below grade for pit area ● lined with a poly-liner ● have a large stabilized entrance ● have sufficient perimeter BMP's They will be maintained as needed to contain concrete rinse water and minimize offsite discharges and to prevent potential discharge to stormwater runoff. Upon construction completion, the designated concrete washout areas will be cleaned up in accordance with applicable regulations.	Liberty Civil Construction, LLC	February 2026 - February 2029
Waste generation will be minimized by purchasing only the amount of material estimated as necessary for the application, and where practicable, using all of a product prior to disposal of the container.	Liberty Civil Construction, LLC	February 2026 - February 2029
The site will be routinely patrolled for regular trash and debris collection. Once collected, the waste will be stored as described below.	Liberty Civil Construction, LLC	February 2026 - February 2029
Waste materials will be collected and stored in metal dumpsters meeting state and local waste management requirements. When full, the dumpsters will be emptied and the trash hauled to an approved offsite dump. No construction waste materials will be buried on site.	Liberty Civil Construction, LLC	February 2026 - February 2029
Non-hazardous, latex paint wastes (i.e. wash water) will be disposed of in accordance with applicable regulations.	Liberty Civil Construction, LLC	February 2026 - February 2029
Potentially hazardous and/or liquid wastes generated on site will be stored under cover, in leak proof containers to await proper disposal by licensed disposal companies.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Non-Structural Controls and Maintenance	Permittee Responsible	Schedule
Spill Prevention and Response		
Spill cleanup materials will be stored on site in the material storage area, and may include: brooms, dustpans, mops, rags, gloves, goggles, sawdust or other absorbent material, plastic/metal trash containers specifically for this purpose.	Liberty Civil Construction, LLC	February 2026 - February 2029
Site personnel will be made aware of spill clean up procedures and location of spill cleanup materials.	Liberty Civil Construction, LLC	February 2026 - February 2029
Spills will be cleaned up upon discovery following the procedure outlined in Section V.	Liberty Civil Construction, LLC	February 2026 - February 2029
Storage of vehicles and equipment on site will be limited to minimize potential for leaks or spills to contaminated stormwater runoff.	Liberty Civil Construction, LLC	February 2026 - February 2029
Where possible, vehicles and equipment will be stored over an impervious surface, away from stormwater conveyances, to facilitate clean up of potential leaks or spills and prevent contact with stormwater.	Liberty Civil Construction, LLC	February 2026 - February 2029
Vehicles and equipment used on site will be monitored and maintained to prevent leaks from occurring.	Liberty Civil Construction, LLC	February 2026 - February 2029

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Schedule of BMPs

Interim Structural Controls	Schedule of Implementation	Location	Reason
Silt fence	Prior to and throughout site development	Refer to the civil plans and site maps	Silt fence will be constructed at the downstream edge of disturbed areas where there will be shallow sheet flow to slow the flow of stormwater runoff and promote sediment deposition.
Socks / wattles	N/A	N/A	Socks/wattles will not be used due to the use of alternative stormwater treatment devices.
Stabilized Construction Entrance/Exit	Prior to and throughout site development	Refer to the civil plans and site maps	Construction entrances/exits consisting of 3"-5" dump rock will be placed on the site to minimize off site tracking of sediment by vehicles.
Designated concrete washout	Throughout site development	Refer to the civil plans and site maps	A designated concrete washout will be used to prevent discharge of washout material into the storm drains or water bodies.
Earth dikes (diversion berms)	N/A	N/A	Earthen dikes (diversion berms) will not be used due to the use of alternative stormwater treatment devices.
Sediment Traps	N/A	N/A	Sediment traps will not be used due to the considerable maintenance necessary to remove accumulated sediment and prevent street flooding both during and after construction.
Check Dams	N/A	N/A	Check dams will not be used due to the use of alternative stormwater treatment devices.
Storm drain inlet protection (existing inlets)	Prior to soil disturbing activities in areas that would drain to curbs or storm drain inlets	Installed as needed at any inlet onsite and within close proximity to the site - refer to the civil plans and site maps	Inlet protection will be installed to prevent sediment entry into the storm sewer system. This protection should be monitored and removed during flash flooding /

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			flooding that could cause harm to the public or property.
Storm drain inlet protection (proposed inlets)	Throughout site development after storm drain inlets have been installed	Installed as needed at any inlet onsite and within close proximity to the site - refer to the civil plans and site maps	Inlet protection will be installed to prevent sediment entry into the storm sewer system. This protection should be monitored and removed during flash flooding / flooding that could cause harm to the public or property.
Temporary basins	N/A	N/A	No temporary basins were required for the site due to the proposed site conditions and controls.

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Permanent Structural Controls

Measures that will be installed during construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed.

Stormwater Management Measures	Schedule of Implementation	Location	Reason
Drainage Swales	Throughout site development	Refer to the civil plans and site maps	Proposed drainage easements/channels will be used to convey stormwater runoff into the storm sewer system or offsite thereby slowing the flow of stormwater runoff and promoting sediment deposition.
Velocity/energy dissipation devices/rip rap	Throughout site development	Refer to the civil plans and site maps	Velocity/energy dissipation devices and/or rip rap will be used to prevent erosion around the stormwater outfalls/outlets.
Level Spreaders	N/A	N/A	Level spreaders will not be used due to the use of alternative stormwater treatment devices.
Gabions	N/A	N/A	Gabions will not be used due to the use of alternative stormwater treatment devices.
Stormwater Detention Structures	Throughout site development	Refer to the civil plans and site maps	A permanent detention basin will be used to slow the flow of stormwater runoff, causing sediment deposition prior to off site discharge.
Stormwater Retention Structures	N/A	N/A	No permanent retention basins were required for the site due to the proposed site conditions and controls.
Stormwater Bio-Infiltration Structures	N/A	N/A	No permanent bio-infiltration basins were required for the site due to the proposed site conditions and controls.

Pond A:
Volume of permanent basin (calculated runoff from a 2-year, 24-hour storm event):
16,088 cubic feet (required)
16,088 cubic feet (provided)

Surface Dewatering Structure: Riser pipe

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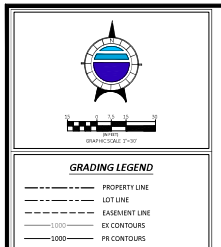
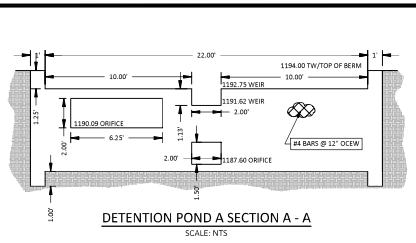
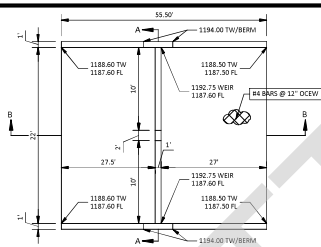


SCS METHOD - PONDPACK MODEL
CALCULATION SUMMARY

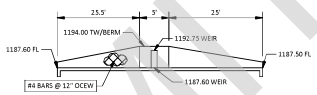
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_{1} (cfs)	Q_{10} (cfs)	Q_{100} (cfs)	Q_{500} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW IN EX DA-A	24.57	84	20.97	23.19	44.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	39.60	49.47	67.63	101.65
POC A				45.76	114.00	164.89	248.23
WSEL POND A (FT)				1190.08	1191.12	1191.78	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54



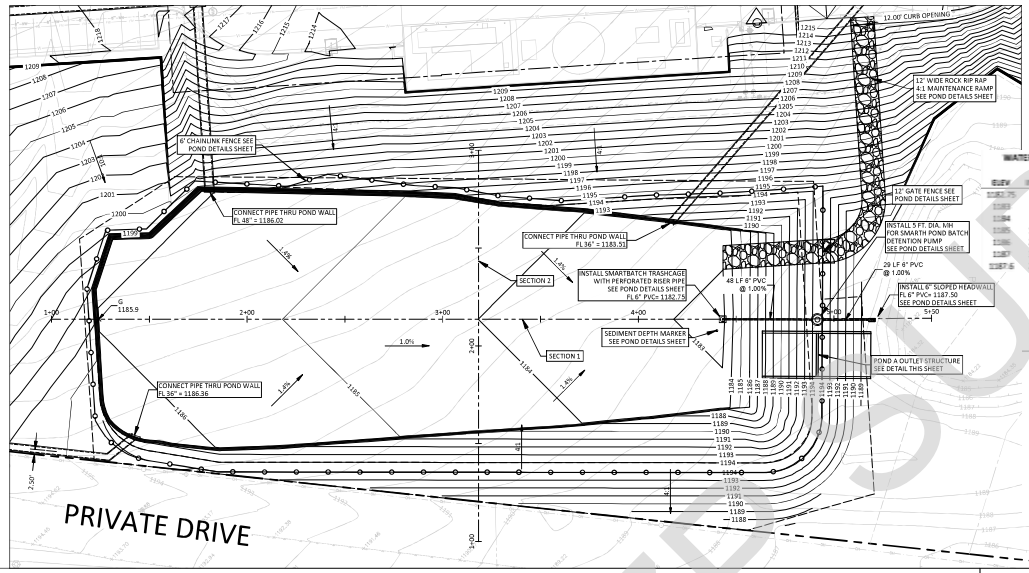
DETENTION POND A SECTION A - A
SCALE: NTS



DETENTION POND A OUTLET STRUCTURE DETAIL
SCALE: NTS



DETENTION POND A SECTION B - B
SCALE: NTS



WATER QUALITY DRAWDOWN TABLE

ELEV	INCR CF	Q (CFS)	INCR HR	TOT HR
1182.75	0	0.00	0.00	0.00
1183	82	0.12	0.19	0.19
1184	9540	0.44	3.52	3.71
1185	15426	0.61	7.53	11.22
1186	29022	0.74	10.93	22.15
1187	36975	0.85	12.09	34.25
1187.6	23000	0.91	7.06	41.30

WQ DISCHARGE TABLE
4" CIRCULAR ORIFICE

ELEV	H (FT)	Q (CFS)
1182.75	0	0.00
1183	0.08	0.12
1184	1.08	0.44
1185	2.08	0.61
1186	3.08	0.74
1187	4.08	0.85
1187.6	4.68	0.91

TARGET D5 - POND (WQ/DETENTION)
ELEVATION - AREA - STORAGE CALCULATIONS

ELEV	AREA	AREA AC	Δ ELEV	INCR CF	TOT CF	TOT AC-FT
1182.75	0	0.00	0	0	0	0.00
1183	654	0.02	0.25	82	82	0.00
1184	10425	0.24	1	5540	5621	0.13
1185	22406	0.51	1	16416	22037	0.51
1186	35638	0.82	1	29022	51059	1.17
1187	38303	0.88	1	36971	88029	2.02
1187.6	38703	0.89	0.6	23102	111131	2.55
1188	38969	0.89	0.4	15534	126665	2.91
1189	39782	0.91	1	39376	166041	3.81
1190	40846	0.94	1	40314	206355	4.74
1191	42246	0.97	1	41546	247901	5.69
1192	43971	1.01	1	43109	291009	6.68
1193	46068	1.06	1	45020	336029	7.71
1194	48537	1.11	1	47303	383331	8.80

TCEQ TSS REMOVAL SUMMARY		
	POND	
REQUIRED	16088	lbs
PROVIDED	16088	lbs

TargetUS 290 POND

1. Required Load Reduction for the total project:

Lm = 27.7*(A x P) - Eq 4.3

Lm = Required TSS removal resulting from proposed development = 80% of increased load
A = Impervious area for the project
P = Average annual precipitation

	Count	Hays
Total Project area =		30.42 acres
Pre-development impervious area within the limits of the plan =		0 acres
Total post-devebpment area within the limit of the plan =		17.60 acres
Total post-devebpment impervious cover fraction =		0.58
P =		33 inches
Lm total project(TCEQ Required 80%)=		16088.2 lbs.

2. Drainage Basn Parameters:

Total drainage basin =	30.42 acres
Predevelopment impervious area within drainage basin =	0 acres
Post-development impervious area within drainage basin =	17.60 acres
Post-development impervious fraction withir drainage basin =	0.58
Lm (TCEQ Required 80%)=	16088.2 lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP =	Batch Detention
Removal efficiecy =	91 percent

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

Lr = (BMP efficiency) x P x (Al x 34.6 + Ap x 0.54)

Ac = Total On-site drainage area in the BMP catchment area
Al = Impervious area proposed in the BMP catchment area
Ap = Pervious area remaining in the BMP catchment area
Lr = TSS Load removed from this catchment area by the proposed BMP

Ac =	30.42 acres
Al =	17.60 acres
Ap =	12.82 acres
Lr =	14494.96 lbs.

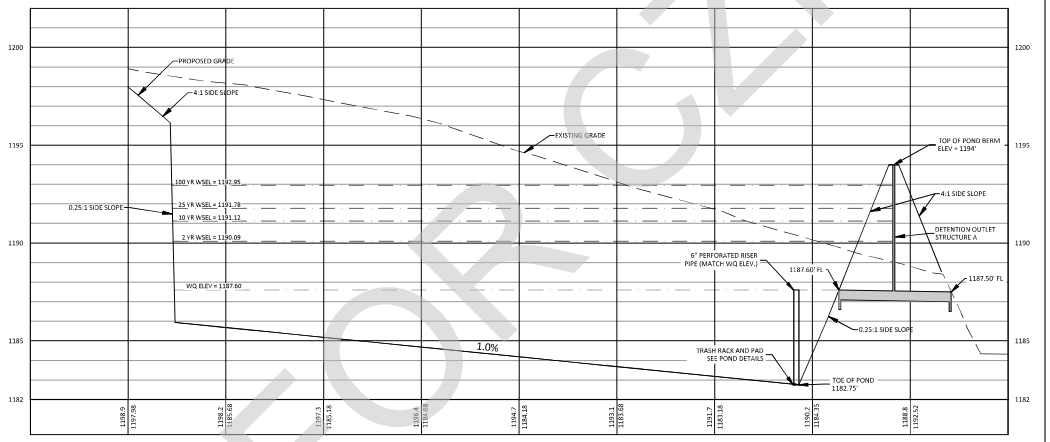
5. Calculate Fraction of Annual Runoff to Treat the drainage basin:

Desired Lm this basin =	16088.2 lbs.
F =	0.87

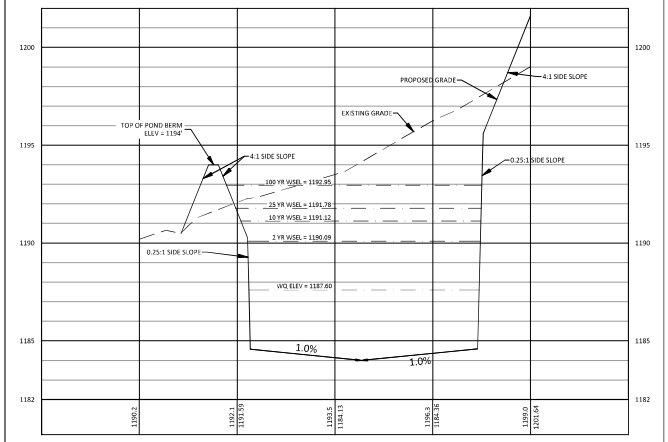
6. Calculate Capture Volume required by the BMP Type for this drainage basin:

Rainfal Depth =	1.55 inches
Post Development Runoff Coefficient =	0.54
On-site Water Quality Volume =	92,730 cubic feet
Off-sits area draining to BMP =	0 acres
Off-Site Impervious cover draining to BMP =	0 acres
Impervious fraction of off-site area =	0.00
Off-sits Runoff Coefficient =	0.00
Off-sits Water Cuality Volume =	0 cubic feet
Storage for sediment =	18,546 cubic feet
Total Capture Volume (required water quality volume x 1.2) =	111,276 cubic feet
	2.55 acre-ft
Volume provided =	111,131 cubic feet
	2.55 acre-ft

POND - SECTION 1
H SCALE: 1" = 30' - V SCALE: 1" = 3'



POND - SECTION 2
H SCALE: 1" = 30' - V SCALE: 1" = 3'



FOR CITY SUBMITTAL

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735 tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm No. F-2337
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND A PLAN AND PROFILE

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
37
OF 59

Project No.:
25003875

Drawing: C:\Users\vhaig\AppData\Local\Temp\acpublish_6016\25003875 CD-PND.dwg
User: VOSTEGUIM
Last Modified: Jan 07, 26 - 13:47
Plot Modified: Jan 07, 26 - 13:47

Interim Stabilization Practices	Schedule of Implementation	Location	Reason
Temporary vegetation / mulching	Throughout site development	Various areas throughout the site	Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
Rolled erosion control products (geotextiles)	Throughout site development	As needed at various locations throughout the site	Rolled erosion control products (geotextiles) will be used as an interim practice to prevent topsoil loss and erosion.
Protection of trees	N/A	N/A	No interim tree protection will be necessary for this site.

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Permanent Stabilization Practices	**Schedule of Implementation**	**Location**	**Reason**
Permanent vegetation / mulching	During site landscaping	At various landscaped areas throughout the site	Permanent vegetation (hydromulching or sod stabilization) / mulching will be used to quickly establish vegetative cover to prevent erosion. Additional considerations were infiltration and improvement of storm water quality.
Vegetative buffer strips	N/A	N/A	No permanent vegetative buffer strips are planned for this site.
Preservation of mature vegetation	Prior to and throughout site development	Various locations throughout the site	Desirable mature vegetation such as the native grasses and trees will be used to prevent pollutants from leaving the site and prevent erosion.

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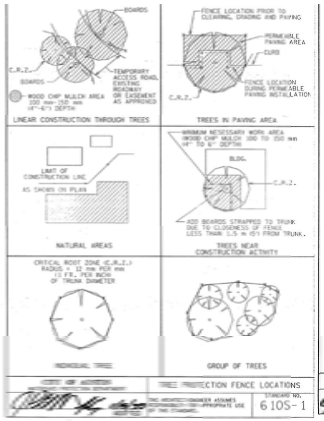
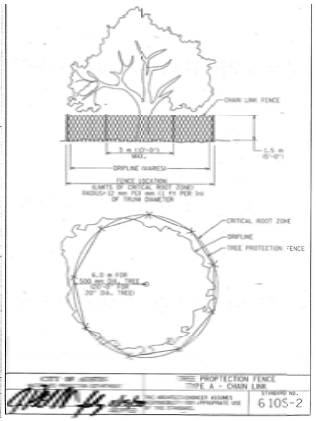
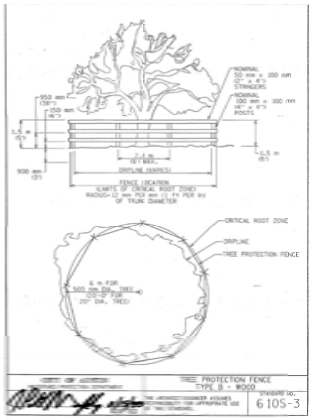


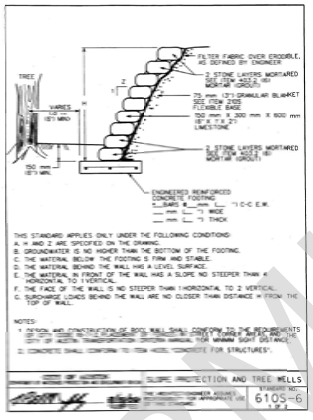
TREE PROTECTION FENCE LOCATIONS — STANDARD NO. 610S-1



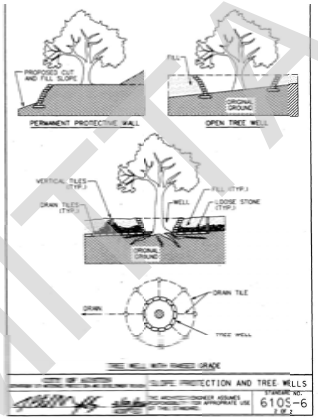
TREE PROTECTION FENCE TYPE A - CHAIN LINK — STANDARD NO. 610S-2



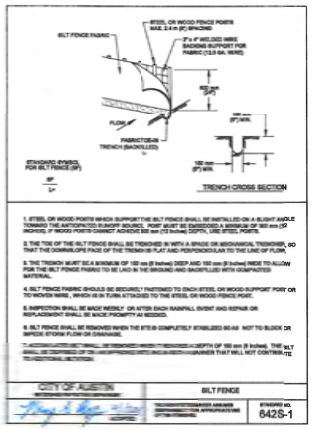
TREE PROTECTION FENCE TYPE B - WOOD — STANDARD NO. 610S-3



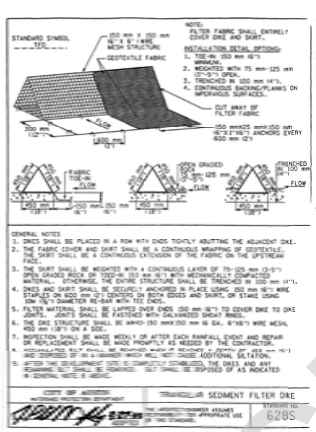
SLOPE PROTECTION AND TREE WELLS — STANDARD NO. 610S-6



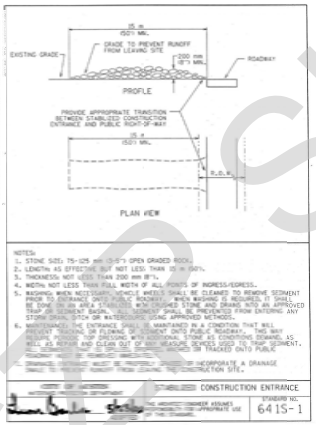
SLOPE PROTECTION AND TREE WELLS — STANDARD NO. 610S-6



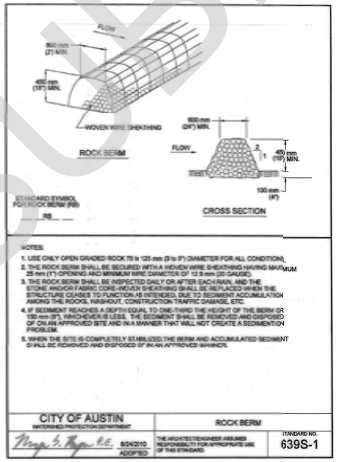
CITY OF AUSTIN — SILT FENCE — STANDARD NO. 642S-1



TRIANGULAR SEDIMENT FILTER DIKE — STANDARD NO. 628S



STABILIZED CONSTRUCTION ENTRANCE — STANDARD NO. 641S-1



CITY OF AUSTIN — ROCK BERM — STANDARD NO. 639S-1

FOR CITY SUBMITTAL

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Civil Engineering // Entitlements // Geospatial
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Austin, TX 78735. Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Registration No. F-439
TBPELS Surveying Firm No. 10194551

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

EROSION CONTROL DETAILS

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
50
OF 59

Project No.:
25003875

DRAWING: C:\Users\blp\AppData\Local\Temp\AcPublish_6324\25003875-CD-DT.dwg
User: VOSTIGUM
Last Modified: Jan 15, 26 - 13:48
Last Modified By: VOSTIGUM
Plotted: Jan 15, 26 - 13:48

6. Dewatering

Dewatering Details

Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion. Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs as described in Part III.F.7. of this general permit.

Inspection of Dewatering Controls Pursuant to Part IV.C. of this General Permit
(a) personnel provided by the permittee must inspect dewatering controls at a minimum of once per day on the days where dewatering discharges occur. Personnel conducting these inspections must be knowledgeable of this general permit, the construction activities at the site, and the SWP3 for the site. Personnel conducting these inspections are not required to have signatory authority for inspection reports under 30 TAC § 305.128 (relating to Signatories to Reports).
(b) Requirements for Inspections

i. a report summarizing the scope of any inspection must be completed within 24-hours following the inspection. The report must also include, at a minimum, the following:

(A) date of the inspection;
(B) name(s) and title(s) of personnel making the inspection;
(C) approximate times that the dewatering discharge began and ended on the day of inspection;
(D) estimates of the rate (in gallons per day) of discharge on the day of inspection;
(E) whether or not any indications of pollutant discharge were observed at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution);
(F) major observations, including: the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.

ii. actions taken as a result of inspections, including the date(s) of actions taken, must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and this permit. The report must be retained as part of the SWP3 and signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports).
iii. the names and qualifications of personnel making the inspections for the permittee may be documented once in the SWP3 rather than being included in each report.

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DEWATERING EVALUATION FORM

Dewatering Evaluation

This form is Pursuant to Part IV.C. of the Texas Construction General Permit TXR150000 2023.

Site Name:	**Date of Evaluation:**
Approximate Start & End Time of Dewatering on the Day of Evaluation *Start Time* ____:____ - *End Time* ____:____	**Continuous?** ☐
Estimated Rate of Discharge (gallons / day):	
Location of Dewatering Operations:	

Personnel Name and Position Title	**Contact Information**

Qualifications of Personnel

I am knowledgeable of the Texas Construction General Permit TXR150000, the construction activities at the site, and the SWP3 for this site. ☐

Evaluation Results	
Are there any indictations of pollutant discharge observed at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution)?	Yes / No / N/A
Has a visible amount of sediment been discharged beyond the permitted limits of disturbance due to dewatering activity?	Yes / No / N/A
Has a visible amount of sediment been discharged into receiving waters, including wetlands due to dewatering activity?	Yes / No / N/A
Are any BMPs used in the dewatering activity not in effective operating condition?	Yes / No / N/A
Are any additional BMPs necessary for the dewatering activity?	Yes / No / N/A
Are any BMPs inadequate and alternative BMPs necessary for the dewatering activities?	Yes / No / N/A

Compliance Statement

There were no incidents of noncompliance noted during this dewatering evaluation. The dewatering activity is in compliance with the SWPPP and the Texas Construction General Permit. ☐

Corrective Action Log

Deficency	**Action Taken**	**Date of Observation**	**Date Action Taken**

PERSONNEL CERTIFICATION

I certify under the 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 gather and evaluate 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.

Personnel Name & Title	**Signature of Personnel**

SIGNATORY CERTIFICATION in accordance with required by 30 TAC § 305.128 (relating to Signatories to Reports)

I certify under the 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 gather and evaluate 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.

Signatory Name & Title	**Signature of Signatory**

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7. Spill Prevention and Response

Spill Response Protocol

Spills will be prevented utilizing Best Management Practices previously described beginning in Section IV such as proper material storage, handling, and disposal practices. However, despite such efforts, a spill may occur on site. If a spill occurs, the following procedures will be utilized.

- ***Stop the spill, if possible.*** This can include shutting off power to a pump, righting an overturned container, or plugging a hole in a damaged container.
- ***Contain the spill, safely.*** Spill containment can be accomplished using a variety of materials and methods such as the use of absorbents (i.e. sawdust, Oil Dri, rags, soil, polypropylene pads or booms, etc.) to dike the area around the spill, or placing a leaking container inside one which is not leaking. Spill containment should only be attempted if it is safe to do so. Proper safety equipment such as gloves and eye protection should be used as directed on the Material Safety Data Sheet for the spilled material.
- ***Report the spill, if necessary.*** Certain quantities of hazardous or toxic materials such as pesticides, paint thinners, gasoline, etc. are required by Federal Law to be reported to the National Response Center (NRC) at 1-800-424-8802 as soon as you have knowledge of the spill. Since most of the quantities which require reporting to the NRC are larger than that found on a typical construction site, spill reporting to the State or Local authorities is more likely. When in doubt, report the spill.

Texas Commission on Environmental Quality (TCEQ)
1-800-832-8224

- ***Clean the spill up, properly.*** Spill clean up should be performed in accordance with applicable regulations or according to the manufacturer's recommendations on the Material Safety Data Sheet. In most cases, proper spill clean up is to use a dry method such as absorbing the spill and containerize for disposal via a licensed disposal company. For non-hazardous and non-toxic materials this may be through your solid waste disposal service with prior approval.
- ***Fill in table on next page.***

The SWPPP must be modified within 14 days of a release to provide a description of the spill, the circumstances leading to the spill, and the date of the spill. Spill clean-up materials, methods, and additional Best Management Practices addressing spill prevention should also be included.

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Spill Date	**Material Spilled**	**~ amount of spill *(in gallons)***	**Circumstance of Spill *(what caused the spill)***	**Corrective Action**	**Correction Date & sign-off**

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8. Inspection Requirements

Inspection Frequency

At least once **every seven (7) days** the SWPPP provides for a thorough inspection of disturbed areas of the construction site that have not been finally stabilized.

If the inspection frequency changes, the reason for the change and the dates that the change is effective will be listed below.

Alternate Inspection Schedule:			Date range of alternate inspection schedule.	Reason for changing inspection schedule:
Every 7 days (weekly)	Every 7 days (weekly) and after rainfall events in excess of 0.5"	Monthly	Beginning Date-Ending Date	
			--	
			--	
			--	

Inspection Report Requirements

Inspection Reports will contain:

- A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. The report must also include the date(s) of the inspection and major observations relating to the implementation of the SWP3. Major observations in the report must include: the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.
- Actions taken as a result of inspections, including the date(s) of actions taken, must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the

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SWP3 and this permit. The report must be retained as part of the SWP3 and signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports).

- The names and qualifications of personnel making the inspections for the permittee may be documented once in the SWP3 rather than being included in each report.

The SWP3 must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 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. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. If necessary, modify your site map to reflect changes to your stormwater controls that are no longer accurately reflected on the current site map.

Inspection and Entry

The permittee shall allow the Director or authorized representative of EPA, the State/Tribal, or municipal separate storm sewer authorized representative, upon the presentation of credentials and other documents as may be required by law to enter upon the permittee's premises where a regulated facility is located or conducted, have access to and copy any records that must be kept, and inspect any facility or equipment.

Qualified Personnel

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. This site inspection will be performed by qualified personnel familiar with the site and with the authority to ensure necessary maintenance of controls. Documentation of the inspection and actions taken is provided on forms shown in Appendix B.

Qualified personnel performing inspections are familiar with the BMPs, have knowledge to determine when a failed control is inadequate and needs to be replaced, have access to the construction schedule, have knowledge of stabilization, and have authority to make changes to the SWPPP.

Liberty Civil Construction, LLC has elected to have Compliance Resources, Inc. staff perform the required inspections.

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Storm Water Pollution Prevention Plan
For Dripping Springs Target

Storm Water Pollution Prevention Plan Writer Qualifications for Compliance Resources, Inc.

Kassie Gnospelius, CESSWI *(with CRI since September 2006)*

- Bachelor of Science (BS) in Bioenvironmental Science from Texas A&M University, College Station, Texas
- Coursework in soil and crop science, bioremediation, and bioenvironmental science
- Internship with Texas A&M University Geochemical and Environmental Research Group, working as a lab technician testing various tissue and water - samples for hazardous contaminants
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (May 2013 – April 2017)
- Houston Area Manager (May 2017 – current)
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since March 2025)
- CESSWI #0774 – Certified Erosion, Sediment and Storm Water Inspector (March 2010)

Kassie Ledum, CPESC - IT, CESSWI *(with CRI since July 2019)*

- Bachelor of Science (BS) in Environmental Science with a minor in Biology from Texas A&M University at Corpus Christi, Corpus Christi, Texas
- Coursework in environmental regulations and policy, ecology, field biology, waste management, issues in environmental science, marine ecology, environmental geology, and Geographic Information Systems (GIS)
- HAZWOPER and Oil Spill Management Certified
- Experience in conducting field work and analyzing data
- Water Quality experience in collecting/ testing samples and reporting/analyzing data
- Experience in environmental education including the promotion of environmental conservation and implementation of program initiatives SEEDS (Strategies for Ecology, Education, Diversity, and Sustainability)
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since July 2021)
- Senior Construction Storm Water Pollution Prevention Plan Writer (October 2022 – current)
- CESSWI – IT #5702 – Certified Erosion, Sediment and Storm Water Inspector - In Training (January 2020)
- CESSWI #5702 – Certified Erosion, Sediment and Storm Water Inspector (November 2020)
- CPESC – IT #12181 – Certified Professional in Erosion and Sediment Control – In Training (October 2022)

Amber Scheler, CPESC *(with CRI since January 2005)*

- Coursework in Computer-Aided Design at Temple College, Temple, Texas
- Applicable coursework in computer-aided design, AutoCAD, drafting, and environmental science
- Experience as an Administrative/Research Assistant for surveying company (2 years) and an SWP3 Writer since January 2005
- Sediment & Erosion Control Master Class: Evaluating Erosion, Sediment, & Sedimentation (six week course; April – May 2012)
- Attended a CESSWI review course (part 1) in October 2013
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since June 2005)
- Storm Water Pollution Prevention Plan Supervisor / Team Leader (January 2007 – December 2017)
- Storm Water Pollution Prevention Plan Assistant Manager (January 2018 – November 2018)
- Storm Water Pollution Prevention Plan Manager (December 2018 – current)
- StormwaterONE Certification - Qualified Preparer of Storm Water Pollution Prevention Plans #4475000 – Texas (October 2017 - October 2019)
- StormwaterONE Certification - Qualified Compliance Inspector of Storm Water #4475000 – Texas (October 2017 - October 2019)
- CPESC – IT #9219 – Certified Professional in Erosion and Sediment Control – In Training (October 2018)
- CPESC #9219 – Certified Professional in Erosion and Sediment Control (December 2018)

Misti Shafer-Webb, CPESC, CESSWI *(with CRI since September 2002)*

- Bachelor of Science (BS) in Environmental Design from Texas A&M University, College Station, Texas
- Bachelor of Science (BS) in Construction Science from Texas A&M University, College Station, Texas
- Coursework in project management, soil science, environmental science, construction materials and methods, AutoCAD, drafting, surveying, concrete and steel structural engineering, and environmental design
- Internship with DPR Construction in their OSHA/Safety department
- Two years of experience in the homebuilding construction industry including permitting and project coordinating for David Weekley Homes in Austin, Texas and Houston, Texas
- Attended various trainings / conferences through Environmental Protection Agency (EPA), Texas Commission on Environmental Quality (TCEQ), Edwards Aquifer Protection Program (EAPP), International Erosion Control Association (IECA), South Central International Erosion Control Association (SCIECA), StormCon, Capital Area Erosion Control Network (CAECN), Home Builders Association (HBA), and the Austin Contractors and Engineers Association (ACEA)

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- National Association of Women in Construction (Austin Chapter #7) Parliamentarian 2024-2025, Immediate Past-President 2022-2023, President 2021-2022, President-Elect 2020-2021, Director 2019-2020, Director 2018-2019, Vice President 2017-2018, and Director 2016-2017
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Office Manager (December 2002 – August 2003)
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since July 2003)
- Storm Water Pollution Prevention Plan Manager (September 2003 – November 2018)
- Austin Area Manager (June 2004 – May 2006; March 2009 – December 2011)
- President and Owner (July 2018 – current)
- CPESC #5381 – Certified Professional in Erosion and Sediment Control (August 2009)
- CESSWI #0698 – Certified Erosion, Sediment and Storm Water Inspector (August 2009)

Inspector Qualifications for Compliance Resources, Inc.

Nell Barbour *(with CRI since April 2025)*

- Bachelor of Science (BS) in Agriculture and Extension Education from Pennsylvania State University, University Park, Pennsylvania
- Coursework in biology, environmental science, animal science, plant science, soil science, entomology, and Agriculture Mechanics (carpentry, welding, plumbing, electrical wiring, small gas engines)
- Certified by Pennsylvania PK-12 Agriculture Educator
- First-aid, CPR, and wilderness survival certifications
- West Nile Virus Technician with Lycoming County Conservation District (Pennsylvania) 2019-2021
- Experience in public pesticide applications 2019-2021
- Experience in conservation, field work, research, education, Geographic Information Systems (GIS), and data collection and analysis
- Completed coursework and worked with The Pennsylvania School for Excellence in Agriculture Science (PSEAS) installing Riparian Buffers
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

Bryton Calder, CESSWI - IT *(with CRI since August 2024)*

- Bachelor of Arts (BS) in Environmental Studies with a concentration in Urban Sustainability from New College of Florida, Sarasota, Florida
- Coursework in biology, ecology, environmental governance, sustainability, sociology, urbanism, food systems and distribution, and sustainable agriculture
- Experience conducting fieldwork with emphasis on sample collection, site monitoring, and biological and ecological systems
- Experience with Geographic Information Systems (GIS) and data collection and management
- Published scientific work within the field of herpetology, conducted through research involving biological and ecological sample collection
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #12904 – Certified Erosion, Sediment and Storm Water Inspector - In Training (October 2024)

Christopher Calvillo, CESSWI *(with CRI since July 2021)*

- Bachelor of Science (BS) in Environmental Science from The University of the Incarnate Word, San Antonio, Texas
- Coursework in soil conservation, biology, ecology, environmental geology, and water quality
- Experience in customer service as a Park Ranger, assisting with education of the public as well as enforcement of city ordinances
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #6033 – Certified Erosion, Sediment and Storm Water Inspector - In Training (November 2021)
- CESSWI #6033 – Certified Erosion, Sediment and Storm Water Inspector (August 2022)

Justin Croon, CESSWI *(with CRI since September 2006)*

- Bachelor of Science (BS) in Political Science from Texas A&M University, College Station, Texas
- Coursework in geography and geology
- Experienced in customer service and office administration
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

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- CESSWI #1903 – Certified Erosion, Sediment and Storm Water Inspector (August 2011)

Kyle Edwards (with CRI since June 2025)
- Bachelor of Science in Biology from Portland State University, Portland, Oregon.
- Coursework in biology, biochemistry, conservation, climate science, microbiology, sustainability, and chemistry.
- Conducted field work that included surveys with environmental experts and visits to wildlife areas regarding habitat preservation for beaver populations.
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

Justin England *(with CRI since June 2025)*
- Coursework towards a Bachelors of Science (BS) in Interdisciplinary Engineering from Texas A&M, College Station, Texas
- Coursework in civil engineering, Calculus, Physics, Chemistry, Engineering Fundamentals
- Experience in the construction and maintenance of private ponds
- Helped maintain a local certified wildlife refuge
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

Jackson Giminiani, CESSWI *(with CRI since September 2021)*
- Bachelors of Science (BS) in Wildlife and Fisheries Science from Texas A&M University, College Station, Texas
- Coursework in ecology, environmental monitoring, techniques of wildlife management, principles of fisheries management, and fish and wildlife laws and administration
- Experience in educating the public about water conservation and habitat restoration for endangered species specifically at the headwaters of the San Marcos River
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (January 2023 – December 2024)
- Operations Manager (January 2025 – current)
- CESSWI – IT #6058 – Certified Erosion, Sediment and Storm Water Inspector - In Training (December 2021)
- CESSWI #6058 – Certified Erosion, Sediment and Storm Water Inspector (October 2022)

Kassie Gnospelius, CESSWI *(with CRI since September 2006)*
- Bachelor of Science (BS) in Bioenvironmental Science from Texas A&M University, College Station, Texas
- Coursework in soil and crop science, bioremediation, and bioenvironmental science
- Internship with Texas A&M University Geochemical and Environmental Research Group, working as a lab technician testing various tissue and water - samples for hazardous contaminants
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (May 2013 – April 2017)
- Houston Area Manager (May 2017 – current)
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since March 2025)
- CESSWI #0774 – Certified Erosion, Sediment and Storm Water Inspector (March 2010)

Patrick Hodgkiss, CESSWI *(with CRI since August 2017)*
- Coursework towards a Bachelor of Science (BS) in Environmental Management from Columbia Southern University, Orange Beach, Alabama
- Coursework in environmental law, environmental assessment, air quality, hazardous, waste management, technical writing, pollution prevention, toxicology, waste management, and environmental issues
- Proficient in the application, execution, supervision, and management of all aspects of Military Munitions Response Actions including Site Visits, Remediation Investigations and Removal Actions
- Over 12,681 hours of environmental remediation experience at 22 project locations throughout the United States to include experience in implementing Storm Water Pollution Prevention Plans, Soil Sampling Plans, and Water Monitoring Activities
- Three years of experience as a quality control specialist in the Unexploded Ordinance industry requiring collaboration with clients and regulatory specialists to develop practical compliance requirements
- ACEA Regulatory Committee member since Spring 2019
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Austin Area Manager (August 2017 – June 2019)
- Corporate Trainer (December 2018 – current)
- Director of Business Development (July 2019 – June 2021)
- Chief Operations Officer (July 2021 – current)
- CESSWI #5228 – Certified Erosion, Sediment and Storm Water Inspector (April 2018)

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Hayle Johnson, CESSWI - IT *(with CRI since July 2024)*

- Bachelor of Science (BS) in Geography with a minor in Environmental Science from Sam Houston State University, Huntsville, Texas
- Coursework in environmental science, sustainability and environment, conservation of natural resources, environmental and cultural geography, weather and climate, computer cartography, general botany, physical and environmental geology, soil science, general ecology, hydrology and water resources, field studies, and Geographic Information Systems (GIS)
- Worked under the National Parks Service at the San Antonio Missions State Park with Texas Conservation Corps conserving and preserving the historical acequia
- Worked at Bastrop State Park with Texas Conservation Corps on a trail construction project and an amphibian reptile exclusionary fence to preserve the Houston toad
- Volunteered at Head Waters Sanctuary to remove invasive grasses and plants
- Volunteered with Bexar Branches Project Canopy to plant 500 trees with children across five elementary schools in Bexar County
- First Aid and CPR training certified
- Experience in conservation, field work, hand tools, research, education, GIS, data collection and analysis
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #12876 – Certified Erosion, Sediment and Storm Water Inspector - In Training (September 2024)

Ashleigh Kirby, CESSWI *(with CRI since June 2023)*

- Bachelor of Science (BS) in Environmental Science from The University of Texas at San Antonio, San Antonio, Texas
- Coursework in ecology, watershed processes, natural resources and policy administration, environmental law, botany, geology, plant identification, global changes, soils, environmental statistics, and Geographic Information Systems (GIS)
- Fieldwork experience in performing ecological surveys, vegetation identification and sampling
- Experience in environmental education, customer service and quality assurance
- Knowledge of Microsoft office applications, Google applications, JMP, Java, and Geographic Information Systems (GIS)
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #12053 – Certified Erosion, Sediment and Storm Water Inspector - In Training (December 2023)
- CESSWI #12053 – Certified Erosion, Sediment and Storm Water Inspector (July 2024)

Elijah LaChapelle, CESSWI - IT *(with CRI since October 2024)*

- Bachelor of Science in Wildlife Biology from Texas State University, San Marcos, Texas
- Coursework in biology, wildlife management, food and society, conservation of biological resources, techniques in wildlife management, and plant ecology
- Experience conducting fieldwork to create a management plan
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #12923 – Certified Erosion, Sediment and Storm Water Inspector - In Training (November 2024)

Christopher Lord, CESSWI *(with CRI since March 2014)*

- Bachelor of Science (BS) in Geology from The University of Houston, Houston, Texas
- Associate of Arts (AA) in Geology from San Jacinto College, Houston, Texas
- Coursework in geography, petrology, stratigraphy, mineralogy, environmental geology, environmental biology, physical geology, meteorology, and Geographic Information Systems (GIS)
- Seven years of laboratory experience in geology and chemistry
- Experience in residential and industrial plumbing construction
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (March 2019 – current)
- CESSWI – IT #4243 – Certified Erosion, Sediment and Storm Water Inspector - In Training (November 2014)
- CESSWI #4243 – Certified Erosion, Sediment and Storm Water Inspector (August 2016)

Luke Nelson, CESSWI - IT *(with CRI since July 2024)*

- Bachelor of Science (BS) in Geography with a minor in Geospatial Science from Sam Houston State University, Huntsville, Texas
- Coursework in computer cartography, remote sensing, hydrology and water resources, field studies, environmental and cultural geography, weather and climate, economic geography, conservation of natural resources, tourism geography, plant science, cultural geography field studies, and Geographic Information Systems (GIS)
- Completed a field project that included gathering data points, lines and polygons on handheld GPS devices and analyzing that data in ArcGIS Pro illustrating potential erosion hazard zones and potential mitigation strategies along the cart path at the Panorama Village Golf Course in Panorama Village, Texas
- Created a health outcome map in ArcGIS Pro showing the link between low income and poor health outcomes such as mental health and cancer rates using U.S. Census Data

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- Created a prospective Market Analysis for a new Rural King feed store location in Boonville, Missouri based on income and farm production data gathered from the USDA database
- Volunteered at the Sustain Huntsville Garden
- Engaged in habitat restoration projects in Punta Islita, Costa Rica at the Macaw Recovery Network's wild macaw reserve building nesting boxes and enrichment devices as well as engaged in habitat cleanup that had become polluted with debris and trash
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #12977 – Certified Erosion, Sediment and Storm Water Inspector - In Training (February 2025)

Gretchen Reutzel, CPESC, CESSWI *(with CRI since November 2005)*

- Bachelor of Science (BS) in Environmental Science and Resource Management from Texas State University, San Marcos, Texas
- Coursework in environmental science, natural resource protection, aquatic biology, land planning, and watershed management
- Environmental Education Coordinator at Texas State University (8 years)
- Watershed Manager at the Upper Guadalupe River Authority (2 years)
- San Antonio Area Informal Education Association (SAIEA) Board Member
- Developed and published environmental curriculum distributed to local museums, river authorities, and universities
- Worked with federal, state and local regulations agencies to develop watershed and water quality programs to manage Central Texas rivers and the Edwards Aquifer
- Successfully completed the San Antonio Water System (SAWS) Texas Pollutant Discharge Elimination Systems (TPDES) Inspector Workshop
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (November 2006 – September 2013)
- San Antonio Field Assistant Manager (October 2013 – May 2014)
- San Antonio Area Manager (June 2014 – March 2024)
- Director of Business Development (April 2024 – current)
- CESSWI #0689 – Certified Erosion, Sediment and Storm Water Inspector (August 2009)
- CPESC #6480 – Certified Professional in Erosion and Sediment Control (July 2011)

Scott Rippeth, CESSWI *(with CRI since June 2023)*

- Bachelor of Science (BS) in Environmental Science from The University of Texas at San Antonio, San Antonio, Texas
- Coursework in watershed processes, restoration ecology, soil science, environmental remediation, natural resource policy, environmental law, and Geographic Information Systems (GIS)
- Conducted an undergraduate independent study of the management of water quality through storm water regulation and low impact development projects to address total daily maximum load (TMDL) on impaired sections of the San Antonio River
- Experience in sample collection and water quality testing through Texas Stream Team as a Standard Core Water Quality Citizen Scientist and a Riparian Evaluation Citizen Scientist
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- CESSWI – IT #11928 – Certified Erosion, Sediment and Storm Water Inspector - In Training (November 2023)
- CESSWI #11928 – Certified Erosion, Sediment and Storm Water Inspector (June 2024)

Sol Saenz-Arreola *(with CRI since April 2025)*

- Bachelor of Science (BS) in Ecology and Evolutionary Biology from The University of Texas at El Paso (UTEP), El Paso, Texas
- Coursework in environmental field methods, vertebrate zoology, animal behavior, entomology, botany, ecology, and plant ecology
- Completed independent research project surveying native bee biodiversity in a restored wetland through STEMGrow bridge program between El Paso Community College and UTEP
- Completed an independent research project comparing native bee biodiversity across an urban rural gradient in El Paso, Texas through the Louis Stokes Alliance for Minority Participation (LSAMP) fellowship in collaboration with UTEP
- Participated in a research project assessing social influence on food choices of the Jamaican fruit-eating bat, Artibeus jamaicensis through the LSAMP fellowship in collaboration with UTEP and the Smithsonian Tropical Research Institute in Panama
- Bee Biodiversity Research Group and Visual and Behavioral Ecology Lab volunteer: conducted routine floral and pollinator surveys, specimen collection, preparation and identification, developed standard pest management protocols, and participated in ongoing experiments
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

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Misti Shafer-Webb, CPESC, CESSWI *(with CRI since September 2002)*

- Bachelor of Science (BS) in Environmental Design from Texas A&M University, College Station, Texas
- Bachelor of Science (BS) in Construction Science from Texas A&M University, College Station, Texas
- Coursework in project management, soil science, environmental science, construction materials and methods, AutoCAD, drafting, surveying, concrete and steel structural engineering, and environmental design
- Internship with DPR Construction in their OSHA/Safety department
- Two years of experience in the homebuilding construction industry including permitting and project coordinating for David Weekley Homes in Austin, Texas and Houston, Texas
- Attended various trainings / conferences through Environmental Protection Agency (EPA), Texas Commission on Environmental Quality (TCEQ), Edwards Aquifer Protection Program (EAPP), International Erosion Control Association (IECA), South Central International Erosion Control Association (SCIECA), StormCon, Capital Area Erosion Control Network (CAECN), Home Builders Association (HBA), and the Austin Contractors and Engineers Association (ACEA)
- National Association of Women in Construction (Austin Chapter #7) Parliamentarian 2024-2025, Immediate Past-President 2022-2023, President 2021-2022, President-Elect 2020-2021, Director 2019-2020, Director 2018-2019, Vice President 2017-2018, and Director 2016-2017
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Office Manager (December 2002 – August 2003)
- Qualified Construction Storm Water Pollution Prevention Plan Writer (since July 2003)
- Storm Water Pollution Prevention Plan Manager (September 2003 – November 2018)
- Austin Area Manager (June 2004 – May 2006; March 2009 – December 2011)
- Owner and Chief Executive Officer (July 2018 – current)
- CPESC #5381 – Certified Professional in Erosion and Sediment Control (August 2009)
- CESSWI #0698 – Certified Erosion, Sediment and Storm Water Inspector (August 2009)

Eric Silva, CESSWI *(with CRI since May 2022)*

- Bachelors of Science (BS) in Biology from Texas A&M University at Kingsville/San Antonio, San Antonio, Texas
- Coursework in ecology, invertebrate zoology, bacteriology, and biostatistics
- Experience in customer service
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector
- Field Supervisor / Team Leader (January 2025 - current)
- CESSWI – IT #7466 – Certified Erosion, Sediment and Storm Water Inspector - In Training (July 2022)
- CESSWI #7466 – Certified Erosion, Sediment and Storm Water Inspector (June 2023)

Kenneth Sung-Cuadrado *(with CRI since April 2025)*

- Bachelors of Science (BS) in Environmental Science from The University of Connecticut, Storrs, Connecticut
- Coursework in stream and general ecology, wetlands biology and conservation, natural resources planning and management, and climate and resource municipal policy
- Experience in managing permits and home improvements in different municipalities
- Participated in an independent research project at The University of Connecticut on mitigating run off and impermeable surfaces
- Performed lab work in a bio/chemistry-physics cancer research lab at Yale University
- Lead IT technician for The University of Connecticut Libraries
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified Inspector

Hannah Welker, CESSWI *(with CRI since March 2017)*

- Associate of Art (AA) in Liberal Arts from Northwest Vista College, San Antonio, Texas
- Experience in customer service, auditing, and office administration
- 2.5 years of experience in SWPPP project management
- Working knowledge of applicable regulations (Federal, State, local), endangered species, and Edwards Aquifer issues
- Successfully completed an internal training course on Best Management Practices and Texas Pollutant Discharge Elimination System (TPDES) requirements for construction activities
- Qualified SWP3 Auditor
- Qualified Inspector
- Field Supervisor / Team Leader (March 2021 – current)
- CESSWI – IT #5729 – Certified Erosion, Sediment and Storm Water Inspector - In Training (April 2020)
- CESSWI #5729 – Certified Erosion, Sediment and Storm Water Inspector (August 2020)

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CRI Inspection Form Sample:

S.W.P.P.P. INSPECTION REPORT

SITE NAME:

Report Number:

Report Type:

Date of Inspection:

Site Scope:

Previous Inspection Date:

Current Weather:

Next Inspection Date:

Rainfall Amount:

OPERATOR(s)

Authorization(s)

INSPECTOR

Inspector Name:

Phone Number:

Certification:

Inspector Email:

Qualifications:

INSPECTOR

Inspector Name:

Phone Number:

Certification:

Inspector Email:

Qualifications:

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REPORT:

RESULTS OF INSPECTION

1. Does the SWP3 include all areas of disturbance and construction activities being performed by the operator(s)?
2. Discharge of Sediment & Pollutants: Operator(s) minimized the discharge of sediment or pollutants beyond the area of disturbance (not including surface water)?
3. Discharge of Sediment & Pollutants: Operator(s) minimized the discharge of sediment or pollutants directly into surface waters, including wetlands?
4. Construction Site Entrance(s) & Exit(s): Installed, maintained and functional per SWP3?
5. Streets: Excess sediment on paved surfaces outside of SWP3 control minimized and maintained?
6. Waste Management & Material Storage: Litter, construction debris, construction materials, and other pollutants properly managed per SWP3?
7. Concrete Washout(s): Located, installed, and maintained per SWP3?
8. Stockpile(s): Located and managed per SWP3?
9. Other Construction Material Washout(s): Located, installed, and maintained per SWP3?
10. Sanitary Waste: Portable toilets positioned and maintained per SWP3?
11. Other Erosion & Sediment Controls (BMPs): Installed, maintained and functional per SWP3?
12. Is the TPDES authorization (construction site notice) posted onsite as required?
13. Is the SWP3 available onsite or its location posted as required?
14. Discharge Locations: Maintained and functional per SWP3?
15. Conveyances (Ponds, Channels, etc.): Maintained and functional per SWP3?
16. Soil Stabilization: Initiated, installed and maintained per SWP3?

POSITIVE ITEMS:

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REPORT:

LOCATION OF OBSERVATIONS LOG

The list of items found during this inspection	
OBSERVATION	**LOCATION**

General Comments:

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REPORT:

INSPECTOR CERTIFICATION:

I certify under the penalty of law that I am knowledgeable of the general permit, the construction activities at the site, and the SWP3 for the site. The information contained within this report, to the best of my knowledge and belief, true, accurate, and complete.

Inspector Consultant Signature	Name of Inspector Consultant	Date

PERMITTEE CERTIFICATION:

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 gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Permittee Signature	Permittee Name	Date

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9. Regulatory Correspondence

REGULATORY CORRESPONDENCE LOG	
Date:	**Brief Description**

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10. Amendments

SWPPP AMENDMENT LOG	
Amendment Date:	**Description of Changes**

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Appendix A - SWPPP Signed Documents
CSN, Permit Certificate, NOI, NOC, NOT, Delegation Letter for Signatories to Reports, SWPPP Certification, Edwards Aquifer Regional Office notification (if applicable)

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TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Site-Specific TPDES Authorization Number: TXR15Pending

Primary Operator Name: Liberty Civil Construction, LLC

Contact Name and Phone Number:
Steve Louden 512-763-1163

Project Description:

Physical Location/Description: Dripping Springs Target
west of the intersection of US Highway 290 and Sawyer Ranch Road, Dripping Springs, TX 78620

Estimated Start Date: 02/2026

Projected End Date or Date Disturbed Soils Will Be Stabilized: 02/2029

Location of Stormwater Pollution Prevention Plan (SWP3):
Compliance Resources, Inc. 1103 Williams Drive, Bldg. 2 Georgetown, TX 78628 (Maintained Electronically)

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SWPPP Certification - Authority Signature

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

Authority Representative Name and Title:

Steve Louden

Director of Project Management

Liberty Civil Construction, LLC

Signature Date

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Appendix B - Edwards Aquifer Protection Plan

The CZP is under review with TCEQ.

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Appendix C - Inspection Reports

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Appendix D - Site Maps

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Appendix E - Dewatering Evaluations

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Appendix F - Transfer of Day-to-Day Operational Control

The new primary operator must submit a Notice of Intent at least ten (10) days prior to the transfer of operational control.

Documentation of notifying the new primary operator of their authorization responsibility is located in this appendix.

Name of new primary operator assuming day-to-day operational control	Authorization Number	Operator Scope

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SECTION 4

COPY OF NOTICE OF INTENT

(NOI)

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Property Commerce Commercial
Does the site have a physical address?	Yes
Physical Address	
Number and Street	13550 W US HIGHWAY 290
City	AUSTIN
State	TX
ZIP	78737
County	HAYS
Latitude (N) (##.######)	30.196448
Longitude (W) (-###.######)	-98.002245
Primary SIC Code	5399
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Property Commerce Commercial
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	13550 W US HIGHWAY 290
City	AUSTIN
State	TX
ZIP	78737
County	HAYS
Latitude (N) (##.######)	30.196448
Longitude (W) (-###.######)	-98.002245
Facility NAICS Code	
What is the primary business of this entity?	retail shopping center

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	The Village at Dripping Springs, LLC

Texas SOS Filing Number	806108353
Federal Tax ID	393121744
State Franchise Tax ID	32100988792
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	The Village at Dripping Springs, LLC
Prefix	
First	S
Middle	Jay
Last	Williams
Suffix	
Credentials	
Title	President
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	8811 GAYLORD DR STE 200
Routing (such as Mail Code, Dept., or Attn:)	
City	HOUSTON
State	TX
ZIP	77024
Phone (###-###-####)	8328048500
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	jwilliams@propertycommerce.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	Doucet
Prefix	
First	Victor

Middle	
Last	Ostiguin
Suffix	
Credentials	PE
Title	Senior Professional
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	829 N SAINT JOSEPH ST
Routing (such as Mail Code, Dept., or Attn:)	
City	GONZALES
State	TX
ZIP	78629
Phone (###-###-####)	5125664076
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	vostiguin@kleinfelder.com

CNOI General Characteristics

1) Is the project or site located on Indian Country Lands?	No
2) Is the project or site associated to a facility that is licensed for the disposal or storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4) Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	5399
6) If applicable, what is the Secondary SIC Code(s)?	
7) What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	30.42
8) What is the construction project or site type?	Commercial
9) Is the project part of a larger common plan of development or sale?	Yes
10) What is the estimated start date of the project?	04/01/2026
11) What is the estimated end date of the project?	10/31/2027
12) Will concrete truck washout be performed at the site?	Yes

13) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Barton Creek Headwaters
14) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1430
15) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
15.1) What is the name of the MS4 Operator?	Hays County, TxDOT
16) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
16.1) I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
17) I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
18) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

SECTION 5

AGENT AUTHORIZATION FORM

(TCEQ-0599)

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

I S. Jay Williams,
Print Name

President,
Title - Owner/President/Other

of The Village at Dripping Springs, LLC

have authorized Victor Ostiguin, P.E.
Print Name of Agent/Engineer

of Doucet
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

1/15/26
Date

THE STATE OF TEXAS §

County of Harris §

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

GIVEN under my hand and seal of office on this 15th day of January 2026

NOTARY PUBLIC

Carolyn Shepherd-Archer
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-9-2028

CAROLYN SHEPHERD-ARCHER
NOTARY PUBLIC
STATE OF TEXAS
ID#5125287
EXPIRES 4-9-2028

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, S. Jay Williams of The Village at Dripping Springs, LLC

am the owner of the property located at:

See attached Exhibit A from Document No. 26001464 which is located at 13550 W. US Hwy. 290, Austin, TX 78737

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

I do hereby authorize Target Corporation, a Minnesota corporation
To conduct regulated activities such as stormwater connection/discharge to permanent BMP (batch detention pond), utility connections and shared access drive connections.
At 13550 W. US Hwy. 290, Austin, TX 78737

Landowner Acknowledgement

I understand that The Village at Dripping Springs, LLC

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

Landowner Signature

Signature
Landowner Signature

Date

Date

THE STATE § OF Texas

County § of Harris

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

S. Jay Williams

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

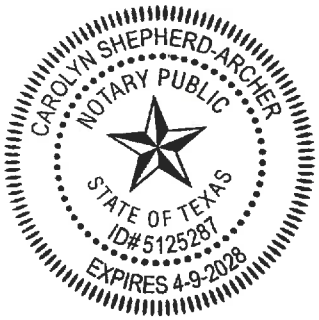
GIVEN under my hand and seal of office on this 19th day of January 2026

Click or tap here to add ID

NOTARY PUBLIC

Carolyn Shepherd-Archer

MY COMMISSION EXPIRES: 4/9/2028



Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

■ Other legally binding documents

EXHIBIT A

Property

30.423 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, THE THOMAS B. FORD SURVEY NO. 29, ABSTRACT NO. 176, AND THE JAMES BRACKEN SURVEY NO. 134, ABSTRACT NO. 61, ALL IN HAYS COUNTY, TEXAS, BEING THOSE CERTAIN 13.66 ACRE TRACT (CALLED "TRACT 1"), 14.396 ACRE TRACT (CALLED "TRACT 2"), AND 2.37 ACRE TRACT (CALLED "TRACT 3", SAID CALLED TRACT 3 BEING LOT B-1-B OF LOTS B-1-A AND B-1-B, REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB, AN ADDITION IN HAYS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 20026645, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS), ALL CONVEYED TO HARVIN DRIPPING SPRINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 21064899, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 30.423 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of West Highway 290 (160' r.o.w.), being the southwest corner of Lot 5, Block A, Polo Club Center Phase 2, a subdivision of record in Vol. 16, Pg. 21, of said Official Public Records, for the southeasterly corner of said Tract 2 and hereof;

THENCE, S88°39'28"W, along said north right-of-way line, being the south line of said Tract 2, at 480.74 feet passing a 1/2-inch iron rod found at the south line of said Tract 1, a distance of 1058.78 feet to a 3/4-inch pipe found at the southeast corner of Lot 1, Block A, Ariza 290 West, a subdivision of record in Document No. 24032156, of said Official Public Records, for the southwesterly corner of said Tract 1 and hereof;

THENCE, N01°52'40"W, leaving said north right-of-way line, along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 350.80 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, N01°57'10"W, continuing along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 214.54 feet to 1/2-inch iron rod found at the northeast corner of said Ariza 290 West, being the southeast corner of Lot B-1-A, of said Lots B-1-A & B-1-B, being a Replat of Lot B-1, Key Ranch at the Polo Club, for an angle point hereof;

THENCE, N01°56'30"W, along the east line of said Lot B-1-A, being the west line of said Tract 1, a distance of 401.73 feet to a 1-inch pipe found at the northwest corner of said Tract 1, for an angle point hereof;

THENCE, N88°32'59"E, continuing along the east line of said Lot B-1-A, being the north line of said Tract 1, a distance of 366.91 feet to a 1/2-inch iron rod found at the southwest corner of said Tract 3, being an easterly corner of Lot B-1-A, for an angle point hereof;

THENCE, N01°26'23"W, leaving the north line of Tract 1, along the east line of said Lot B-1-A, being the west line of said Tract 3, a distance of 315.30 feet to a 1/2-inch iron rod found in the south right-of-way line of Canonade Drive (r.o.w. varies), being the northeast corner of said Lot B-1-A, for the northwesterly corner of said Tract 3 and hereof;

THENCE, along said south right-of-way line, being the north line of said Tract 3, the following three (3) courses and distances:

1. N88°30'41"E, a distance of 62.87 feet to a 1/2-inch iron rod found, for an angle point;

2. S77°10'12"E, a distance of 79.95 feet to a 1/2-inch iron rod found, for an angle point; and

3. N88°22'20"E, a distance of 201.70 feet to a 1/2-inch iron rod found at the southeast terminus of said Canonade Drive right-of-way, being the northeast corner of said Tract 3, also being the southwest corner of that certain 20.265 acre tract of land conveyed to Drippin W Investments, LLC by Deed of Record in Document No. 21069036, of said Official Public Records, also being the northwest corner of said Tract 2, for an angle point hereof;

THENCE, S73°22'39"E, along the south line of said 20.265 acre tract, being the north line of said Tract 2, a distance of 574.58 feet to a 1/2-inch iron rod found at the northwest corner of Lot 3-A, Block A of Amending Plat of Lots 3, 4 & 6, Block "A" of Polo Club Center Phase 2, a subdivision of record in Vol. 18, Pg. 291, of said Official Public Records, for the northeasterly corner of said Tract 2 and hereof;

THENCE, S08°32'40"W, along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 20.98 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, S08°11'34"W, continuing along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 18.49 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, S08°23'20"W, continuing in part along the west line of said Lot 3-A, and in part along the west line of said Lot 5 of Polo Club Center Phase 2, being the east line of said Tract 2, a distance of 1063.81 feet to the **POINT OF BEGINNING,** and containing 30.423 acres (1,325,218 square feet) of land, more or less.

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

I Michael Seaman, (Print Name)

Senior Director, (Title - Owner/President/Other)

of Target Corporation, (Corporation/Partnership/Entity Name)

have authorized Victor Ostiguin, P.E. (Print Name of Agent/Engineer)

of Doucet (Print Name of Firm)

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

1/22/2026
Date

Michael Seaman
Sr. Director Real Estate
Target Corporation

THE STATE OF Minnesota §

County of Hennepin §

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

GIVEN under my hand and seal of office on this 22 day of January .2026

NOTARY PUBLIC

Heather DeAnne Luebke
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/31/2028

HEATHER DEANNE LUEBKE
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

26001464 DEED Total Pages: 9
Filed and Recorded: 01/15/2026 01:31:46 PM

PATTEN TITLE COMPANY

GF#: 8993-24-49851 MB

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT as of this 13 day of January, 2026 HARVIN DRIPPING SPRINGS LP, a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, and the further consideration of a promissory note dated of even date herewith executed by Grantee and payable to the order of BOKF, NA dba Bank of Texas ("**Lender**"), in the principal amount of the promissory note as therein provided, which promissory note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first lien deed of trust dated of even date herewith to JEFFREY L. SEASOR, Trustee, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these: presents does GRANT, BARGAIN, SELL and CONVEY unto THE VILLAGE AT DRIPPING SPRINGS, LLC, a Texas limited liability company ("**Grantee**"), whose mailing address is 8811 Gaylord Dr Ste 200, Houston, Texas 77024, that certain real property situated in Hays County, Texas, more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Land**"), together with (i) all buildings, structures and other improvements situated upon the Land and any fixtures, systems and facilities owned by Grantor and located on the Land (the "**Improvements**"), (ii) all privileges, rights, easements and appurtenances belonging to the Land and the Improvements, and (iii) all right, title and interest (if any) of Grantor in and to any streets, alleys, passages or other rights-of-way or appurtenances included in, adjacent to or used in connection with the Land and the Improvements (the Land and all rights described in items (i), (ii) and (iii) are collectively referred to herein as the "**Property**"). Notwithstanding anything contained herein to the contrary, with respect to the rights and interests set forth in (ii) and (iii), Grantor is granting, selling and conveying Grantor's right, title, and interest in the same without warranty (whether statutory, express or implied).

TO HAVE AND TO HOLD the Property and all improvements thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions (defined below).

This conveyance is made and delivered subject to those matters of title set forth on **Exhibit B** attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property (the "**Permitted Exceptions**").

All ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the effective date of this Special Warranty Deed and Grantee assumed and agrees to pay taxes for 2026 and subsequent years.

It is expressly agreed that the vendor's lien, as well as superior title in and to the above-described premises, is retained against the Property until the above-described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Special Warranty Deed shall become absolute. That Lender, at the instance and request of the Grantee, having advanced and paid in cash to the Grantor that portion of the purchase price of the Property as is evidenced by the hereinabove described note, the vendor's lien, together with the superior title to said Property, is retained for the benefit of said

Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns, without recourse.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date of the acknowledgment set forth below, to be effective, however, as of the date first set forth above.

GRANTOR:

HARVIN DRIPPING SPRINGS LP,
a Texas limited partnership

By: _____
Name: Harsh Kejriwal, Manager
Title: Manager

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on the 14 day of January, 2026, by Harsh Kejriwal, the Manager of HARVIN DRIPPING SPRINGS LP, a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public, State of Texas

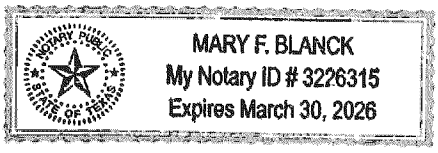


EXHIBIT A

Property

30.423 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, THE THOMAS B. FORD SURVEY NO. 29, ABSTRACT NO. 176, AND THE JAMES BRACKEN SURVEY NO. 134, ABSTRACT NO. 61, ALL IN HAYS COUNTY, TEXAS, BEING THOSE CERTAIN 13.66 ACRE TRACT (CALLED "TRACT 1"), 14.396 ACRE TRACT (CALLED "TRACT 2"), AND 2.37 ACRE TRACT (CALLED "TRACT 3", SAID CALLED TRACT 3 BEING LOT B-1-B OF LOTS B-1-A AND B-1-B, REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB, AN ADDITION IN HAYS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 20026645, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS), ALL CONVEYED TO HARVIN DRIPPING SPRINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 21064899, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 30.423 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of West Highway 290 (160' r.o.w.), being the southwest corner of Lot 5, Block A, Polo Club Center Phase 2, a subdivision of record in Vol. 16, Pg. 21, of said Official Public Records, for the southeasterly corner of said Tract 2 and hereof;

THENCE, S88°39'28"W, along said north right-of-way line, being the south line of said Tract 2, at 480.74 feet passing a 1/2-inch iron rod found at the south line of said Tract 1, a distance of 1058.78 feet to a 3/4-inch pipe found at the southeast corner of Lot 1, Block A, Ariza 290 West, a subdivision of record in Document No. 24032156, of said Official Public Records, for the southwesterly corner of said Tract 1 and hereof;

THENCE, N01°52'40"W, leaving said north right-of-way line, along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 350.80 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, N01°57'10"W, continuing along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 214.54 feet to 1/2-inch iron rod found at the northeast corner of said Ariza 290 West, being the southeast corner of Lot B-1-A, of said Lots B-1-A & B-1-B, being a Replat of Lot B-1, Key Ranch at the Polo Club, for an angle point hereof;

THENCE, N01°56'30"W, along the east line of said Lot B-1-A, being the west line of said Tract 1, a distance of 401.73 feet to a 1-inch pipe found at the northwest corner of said Tract 1, for an angle point hereof;

THENCE, N88°32'59"E, continuing along the east line of said Lot B-1-A, being the north line of said Tract 1, a distance of 366.91 feet to a 1/2-inch iron rod found at the southwest corner of said Tract 3, being an easterly corner of Lot B-1-A, for an angle point hereof;

THENCE, N01°26'23"W, leaving the north line of Tract 1, along the east line of said Lot B-1-A, being the west line of said Tract 3, a distance of 315.30 feet to a 1/2-inch iron rod found in the south right-of-way line of Canonade Drive (r.o.w. varies), being the northeast corner of said Lot B-1-A, for the northwesterly corner of said Tract 3 and hereof;

THENCE, along said south right-of-way line, being the north line of said Tract 3, the following three (3) courses and distances:

1. N88°30'41"E, a distance of 62.87 feet to a 1/2-inch iron rod found, for an angle point;

2. S77°10'12"E, a distance of 79.95 feet to a 1/2-inch iron rod found, for an angle point; and

3. N88°22'20"E, a distance of 201.70 feet to a 1/2-inch iron rod found at the southeast terminus of said Canonade Drive right-of-way, being the northeast corner of said Tract 3, also being the southwest corner of that certain 20.265 acre tract of land conveyed to Drippin W Investments, LLC by Deed of Record in Document No. 21069036, of said Official Public Records, also being the northwest corner of said Tract 2, for an angle point hereof;

THENCE, S73°22'39"E, along the south line of said 20.265 acre tract, being the north line of said Tract 2, a distance of 574.58 feet to a 1/2-inch iron rod found at the northwest corner of Lot 3-A, Block A of Amending Plat of Lots 3, 4 & 6, Block "A" of Polo Club Center Phase 2, a subdivision of record in Vol. 18, Pg. 291, of said Official Public Records, for the northeasterly corner of said Tract 2 and hereof;

THENCE, S08°32'40"W, along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 20.98 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, S08°11'34"W, continuing along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 18.49 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, S08°23'20"W, continuing in part along the west line of said Lot 3-A, and in part along the west line of said Lot 5 of Polo Club Center Phase 2, being the east line of said Tract 2, a distance of 1063.81 feet to the **POINT OF BEGINNING,** and containing 30.423 acres (1,325,218 square feet) of land, more or less.

EXHIBIT B

Permitted Exceptions

1. Water line easement(s) 15 feet in width along the south property line(s), granted to Hill Country Water Supply Corp., recorded in Volume 1004, Page 202, of the Deed Records of Hays County, Texas, and as shown by the recorded plat under Document No. 19034746 of the Plat Records of Hays County, Texas, and the survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

2. Permanent waterline easement granted to West Travis County Public Utility Agency, as set forth and described by instrument filed for record under Hays County Clerk's File No. 21063938, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

3. Permanent waterline easement granted to West Travis County Public Utility Agency, as set forth and described by instrument filed for record under Hays County Clerk's File No. 21064047, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

4. Permanent waterline easement granted to West Travis County Public Utility Agency, as set forth and described by instrument filed for record under Hays County Clerk's File No. 21064048, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

5. Access and Sign Easement Agreement by and between Creed Polo Club LLC and Polo & Tennis Holdings, LLC., and recorded under Document No. 19029599, of the Official Public Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

6. Access and Water Line Easement Agreement executed by and between Creed Polo Club, LLC, and Henna Investments, LLC, dated June 30, 2021, recorded under Document No. 21035960, of the Official Public Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

7. Reciprocal Access Easement Agreement executed by and between Rooster Springs Stables, L.P., Rooster Springs II, Inc., Lasco Polo Club Partners, Ltd., J. Kelly Gray and Kelly Gray 1999 Investment Trust dated May 16, 2008, recorded in Volume 3396, Page 104, of the Official Public Records of Hays County, Texas, and as shown by the recorded plat under Document No. 21051140, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

8. Easement Agreement executed by and between Lasco Polo Club Partners, Ltd., Rooster Springs Stables, LP, Rooster Springs II and the Kelly Gray 1999 Investment Trust, dated May 16, 2008, recorded

in Volume 3396, Page 138, of the Official Public Records of Hays County, Texas, and as shown by the recorded plat under Document No. 21051140, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

9. Sign Easement Agreement, as set forth by instrument recorded November 29, 2021, under Hays County Clerk's File No. 21064902, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

10. Access and Sign Easement Agreement, as set forth by instrument recorded August 12, 2020, under Hays County Clerk's File No. 20034081, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

11. Terms, conditions and stipulations contained in that certain Development Agreement, as set forth by instrument recorded August 12, 2020, under Hays County Clerk's File No. 20034083.

12. Interest in and to all coal, lignite, oil, gas and other minerals set forth in instrument filed for record in Volume 1406, Page 437, of the Deed Records of Hays County, Texas.

13. Interest in and to all coal, lignite, oil, gas and other minerals set forth in instrument filed for record in Volume 130, Page 137, of the Deed Records of Hays County, Texas.

Only as to the 2.37-acre portion of the Property being Lot B-1-B of Lots B-1-A and B-1-B, Replat of Lot B-1, Key Ranch at The Polo Club, an addition in Hays County, Texas, a subdivision of record in Document No. 20026645 of the Plat Records of Hays County, Texas:

1. Document Nos. 16025068 and 20026645 of the Plat Records of Hays County, Texas.

2. Public utility easement(s) 20 feet in width along the north property line(s), as shown by the recorded plat under Document No. 16025068 and 20026645, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

3. Public utility easement(s) 10 feet in width along the east and south property line(s), as shown by the recorded plat under Document No. 16025068 and 20026645, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

4. Public utility easement(s) 10 feet in width along the north property line(s), as shown by the recorded plat in Volume 8, Page 129 and Volume 8, Page 374, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

5. Water quality buffer zone 100 feet in width traversing across subject property, as shown by the recorded plat under Document No. 20026645, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

6. Building set-back line(s) 20 feet in width along the north property line(s), as shown by the recorded plat under Document No. 20026645, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

7. Building set-back line(s) 5 feet in width along the south, west and east property line(s), as shown by the recorded plat under Document No. 20026645, of the Plat Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

8. Utility easement granted to Pedernales Electric Cooperative, Inc., as set forth and described by instrument filed for record in Volume 1493, Page 886, of the Official Public Records of Hays County, Texas.

9. Declaration of Easement executed by and between Rooster Springs L.P., and Rooster Springs, L.P., dated January 24, 2001, recorded in Volume 1781, Page 183, of the Official Public Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

10. Easement granted to Pedernales Electric Cooperative, Inc. recorded September 13, 2018, under Hays County Clerk's File No. 18032811.

11. Development Agreement executed by and between Creed Polo Club LLC, and School Bell Properties, LLC, dated August 7, 2020, recorded under Document No. 20034083, of the Official Public Records of Hays County, Texas.

12. Landscape and Sign Easement Agreement by and between Creed Polo Club LLC and The Key Ranch at the Polo Club Home Owners Association, Inc., and recorded under Document No. 20034086, of the Official Public Records of Hays County, Texas, and as shown on survey prepared by Richard Lantis, Texas Registered Professional Land Surveyor No. 6908, dated January 8, 2026.

13. Affidavit to the public for onsite sewer waste facilities, as set forth by instrument filed for record in Volume 3213, Page 459, of the Official Public Records of Hays County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

26001464 DEED
01/15/2026 01:31:46 PM Total Fees: $53.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

26001531 DEED Total Pages: 5
Filed and Recorded: 01/15/2026 04:43:57 PM

SPECIAL WARRANTY DEED
(10.463 Acre Parcel)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HAYS §

That THE VILLAGE AT DRIPPING SPRINGS, LLC, a Texas limited liability company (the "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto TARGET CORPORATION, a Minnesota corporation (the "**Grantee**") whose address for the purposes hereof is Target Corporation, Target Properties Attn: Real Estate Portfolio Management/Dripping Springs, TX T2981, 1000 Nicollet Mall, TPN12H Minneapolis, Minnesota 55403, all of that certain tract or parcel of land located in Hays County, Texas containing approximately 10.463 acres which is more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"); together with all appurtenances, easements, and rights of way benefitting such land, (together, the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the title matters and exceptions set forth on **Exhibit B** attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors, assigns and legal representatives to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date of the acknowledgment set forth below, to be effective, however, as of the date first set forth above.

GRANTOR:

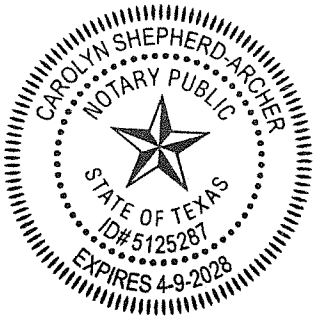
THE VILLAGE AT DRIPPING SPRINGS, LLC,
a Texas limited liability company

By: TVADS-GP, LLC,
a Texas limited liability company
Its: Manager

By: _____
Name: S. Jay Williams
Its: Manager

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on January 12, 2026, by S. Jay Williams, Manager of TVADS-GP, LLC, a Texas limited liability company, the Manager of THE VILLAGE AT DRIPPING SPRINGS, LLC, a Texas limited liability company.



_____
Notary Public in and for the State of Taxes

EXHIBIT A

PROPERTY

10.463 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 13.66 ACRE TRACT (CALLED "TRACT 1") AND BEING A PORTION OF THAT CERTAIN 14.396 ACRE TRACT (CALLED "TRACT 2") CONVEYED TO HARVIN DRIPPING SPRINGS, LP, BY DEED OF RECORD IN DOCUMENT NO. 21064899, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 10.463 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 3/4-inch iron pipe found in the north right-of-way line of West Highway 290 (160' r.o.w.), being the southeast corner of Lot 1, Block A, Ariza 290 West, a subdivision of record in Document No. 24032156, of said Official Public Records, also being the southwest corner of said Tract 1;

THENCE, N88°39'28"E, along said north right-of-way line, being the south lines of said Tract 1 and said Tract 2, a distance of 622.14 feet to a calculated point, for the **POINT OF BEGINNING** and the southwesterly corner hereof;

THENCE, leaving said north right-of-way line, over and across said Tract 2 and Tract 1, the following twenty (20) courses and distances:

1. N01°20'32"W, a distance of 244.33 feet to a calculated point, for an angle point;
2. S88°39'28"W, a distance of 312.45 feet to a calculated point, for an angle point;
3. N01°20'32"W, a distance of 339.50 feet to a calculated point, for an angle point;
4. N88°39'28"E, a distance of 47.59 feet to a calculated point, for an angle point;
5. N01°20'32"W, a distance of 167.98 feet to a calculated point, for an angle point;
6. S88°39'28"W, a distance of 5.00 feet to a calculated point, for an angle point;
7. N01°20'32"W, a distance of 210.89 feet to a calculated point, for the northwesterly corner hereof;
8. 8. N88°32'56"E, a distance of 430.79 feet to a calculated point, for an angle point;
9. N31°27'29"E, a distance of 78.78 feet to a calculated point, for an angle point;
10. N71°19'37"E, a distance of 29.47 feet to a calculated point, for an angle point;
11. N78°03'53"E, a distance of 53.31 feet to a calculated point, for an angle point;
12. S46°52'43"E, a distance of 63.29 feet to a calculated point, for an angle point;
13. S01°20'32"E, a distance of 68.75 feet to a calculated point, for an angle point;
14. S36°53'48"W, a distance of 59.98 feet to a calculated point, for an angle point;
15. S01°20'32"E, a distance of 274.70 feet to a calculated point, for an angle point;
16. S33°36'07"E, a distance of 56.88 feet to a calculated point, for an angle point;
17. S01°20'32"E, a distance of 249.00 feet to a calculated point, for an angle point;
18. S16°37'10"W, a distance of 75.69 feet to a calculated point, for an angle point;
19. S88°39'28"W, a distance of 233.21 feet to a calculated point, for an angle point; and
20. S01°20'32"E, a distance of 244.33 feet to a calculated point in said north right-of-way line, being the south line of said Tract 2, for the southeasterly corner hereof, from which a 1/2-inch iron rod found in the southwest corner of Lot 5, Block A, Polo Club Center Phase 2, a subdivision of record in Vol. 16, Pg. 21, of said Official Public Records, being the southeast corner of said Tract 2, bears N88°39'28"E, a distance of 370.64 feet;

THENCE, S88°39'28"W, along said north right-of-way line, being the south line of said Tract 2, a distance of 66.00 feet to the **POINT OF BEGINNING,** and containing 10.463 acres (455,763 square feet) of land, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. An easement to HILL COUNTRY WATER SUPPLY CORPORATION, as set out in instrument dated May 15, 1993, filed July 9, 1993, recorded in/under Volume 1004, Page 202, of the Real Property Records of Hays County, Texas.

2. Terms, conditions, stipulations, and easements contained in Drainage Easement Agreement executed by and between HARVIN DRIPPING SPRINGS, LP and CP EQUINE LLC, dated November 22, 2021, filed November 29, 2021, recorded in/under Document No. 21064901 of the Real Property Records of Hays County, Texas.

3. Terms, conditions, and stipulations, contained in City of Dripping Springs Ordinance No. 2024-01 recorded in/under Document No. 24002669, of the Real Property Records of Hays County, Texas.

4. Terms, conditions, and stipulations, contained in City of Dripping Springs Ordinance No. 2024-01 recorded in/under Document No. 24002669, of the Real Property Records of Hays County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

26001531 DEED
01/15/2026 04:43:57 PM Total Fees: $37.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

SECTION 6

APPLICATION FEE FORM

(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Property Commerce Commercial
Regulated Entity Location: 13550 W. US 290, Austin, TX 78737
Name of Customer: The Village at Dripping Springs, LLC
Contact Person: Jay Williams Phone: 832-804-8530
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	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	30.42 Acres	$ 6,500
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: 1-29-26

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

SECTION 7

CHECK PAYABLE TO
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

(copy not enclosed for privacy reasons)

SECTION 8

CORE DATA FORM

(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	1/26/2026

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
The Village at Dripping Springs, LLC	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
806108353	32100988792	39-3121744	

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:	8811 Gaylord Drive, Suite 200						
	City	Houston	State	TX	ZIP	77024	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(832) 804-8988		( ) -

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.*)

Property Commerce Commercial

23. Street Address of the Regulated Entity: *(No PO Boxes)*	13550 W. US Hwy. 290							
	City	Austin	**State**	TX	**ZIP**	78737	**ZIP + 4**	
24. County	Hays							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

27. Latitude (N) In Decimal:	30.196448		**28. Longitude (W) In Decimal:**	-98.002245		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
30	11	4257	-98	4	2995	

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)
5399		455219	455211

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

supercenter retailer (Target) and miscellaneous retailers

34. Mailing Address:	**8811 Gaylord Drive, Suite 200**							
	City	**Houston**	**State**	**TX**	**ZIP**	**77024**	**ZIP + 4**	

35. E-Mail Address:	**jwilliams@propertycommerce.com**	
36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(832) 804-8500		**( ) -**

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:	Victor Ostiguin, P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 566-4076		( ) -	vostiguin@kleinfelder.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:	Doucet & Associates, Inc.	**Job Title:**	Project Engineer
Name *(In Print):*	Victor Ostiguin, P.E.	**Phone:**	(512) 566- **4076**
Signature:		**Date:**	1-29-26

SECTION 9

CONSTRUCTION PLANS

Property Commerce Commercial Site Plan
1 Full Size Copy of Each Sheet Uploaded to TCEQ FTP Site

PROPERTY COMMERCE COMMERCIAL
HAYS COUNTY, TX

SITE DEVELOPMENT PLANS

WTCPUA PROJECT
#290-24-035
#PW-2024-74-SER
WTCPUA HWY 290
WATER SYSTEM GRID AN-13
1420 HGL PRESSURE PLANE_

OWNER:	TRACT A: THE VILLAGE AT DRIPPING SPRINGS, LLC 8811 GAYLORD DRIVE, SUITE 200 HOUSTON, TEXAS 77024	CONTACT: JAY WILLIAMS EMAIL: JWILLIAMS@PROPERTYCOMMERECE.COM PHONE: 713-30-0037
OWNER:	TRACT B: TARGET CORPORATION TARGET PROPERTIES 1000 NICOLLET MALL, TPN 12H MINNEAPOLIS, MINNESOTA 55403	CONTACT: REAL ESTATE PORTFOLIO MANAGEMENT DRIPPING SPRINGS, TEXAS
ENGINEER:	DOUCET & ASSOCIATES, INC. 7401 B HWY. 71 WEST, SUITE 160 AUSTIN, TEXAS 78735 (512) 583-2600	CONTACT: VICTOR OSTIGUIN, PE EMAIL: VOSTIGUIN@KLEINFELDER.COM
LAND SURVEY:	MANHARD CONSULTING	CONTACT: ABE DASHNER, RPLS EMAIL: ADASHNER@MANHARD.COM

PROJECT ADDRESS: 13550 W. US HWY 290, HAYS COUNTY, TX 78737

LEGAL DESCRIPTION: TRACT A: A 17.594-AC TRACT OF LAND SITUATED IN THE EB HARGRAVES SUR NO. 4, ABS 240, AND THE THOMAS B. FORD SUR NO. 29, ABS 175 (HAYS COUNTY EXEMPT SUBDIVISION NO. PLN-2895-EX).

TRACT B: A 10.463-AC TRACT OF LAND SITUATED IN THE EB HARGRAVES SUR. NO. 4, ABS 240 (HAYS COUNTY EXEMPT SUBDIVISION NO. PLN-2895-EX).

WATERSHED STATUS: HEADWATERS BARTON CREEK
EDWARDS AQUIFER CONTRIBUTING ZONE

FLOODPLAIN: 48209C0109G

RELATED CASES: SER #: PW-2024-74-SER (21 LUE'S)
SER #: PW-2025-42-SER (22 LUE'S)
PLN-2895-EX
PLN-2883-EX
TCEQ:WQ0016578001
TXDOT DONATION AGREEMENT: XXXX
TXDOT DRIVEWAY PERMIT: XXXXXXX
COUNTY TAX ID TRACT #: R214837 and R214830
MAPSCO #:638V and 638Z

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48209C0128G WITH AN EFFECTIVE DATE OF JANUARY 17, 2025 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

I CERTIFY TO THE BEST OF MY KNOWLEDGE 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.

SUBMITTED BY: _____ 1-29-26
DATE

VICTOR OSTIGUIN, P.E.
DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

APPROVED BY: _____ DATE
HAYS COUNTY

HAYS COUNTY FLOODPLAIN PERMIT NO.

APPROVED BY: _____ DATE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN NO.

APPROVED BY: _____ DATE
WEST TRAVIS COUNTY - PUBLIC UTILITY AGENCY

290-24-035
WATER SERVICE PERMIT NO.

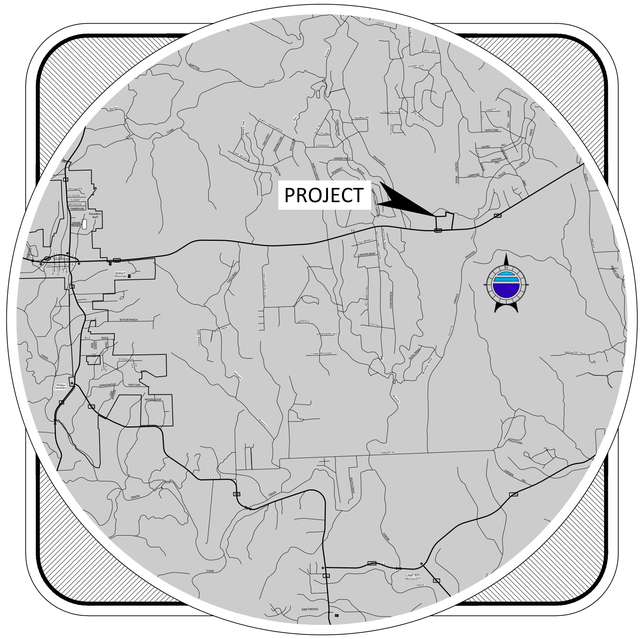
APPROVED BY: _____ DATE
HAYS COUNTY FIRE MARSHAL

2025-0322
SITE PERMIT NO.

MUNICIPALITY Permit Number

ADDENDUM:

NO.	DESCRIPTION	REVISE (R)/ADD (A) SHEET NO'S	TOTAL # SHEET IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE	TNR	COA
1									



VICINITY MAP

ADDRESS TABLE:

BUILDING 1: XXX W US HWY 290
BUILDING 2: XXX W US HWY 290
BUILDING 3: XXX W US HWY 290
WW PLANT: XXX W US HWY 290

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) NOTES

COVER SHEET NOTES

1. THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY IS THE WATER PROVIDER.

2. TRACT A:
BUILDING 1 (146,760 SF BIG BOX RETAIL).
10 LUE'S. 1 - 2" DOMESTIC WATER METER

TRACT B:
BUILDING 2 (7,875 SF RETAIL).
4.5 LUE'S. 1 - 1.5" DOMESTIC WATER METER).

BUILDING 3 (11,400 SF RETAIL).
6.5 LUE'S. 1 - 2" DOMESTIC WATER METER).

CANONADE WASTEWATER TREATMENT PLANT.
1 LUE. 1 - 1" DOMESTIC WATER METER.

LOT 1: RETAIL (FUTURE)
6 LUE'S. 1-2" DOMESTIC WATER METER (FUTURE)

LOT 2: RETAIL (FUTURE)
6 LUE'S. 1-2" DOMESTIC WATER METER (FUTURE)

LOT 3: RETAIL (FUTURE)
6 LUE'S. 1-2" DOMESTIC WATER METER (FUTURE)

LOT 4: RETAIL (FUTURE)
3 LUE'S. 1-1" DOMESTIC WATER METER (FUTURE)

TOTAL LUE'S: 43

3. WTCPUA DOES NOT GUARANTEE FIRE FLOW.

4. A WTCPUA REPRESENTATIVE MUST BE PRESENT AT THE TIME OF CONNECTION TO THE EXISTING SYSTEM.

5. ALL WATER AND WASTEWATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS AND WITH MATERIALS FROM THE CURRENT APPROVED CITY OF AUSTIN STANDARD PRODUCTS LIST (SPL).

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 COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.

ELECTRONIC FILE NOTE:

AT THE BIDDER'S/CONTRACTOR'S REQUEST, DOUCET WILL FURNISH ELECTRONIC FILES AS SUPPORT DOCUMENTS FOR THE APPROVED CONSTRUCTION DOCUMENTS. THE ELECTRONIC FILES ARE PROVIDED AS A SERVICE AND ARE SUBORDINATE TO THE APPROVED CONTRACT DOCUMENTS. IN THE EVENT THE APPROVED CONTRACT DOCUMENTS ARE MODIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPARE THE ELECTRONIC DOCUMENTS TO THE MODIFIED CONTRACT DOCUMENTS PRIOR TO RELEASE OF THE ELECTRONIC FILES, AN ELECTRONIC FILE RELEASE AGREEMENT WITH DOUCET AND ASSOCIATES MUST BE SIGNED BY THE CONTRACTOR.

Public Waterline Materials List

Item	Description	Quantity	Unit	Unit Price
1	8-Inch DI Waterline (765 RJ)	4,121	LF	$ 65.00
2	12-Inch DI Waterline (138 RJ)	610	LF	$ 80.00
3	2" Gate Valve	6	EA	$ 400.00
4	3" Gate Valve	1	EA	$ 600.00
5	8" Gate Valve	35	EA	$ 2,500.00
6	12" Gate Valve	5	EA	$ 3,000.00
7	Air Release Valve	2	EA	$ 3,500.00
8	2" Water Service	6	EA	$ 1,000.00
9	3" Water Service	1	EA	$ 1,500.00
10	Fire Hydrant Assembly	10	EA	$ 6,600.00
11	Pressure Reducing Valve	1	EA	$ 2,000.00

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
Austin, Tx. (North & South) - Gonzales, Tx.
San Antonio, Tx. - Houston, Tx.
www.doucetengineers.com

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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

COVER SHEET

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
1
OF 59

Project No.: 25003875

Drawing: C:\pw\working\Mf-dct-prod\victor.ostiguin\d0264291\25003875-CD-CV.dwg
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STREET AND DRAINAGE NOTES:

1. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF DRIPPING SPRINGS AFTER COMPLETION. THE CONTRACTOR SHALL NOTIFY THE CITY OF DRIPPING SPRINGS NO LESS THAN 48 HOURS PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANTLIFE.
3. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER IN NO CASE SHALL THE WIDTH OF THE RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS.
4. BARRICADES BUILT TO THE CITY OF DRIPPING SPRINGS STANDARDS SHALL BE ERECTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
5. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III.
6. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE CONSTRUCTION PLANS.
7. MOISTURE CONDITIONED SUBGRADE- THE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND MOISTURE ADJUSTED TO BETWEEN OPTIMUM AND +4 PERCENT OF OPTIMUM MOISTURE CONTENT. THE SUBGRADE SHOULD THEN BE RECOMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. CARE SHOULD BE TAKEN TO INSURE THAT THE SUBGRADE DOES NOT DRY OUT OR BECOME SATURATED PRIOR TO PAVEMENT CONSTRUCTION.
8. WHENEVER SOIL INVESTIGATION OR EXCAVATION SHOWS MORE THAN 2 FEET OF EXPANSIVE SUBGRADE, WITH P.I. GREATER THAN 25, THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONSULTED FOR ALTERNATIVE PAVEMENT DESIGN MEASURES.
9. AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
10. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
11. ALL MACHINE LAID CURB SHALL HAVE EXPANSION JOINTS AT 40' INTERVALS.
12. WHEN USING LIME FOR STABLIZATION OF THE SUBGRADE, IT SHALL BE PLACED IN SLURRY OR PELLET FORM. NO DRY LIME PLACEMENT IS PERMITTED.
13. ALL CURB SHALL BE REINFORCED WITH THREE #4 REBAR. INCLUDE DETAIL IN THE PLANS.
14. A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET RIGHT-OF-WAYS SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY OF DRIPPING SPRINGS PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.
15. FOR ALL ROADWAYS, HAYS COUNTY SPECIFICATIONS SUPERSEDE COA SPECIFICATIONS
16. PG-76 ASPHALT BINDER IS REQUIRED FOR ALL COLLECTOR AND ARTERIAL ROADWAYS

SPOIL SITE NOTES:

1. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN ON THE EROSION CONTROL PLAN. THE DEPTH OF SPOIL WILL NOT EXCEED 10 FEET IN ANY AREA.
2. NO PERMANENT SPOILS DISPOSAL ON-SITE EXCEPT AS SHOWN ON THE PLANS.

CONSTRUCTION SEQUENCE:

1. CALL CITY OF DRIPPING SPRINGS AT 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL 8-1-1 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN TXDOT OR CITY OF DRIPPING SPRINGS R.O.W.
2.
3. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MEASURES AS SHOWN WITHIN THESE PLANS.
4. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE.
5. DELIVER STORM SEWER CUT SHEETS TO THE CITY OF DRIPPING SPRINGS.
6. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY BEGIN CLEARING AND GRUBBING.
7. ROUGH GRADE PONDS TO 100% CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO CLEARING, EXCAVATION AND EMBANKMENT ACTIVITIES. THE PONDS AND OUTLETS SHALL BE MAINTAINED AND FUNCTIONAL AS TEMPORARY DETENTION AND SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PONDS IN COMPLETE.
8. DELIVER APPROVED ROUGH CUT & STORM SEWER SHEETS TO THE CITY OF DRIPPING SPRINGS PRIOR TO CLEARING AND GRUBBING.
9. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME, EXCEPT AS REQUIRED FOR UTILITY CONSTRUCTION. GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE AND REQUIRED BASE THICKNESS.
10. DELIVER WATER CUT SHEETS TO CITY OF DRIPPING SPRINGS AND DSWSC.
11. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS. INSTALL INLET PROTECTION AS PER PLANS.
12. DELIVER FINAL GRADE CUT SHEETS TO CITY OF DRIPPING SPRINGS.
13. REGRADE STREETS TO SUBGRADE.
14. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL SHEETS.
15. INSTALL CURB
16. LAY FINAL BASE COURSE ON ALL STREETS.
17. LAY ASPHALT.
18. COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
19. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
20. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL, INCLUDING CONSTRUCTION SPOILS AREA.
21. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.
22. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETAION, MULCH, TARP OR REVEGETATION MATTING.

PORTLAND CEMENT CONCRETE PAVING NOTES

FURNISH AND INSTALL PORTLAND CEMENT CONCRETE PAVING AND PREPARED BASE COURSE TO THE EXTENT SHOWN ON THE DRAWINGS. THESE AREAS INCLUDE CURBS, GUTTERS, SIDEWALKS, AND PAVING AGGREGATE.
EXECUTION:
1. ALL CONCRETE ITEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATIONS, TESTING, CURING, QUALITY CONTROL, AND AS HEREIN SPECIFIED.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER , CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES:
* ITEM 247 - FLEXIBLE BASE
3. UNLESS OTHERWISE SHOWN ON THE PLANS OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER, DESIGN MIX SHALL PRODUCE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERITES:
   A. COMPRESSIVE STRENGTH: 3,600 PSI FOR PAVEMENTS AND 3,000 PSI FOR ALL OTHER FLATWORK, MINIMUM AT 28 DAYS.
   B. SLUMP RANGE: 4" TO 6"
   C. AIR CONTENT: 2% TO 4%
4. FORMS WILL BE SET TO GRADE LINES WITHIN THE FOLLOWING TOLERANCES:
   A. TOP OF FORMS NOT MORE THAN ½" IN 10'.
   B. VERTICAL FACE ON LONGITUDNAL AXIS, NOT MORE THAN ¼" IN 10'.
4. LOCATE, PLACE, AND SUPPORT REINFORCEMENT AS SPECIFIED IN THE PLANS
5. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW AT LEAST 14 DAYS PRIOR TO PLACEMENT.
6. PRE-POUR INSPECTION BY THE CITY REQUIRED PRIOR TO FINAL PLACEMENT OF CONCRETE.
7. AUTOMATIC MACHINE MAY BE USED FOR CURB AND GUTTER PLACEMENT. IF MACHINE PLACEMENT IS USED, CONTRACTOR SHALL SUBMIT REVISED MIX DESIGN AND LABORATORY TEST RESULTS THAT MEET OR EXCEED MINIMUMS SPECIFIED. MACHINE PLACED CURBS MUST MEET THE CROSS SECTION, LINES, GRADES, FINISH, AND JOINTING SPECIFIED, OR SHALL BE REMOVED AND REPLACED WITH FORMED CONCRETE AS SPECIFIED.
8. AFTER COMPLETION OF FLOATING AND TROWELING WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, BROOM FINISH BY DRAWING A FINE-HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO THE LINE OF TRAFFIC, REPEAT OPERATION IF REQUIRED TO PROVIDE A TEXTURE ACCEPTABLE TO THE OWNER OR DESIGNATED REPRESENTATIVE.
9. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE SPECIFICATION FOR THIS SITE OR JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE Z AND FIGURE 13.
10. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.

11. CONTRACTOR SHALL PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. VEHICULAR TRAFFIC SHALL BE PROHIBITED FOR AT LEAST 7 DAYS AFTER PLACEMENT. BROKEN OR DEFECTIVE CONCRETE WILL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER.

12. DRILL TEST CORES WHERE DIRECTED BY THE ENGINEER, WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. TESTING WILL BE IN ACCORDANCE WITH THE MATERIAL TESTING SPECIFICATION.

13. CONCRETE PAVED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR SUCH THAT AT FINAL INSPECTION CONCRETE SHALL BE FREE OF STAINS, DISCOLORATIONS, DIRT, AND OTHER FOREIGN MATERIAL.

AMERICANS WITH DISABILITES ACT

1) THE CITY OF CUERO HAS REVIEWED THESE PLANS 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.
2) SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
3) THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP IS 30 INCHES.
4) ACCESSIBLITY ROUTE MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
6) THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION TO COMPLY WITH ADA AND TAS STANDARDS, REQUIREMENTS, AND REGULATIONS.

TEXAS ACCESSIBILITY NOTES:

1. PROJECT SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) 2012.
2. SLOPES IN THE DIRECTION OF PEDESTRIAN TRAVEL SHALL NOT EXCEED 5% (1:20) OR HAVE A CROSS SLOPE GREATER THAN 2% (1:48). THIS SHALL INCLUDE ROUTES THAT CROSS-VEHICULAR WAYS INCLUDING BUT NOT LIMITED PEDESTRIAN/ VEHICULAR WAYS SUCH AS STREET INTERSECTIONS.

   EXCEPTION: PER TAS 405.8 AND 68.102 GRADES AT THE NEW SIDEWALKS PARALLEL TO THE STREETS SHALL BE EQUAL TO, OR LESS THAN, THE STREET GRADE. SHOULD THE NEW SIDEWALKS EXCEED THE STREET GRADE, AND THE NEW SIDEWALK GRADES EXCEED 5% IN THE DIRECTION OF TRAVEL, RAMPS COMPLYING WITH TAS 405 ARE REQUIRED AT THESE CONDITIONS. PROWAG MAY BE SUBSTITUTED FOR 68.102 PERTAINING TO RUNNING SLOPES ADJACENT TO STREET GRADES.

3. CURB RAMPS:
   A. CURB RAMPS SHALL NOT EXCEED 8.3% (1:12) IN THE DIRECTION OF PEDESTRIAN TRAVEL.
   B. CURB RAMPS FLARES (WINGS) SHALL NOT EXCEED 1:10.
   C. MINIMUM WIDTH OF A CURB RAMP IS 36".
   D. TOP OF THE CURB RAMP MUST BE 2% IN ALL DIRECTIONS FOR AN AREA 36" WIDE AND 48" DEEP. WHERE A TURN OF DIRECTION OCCURS AT THE TOP OF A CURB RAMP THEN A MINIMUM DEPTH OF 5' MUST BE PROVIDED.
   E. WHEN TRUNCATED DOMES ARE USED, THE TRUNCATED DOME SYSTEM SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AND FOR A MINIMUM DEPTH OF 24" AT THE BOTTOM OF THE CURB RAMP.
   F. RETURNED CURB RAMPS SHALL ONLY BE USED WHERE THE ADJACENT SURFACE ON ONE OR BOTH SIDES OF THE CURB RAMP DO NOT ALLOW PEDESTRIAN TRAVEL SUCH AS BUT NOT LIMITED TO STOP LIGHTS, STOP SIGNS AND PERMANENTLY MOUNTED WASTE RECEPTACLES.

4. THERE SHALL BE NO CHANGES IN LEVEL GREATER THAN ¼" ON ANY ACCESSIBLE ROUTE OR ½" WITH A 1:2 BEVEL.

5. DECOMPOSED GRANITE SURFACES, OR SIMILAR ENGINEER-APPROVED SURFACES SHALL BE COMPACTED TIGHT AND ALWAYS MAINTAINED BY THE OWNER.

6. PROVIDE DIRECTIONAL SIGNAGE USING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WHEN NOT ALL ROUTES ARE ACCESSIBLE. SIGNAGE SHALL BE PLACED AT THE BEGINNING OF THE ROUTE TO AVOID A PATRON FROM PROCEEDING ON A NON-ACCESSIBLE ROUTE.

7. VERIFY THAT NO PLANTINGS OR OTHER SITE ELEMENTS ON CIRCULATION PATHS WOULD BE PROTRUDING OBJECTS BASED ON TAS 307/R402.2 (PROWAG) (PROTRUDES MORE 4" AND IS HIGHER THAN 27" FROM THE SURFACE AND LESS THAN 80" FROM THE SURFACE).

8. CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH ANY WORK, WHICH CONFLICTS WITH THE TEXAS ACCESSIBILITY STANDARDS/PUBLIC RIGHT OF WAY ACCESSIBLE GUIDELINES (PROWAG). CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR PROCeeding with any Work without written direction from the Engineer.

HAYS COUNTY GENERAL CONSTRUCTION NOTES

TO ALL CONTRACTORS: 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. 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.
8. 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.
9. CONTRACTOR SHALL ENSURE THAT MUD AND DEBRIS TRACKED ONTO PUBLICLY MAINTAINED ROADWAYS FROM VEHICLES LEAVING THE CONSTRUCTION SITE WILL BE CLEANED UP DAILY.
10. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT WITHOUT TCEQ APPROVAL.
11. 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.
12. 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.
13. 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.
14. CONTRACTOR SHALL COMPLY WITH CONSTRUCTION SEQUENCING WHICH MAY BE SPECIFIED SOMEWHERE IN THE CONSTRUCTION PLANS.
15. PERMIT IS REQUIRED FOR CONSTRUCTION IN 'RIGHT OF WAY': ORDINANCE 7.10. NODRIVEWAY, 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.
16. 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.
17. 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.
18. 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.

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194451

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES
(SHEET 1 OF 5)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
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Project No.:
25003875

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES
TCEQ-0592A (REV. 07/15/2015)

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 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 HE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM 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 PORTION 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 CONTRIBUTING ZONE PLAN 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 (BMP) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES AND DIVERSIONARY STRUCTURES.
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED.
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

AUSTIN REGIONAL OFFICE	SAN ANTONIO REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A	14250 JUDSON ROAD
AUSTIN, TEXAS 78753-1808	SAN ANTINIO, TEXAS 78233-4480
PHONE (512) 339-2929	PHONE (210) 490-3096
FAX (512) 339-3795	FAX (210) 545-4329

TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START. PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC §290.39(H)(3).
3. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC §290.44(A)(1).
4. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC §290.44(A)(2).
5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY, AS REQUIRED BY 30 TAC §290.44(A)(3).
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC §290.44(A)(4).
7. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

    O THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE: $Q = \frac{LDvP}{148{,}000}$

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

    O THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE: $Q = \frac{SDvP}{148{,}000}$

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

8. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.
9. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY, IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC §290.44(D).
10. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).
11. PURSUANT TO 30 TAC §290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN ON THE PLANS.
12. PURSUANT TO 30 TAC §290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS DESIGN.
13. PURSUANT TO 30 TAC §290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.
14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC §290.44(E)(1-4) OF THE CURRENT RULES.
15. PURSUANT TO 30 TAC §290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
16. PURSUANT TO 30 TAC §290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.
17. PURSUANT TO 30 TAC §290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.
18. PURSUANT TO 30 TAC §290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.
19. PURSUANT TO 30 TAC §290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.
20. PURSUANT TO 30 TAC §290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.
21. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC §290.44(F)(3).

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STATE OF TEXAS
VICTOR OSTIGUIN
145794
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES (SHEET 2 OF 5)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

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Project No.:
25003875

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WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

GENERAL CONSTRUCTION NOTES

CONTACT INFORMATION

Facilities Owner: (name/address/phone)
West Travis County PUA
13215 Bee Cave Parkway Building B, Suite 110
Bee Cave, Texas 78738
512/263-0100
jriechers@wtcpua.org

Land Owner: THE VILLAGE AT DRIPPING SPRINGS, LLC & TARGET CORPORATION (SEE COVER SHEET)

Owner's representative responsible for plan alterations: JAY WILLIAMS

Maintenance: TBD

Contractor: TBD

Person or firm responsible for tree/natural area protection.

Contractor: TBD

SPOILS, MANAGEMENT AND DISPOSAL NOTES

1. Temporary holding sites as necessary to stockpile excavated soils, embedment materials, and/or piping and appurtenances may be located within the limits of construction as shown on the plans.
2. No permanent spoils disposal shall be allowed on-site, unless approved by the owner and governing authority.
3. All spoils materials shall be disposed of by the Contractor at an approved spoil disposal site. The Contractor shall be responsible for locating and securing a permit for the site; and shall notify the Owner and/or Engineer at least forty-eight (48) hours prior to disposal of any spoil material.

EROSION /SEDIMENTATION CONTROL NOTES

Use latest City of Austin, City of Dripping Springs, City of Bee Cave, Travis County, Hays County Erosion/Sedimentation Control notes, as appropriate.

STANDARD TREE PROTECTION NOTES

Use latest City of Austin, City of Dripping Springs, City of Bee Cave, Travis County, Hays County Erosion/Sedimentation Control notes, as appropriate

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) NOTES - to be placed on General Notes Sheet

HOURS OF CONSTRUCTION

1. No work shall be done between the hours of 8:00 P.M. and 6:00 A.M; nor on Sundays or Legal Holidays without the written permission of the WTCPUA in each case, except such work as may be necessary for the proper care, maintenance and protection of the work already done or in the case of an emergency.

LIMITS OF CONSTRUCTION

1. The limits of construction shall be bounded by the right of way line or permanent / temporary casement limits shown on the Plans. Limits of construction may be further restricted by placement of silt fence, tree protection fencing, or other appurtenances as shown on the Plans.
2. Limits of construction shall be clearly delineated by the Contractor by installing silt fence, orange tensar fencing (4 - foot roll tied to 6-foot posts set at 10-foot intervals) or other barriers as approved by the Engineer. All temporary barriers shall be removed at the end of the project.
3. Any areas outside the limits of construction disturbed by the Contractor shall immediately be restored to preconstruction condition.

SANITARY FACILITIES

1. Provisions shall be made for necessary sanitary conveniences for the use of laborers on the work. The facilities must be properly secluded from public observation and shall be installed and maintained by the contractor.

PROTECTION OF BORE PITS

1. Install barrier fencing (Tensar orange fencing or chain link fencing) to surround the bore pits. Barrier fencing shall remain in place at all times while the bore pit is open. Contractor shall be responsible for security and safety at the bore pits.

HORIZONTAL CONTROLS

1. All linework shall be staked prior to construction with sealed cut sheets provided to the WTCPUA inspector prior to construction.

CONSTRUCTION SEQUENCING (modify to fit project)

1. 48 hours prior to beginning any work, call the One-Call Board of Texas at 811 or 1-800-545-6005 for utility locations and obtain street cut permit for any work within city, county, and/or state right-of-way.
2. Install temporary erosion controls and tree/natural area protection fencing prior to pre-construction meeting and prior to any site clearing, grubbing, excavation, material stockpiling, or other construction operations.

3. Schedule and convene a preconstruction meeting including but not limited to the Owner's representative, Engineer, WTCPUA representative, Fire Department, City, County, TxDOT representative, and TCEQ representative, as applicable.
4. Install traffic control measures.
5. Contractor shall locate all existing utilities prior to initiating construction.
6. Rough cut water quality ponds and direct runoff to ponds to act as a sediment trap.
7. Remove and stockpile topsoil in areas as required.
8. Rough cut roads/site, as necessary.
9. Install all underground utilities. Contractor shall be responsible for coordinating with the WTCPUA when switching service to the WTCPUA system. It shall be the contractor's responsibility to provide materials/facilities to ensure service is maintained during switchover.
10. Complete all underground installations, including installation of sleeves.
11. Complete subgrade.
12. Complete 1st course base.
13. Complete final course base.
14. Lay pavement and/or complete any pavement repair.
15. Complete water quality ponds.
16. Complete permanent erosion control and site restoration.
17. Remove and dispose of temporary erosion controls.
18. Complete any necessary final dress up of areas disturbed by construction operations.

TRAFFIC CONTROL NOTES (include if applicable)

1. Plans shall indicate responsible agent for traffic control (Engineer or Contractor).
2. Contractor shall maintain reasonable local vehicular traffic throughout construction operations.

3. Contractor shall provide signs, barricades, flaggers, and other measures as required to allow for vehicular and pedestrian traffic to proceed safely with minimum inconvenience.
4. Signs, barricades, flaggers, and related work shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and with the requirements of the governing city/county.
5. For any activity within TxDOT right-of-way, project must ha', e a TxDOT permit. A copy of the TxDOT permit shall be provided to the WTCPUA prior to construction.

SWPPP NOTES

This project is subject to the Texas Commission on Environmental Quality's (TCEQ) Texas Pollution Discharge Elimination System (TPDES) General Permit TXR150000 for Construction Activities. The General Permit requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which has been provided by the OWNER for use by the CONTRACTOR. The OWNER shall provide the OWNER'S Notice of Intent (NOI) and Notice of Termination (N0T) to the TCEQ. The CONTRACTOR'S responsibilities are as follows:

1. Maintain a copy of the SWPPP and a set of construction plans with the temporary erosion and sediment control plan at the Work site at all times.
2. File a Notice of Intent (NOI) and applicable payment to the TCEQ at least 2 days prior to site disturbance.
3. Post a copy of the OWNER'S and CONTRACTOR'S NOI forms at the Work site.
4. Sign the certification and obtain a signed certification statement from all Subcontractors responsible for implementing the erosion and sediment control measures which indicates that the CONTRACTOR and Subcontractor understands the permit requirements (forms are in the SWPPP)
5. Follow and comply with all aspects of the TPDES General Permit No. TXR150000. This includes but is not limited to field inspections and report, maintaining and repairing erosion controls and updating erosion controls and updating erosion control plan sheets based on field changes and modifications.
6. File a copy of the CONTRACTOR'S Notice of Termination (NOT) with the TCEQ once the work is completed in accordance with the TPDES general permit no TXR.150000 and has been accepted by the owner.

WTCPUA WATER & WASTEWATER GENERAL CONSTRUCTION NOTES

1. All construction operations shall be accomplished in accordance with applicable state statutes and U.S. Occupational Safety and Health Administration regulations (0.S.H.A.). Copies of O.S.H.A. standards may be purchased from the U.S. Government printing office. Information and related reference materials may be obtained from O.S.H.A. Austin Area Office - La Costa Green Bldg 1033, La Posada Dr, Suite 375, Austin, Texas 78752-3832, 512-374-0271.
2. The attention of the contractor is directed to The City of Austin Standard Specifications and to the State Law, (Vernon's Annotated Texas Statutes, Article 1436 ©) and the need for effective precautionary measures when operating in the vicinity of electrical lines. The contractor is responsible for all safety requirements, and for coordination of all work with the appropriate electric utility company.
3. The Contractor shall contact the One-Call Board of Texas at 811 or 1-800-545-6005 for existing utility locations prior to any excavation. The location and type of utilities and underground facilities shown on these plans are not guaranteed to be accurate or all-inclusive. It is the Contractor's responsibility to locate and protect all existing utilities. The Contractor shall verify all depths and locations of existing utilities prior to any construction. In additional to normal precautions when excavating, use extra caution when excavating within 25 feet of any utilities shown on the plans.
4. The Contractor shall be responsible for all coordination between himself and other contractors and utilities in the vicinity of the project. This includes all water, wastewater, gas, electrical, telephone, cable television, and street and drainage work. Once the contractor becomes aware of a possible conflict, it is the contractor's responsibility to notify the engineer and WTCPUA inspector within twenty-four (24) hours.
5. The contractor shall be responsible for disposing of all spoil material from the construction site. All spoils material shall be disposed of by the contractor at an approved spoil site. The contractor shall be responsible for locating and securing a permit for the site. The contractor shall notify the WTCPUA inspector at least forty-eight (48) hours prior to disposal of the material. No spoils are to remain overnight in the floodplain.
6. No blasting or burning will be allowed.
7. It shall be the responsibility of the contractor to repair, at his expense, all utilities, pavement, curb, fences or any other items damaged during construction regardless of whether these items are shown on the construction plans.

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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES
(SHEET 3 OF 5)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
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Project No.:
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8. Whenever existing utilities, indicated or not on plans, present obstructions to grade and/or alignment of proposed pipe, contractor is to immediately notify the engineer who will determine if existing improvements are to be relocated or if the grade and/or alignment of proposed pipe is to be changed.

9. Dust prevention shall be provided by the Contractor at his own expense. Dust control shall include spraying of water on all disturbed areas, spoil piles, or haul materials associated with the project or other methods approved by the WTCPUA.

10. Cleanup - upon completion and before making application for acceptance of the work, the contractor shall clean all streets and all ground occupied by him in connection with the work of all rubbish, excess materials, excess excavated materials, temporary structures and equipment. All parts of the work shall be left in a neat and presentable condition satisfactory to the WTCPUA and other governmental bodies having jurisdiction prior to submittal of the final payment.

11. The contractor shall maintain access to businesses and residences at all times. The contractor shall coordinate with property owners to minimize disruption of deliveries, parking, and other activities.

12. Dewatering, if necessary, shall be considered incidental to the work and shall not constitute a basis for additional payment.

13. The minimum depth of cover from top of pipe to finished grade for all water lines shall be four feet. Install lines to avoid high points.

14. Concrete shall be Class 'A' with a minimum 28-day compressive strength of 3,000 psi, unless otherwise noted.

15. Reinforcing steel shall be ASTM A 615M, Grade 60 unless otherwise noted.

16. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the WTCPUA must rely on the adequacy of the design engineer. Approval of these plans by the WTCPUA does not release the design engineer of these responsibilities.

WEST TRAVIS COUNTY PUA WATER AND WASTEWATER UTILITY NOTES

1. West Travis County PUA is the water and / or wastewater service provider for this project. A pre-construction meeting with the WTCPUA shall be held prior to commencement of construction to schedule inspection of installation of water/wastewater facilities. Water facilities will be inspected up to, and including, the water meter and/or fire hydrants. The

contact number for WTCPUA is (512) 263- 0100.

2. The City of Austin standard specifications and standard details current at the time of construction shall govern materials and methods used to perform this work. City of Austin Specifications and Standard Details are available at https://library.municode.com/tx/austin/codes/

3. Contractor shall obtain all approvals and permits, including but not limited to street/driveway cut and utility cut permits from the appropriate governmental agency before beginning construction within the right-of-way of a public street or alley.

4. The WTCPUA shall be contacted at (512) 263-0100 at least 48 hours before connecting to their existing water and/or wastewater facilities.

5. The Contractor shall contact the Austin Area "One Call" System at 811 or 1-800-545-6005 for existing utility locations prior to any excavation. In advance of construction, the contractor shall verify the location of all utilities to be extended, tied to, or altered, or subject to damage/inconvenience by the construction operations.

6. No other utility service/appurtenances shall be placed near the property line, or other assigned location designated for water and wastewater utility service that would interfere with the water and/or wastewater services.

8. Where water lines and sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution). Any deviation these standards shall require a variance approved by TCEQ before submitting piping assignments to the WTCPUA.

9. The City of Austin Specification item 509S will be required as a minimum trench safety measure. Contract documents, which include a trench safety plan signed and sealed by a Texas Professional Engineer and a pay item for trench safety measures, in compliance with OSHA, State, County, and City requirements before beginning work on the project.

10. All material tests, including soil density tests and related soil analysis, shall be accomplished by an independent laboratory funded by the owner in accordance with City of Austin Standard Specification Item 1804S.4.

11. Connections to existing WTCPUA water lines shall be made by cut-in tees in accordance with City of Austin Standard Specification Item 510.3(24). Isolation valves shall be installed on the ends of the cut-in tee, as necessary. A shut-out valve plan shall be provided showing the location of existing gate valves in the vicinity of the connection. The shut-out plan shall identify all affected property

owners. Contractor shall perform all work and shall furnish all materials, including draining and cutting into existing piping and connecting a new pipeline or other extension into the existing pressure piping, forming an addition to the potable water transmission and distribution network and performing necessary shutoffs. Contractor shall schedule all such connections in advance and such schedule shall be approved by the WTCPUA before beginning the work. At least 48 hours-notice shall be given to the WTCPUA prior to making the connection, and a representative from the WTCPUA shall be present when the connection is made. Pressure taps may be approved on a case-by-case basis. "Size on Size" taps will NOT be permitted. When approved, any taps shall be made by use of and approved full circle, gasketed cast iron or ductile iron tapping sleeve. Concrete blocking shall be placed behind and under all tap sleeves prior to making the pressure tap and the use of precast blocks may be used to hold the tap in its correction position prior to blocking. The blocking behind and under the tap shall have a minimum of 24 hours curing time before the valve can be reopened for service from that tap. The contractor shall notify the WTCPUA inspector a minimum of seventy-two (72) hours in advance for the WTCPUA to notify the affected customers. The WTCPUA shall be present while all work is performed to make the connection.

12. Thrust restraint shall be by metal thrust restraints in accordance with City of Austin Standard Specification Item 510.3(22).

13. Fire hydrants shall be set in accordance with City of Standard Specification Item 51IS.3 E and shall be approved Fire Department or other appropriate party prior to installation. Fire hydrants on mains under construction shall be securely wrapped with a poly wrap bag and taped into place. The poly wrap will be removed when the mains are accepted and placed in service. Fire hydrants that are to be used as drain hydrants shall be painted silver w/ blue caps prior to acceptance. Where Storz adaptors are required (Hays County), fire hydrants shall be manufactured with integral Storz adaptors.

14. Water line testing and sterilization shall be performed in accordance with City of Austin Standard Specification Item 510.3(29) and/or TCEQ rules.

15. Test pressure for 2-hour test shall be at 175 psi at the lowest point in the line.

Note:

Prior to pressure testing, contractor shall verify that thrust blocking and/or thrust restraint back to and including the valve against which the pressure test shall be performed, has been installed to at least the specifications of this project. Failure to verify that thrust blocking and/or thrust restraint in the existing line meets or exceeds the specifications of this project may result in serious damage to the existing waterline.

16. Water lines shall be filled with water and all air expelled at least 24 hours before testing. All service laterals and drain valve leads, with the hydrant valves closed and nozzle caps open shall be included in the tests.

17. Contractor shall submit a Disinfection and Flushing Plan in accordance with AWWA standards to the WTCPUA for approval. Required flushing volumes, flushing schedule, and method of disposal of flush water shall be in accordance with the approved plan.

18. Gate valves shall be resilient seated gate valves conforming to AWWA C509, with a minimum rated working pressure of 250 psig.

19. Force main testing shall be performed in accordance with the City of Austin Standard Specification Item 510.3(27) and/or TCEQ rules.

20. Gravity sanitary sewer main testing shall be performed in accordance with the City of Austin Standard Specification Items 510.3(26) and/or TCEQ rules. In addition, all gravity sanitary sewer mains shall be televised prior to acceptance by WTCPUA. Digital files (via CD-ROM) clearly showing televised recording shall be submitted to the Engineer of Record following inspection.

21. Locator 'Finder' Wire - All non -metallic water lines shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and will terminate at each isolation valve such that it is accessible from the valve box.

22. Locator 'Finder' Wire - All non-metallic wastewater lines shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and will terminate at readily accessible locations throughout the collection system.

23. All valve risers shall have a 1'-6" square concrete box poured around them at finished grade.

24. All manholes shall be lined with a corrosion resistant lining approved by the WTCPUA.

25. Bolted and gasketed covers shall be used for all manholes located in the 100-year floodplain. Where there are more than three gasketed manholes in a row, vents shall be provided on every third manhole.

26. The downstream end of any force main shall be terminated in a sanitary sewer manhole in a manner to minimize turbulence.

27. Contractor shall have necessary Erosion and Sedimentation Controls in place prior to commencing water/wastewater facility construction.

28. Record drawings, as stipulated by the WTCPUA, shall be submitted to the Engineer of Record for verification and furnished to the WTCPUA upon completion of the project.

29. The WTCPUA will own and operate all water lines and appurtenances up to and including the water meter. These improvements will be defined by a recorded easement or in public right-of-way.

30. Any portions of wastewater lines including services that are located outside of a recorded easement or public right-of-way will be owned and maintained by the property owner, or his/her assigns.

31. Where existing water and/or wastewater infrastructure is to be abandoned, the engineer shall submit an abandonment plan for approval by the WTCPUA.

32. Water services shall be installed using HDPE pipe. Copper is not allowed.

33. For any storm sewer line crossing a water or wastewater line closer than 18", the storm sewer pipe shall be laid such that no storm sewer joints will be over the water pipe crossing.

OTHER NOTES – Engineer is responsible for including all applicable notes, including but not limited to County, City, TxDOT, State, Fire Department, TCEQ (CZP, WPAP, Organized Sewage Collection System Notes, General Construction Notes). Engineer is responsible for ensuring the current adopted version of all notes is included in the construction plans.

TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES
(Revised February 2019 or latest version)

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

- The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES
(SHEET 4 OF 5)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
5
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0264291\25003875-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plot Date/Time: Jan. 29, 26 - 14:11:31

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

o The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any

tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. De-chlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

GENERAL NOTES (SHEET 5 OF 5)

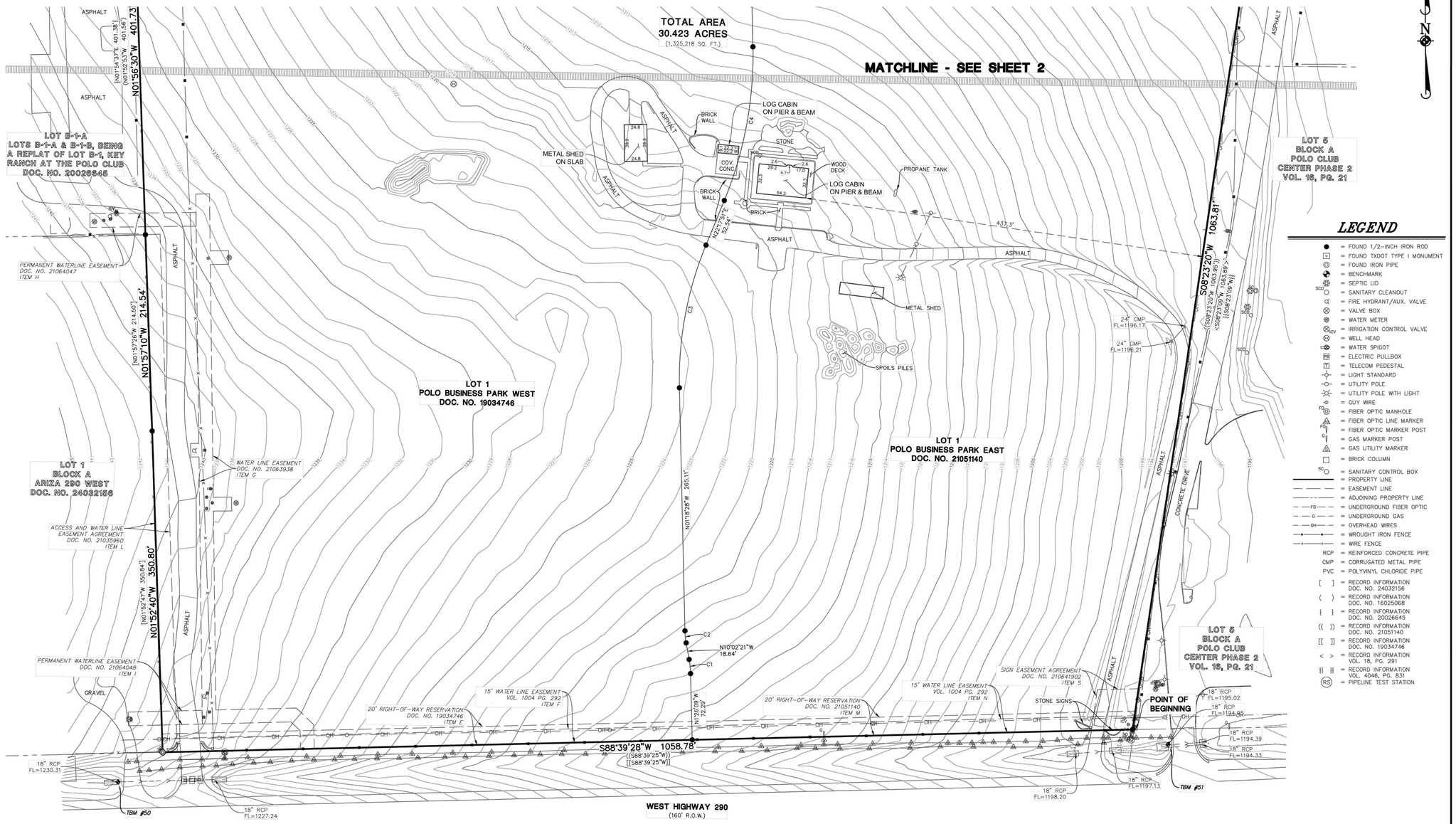
Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
6
OF 59

Project No.:
25003875

Drawing: C:\prworking\kll-dcs-prod\victor.ostiguin\d0264291\25003875-CO-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plot Date/Time: Jan. 29, 26 - 14:11:36

ALTA/NSPS LAND TITLE SURVEY



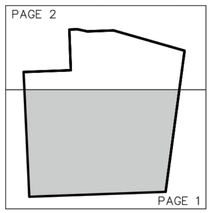
LEGEND

- = FOUND 1/2-INCH IRON ROD
- = FOUND TXDOT TYPE I MONUMENT
- = FOUND IRON PIPE
- = BENCHMARK
- = SEPTIC LID
- = SANITARY CLEANOUT
- = FIRE HYDRANT/AUX. VALVE
- = VALVE BOX
- = WATER METER
- = IRRIGATION CONTROL VALVE
- = WELL HEAD
- = WATER SPIGOT
- = ELECTRIC PULLBOX
- = TELECOM PEDESTAL
- = LIGHT STANDARD
- = UTILITY POLE
- = UTILITY POLE WITH LIGHT
- = GUY WIRE
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC LINE MARKER
- = FIBER OPTIC MARKER POST
- = GAS MARKER POST
- = GAS UTILITY MARKER
- = BRICK COLUMN
- = SANITARY CONTROL BOX
- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND GAS
- = OVERHEAD WIRES
- = WROUGHT IRON FENCE
- = WIRE FENCE

RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
PVC = POLYVINYL CHLORIDE PIPE

[ ] = RECORD INFORMATION DOC. NO. 24032156
( ) = RECORD INFORMATION DOC. NO. 16025068
{ } = RECORD INFORMATION DOC. NO. 20026645
(( )) = RECORD INFORMATION DOC. NO. 21051140
[[ ]] = RECORD INFORMATION DOC. NO. 19034746
< > = RECORD INFORMATION VOL. 18, PG. 291
{{ }} = RECORD INFORMATION VOL. 4046, PG. 831
(RS) = PIPELINE TEST STATION

SHEET LEGEND



FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48209C0128F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2005 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)

SURVEY PREPARED FOR

PROPERTY COMMERCE

LEGAL DESCRIPTION

LOT 1, POLO BUSINESS PARK WEST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 19034746, LOT B-1-B, LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB, A SUBDIVISION OF RECORD IN DOCUMENT NO. 20026645, AND LOT 1, POLO BUSINESS PARK EAST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 21051140, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BENCHMARKS

SITE BENCHMARK: TBM #50
CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHWEST OF SUBJECT SITE.
ELEVATION=1232.58' DATUM=NAVD88-GEOID 18

SITE BENCHMARK: TBM #51
CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHEAST OF SUBJECT SITE.
ELEVATION=1197.06' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

DATE	REVISIONS	DRAWN BY
02/07/25	EDITED COORDINATE SYSTEM TO SOUTH CENTRAL	TZ

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:512.244.3395 manhard.com
Civil Engineers // Surveyors // Water Resource Engineers // Water & Wastewater Engineers
Construction Management // Process & Automation Engineers // Architects // Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

30.423 ACRES
W HWY 290, AUSTIN, TEXAS 78737
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 10/09/24
ISSUE DATE: 11/07/24
SCALE: 1"=50'

SHEET
1 OF 3

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
4578
REGISTERED PROFESSIONAL LAND SURVEYOR
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

ALTA SURVEY (SHEET 1 OF 3)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
7
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dcs-prod\victor.ostiguin\d0264291\25003875-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plot Date/Time: Jan. 29, 26 - 14:11:41
January 7, 2025 - 13:35 Dwg Name: P:\077185 Property Commerce\000 1300 Hwy 290 W\Civil\Survey\Final Drawings\Alta Survey\Final\ltbsdocfile\central.dwg Updated By: raymond

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 1, POLO BUSINESS PARK WEST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 19034746, LOT B-1-B, LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB, A SUBDIVISION OF RECORD IN DOCUMENT NO. 20026645, AND LOT 1, POLO BUSINESS PARK EAST, A SUBDIVISION OF RECORD IN DOCUMENT NO. 21051140, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°30'41"E	62.87'
L2	S77°10'12"E	79.95'
L3	S08°32'40"W	20.98'
L4	S08°11'34"W	18.49'

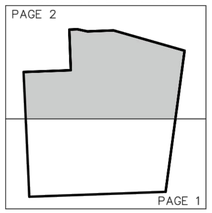
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	100.00'	8°52'10"	15.48'	N05°51'24"W	15.46'
C2	80.00'	9°28'25"	13.23'	S05°28'00"E	13.21'
C3	385.00'	23°46'20"	159.74'	S10°32'21"W	158.59'
C4	415.00'	23°44'22"	171.95'	N10°32'33"E	170.72'

RECORD DIMENSION		
LINE	BEARING	LENGTH
L1	[N88°29'11"E]	[62.88']
L1	(N88°25'20"E)	
L2	[S77°09'44"E]	[79.95']
L2	(S77°10'46"E)	(79.92')
L3	((S08°26'39"W))	((20.93'))
L4	((S08°16'02"W))	((18.57'))

0 25 50 100
SCALE: 1"=50'

CANONADE DRIVE (R.O.W. VARIES)
ASPHALT
TBM #52
TBM #53
L1
L2
N88°22'20"E 201.70'
{N88°22'40"E 201.67'}
(N88°21'09"E 201.65')
12"" PVC FL=1203.48
12"" CMP FL=1202.85
18" CMP FL=1200.15
18" CMP FL=1199.70
24" CMP FL=1199.24
24" CMP FL=1199.42
24" CMP FL=1198.97
24" CMP FL=1198.97
10' P.U.E. VOL. 8, PG. 129 AND VOL. 8, PG. 374 ITEM W
20' P.U.E. DOC. NO. 18032811 ITEM DD
20' P.U.E. DOC. NO. 16025068 AND 20026645 ITEM U
20' BSL DOC. NO. 20026645 ITEM 10Y
100' WATER QUALITY BUFFER ZONE DOC. NO. 20026645 ITEM 10X
N14°46'13"W 89.68'
N05°45'27"W 157.65'
N03°35'10"W 78.84'
5' BSL DOC. NO. 20026645 ITEM Z
10' P.U.E. DOC. NO. 16025068 AND 20026645 ITEM V
N01°18'41"W 213.49'
DRIPPIN W INVESTMENTS, LLC
20.285 ACRES
DOC. NO. 21039036
{(S73°23'04"E 574.66')}
S73°22'39"E 574.58'
0.99 ACRE DRAINAGE EASEMENT DOC. NO. 21051140 ITEM O
POND
BRICK COLUMNS
24" CMP FL=1183.53
24" CMP FL=1183.52
24" CMP FL=1183.99
24" CMP FL=1183.79
LOT 3-A BLOCK A AMENDING PLAT OF LOTS 3, 4 & 6, BLOCK 'A' OF POLO CULB CENTER PHASE 2 VOL. 18, PG. 291
LOT 5 BLOCK A POLO CLUB CENTER PHASE 2
LOT B-1-A LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB DOC. NO. 20026645
{N01°28'40"W 315.50'}
N01°26'23"W 315.30'
LOT B-1-B LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB DOC. NO. 20026645
{N88°30'44"E 366.91'}
(N88°31'45"E)
N88°32'59"E 366.91'
366.91'
304.95'
35.28'
LANDSCAPE AND SIGN EASEMENT DOC. NO. 20034086 ITEM HH
WOOD SHEDS
WOOD SHEDS
WOOD SHED
6.9'
6.9'
7.0'
LOT 1 POLO BUSINESS PARK WEST DOC. NO. 19034746
LOT 1 POLO BUSINESS PARK EAST DOC. NO. 21051140
TOTAL AREA 30.423 ACRES (1,325,218 SQ. FT.)
MATCHLINE - SEE SHEET 1
ASPHALT
{N01°54'13"E 401.38'}
(N01°54'53"E 401.56')
N01°56'30"W 401.73'
LOT B-1-A LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB DOC. NO. 20026645
METAL SHED ON SLAB
BRICK WALL
LOG CABIN ON PIER & BEAM
STONE
COV. COND.
WOOD DECK
PROPANE TANK
C4

SHEET LEGEND



BENCHMARKS (CONT'D)

SITE BENCHMARK: TBM #52
CUT SQUARE IN CONCRETE TRANSFORMER PAD, NORTHWEST OF SUBJECT SITE.
ELEVATION=1218.04' DATUM=NAVD88-GEOID 18

SITE BENCHMARK: TBM #53
CUT SQUARE IN TOP OF CONCRETE CURB, NORTHEAST OF SUBJECT SITE.
ELEVATION=1188.95' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

SURVEYORS CERTIFICATION

TO: DEVELOPMENT HOLDINGS, INC., HARVIN DRIPPING SPRINGS, LP., A TEXAS LIMITED PARTNERSHIP; AND STEWART TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 7(A), 7(B)1, 8, 9, 11(A), 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 09, 2024.

EXECUTED THIS THE 7TH DAY OF NOVEMBER, 2024.

ABRAM C. DASHNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5901
MANHARD CONSULTING

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:512.244.3395 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Management • Landscape Architects • Planners • Traffic Engineers
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21722 (Eng)

30.423 ACRES
W HWY 290, AUSTIN, TEXAS 78737
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 10/09/24
ISSUE DATE: 11/07/24
SCALE: 1"=50'
SHEET 2 OF 3

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DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
4578
REGISTERED PROFESSIONAL LAND SURVEYOR
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

ALTA SURVEY (SHEET 2 OF 3)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET 8 OF 59

Project No.: 25003875

Drawing: C:\plotwork\plt-dct-prod\vector.cot\gpw\d0024291\25003875-CV-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plot Date/Time: Jan. 29, 26 - 10:28
February 7, 2025 - 13:35 Dwg Name: P:\417183 Property Commerce\000 1000 Hwy 290 #\Civil\Survey\Final Drawings\Alta Survey\Plat\Title Sheet\Incamet.dwg Updated By: Raymond

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

7. SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING SUBJECT TRACT AT TIME OF SURVEY.

8. THIS TRACT HAS ACCESS TO CANONADE DRIVE AND WEST HIGHWAY 290, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.

9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.

10. NO PROTRUSIONS OF IMPROVEMENT OVER BOUNDARY LINES WERE OBSERVED ON DATE OF SURVEY, EXCEPT AS SHOWN HEREON.

11. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FIELDNOTE FILE NO. 2024.178.

TITLE NOTES

IN REFERENCE TO STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 8993-24-49851 WITH AN EFFECTIVE DATE OF OCTOBER 28, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN SURVEY-RELATED TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B: AS TO TRACT 1:

10E) A 20 FOOT RIGHT OF WAY RESERVATION ALONG THE SOUTH PROPERTY LINE TO BE PURCHASED FOR THE BENEFIT OF TXDOT HIGHWAY EXPANSION EXPIRING 15 YEARS AFTER THE RECORDING DATE OF THE PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 19034746, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON**

10F) WATER LINE EASEMENT(S) 15 FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE(S), GRANTED TO TO HILL COUNTRY WATER SUPPLY CORP., RECORDED IN VOLUME 1004, PAGE 202 , OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 19034746 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON**

10G) PERMANENT WATERLINE EASEMENT GRANTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO(S). 21063938.
- **SUBJECT TO, AS SHOWN HEREON**

10H) PERMANENT WATERLINE EASEMENT GRANTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO(S). 21064047.
- **SUBJECT TO, AS SHOWN HEREON**

10I) PERMANENT WATERLINE EASEMENT GRANTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER HAYS COUNTY CLERK'S FILE NO(S). 21064048.
- **SUBJECT TO, AS SHOWN HEREON**

10J) TERMS, CONDITIONS AND STIPULATIONS IN THAT CERTAIN UNRECORDED LEASE AGREEMENT, DATED MAY 18, 2001, BY AND BETWEEN BUDDY WHITE (LANDLORD) AND POLO & TENNIS HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS EVIDENCED IN AND FURTHER AFFECTED BY THAT PARTIAL ASSIGNMENT AND ASSUMPTION OF LEASE, DATED AUGUST 16, 2016, RECORDED UNDER DOCUMENT NO. 16027670 , OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO**

10K) TERMS, CONDITIONS AND STIPULATIONS IN THAT CERTAIN ACCESS AND SIGN EASEMENT AGREEMENT BY AND BETWEEN CREED POLO CLUB LLC AND POLO & TENNIS HOLDINGS, LLC., AND RECORDED UNDER DOCUMENT NO. 19029599 , OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO**

10L) TERMS, CONDITIONS, STIPULATIONS AND EASEMENT RIGHTS CONTAINED IN ACCESS AND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN CREED POLO CLUB, LLC, AND HENNA INVESTMENTS, LLC, DATED JUNE 30, 2021, RECORDED UNDER DOCUMENT NO. 21035960 , OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

SCHEDULE B: AS TO TRACT 2:

10M) A 20 FOOT RIGHT OF WAY RESERVATION ALONG THE SOUTH PROPERTY LINE TO BE PURCHASED FOR THE BENEFIT OF TXDOT HIGHWAY EXPANSION EXPIRING 15 YEARS AFTER THE RECORDING DATE OF THE PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 21051140, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10N) WATER LINE EASEMENT(S) 15 FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE(S), GRANTED TO TO HILL COUNTRY WATER SUPPLY CORP., RECORDED IN VOLUME 1004, PAGE 202 , OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 21051140 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10O) A 0.99 ACRE DRAINAGE EASEMENT OF VARYING FEET IN WIDTH LOCATED ALONG THE NORTHEASTERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 21051140 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10Q) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RECIPROCAL ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN ROOSTER SPRINGS STABLES, L.P., ROOSTER SPRINGS II, INC., LASCO POLO CLUB PARTNERS, LTD., J. KELLY GRAY AND KELLY GRAY 1999 INVESTMENT TRUST DATED MAY 16, 2008, RECORDED IN VOLUME 3396, PAGE 104 , OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 21051140 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, NOT PLOTTABLE BY DESCRIPTION.**

10R) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN EASEMENT AGREEMENT EXECUTED BY AND BETWEEN LASCO POLO CLUB PARTNERS, LTD., ROOSTER SPRINGS STABLES, LP, ROOSTER SPRINGS II AND THE KELLY GRAY 1999 INVESTMENT TRUST, DATED MAY 16, 2008, RECORDED IN VOLUME 3396, PAGE 138 , OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 21051140 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, NOT PLOTTABLE BY DESCRIPTION.**

10S) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN SIGN EASEMENT AGREEMENT, AS SET FORTH BY INSTRUMENT RECORDED NOVEMBER 29, 2021, UNDER HAYS COUNTY CLERK'S FILE NO(S). 21064902
- **SUBJECT TO, AS SHOWN HEREON.**

SCHEDULE B: AS TO TRACT 3:

10U) PUBLIC UTILITY EASEMENT(S) 20 FEET IN WIDTH ALONG THE NORTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 16025068 AND 20026645 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10V) PUBLIC UTILITY EASEMENT(S) 10 FEET IN WIDTH ALONG THE EAST AND SOUTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 16025068 AND 20026645 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10W) PUBLIC UTILITY EASEMENT(S) 10 FEET IN WIDTH ALONG THE NORTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT IN VOLUME 8, PAGE 129 AND VOLUME 8, PAGE 374 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10X) WATER QUALITY BUFFER ZONE 100 FEET IN WIDTH TRAVERSING ACROSS SUBJECT PROPERTY, AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 20026645 , OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10Y) BUILDING SET-BACK LINE(S) 20 FEET IN WIDTH ALONG THE NORTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 20026645, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10Z) BUILDING SET-BACK LINE(S) 5 FEET IN WIDTH ALONG THE SOUTH, WEST AND EAST PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT UNDER DOCUMENT NO. 20026645, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10AA)UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1493, PAGE 886, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, NOT PLOTTABLE.**

10BB)TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DECLARATION OF EASEMENT EXECUTED BY AND BETWEEN ROOSTER SPRINGS L.P., AND ROOSTER SPRINGS, L.P., DATED JANUARY 24, 2001, RECORDED IN VOLUME 1781, PAGE 183, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, BLANKET IN NATURE.**

10DD)EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED SEPTEMBER 13, 2018 UNDER HAYS COUNTY CLERK'S FILE NO. 18032811.
- **SUBJECT TO, AS SHOWN HEREON.**

10EE)EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED AUGUST 5, 2024 UNDER HAYS COUNTY CLERK'S FILE NO. 24029889. (EASEMENT WOULD NEED TO BE GRANTED/RATIFIED BY CURRENT OWNER AS THE GRANTOR ON THE EASEMENT DID NOT HAVE AUTHORITY TO GRANT.)
- **SUBJECT TO, NOT PLOTTABLE.**

10GG)TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN CREED POLO CLUB LLC, AND SCHOOL BELL PROPERTIES, LLC, DATED AUGUST 7, 2020, RECORDED UNDER DOCUMENT NO. 20034083, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO.**

10HH)TERMS, CONDITIONS AND STIPULATIONS IN THAT CERTAIN LANDSCAPE AND SIGN EASEMENT AGREEMENT BY AND BETWEEN CREED POLO CLUB LLC AND THE KEY RANCH AT THE POLO CLUB HOME OWNERS ASSOCIATION, INC., AND RECORDED UNDER DOCUMENT NO. 20034086, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO, AS SHOWN HEREON.**

10II)TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC FOR ONSITE SEWER WASTE FACILITIES, AS SET FORTH BY INSTRUMENT FILED FOR RECORD IN VOLUME 3213, PAGE 459, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- **SUBJECT TO**

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Management | Land Planners | Landscape Architects | Land Development Consultants
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

30.423 ACRES

W HWY 290, AUSTIN, TEXAS 78737

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: AD
DRAWN BY: AL
SURVEY DATE: 10/09/24
ISSUE DATE: 11/07/24
SCALE: 1"=50'

SHEET 3 OF 3

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A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
5794
REGISTERED PROFESSIONAL LAND SURVEYOR
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

ALTA SURVEY (SHEET 3 OF 3)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET 9 OF 59

Project No.: 25003875

Drawing: C:\plewo\klag\Mf-dct-prod\vctor.ostiguin\Documents\00243291\25003875-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plotted/Printed: Jan. 29, 26 - 14:51:51
February 7, 2025 - 13:55 Dwg Name: P:\2017\83 Property Commerce\000 13505 Hwy 290 #Client\Civil\Final Drawings\Alta Survey\Final\Boundary\Cover.dwg Updated By: Raymond

26002619 NOTICE Total Pages: 7
Filed and Recorded: 1/28/26 2:23 PM

Hays County Development Services
2171 Yarrington Road, Suite 100, Kyle TX 78640
Phone: 512-393-2150 / Web: www.hayscountytx.com

REGISTRATION OF EXEMPT SUBDIVISION

STATE OF TEXAS

COUNTY OF HAYS

I, The Village at Dripping Springs, LLC, Registrant, do hereby provide the following information relating to an exempt subdivision located in Hays County, Texas:

NAME & ADDRESS OF PROPERTY OWNER:

The Village at Dripping Springs, LLC (PLN-2895-EX)

13550 W. US HWY. 290, Dripping Springs, TX, 78640

PROPERTY DESCRIPTION: [field notes and survey plat attached hereto]

17.593 ACRES SITUATED IN THE E.B HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, AND THE THOMAS B. FORD SURVEY NO. 29, ABSTRACT NO. 176

I acknowledge that while this property division is exempt from platting as provided in Section 232.0015 (f)(1) Texas Local Government Code, I also understand that if at any time this property is further subdivided into tracts less than 10.01 acres, the subdivision must first be submitted to the Hays County Commissioners Court for review and approval.

Registrant/Property Owner Jay Williams

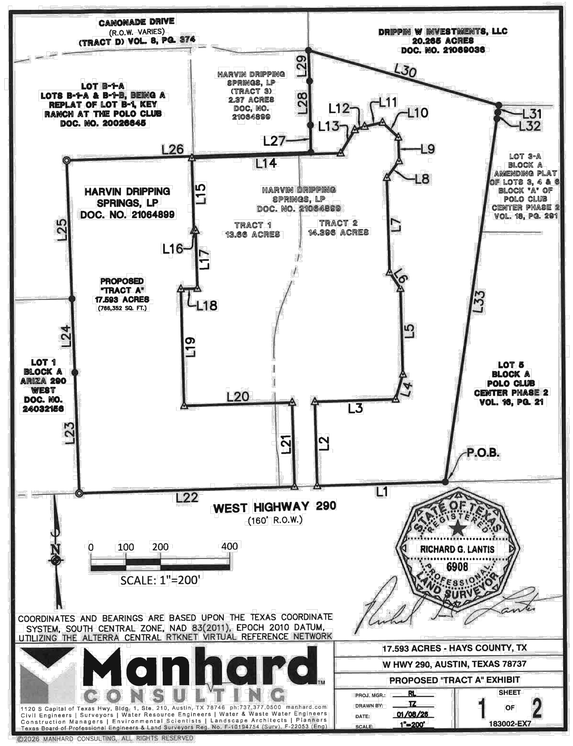
Executed on this the 26th day of January 2026

Notary Public in and for State of Texas

Approved by:

Kandice Boutte
Kandice Boutté,
County Administrator
Hays County Development Services

Date: 1-26-26



COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0600 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv) F-23093 (Eng)

	17.593 ACRES - HAYS COUNTY, TX
	W HWY 290, AUSTIN, TEXAS 78737
	PROPOSED "TRACT A" EXHIBIT
PROJ. MGR.:	RL
DRAWN BY:	TK
DATE:	01/08/26
SCALE:	1"=200'
SHEET	1 OF 2
	183002-EX7

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Manhard CONSULTING

17.593 ACRES
E.B. HARGRAVES SURVEY, NO. 4, A-240
T.B. FORD SURVEY NO. 29, A-176
HAYS COUNTY, TX

FILE NO: 183002-EX7
PROJECT: 617.183002
DATE: 01/08/2026

DESCRIPTION

17.593 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, AND THE THOMAS B. FORD SURVEY NO. 29, ABSTRACT NO. 176, BOTH IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 13.66 ACRE TRACT (CALLED "TRACT 1"), AND 14.396 ACRE TRACT (CALLED "TRACT 2") CONVEYED TO HARVIN DRIPPING SPRINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 21064899, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 17.593 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of West Highway 290 (160' r.o.w.), being the southwest corner of Lot 5, Block A, Polo Club Center Phase 2, a subdivision of record in Vol. 16, Pg. 21, of said Official Public Records, for the southeasterly corner of said Tract 2 and hereof;

THENCE, S88°39'28"W, along said north right-of-way line, being the south line of said Tract 2, a distance of 370.64 feet to a calculated point, for an angle point hereof;

THENCE, leaving said north right-of-way line, over and across said Tract 2 and said Tract 1, the following twenty courses and distances:

1. N01°20'32"W, a distance of 244.33 feet to a calculated point, for an angle point;
2. N88°39'28"E, a distance of 233.21 feet to a calculated point, for an angle point;
3. N16°37'10"E, a distance of 75.69 feet to a calculated point, for an angle point;
4. N01°20'32"W, a distance of 249.00 feet to a calculated point, for an angle point;
5. N33°36'07"W, a distance of 56.88 feet to a calculated point, for an angle point;
6. N01°20'32"W, a distance of 274.70 feet to a calculated point, for an angle point;
7. N36°53'48"E, a distance of 59.98 feet to a calculated point, for an angle point;
8. N01°20'32"W, a distance of 68.75 feet to a calculated point, for an angle point;
9. N46°52'43"W, a distance of 63.29 feet to a calculated point, for an angle point;
10. S78°03'53"W, a distance of 53.31 feet to a calculated point, for an angle point;

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11. S71°19'37"W, a distance of 29.47 feet to a calculated point, for an angle point;
12. S31°27'29"W, a distance of 78.78 feet to a calculated point, for an angle point;
13. S88°32'56"W, a distance of 430.79 feet to a calculated point, for an angle point;
14. S01°20'32"E, a distance of 210.89 feet to a calculated point, for an angle point;
15. N88°39'28"E, a distance of 5.00 feet to a calculated point, for an angle point;
16. S01°20'32"E, a distance of 167.98 feet to a calculated point, for an angle point;
17. S88°39'28"W, a distance of 47.59 feet to a calculated point, for an angle point;
18. S01°20'32"E, a distance of 339.50 feet to a calculated point, for an angle point;
19. N88°39'28"E, a distance of 312.45 feet to a calculated point, for an angle point; and
20. S01°20'32"E, a distance of 244.33 feet to a calculated point in said north right-of-way line, being the south line of said Tract 2, for an angle point hereof;

THENCE, S88°39'28"W, along said north right-of-way line, being the south lines of said Tract 2 and said Tract 1, a distance of 622.14 feet to a 3/4-inch pipe found at the southeast corner of Lot 1, Block A, Ariza 290 West, a subdivision of record in Document No. 24032156, of said Official Public Records, for the southwesterly corner of said Tract 1 and hereof;

THENCE, N01°52'40"W, leaving said north right-of-way line, along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 350.80 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, N01°57'10"W, continuing along the east line of said Ariza 290 West, being the west line of said Tract 1, a distance of 214.54 feet to 1/2-inch iron rod found at the northeast corner of said Ariza 290 West, being the southeast corner of Lot B-1-A, of Lots B-1-A & B-1-B, being a Replat of Lot B-1, Key Ranch at the Polo Club, a subdivision of record in Document No. 20026645, of said Official Public Records, for an angle point hereof;

THENCE, N01°56'30"W, along the east line of said Lot B-1-A, being the west line of said Tract 1, a distance of 401.73 feet to a 1-inch pipe found at the northwest corner of said Tract 1, for an angle point hereof;

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THENCE, N88°32'59"E, continuing in part along the east line of said Lot B-1-A, and in part along the south line of that certain 2.37 acre tract conveyed to Harvin Dripping Springs, LP (called "Tract 3"), by Deed of record in Document No. 21064899, of said Official Public Records, being the north lines of said Tract 1 and said Tract 2, a distance of 707.14 feet to a 1/2-inch iron rod found at the southeast corner of said Tract 3, being an interior corner of said Tract 2, for an interior corner hereof;

THENCE, along the east line of said Tract 3, being the west line of said Tract 2, the following three (3) courses and distances:

1. N00°35'10"W, a distance of 78.93 feet to a 1/2-inch iron rod found, for an angle point;
2. N00°54'52"W, a distance of 127.65 feet to a 1/2-inch iron rod found, for an angle point; and
3. N01°46'13" W, a distance of 89.68 feet to a 1/2-inch iron rod found at the southeast terminus of said Canonade Drive right-of-way, being the northeast corner of said Tract 3, also being the southwest corner of that certain 20.265 acre tract of land conveyed to Drippin W Investments, LLC by Deed of Record in Document No. 21069036, of said Official Public Records, also being the northwest corner of said Tract 2, for an angle point hereof;

THENCE, S73°22'39"E, along the south line of said 20.265 acre tract, being the north line of said Tract 2, a distance of 574.58 feet to a 1/2-inch iron rod found at the northwest corner of Lot 3-A, Block A of Amending Plat of Lots 3, 4 & 6, Block "A" of Polo Club Center Phase 2, a subdivision of record in Vol. 18, Pg. 291, of said Official Public Records, for the northeasterly corner of said Tract 2 and hereof;

THENCE, S08°32'40"W, along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 20.98 feet to a 1/2-inch iron rod found, for an angle point hereof;

THENCE, S08°11'34"W, continuing along the west line of said Lot 3-A, being the east line of said Tract 2, a distance of 18.49 feet to a 1/2-inch iron rod found, for an angle point hereof;

Manhard CONSULTING

THENCE, S08°23'20"W, continuing in part along the west line of said Lot 3-A, and in part along the west line of said Lot 5 of Polo Club Center Phase 2, being the east line of said Tract 2, a distance of 1063.81 feet to the **POINT OF BEGINNING,** and containing 17.593 acres (766,352 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED BY MANHARD CONSULTING UNDER THE SUPERVISION OF ABE DASHNER, RPLS NO. 5901, DURING THE MONTH OF OCTOBER, 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

STATE OF TEXAS
REGISTERED
RICHARD G. LANTIS
6908
PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HAYS
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.
26002619 NOTICE
01/28/2026 02:23:24 PM Total Fees: $15.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

PROPERTY COMPLIANCE
DETERMINATION (TRACT A)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
10
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jdf-dot-prod\victor.ostiguin\d0262491\25003875-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
Plot Date/Time: Jan. 29, 26 - 14:11:55

PATTEN TITLE COMPANY

GF#: 9993-24-49851 mB

Hays County Development Services
2171 Yarrington Road, Suite 100, Kyle TX 78640
Phone: 512-393-2150 / Web: www.hayscountytx.com

REGISTRATION OF EXEMPT SUBDIVISION

STATE OF TEXAS

COUNTY OF HAYS

I, HARVIN DRIPPING SPRINGS, LP, Registrant, do hereby provide the following information relating to an exempt subdivision located in Hays County, Texas:

NAME & ADDRESS OF PROPERTY OWNER:

HARVIN DRIPPING SPRINGS, LP (PLN-2883-EX)

13550 W US 290

Dripping Springs, TX 78620

PROPERTY DESCRIPTION: [field notes and survey plat attached hereto]

10.463 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240

I acknowledge that while this property division is exempt from platting as provided in Section 232.0015 (f) (1) Texas Local Government Code, I also understand that if at any time this property is further subdivided into tracts less than 10.01 acres, the subdivision must first be submitted to the Hays County Commissioners Court for review and approval.

Registrant/Property Owner – Harsh Kejriwal Mnanager

Executed on this the 14TH day of JAN, 20 26

Notary Public In and for State of Texas

Approved by:

Marcus Pacheco, Director
Hays County Development Services

Date: 12/10/25

MARY F. BLANCK
My Notary ID # 3226315
Expires March 30, 2026

Manhard CONSULTING

10.463 ACRES
E.B. HARGRAVES SURVEY NO. 4, A-240
HAYS COUNTY, TX

FILE NO: 183002-EX4
PROJECT: 617.183002
DATE: 12/08/2025

DESCRIPTION

10.463 ACRES SITUATED IN THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 13.66 ACRE TRACT (CALLED "TRACT 1") AND BEING A PORTION OF THAT CERTAIN 14.396 ACRE TRACT (CALLED "TRACT 2") CONVEYED TO HARVIN DRIPPING SPRINGS, LP, BY DEED OF RECORD IN DOCUMENT NO. 21064899, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 10.463 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 3/4-inch iron pipe found in the north right-of-way line of West Highway 290 (160' r.o.w.), being the southeast corner of Lot 1, Block A, Ariza 290 West, a subdivision of record in Document No. 24032156, of said Official Public Records, also being the southwest corner of said Tract 1;

THENCE, N88°39'28"E, along said north right-of-way line, being the south lines of said Tract 1 and said Tract 2, a distance of 622.14 feet to a calculated point, for the **POINT OF BEGINNING** and the southwesterly corner hereof;

THENCE, leaving said north right-of-way line, over and across said **Tract 2 and Tract 1, the** following twenty (20) courses and distances:

1. N01°20'32"W, a distance of 244.33 feet to a calculated point, for an angle point;
2. S88°39'28"W, a distance of 312.45 feet to a calculated point, for an angle point;
3. N01°20'32"W, a distance of 339.50 feet to a **calculated point, for an angle point;**
4. N88°39'28"E, a distance of 47.59 feet to a calculated point, for an angle point;
5. N01°20'32"W, a distance of 167.98 feet to a calculated point, for an angle point;
6. S88°39'28"W, a distance of 5.00 feet to a calculated point, for an angle point;
7. **N01°20'32"W, a distance of** 210.89 feet to a calculated point, for the northwesterly corner hereof;
8. N88°32'56"E, a distance of 430.79 feet to a calculated point, for an angle point;
9. N31°27'29"E, a distance of 78.78 feet to a calculated point, for an angle point;

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10. N71°19'37"E, a distance of 29.47 feet to a calculated point, for an angle point;
11. N78°03'53"E, a distance of 53.31 feet to a calculated point, for an angle point;
12. S46°52'43"E, a distance of 63.29 feet to a calculated point, for an angle point;
13. S01°20'32"E, a distance of 68.75 feet to a calculated point, for an angle point;
14. S36°53'48"W, a distance of 59.98 feet to a calculated point, for an angle point;
15. S01°20'32"E, a distance of 274.70 feet to a calculated point, for an angle point;
16. S33°36'07"E, a distance of 56.88 feet to a calculated point, for an angle point;
17. S01°20'32"E, a distance of 249.00 feet to a calculated point, for an angle point;
18. S16°37'10"W, a distance of 75.69 feet to a calculated point, for an angle point;
19. S88°39'28"W, a distance of 233.21 feet to a calculated point, for an angle point; and
20. S01°20'32"E, a distance of 244.33 feet to a calculated point in said north right-of-way line, being the south line of said Tract 2, for the southeasterly corner hereof, from which a 1/2-inch iron rod found in the southwest corner of Lot 5, Block A, Polo Club Center Phase 2, a subdivision of record in Vol. 16, Pg. 21, of said Official Public Records, being the southeast corner of said Tract 2, bears N88°39'28"E, a **distance of 370.64 feet;**

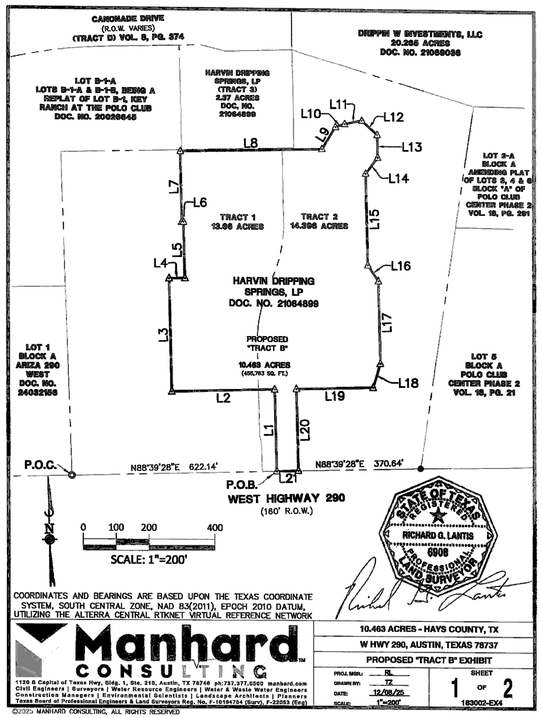
THENCE, S88°39'28"W, along said north right-of-way line, being **the south line of said Tract** 2, a distance of 66.00 feet to the **POINT OF BEGINNING,** and containing 10.463 acres (455,763 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE **NETWORK.**

I, CERTIFY THAT THE FOREGOING LEGAL DESCRIPTION **AND SKETCH WERE** PREPARED BASED UPON AN ON-THE-GROUND SURVEY PERFORMED **BY MANHARD CONSULTING,** UNDER THE SUPERVISION OF ABE DASHNER, RPLS NO. 5901, DURING THE MONTH OF OCTOBER, 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD G. LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

STATE OF TEXAS REGISTERED RICHARD G. LANTIS 6908 PROFESSIONAL LAND SURVEYOR



Manhard CONSULTING

4120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0002 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-23043 (Eng)

10.463 ACRES - HAYS COUNTY, TX	
W HWY 290, AUSTIN, TEXAS 78737	
PROPOSED "TRACT B" EXHIBIT	
PROJ. MGR.: RL	SHEET 1 OF 2
DRAWN BY: TZ	
DATE: 12/08/25	
SCALE: 1"=200'	183002-EX4

©2025 MANHARD CONSULTING, ALL RIGHTS RESERVED

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

26001495 NOTICE
01/15/2026 02:38:05 PM Total Fees: $37.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

PROPERTY COMPLIANCE
DETERMINATION (TRACT B)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
11
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jlf-dct-prod\vctor.ostiguin\d0264291\25003875-C0-CV.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 10:28
PDT Date/Time: Jan. 29, 26 - 14:11:05

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

S73°22'39"E 574.56'

N88°32'59"E 366.91'

N01°26'23"W 315.30'

N01°56'30"W 401.73'

N01°57'10"W 214.54'

N01°52'40"W 350.80'

S08°23'20"W 106.81'

S88°39'28"W 1058.78

WEST HIGHWAY 290
(160' R.O.W.)

PRIVATE DRIVE

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036

LOT 3-A
BLOCK A
AMENDING PLAT OF LOTS 3, 4 & 5, BLOCK "A" OF POLO CLUB CENTER PHASE 2
VOL. 16, PG. 291

LOT 6
BLOCK A
POLO CLUB CENTER PHASE 2
VOL. 16, PG. 21

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032156

AESA PREP ACADEMY

ARIZA SPRINGS MULTIFAMILY

target
BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

TRACT A
766,395 SF
17.594 AC

TRACT B
455,763 SF
10.463 AC

CANNONADE TREATMENT PLANT PAD
7,500 SF

DETENTION/WATER QUALITY POND

UNLIMITED AREA BUILDING SETBACK

PROPOSED 15'ELECTRIC EASEMENT (BY SEPARATE INSTRUMENT)

PROPOSED 15' WATERLINE EASEMENT

PROPOSED POND EASEMENT

100' WATER QUALITY BUFFER ZONE

0.99 ACRE DRAINAGE EASEMENT DOC. NO. 21051140 ITEM 'D'

10' P.U.E. VOL. & PG. 129 AND VOL. & PG. 374 ITEM 'A'

20' P.U.E. DOC. NO. 18032811 ITEM 'GG'

20' P.U.E. DOC. NO. 16225068 AND 20026645 ITEM 'U'

20' BSL DOC. NO. 20026645 ITEM 'DY'

5' BSL DOC. NO. 20026645 ITEM 'Z'

10' P.U.E. DOC. NO. 16225068 AND 20026645 ITEM 'V'

5' BSL DOC. NO. 20026645 ITEM 'Z'

LANDSCAPE AND SIGN EASEMENT DOC. NO. 21051140 ITEM 'C'

PERMANENT WATERLINE EASEMENT DOC. NO. 21064347 ITEM 'H'

WATER LINE EASEMENT DOC. NO. 21064347 ITEM 'G'

ACCESS AND WATER LINE EASEMENT AGREEMENT DOC. NO. 21053960 ITEM 'L'

PERMANENT WATERLINE EASEMENT DOC. NO. 21064348 ITEM 'J'

15' WATER LINE EASEMENT VOL. 1004 PG. 292 ITEM 'F'

PROPOSED 15' WATERLINE EASEMENT

15' WATER LINE EASEMENT VOL. 1004 PG. 292 ITEM 'F'

SIGN EASEMENT AGREEMENT DOC. NO. 21064190Z ITEM 'S'

EXISTING 8" WATERLINE

TBM #50

TBM #51

51
MSBM SQUARE CUT CONC CULV

53
MSBM
TBM #53

WOOD SHEDS

BRICK COLUMNS

CONCRETE RING

WAVES EXPRESS CAR WASH

LONE STAR MARKET

SHELL FILLING STATION

ASPHALT

GRAVEL

CONCRETE

SCO

(N88°30'44"E 366.91')
(N88°31'45"E)

(N01°54'37"E 401.58')

(N01°15'29"W 214.65')

(N01°52'47"W 350.84')

(S88°39'25"W)
[(S88°39'25"W)]

(S08°23'20"W 106.85')
[(S08°23'20"W)]

EASEMENT LEGEND

- EX EASEMENTS
- PR 15' WATER EASEMENT
- PR 15' ELECTRIC EASEMENT
- PR POND EASEMENT

GRAPHIC SCALE 1"=60'
(IN FEET)
30 0 15 30 60

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
115794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

EASEMENT PLAN

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
12
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dcs-prod\victor.ostiguin\d0264291\25003875-CID-ESMT.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 14:47
Plot Date/Time: Jan. 29, 26 - 14:12:20

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

PRIVATE DRIVE

WEST HIGHWAY 290
(160' R.O.W.)

PLUG EXISTING WELL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING DRIVEWAY WHILE MAINTAINING ACCESS FOR ADJACENT PROPERTIES DURING DURATION OF CONSTRUCTION . SEE STAGING PLANS.

DEMOLISH EXISTING STRUCTURES AND DRIVEWAY

DEMOLISH EXISTING PROPANE

DEMOLISH EXISTING ELECTRICAL

DEMOLISH EXISTING STRUCTURE

METAL SHED

SPOILS PILES

REMOVE ALL EXISTING TREES, AND CLEAR AND GRUB ALL AREAS PRIOR TO COMMENCING EARTHWORK

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING DRIVEWAY

DEMOLISH EXISTING FENCE

STONE SIGNS

BRICK WALL

WOOD DECK

PROPANE TANK

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032268
ARIZA SPRINGS MULTIFAMILY

LOT 3-A
BLOCK A
AMENDING PLAT OF LOTS 3, 4 & 5, BLOCK "A" OF POLO CLUB CENTER PHASE 2
VOL. 16, PG. 291

LOT 5
BLOCK A
POLO CLUB CENTER PHASE 2
VOL. 16, PG. 21

DRIPPIN' W INVESTMENTS, LLC
20.235 ACRES
DOC. NO. 21066038

0.99 ACRE DRAINAGE EASEMENT DOC. NO. 21041402 ITEM G

LANDSCAPE AND SIGN EASEMENT DOC. NO. 20034086 ITEM 14H

PERMANENT WATERLINE EASEMENT DOC. NO. 21064047 ITEM A

PERMANENT WATERLINE EASEMENT DOC. NO. 21064048 ITEM I

ACCESS AND WATER LINE EASEMENT AGREEMENT DOC. NO. 21037869 ITEM E

WATER LINE EASEMENT DOC. NO. 21063938 ITEM G

15' WATER LINE EASEMENT VOL. 1004 PG. 293 ITEM A

15' WATER LINE EASEMENT VOL. 1004 PG. 293 ITEM N

SIGN EASEMENT AGREEMENT DOC. NO. 21064402 ITEM S

EXISTING 8" WATERLINE

100' WATER QUALITY BUFFER ZONE DOC. NO. 20028645 ITEM 10I

10' P.U.E. VOL. & PG. 379 AND VOL. & PG. 374 ITEM M

20' P.U.E. DOC. NO. 18032911 ITEM 5S

20' P.U.E. DOC. NO. 16025068 AND 20028645 ITEM U

20' BSL DOC. NO. 20028645 ITEM 10Y

5' BSL DOC. NO. 20028645 ITEM J

10' P.U.E. DOC. NO. 16025068 AND 20028645 ITEM V

WOOD SHEDS

WOOD SHED

AESA PREP ACADEMY

ASPHALT

POND

BRICK COLUMNS

LONE STAR MARKET

WAVES EXPRESS CAR WASH

SHELL FILLING STATION

TBM #50

TBM #51

TBM #53

MSBM SQUARE CUT CONC CULV

18" RCP FL=1230.31

18" RCP FL=1227.24

18" RCP FL=1195.02

18" RCP FL=1194.95

18" RCP FL=1194.39

18" RCP FL=1194.33

24" CMP FL=1198.97

24" CMP FL=1198.87

24" CMP FL=1196.17

24" CMP FL=1196.21

24" CMP FL=1183.53

24" CMP FL=1183.52

24" CMP FL=1183.70

24" CMP FL=1183.99

368.91'

304.95'

35.28'

N40°13'50"W 89.85'

N25°10'08"W 78.51'

N40°13'50"W 89.85'

N25°10'08"W 78.51'

30 0 15 30 60
(IN FEET)
GRAPHIC SCALE 1"=60'

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- 1000 PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE OVERHEAD ELECTRIC
- FOC FIBER OPTIC CABLE
- EDGE OF EXISTING ASPHALT
- STREET LIGHT
- SIGN (AS NOTED)
- TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- WATER VALVE
- W WATER METER
- FIRE HYDRANT
- MANHOLE
- CO CLEAN OUT
- ELECTRIC PULL BOX
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- E ELECTRIC MANHOLE
- POWER POLE
- DOWN GUY
- G GAS METER
- DEMOLITION

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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DEMOLITION PLAN

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
13
OF 59

Project No.:
25003875

Drawing: C:\jpworking\slf-dot-prod\victor.ostiguin\d0164291\25003875-CD-DEMO.dwg
User: VOSTIGUIN
Last Modified: Dec. 27, 25 - 16:19
Plot Date/Time: Jan. 29, 26 - 14:12:32

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036

LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

N16°53'W
85.65'

N05°50'W
127.65'

100' WATER QUALITY BUFFER ZONE

TBM #53

BRICK COLUMNS

POND

WOOD SHEDS

WOOD SHEDS

WOOD SHED

AESA PREP ACADEMY

ASPHALT

ASPHALT

LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

BUILDING PAD

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

TRACT B
455,763 SF
10.463 AC

TRACT A
766,395 SF
17.594 AC

TEMPORARY
SEDIMENT
BASIN

PRIVATE DRIVE

LOT 3-A
BLOCK A
AMENDING PLAT OF
LOTS 3, 4 & 5,
BLOCK "A" OF
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 291

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

BUILDING 3
RETAIL
FFE
11,400 SF

64 SPACES
5.61/1000 SF

ROAD TO REMAIN
OPEN DURING
THIS PHASE OF
CONSTRUCTION.

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032158

ARIZA
SPRINGS
MULTI-FAMILY

TRAVEL

26' CONSTRUCTION ROAD

DEVELOPER
STAGING AREA
(40,000 SF)

200.00'

200.00'

TEMPORARY
SEDIMENT
BASIN

TRACT A
766,395 SF
17.594 AC

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

CONCRETE PAVE

MAVES EXPRESS CAR WASH

LONE STAR MARKET

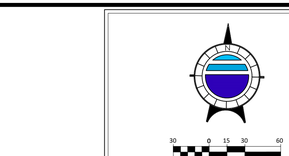
SHELL FILLING STATION

EXISTING 8" WATERLINE

TBM #51

TBM #50

WEST HIGHWAY 290
(160' R.O.W.)



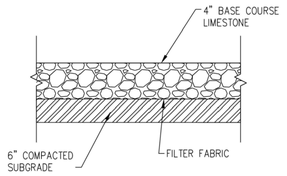
PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

BUILDING PAD SURCHARGE NOTES:

1. A BUILDING PAD WILL BE REQUIRED BENEATH THE FLOOR SLAB. THE BUILDING PAD SHOULD EXTEND A MINIMUM TEN (10) FEET OUTSIDE THE BUILDING LINES AND FIVE (5) FEET BEYOND FRONT CURB THEN 1:1 SLOPE TRANSITION TO ROUGH GRADE.

2. AN ADDITIONAL FIVE (5) FEET OF FILL SHOULD BE ADDED TO THE TARGET STORE BUILDING PAD AND THIS SURCHARGE SHOULD BE LEFT IN PLACE FOR A PERIOD OF AT LEAST SIX (6) MONTHS.



TEMPORARY CONSTRUCTION ROAD DETAIL
N.T.S.

STAGING AREA NOTES

1. THE SITE WORK CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE STAGING AREA AS FOLLOWS:
   A. WATER - INSTALL TEMPORARY 1 ½" METER AND TEMPORARY 1 ½" LINE.
   B. ELECTRIC - INSTALL 600 AMP, 480/277 VOLT 3-PHASE, 4-WIRE SERVICE TO POLE: TERMINAL/METERING POLE; METER SOCKET AND ENCLOSURE; TRANSFORMER AS REQUIRED BY UTILITY COMPANY.
   C. TELEPHONE - INSTALL 25-PAIR.

   THE SITE WORK CONTRACTOR SHALL COORDINATE WITH THE TARGET REPRESENTATIVE REGARDING THE EXACT LOCATION TO INSTALL THE TEMPORARY UTILITIES IN THE STAGING AREA.

2. THE SITE WORK CONTRACTOR SHALL PROVIDE A CONSTRUCTION STAGING AREA. THE SITE WORK CONTRACTOR SHALL COORDINATE WITH THE TARGET REPRESENTATIVE REGARDING THE EXACT LOCATION OF THE STAGING AREA. THE SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STAGING AREA AND CONSTRUCTION ROAD UNTIL THE PERMANENT PAVED SURFACE HAS BEEN INSTALLED.

3. THE TEMPORARY UTILITIES AND STAGING AREA SHALL BE PROVIDED TO TARGET CONCURRENT WITH THE "CERTIFIED BUILDING PAD".

DOUCET
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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STAGING PLAN PHASE 1

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
14
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jlf-dot-prod\victor.ostiguin\d0264291\25003875-CD-STG.dwg
User: VOSTIGUIN
Last Modified: Jan. 29, 26 - 14:13:44
Plot Modified: Jan. 29, 26 - 14:13:44

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

26' CONSTRUCTION ROAD

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

ALTERNATE ROUTE DEPENDING ON TIMING OF ADJACENT CONSTRUCTION.

BUILDING PAD

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

TRACT B
455,763 SF
10.463 AC

TRACT A
766,395 SF
17.594 AC

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036

LOT 3-A
BLOCK A
AMENDING PLAT OF LOTS 3, 4 & 5, BLOCK "A" OF POLO CLUB CENTER PHASE 2
VOL. 18, PG. 291

LOT 6
BLOCK A
POLO CLUB CENTER PHASE 2
VOL. 18, PG. 21

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032156

CANNONADE TREATMENT PLANT PAD
7,500 SF

DETENTION/WATER QUALITY POND

100' WATER QUALITY BUFFER ZONE

WOOD SHEDS

WOOD SHED

AESA PREP ACADEMY

ASPHALT

BRICK COLUMNS

POND

TBM #53

TBM #50

TBM #51

EXISTING 8" WATERLINE

WAVE'S EXPRESS CAR WASH

LONE STAR MARKET

SHELL FILLING STATION

ARIZA SPRINGS MULTIFAMILY

TRAVEL

WEST HIGHWAY 290
(160' R.O.W.)

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

EMPLOYEE PARKING

117.00'

164.00'

200.00'

TARGET STAGING AREA (40,000 SF)

WWTP STAGING AREA (40,000 SF)

200.00'

200.00'

ROAD TO REMAIN OPEN DURING THIS PHASE OF CONSTRUCTION.

INSTALL TEMPORARY 1.5" WATER METER IN METER BOX & 475 LF TEMPORARY 1.5' SERVICE LINE TO STAGING AREA. COORDINATE WITH TARGET REPRESENTATIVE FOR EXACT LOCATION.

REMOVE STAGING AREA & ALL TEMPORARY SERVICE LINES UPON NOTICE FROM TARGET'S REPRESENTATIVE THAT THEY ARE NO LONGER NEEDED.

INSTALL TEMPORARY ELECTRIC SERVICES TO TARGET WITH STAGING AREA. COORDINATE WITH ELECTRIC PROVIDER.

26' CONSTRUCTION ROAD

W W W W W W W W W

OH OH OH OH OH OH OH

R60.00' R23.00' R57.00' R33.00' R50.00' R51.00' R25.00'

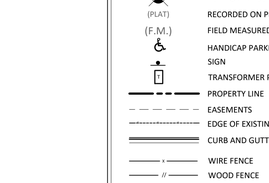
366.91'

6.9' 6.9' 7.0'

N76°57'50"W 65.65'

N75°57'50"W 127.65'

N75°57'50"W 65.65'



TEMPORARY CONSTRUCTION ROAD DETAIL
N.T.S.

STAGING AREA NOTES

1. THE SITE WORK CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE STAGING AREA AS FOLLOWS:
   A. WATER - INSTALL TEMPORARY 1 ½" METER AND TEMPORARY 1 ½" LINE.
   B. ELECTRIC - INSTALL 600 AMP, 480/277 VOLT 3-PHASE, 4-WIRE SERVICE TO POLE: TERMINAL/METERING POLE; METER SOCKET AND ENCLOSURE; TRANSFORMER AS REQUIRED BY UTILITY COMPANY.
   C. TELEPHONE - INSTALL 25-PAIR.

   THE SITE WORK CONTRACTOR SHALL COORDINATE WITH THE TARGET REPRESENTATIVE REGARDING THE EXACT LOCATION TO INSTALL THE TEMPORARY UTILITIES IN THE STAGING AREA.
2. THE SITE WORK CONTRACTOR SHALL PROVIDE A CONSTRUCTION STAGING AREA. THE SITE WORK CONTRACTOR SHALL COORDINATE WITH THE TARGET REPRESENTATIVE REGARDING THE EXACT LOCATION OF THE STAGING AREA. THE SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STAGING AREA AND CONSTRUCTION ROAD UNTIL THE PERMANENT PAVED SURFACE HAS BEEN INSTALLED.
3. THE TEMPORARY UTILITIES AND STAGING AREA SHALL BE PROVIDED TO TARGET CONCURRENT WITH THE "CERTIFIED BUILDING PAD".

BUILDING PAD SURCHARGE NOTES:

1. A BUILDING PAD WILL BE REQUIRED BENEATH THE FLOOR SLAB. THE BUILDING PAD SHOULD EXTEND A MINIMUM TEN (10) FEET OUTSIDE THE BUILDING LINES AND FIVE (5) FEET BEYOND FRONT CURB THEN 1:1 SLOPE TRANSITION TO ROUGH GRADE.
2. AN ADDITIONAL FIVE (5) FEET OF FILL SHOULD BE ADDED TO THE TARGET STORE BUILDING PAD AND THIS SURCHARGE SHOULD BE LEFT IN PLACE FOR A PERIOD OF AT LEAST SIX (6) MONTHS.

30 0 15 30 60
(IN FEET)
GRAPHIC SCALE 1"=60'

PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STAGING PLAN PHASE 2

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
15
OF 59

Project No.:
25003875

Drawing: C:\pwworking\dlf-dct-prod\victor.ostiguin\d0364291\25003875-CD-STG2.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 14:49
Plot Modified: Jan. 29, 26 - 14:13:54

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

PRIVATE DRIVE

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036

TBM #53

100' WATER QUALITY BUFFER ZONE

BRICK COLUMNS

LOT 3-A
BLOCK A
AMENDING PLAT OF
LOTS 3, 4 & 5,
BLOCK "A" OF
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 291

WOOD SHEDS

WOOD SHEDS

WOOD SHED

AESA PREP ACADEMY

ASPHALT

ASPHALT

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

366.91'

6.9'

6.9'

7.0'

N19°53'W
61.65'

N19°53'W
12.65'

N25°53'W
79.65'

POND

CANNONADE TREATMENT PLANT PAD
7,500 SF

DETENTION/WATER QUALITY POND

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

BUILDING PAD

TRACT B
455,763 SF
10.463 AC

TRACT A
766,395 SF
17.594 AC

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

TRACT A
766,395 SF
17.594 AC

TO BE CONSTRUCTED IN PHASE 3

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

ACCESS PATH TO SCHOOL DURING THIS PHASE OF CONSTRUCTION.

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032158

ARIZA SPRINGS MULTIFAMILY

CONCRETE PAVE

WAVES EXPRESS CAR WASH

LONE STAR MARKET

SHELL FILLING STATION

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

EXISTING 8" WATERLINE

STAGING AREA
(40,000 SF)

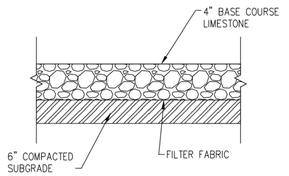
200.00'

200.00'

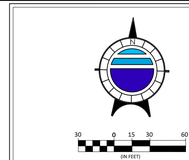
TBM #50

TBM #51

WEST HIGHWAY 290
(160' R.O.W.)



TEMPORARY CONSTRUCTION ROAD DETAIL
N.T.S.



PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
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- FIRE LANE
- CURB RAMP

BUILDING PAD SURCHARGE NOTES:

1. A BUILDING PAD WILL BE REQUIRED BENEATH THE FLOOR SLAB. THE BUILDING PAD SHOULD EXTEND A MINIMUM TEN (10) FEET OUTSIDE THE BUILDING LINES AND FIVE (5) FEET BEYOND FRONT CURB THEN 1:1 SLOPE TRANSITION TO ROUGH GRADE.

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STAGING AREA NOTES

1. THE SITE WORK CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE STAGING AREA AS FOLLOWS:
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   B. ELECTRIC - INSTALL 600 AMP, 480/277 VOLT 3-PHASE, 4-WIRE SERVICE TO POLE: TERMINAL/METERING POLE; METER SOCKET AND ENCLOSURE; TRANSFORMER AS REQUIRED BY UTILITY COMPANY.
   C. TELEPHONE - INSTALL 25-PAIR.

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STAGING PLAN PHASE 3

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
16
OF 59

Project No.:
25003875

Drawing: C:\pwworking\blf-dct-prod\victor.ostiguin\d0164291\25003875-CD-STG3.dwg
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Last Modified: Jan. 02, 26 - 15:30
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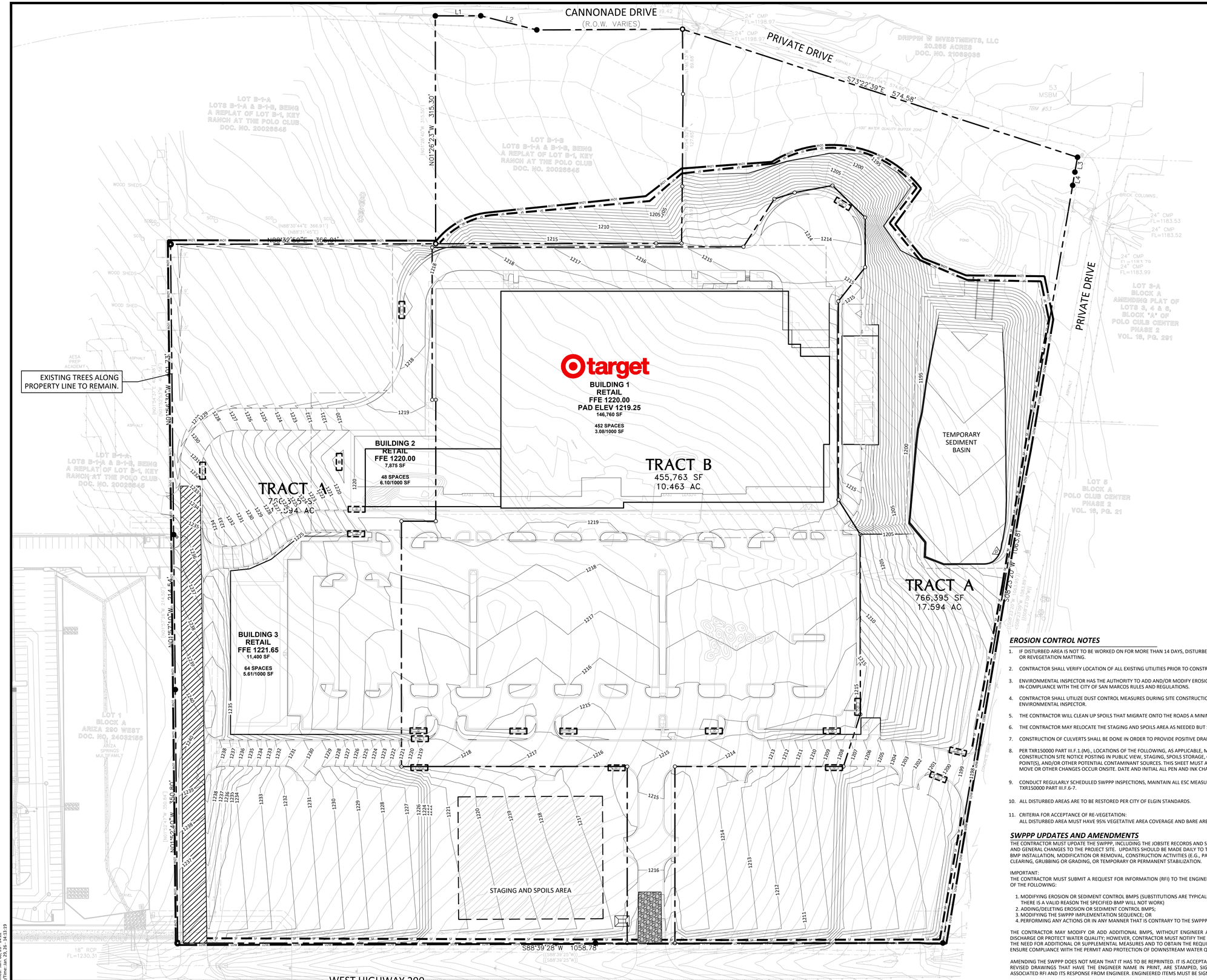

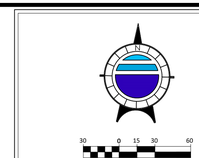

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX CONTOURS
- PR CONTOURS
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF WORK
- PROPOSED ROCK BERM
- INLET PROTECTION
- STAGING AND SPOILS AREA
- PROPOSED CONCRETE WASHOUT
- STABILIZED CONSTRUCTION EXIT
- MAINTAIN ACCESS TO ADJACENT PROPERTY

DOUCET CONFIRMS TO TARGET THAT CONSULTANT HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND TCEQ POLLUTION PREVENTION AND EROSION CONTROL REQUIREMENTS.

EROSION CONTROL NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF SAN MARCOS RULES AND REGULATIONS.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
6. THE CONTRACTOR MAY RELOCATE THE STAGING AND SPOILS AREA AS NEEDED BUT SHALL INSTALL SILT FENCE ON THE DOWN GRADIENT SIDE.
7. CONSTRUCTION OF CULVERTS SHALL BE DONE IN ORDER TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
8. PER TXR150000 PART III.F.1.(M)., LOCATIONS OF THE FOLLOWING, AS APPLICABLE, MUST BE MARKED ON THIS SHEET IN THE FIELD: THE TPDES CONSTRUCTION SITE NOTICE POSTING IN PUBLIC VIEW, STAGING, SPOILS STORAGE, CONCRETE WASHOUT, DUMPSTERS, PORTABLE TOILET(S), FUELING POINT(S), AND/OR OTHER POTENTIAL CONTAMINANT SOURCES. THIS SHEET MUST ALSO BE UPDATED AS THESE POTENTIAL CONTAMINANT SOURCES MOVE OR OTHER CHANGES OCCUR ONSITE. DATE AND INITIAL ALL PEN AND INK CHANGES.
9. CONDUCT REGULARLY SCHEDULED SWPPP INSPECTIONS, MAINTAIN ALL ESC MEASURES, AND ADDRESS ALL IDENTIFIED CORRECTIVE ACTIONS PER TXR150000 PART III.F.6-7.
10. ALL DISTURBED AREAS ARE TO BE RESTORED PER CITY OF ELGIN STANDARDS.
11. CRITERIA FOR ACCEPTANCE OF RE-VEGETATION:
    ALL DISTURBED AREA MUST HAVE 95% VEGETATIVE AREA COVERAGE AND BARE AREAS SHALL NOT EXCEED 10 SF.

SWPPP UPDATES AND AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE RECORDS AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ENGINEER AND OBTAIN WRITTEN ENGINEER APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, CONTRACTOR MUST NOTIFY THE ENGINEER AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE ENGINEER NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE ENGINEER OF RECORD FOR THE PROJECT.

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

EROSION CONTROL PLAN

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
17
OF 59

Project No.:
25003875

Drawing: C:\pwworking\kf-dct-prod\victor.ostiguin\d0264291\25003875-CD-ES.dwg
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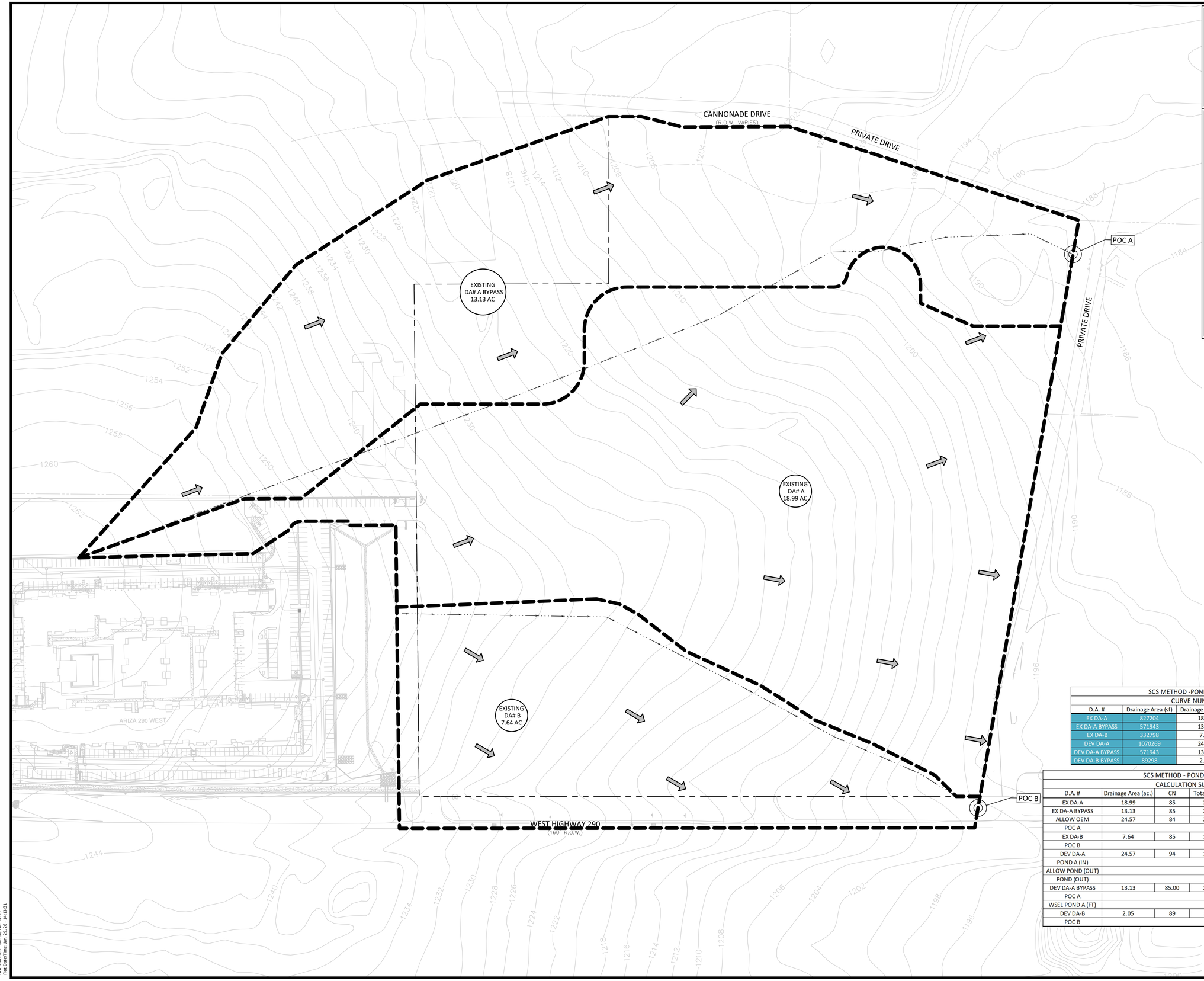
Last Modified: Jan. 06, 26 - 14:22
Plot Date/Time: Jan. 29, 26 - 14:13:19



SCS METHOD -PONPACK MODEL					
CURVE NUMBER					
D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	CN
EX DA-A	827204	18.99	42515	5.14%	85
EX DA-A BYPASS	571943	13.13	39160	6.85%	85
EX DA-B	332798	7.64	28088	8.44%	85
DEV DA-A	1070269	24.57	754416	70.49%	94
DEV DA-A BYPASS	571943	13.13	39335	6.88%	85
DEV DA-B BYPASS	89298	2.05	57064	63.90%	89

SCS METHOD - PONDPACK MODEL							
CALCULATION SUMMARY							
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW OEM	24.57	84	20.97	23.19	90.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

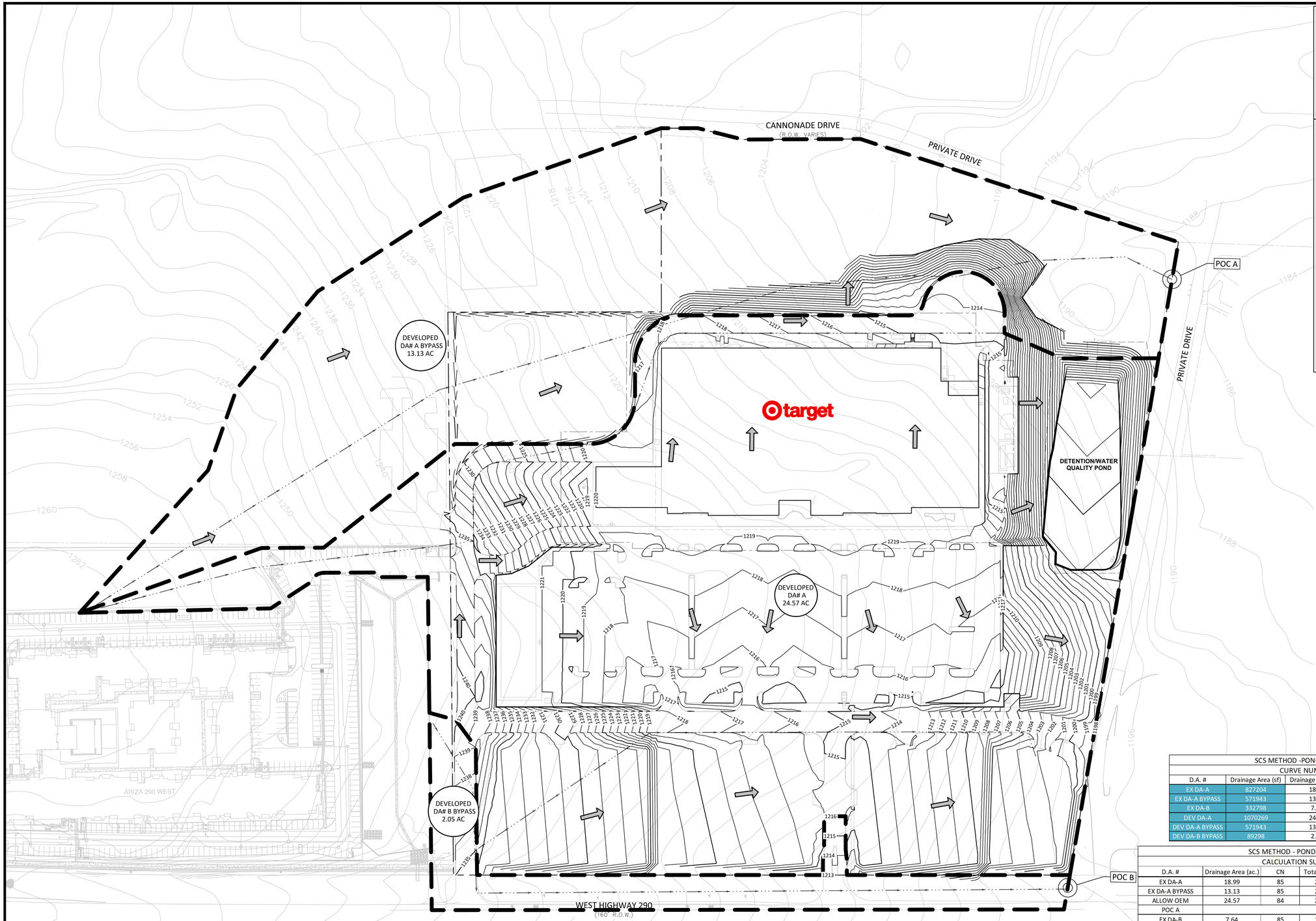
DRAINAGE MAP - EXISTING

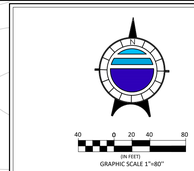
Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
18
OF 59

Project No.:
25003875

Drawing: C:\jpwworking\Mf-dct-prof\victor.ost@un\d026429\125003875-CD-DA.dwg
User: VOSTIGUIN
Last Modified: Jan. 06, 26 - 14:16
Ref. Date/Time: Jan. 29, 26 - 14:13:31





DRAINAGE AREA LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- DEV DRAINAGE AREA BOUNDARY
- EX DRAINAGE AREA BOUNDARY

DEVELOPED DA# ??? ?.?? AC — DEV DRAINAGE AREA NUMBER ACREAGE

EXISTING DA# ? ?.?? AC — EX DRAINAGE AREA NUMBER ACREAGE

STORM WATER FLOW

SCS METHOD -PONPACK MODEL					
CURVE NUMBER					
D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	CN
EX DA-A	827204	18.99	42515	5.14%	85
EX DA-A BYPASS	571943	13.13	39160	6.85%	85
EX DA-B	332798	7.64	28088	8.44%	85
DEV DA-A	1070269	24.57	754416	70.49%	94
DEV DA-A BYPASS	571943	13.13	39335	6.88%	85
DEV DA-B BYPASS	89298	2.05	57064	63.90%	89

SCS METHOD - PONDPACK MODEL							
CALCULATION SUMMARY							
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW OEM	24.57	84	20.97	23.19	90.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54

DEVELOPED AREA DA-B BYPASS WILL DISCHARGE INTO THE EXISTING TXDOT CHANNEL AT POC B AS SHOWN. THE IMPERVIOUS COVER FROM DA-B BYPASS WILL BE TREATED FOR WATER QUALITY IN POND A (POND A TO INCLUDE ADDITIONAL VOLUME TO ADDRESS OEM MEASURES).

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DRAINAGE MAP - DEVELOPED

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
19
OF 59

Project No.:
25003875

Drawing: C:\pwworking\MI-dct-prod\victor.ostiguin\d0242915\25003875-CD-DA.dwg
User: VOSTIGUIN
Last Modified: Jan. 06, 26 - 14:16
Plot Date/Time: Jan 29, 26 - 14:19:38

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User: VOSTIGUIN
Last Modified: Jan. 02, 26 - 15:33
Plot Date/Time: Jan. 29, 26 - 14:15:56

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STATE OF TEXAS
VICTOR OSTIGUIN
147794
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DRAINAGE MAP - INLETS

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
20
OF 59

Project No.:
25003875

RATIONAL METHOD

"C" VALUE CALCULATIONS (SLOPES 2-7%)

D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	Comp. C_2	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}
A0	32234	0.74	14714	45.65%	0.51	0.58	0.62	0.70
A1	14810	0.34	5587	37.72%	0.48	0.54	0.59	0.66
A2	43124	0.99	33680	78.10%	0.64	0.72	0.76	0.85
A3	43996	1.01	33208	75.48%	0.63	0.70	0.75	0.84
A4	22216	0.51	10197	45.90%	0.51	0.58	0.62	0.70
A5	8712	0.20	4634	53.19%	0.54	0.61	0.65	0.73
A6	26572	0.61	0	0.00%	0.33	0.38	0.42	0.49
A7	29185	0.67	29185	100.00%	0.73	0.81	0.86	0.95
A8	23522	0.54	23522	100.00%	0.73	0.81	0.86	0.95
A9	19166	0.44	19166	100.00%	0.73	0.81	0.86	0.95
A10	20473	0.47	20473	100.00%	0.73	0.81	0.86	0.95
A11	26136	0.60	26136	100.00%	0.73	0.81	0.86	0.95
A12	28750	0.66	28750	100.00%	0.73	0.81	0.86	0.95
B0	72310	1.66	57848	80.00%	0.65	0.72	0.77	0.86
B1	7841	0.18	7155	91.25%	0.70	0.77	0.82	0.91
B2	7841	0.18	7155	91.25%	0.70	0.77	0.82	0.91
B3	65340	1.50	56846	87.00%	0.68	0.75	0.80	0.89
B4	87120	2.00	78408	90.00%	0.69	0.77	0.82	0.90
B5	46174	1.06	41556	90.00%	0.69	0.77	0.82	0.90
B6	71874	1.65	57499	80.00%	0.65	0.72	0.77	0.86
B7	5663	0.13	5663	100.00%	0.73	0.81	0.86	0.95
B8	33106	0.76	29795	90.00%	0.69	0.77	0.82	0.90
B9	23522	0.54	21170	90.00%	0.69	0.77	0.82	0.90
B10	28750	0.66	25875	90.00%	0.69	0.77	0.82	0.90
C0	54450	1.25	43560	80.00%	0.65	0.72	0.77	0.86
C1	11761	0.27	11761	100.00%	0.73	0.81	0.86	0.95
C2	42253	0.97	33803	80.00%	0.65	0.72	0.77	0.86
C3	3049	0.07	3049	100.00%	0.73	0.81	0.86	0.95
C4	18295	0.42	14748	80.61%	0.65	0.73	0.77	0.86

RATIONAL METHOD

TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	Area (ac.)	SHEET FLOW						SHALLOW CONCENTRATED FLOW					CHANNEL FLOW							Total
		Length (ft)	Slope (ft/ft)	n	P (in)	T_c (min)	V (ft/sec)	Length (ft)	Slope (ft/ft)	Paved? (Y/N)	T_c (min)	V (ft/sec)	Length (ft)	ΔElev	Slope (ft/ft)	n	R (ft)	T_c (min)	V (ft/sec)	T_c (min)
A0	0.74	100	0.050	0.20	4.97	6.86	0.24	586	0.05	Y	2.15	4.55	108	5	0.046	0.013	0.3	0.16	11.05	9.2
A1	0.34	100	0.050	0.20	4.97	6.86	0.24	159	0.05	Y	0.58	4.55						0.00		7.4
A2	0.99	100	0.050	0.20	4.97	6.86	0.24	235	0.05	Y	0.86	4.55	406	10	0.025	0.013	0.3	0.84	8.06	8.6
A3	1.01	61	0.020	0.20	4.97	6.66	0.15				0.00	0.00	449	10	0.022	0.013	0.3	0.98	7.67	7.6
A4	0.51	87	0.040	0.20	4.97	6.71	0.22				0.00	0.00	380	19	0.050	0.013	0.3	0.55	11.49	7.3
A5	0.20	100	0.050	0.20	4.97	6.86	0.24				0.00	0.00	208	15	0.072	0.013	0.3	0.25	13.79	7.1
A6	0.61	100	0.075	0.20	4.97	5.83	0.29	73	0.075	N	0.28	4.42			#DIV/0!	0.013	0.3	0.00		6.1
A7	0.67	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
A8	0.54	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
A9	0.44	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
A10	0.47	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
A11	0.60	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
A12	0.66	100	0.020	0.02	4.97	1.25	1.34	200	0.02	Y	1.16	2.87			#DIV/0!	0.013	0.3	0.00		5.0
B0	1.66	100	0.030	0.02	4.97	1.06	1.57	230	0.03	Y	1.09	3.52			#DIV/0!	0.013	0.3	0.00		5.0
B1	0.18	100	0.050	0.10	4.97	3.94	0.42				0.00	0.00	273	19	0.070	0.013	0.3	0.34	13.55	5.0
B2	0.18	100	0.050	0.10	4.97	3.94	0.42				0.00	0.00	273	19	0.070	0.013	0.3	0.34	13.55	5.0
B3	1.50	100	0.030	0.10	4.97	4.83	0.35	288	0.03	Y	1.36	3.52			#DIV/0!	0.013	0.3	0.00		6.2
B4	2.00	100	0.014	0.02	4.97	1.44	1.16	296	0.014	Y	2.05	2.41			#DIV/0!	0.013	0.3	0.00		5.0
B5	1.06	100	0.014	0.02	4.97	1.44	1.16	227	0.014	Y	1.57	2.41			#DIV/0!	0.013	0.3	0.00		5.0
B6	1.65	100	0.030	0.02	4.97	1.06	1.57	205	0.03	Y	0.97	3.52			#DIV/0!	0.013	0.3	0.00		5.0
B7	0.13	10	0.020	0.20	4.97	1.57	0.11				0.00	0.00	258	3.5	0.014	0.013	0.3	0.72	5.98	5.0
B8	0.76	100	0.014	0.02	4.97	1.44	1.16	228	0.014	Y	1.58	2.41			#DIV/0!	0.013	0.3	0.00		5.0
B9	0.54	100	0.014	0.02	4.97	1.44	1.16	283	0.014	Y	1.96	2.41			#DIV/0!	0.013	0.3	0.00		5.0
B10	0.66	100	0.014	0.02	4.97	1.44	1.16	210	0.014	Y	1.46	2.41			#DIV/0!	0.013	0.3	0.00		5.0
C0	1.25	100	0.030	0.02	4.97	1.06	1.57	155	0.03	Y	0.73	3.52			#DIV/0!	0.013	0.3	0.00		5.0
C1	0.27	10	0.020	0.20	4.97	1.57	0.11				0.00	0.00	263	3	0.011	0.013	0.3	0.80	5.49	5.0
C2	0.97	100	0.030	0.02	4.97	1.06	1.57	155	0.03	Y	0.73	3.52			#DIV/0!	0.013	0.3	0.00		5.0
C3	0.07	10	0.020	0.20	4.97	1.57	0.11				0.00	0.00	200	11	0.055	0.013	0.3	0.28	12.05	5.0
C4	0.42	10	0.020	0.20	4.97	1.57	0.11				0.00	0.00	685	16.5	0.024	0.013	0.3	1.43	7.97	5.0

RATIONAL METHOD

RUNOFF (Q) CALCULATIONS

D.A. #	Drainage Area (ac.)	Comp. C_2	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}	Total T_c (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
A0	0.74	0.51	0.58	0.62	0.70	9.2	5.22	7.91	9.71	12.67	1.98	3.37	4.46	6.56
A1	0.34	0.48	0.54	0.59	0.66	7.4	5.61	8.52	10.46	13.65	0.92	1.57	2.08	3.08
A2	0.99	0.64	0.72	0.76	0.85	8.6	5.35	8.12	9.96	12.99	3.40	5.75	7.53	10.92
A3	1.01	0.63	0.70	0.75	0.84	7.6	5.57	8.45	10.37	13.53	3.55	6.01	7.87	11.44
A4	0.51	0.51	0.58	0.62	0.70	7.3	5.66	8.59	10.54	13.76	1.48	2.53	3.34	4.92
A5	0.20	0.54	0.61	0.65	0.73	7.1	5.70	8.65	10.62	13.86	0.62	1.05	1.39	2.04
A6	0.61	0.33	0.38	0.42	0.49	6.1	5.97	9.08	11.14	14.55	1.20	2.10	2.85	4.35
A7	0.67	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	3.08	5.21	6.79	9.82
A8	0.54	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	2.49	4.20	5.48	7.91
A9	0.44	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	2.03	3.42	4.46	6.45
A10	0.47	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	2.16	3.66	4.77	6.89
A11	0.60	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	2.76	4.67	6.08	8.79
A12	0.66	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	3.04	5.14	6.69	9.67
B0	1.66	0.65	0.72	0.77	0.86	5.0	6.31	9.61	11.79	15.42	6.81	11.55	15.11	21.97
B1	0.18	0.70	0.77	0.82	0.91	5.0	6.31	9.61	11.79	15.42	0.79	1.34	1.74	2.53
B2	0.18	0.70	0.77	0.82	0.91	5.0	6.31	9.61	11.79	15.42	0.79	1.34	1.74	2.53
B3	1.50	0.68	0.75	0.80	0.89	6.2	5.94	9.04	11.09	14.49	6.05	10.22	13.35	19.34
B4	2.00	0.69	0.77	0.82	0.90	5.0	6.31	9.61	11.79	15.42	8.70	14.74	19.24	27.89
B5	1.06	0.69	0.77	0.82	0.90	5.0	6.31	9.61	11.79	15.42	4.61	7.81	10.20	14.78
B6	1.65	0.65	0.72	0.77	0.86	5.0	6.31	9.61	11.79	15.42	6.76	11.48	15.02	21.83
B7	0.13	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	0.60	1.01	1.32	1.90
B8	0.76	0.69	0.77	0.82	0.90	5.0	6.31	9.61	11.79	15.42	3.31	5.60	7.31	10.60
B9	0.54	0.69	0.77	0.82	0.90	5.0	6.31	9.61	11.79	15.42	2.35	3.98	5.20	7.53
B10	0.66	0.69	0.77	0.82	0.90	5.0	6.31	9.61	11.79	15.42	2.87	4.86	6.35	9.20
C0	1.25	0.65	0.72	0.77	0.86	5.0	6.31	9.61	11.79	15.42	5.12	8.70	11.38	16.54
C1	0.27	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	1.24	2.10	2.74	3.96
C2	0.97	0.65	0.72	0.77	0.86	5.0	6.31	9.61	11.79	15.42	3.98	6.75	8.83	12.84
C3	0.07	0.73	0.81	0.86	0.95	5.0	6.31	9.61	11.79	15.42	0.32	0.54	0.71	1.03
C4	0.42	0.65	0.73	0.77	0.86	5.0	6.31	9.61	11.79	15.42	1.73	2.93	3.84	5.58

25-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{25} cfs	Q_{pass} cfs	Q_{total} cfs	Length ft	Y_{weir} ft	Y_{orif} ft	Q_{cap} cfs	Q_{int} cfs	Q_{over} cfs
A2	A2	7.53	0.00	7.53	10	0.37	#N/A	23.1	7.53	0.0
A3	A3	7.87	0.00	7.87	10	0.38	#N/A	23.1	7.87	0.0
B3	B3	13.35	0.00	13.35	20	0.34	#N/A	46.1	13.35	0.0
B4	B4	19.24	0.00	19.24	20	0.44	#N/A	46.1	19.24	0.0
B5	B5	10.20	0.00	10.20	20	0.29	#N/A	46.1	10.20	0.0
B8	B8	7.31	0.00	7.31	10	0.37	#N/A	23.1	7.31	0.0
B9	B9	5.20	0.00	5.20	10	0.29	#N/A	23.1	5.20	0.0
B10	B10	6.35	0.00	6.35	10	0.33	#N/A	23.1	6.35	0.0

25-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q_{25} cfs	Q_{pass} cfs	Q_{total} cfs	Slope %	Road Width	a in	Y_o ft	Ponded Width	Q_a/L_a	L_a ft	Length ft	L/L_a	a/Y_o	Q/Q_a	Q_{int} cfs	Q_{pass} cfs
A1	A1	2.08	0.00	2.08	5.00	30	7	0.24	4.17	1.04	2.01	10	4.97	2.44	1.00	2.08	0.0
A4	A4	3.34	0.00	3.34	7.00	30	7	0.26	4.71	1.06	3.14	10	3.18	1.57	1.00	3.34	0.0
A5	A5	1.39	0.00	1.39	7.00	30	7	0.20	3.35	0.99	1.40	10	7.12	2.10	1.00	1.39	0.0
B1	B1	1.74	0.00	1.74	8.33	30	7	0.21	3.53	1.00	1.74	10	5.73	2.01	1.00	1.74	0.0
B2	B2	1.74	0.00	1.74	8.33	30	7	0.21	3.53	1.00	1.74	10	5.73	2.01	1.00	1.74	0.0
B7	B7	1.32	0.00	1.32	1.25	30	7	0.26	4.58	1.06	1.25	10	8.02	1.61	1.00	1.32	0.0
C1	C1	2.74	0.00	2.74	1.25	30	7	0.33	6.24	1.14	2.40	10	4.16	1.26	1.00	2.74	0.0
C3	C3	0.71	0.00	0.71	3.00	30	7	0.18	3.05	0.97	0.73	10	13.69	2.28	1.00	0.71	0.0
C4	C4	3.84	0.00	3.84	5.00	30	7	0.29	5.35	1.10	3.50	10	2.86	1.42	1.00	3.84	0.0

100-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{100} cfs	Q_{pass} cfs	Q_{total} cfs	Length ft	Y_{weir} ft	Y_{orif} ft	Q_{cap} cfs	Q_{int} cfs	Q_{over} cfs
A2	A2	10.92	0.00	10.92	10	0.48	#N/A	23.1	10.92	0.0
A3	A3	11.44	0.00	11.44	10	0.49	0.48	23.1	11.44	0.0
B3	B3	19.34	0.00	19.34	20	0.44	#N/A	46.1	19.34	0.0
B4	B4	27.89	0.00	27.89	20	0.56	0.59	46.1	27.89	0.0
B5	B5	14.78	0.00	14.78	20	0.37	#N/A	46.1	14.78	0.0
B8	B8	10.60	0.00	10.60	10	0.47	#N/A	23.1	10.60	0.0
B9	B9	7.53	0.00	7.53	10	0.37	#N/A	23.1	7.53	0.0
B10	B10	9.20	0.00	9.20	10	0.43	#N/A	23.1	9.20	0.0

100-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q_{25} cfs	Q_{pass} cfs	Q_{total} cfs	Slope %	Road Width	a in	Y_o ft	Ponded Width	Q_a/L_a	L_a ft	Length ft	L/L_a	a/Y_o	Q/Q_a	Q_{int} cfs	Q_{pass} cfs
A1	A1	3.08	0.00	3.08	5.00	30	7	0.27	4.88	1.07	2.87	10	3.48	2.14	1.00	3.08	0.0
A4	A4	4.92	0.00	4.92	7.00	30	7	0.30	5.53	1.11	4.45	10	2.25	1.38	1.00	4.92	0.0
A5	A5	2.04	0.00	2.04	7.00	30	7	0.22	3.87	1.02	2.00	10	5.00	1.85	1.00	2.04	0.0
B1	B1	2.53	0.00	2.53	8.33	30	7	0.23	4.07	1.03	2.45	10	4.08	1.78	1.00	2.53	0.0
B2	B2	2.53	0.00	2.53	8.33	30	7	0.23	4.07	1.03	2.45	10	4.08	1.78	1.00	2.53	0.0
B7	B7	1.90	0.00	1.90	1.25	30	7	0.29	5.33	1.10	1.74	10	5.75	1.43	1.00	1.90	0.0
C1	C1	3.96	0.00	3.96	1.25	30	7	0.37	7.41	1.19	3.33	10	3.01	1.12	1.00	3.96	0.0
C3	C3	1.03	0.00	1.03	3.00	30	7	0.21	3.50	1.00	1.03	10	9.73	2.02	1.00	1.03	0.0
C4	C4	5.58	0.00	5.58	5.00	30	7	0.33	6.29	1.14	4.88	10	2.05	1.26	1.00	5.58	0.0

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STATE OF TEXAS
VICTOR OSTIGUIN
104794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DRAINAGE ANALYSIS - CALCS

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
21
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jlf-dcs-prod\victor.ostiguin\d0262491\25003875-CD-DA INLETS.dwg
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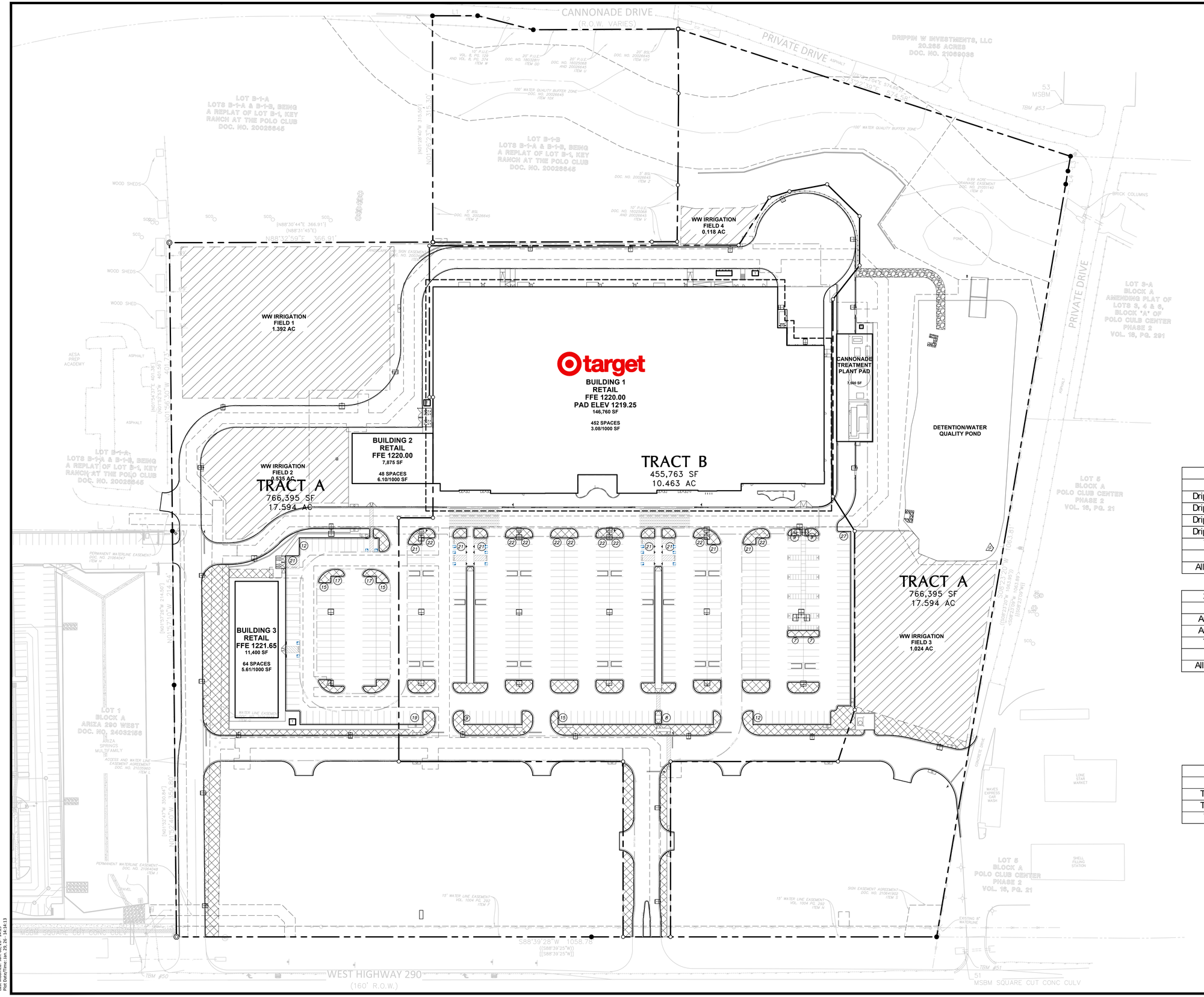
Last Modified: Jan. 02, 26 - 15:33
Plot Date/Time: Jan. 29, 26 - 14:40:01


CANNONADE DRIVE
(R.O.W. VARIES)
PRIVATE DRIVE
DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21069036
LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645
LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645
WW IRRIGATION
FIELD 4
0.118 AC
WW IRRIGATION
FIELD 1
1.392 AC
target
BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF
452 SPACES
3.08/1000 SF
CANNONADE
TREATMENT
PLANT PAD
7,500 SF
DETENTION/WATER
QUALITY POND
BUILDING 2
RETAIL
FFE 1220.00
7,875 SF
48 SPACES
6.10/1000 SF
WW IRRIGATION
FIELD 2
0.535 AC
TRACT A
766,395 SF
17.594 AC
TRACT B
455,763 SF
10.463 AC
BUILDING 3
RETAIL
FFE 1221.65
11,400 SF
64 SPACES
5.61/1000 SF
WW IRRIGATION
FIELD 3
1.024 AC
TRACT A
766,395 SF
17.594 AC
LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032156
ARIZA
SPRINGS
MULTIFAMILY
LOT 3-A
BLOCK A
AMENDING PLAT OF
LOTS 3, 4 & 5,
BLOCK "A" OF
POLO CLUB CENTER
PHASE 2
VOL. 16, PG. 291
LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 16, PG. 21
AESA
PREP
ACADEMY
WOOD SHEDS
WOOD SHED
ASPHALT
BRICK COLUMNS
POND
WAVES
EXPRESS
CAR
WASH
LONE
STAR
MARKET
SHELL
FILLING
STATION
GRAVEL
CONCRETE PAVE.
EXISTING 8"
WATERLINE
TBM #50
TBM #51
51
MSBM SQUARE CUT CONC CULV
WEST HIGHWAY 290
(160' R.O.W.)
S88°39'28"W 1,356.78
((S88°39'25"W))
[(S88°39'25"W)]
N01°52'40"W 350.80'
[N01°52'47"W 350.84']
N88°32'59"E 356.91'
[N88°30'44"E 366.91']
[(N88°31'45"E)]
[N01°57'58"W 214.50']
[N01°54'37"E 401.58']
[(N01°52'53"W 401.58')]
[N01°52'47"W 350.84']
[(S88°23'09"W 1,356.81')]
[(S88°23'09"W)]
[(S88°23'20"E 1,356.81')]
[(S88°23'09"W)]
[(S88°23'09"W)]
[(S88°23'09"W)

LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20026645

{N01°28'40"E 2...}
N01°26'12"E 2...

5' BSL
DOC. NO. 20026645
ITEM Z

10' P.U.E.
DOC. NO. 16025068
AND 20026645
ITEM V

{N88°30'44"E 366.91'}
(N88°31'45"E)
N88°32'59"E 366.91'

LANDSCAPE AND SIGN EASEMENT
DOC. NO. 2003...
ITEM ...

{N01°54'37"E 401.38'}
(N01°52'53"W 401.56')
N01°56'30"W 401.73'

[N01°57'26"W 214.50']
N01°57'14"W 214.54'

RETAINING WALL

INSTALL TXDOT METAL
BEAM GUARD FENCE
SEE DETAIL ON SHEET 59

GENERATOR PAD
(TARGET)

RETAINING WALL
W/ 42" HANDRAIL.
SEE DETAIL ON SHEET 59

RETAINING WALL

BUILDING PAD

UNLIMITED AREA
BUILDING SETBACK

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

TRACT A
766,395 SF
17.594 AC

TRACT B
455,763 SF
10.463 AC

4 - BIKE RACKS

TRAC...
766,395
17.594

RETAINING WALL

UNLIMITED AREA
BUILDING SETBACK

RETAINING WALL

RETAINING WALL

COMMERCIAL DRIVEWAY

WATER LINE EASEMENT
DOC. NO. [illegible]
ITEM C

MATCH LINE (SEE SHEET 24)

PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

SITE PLAN KEY NOTE LEGEND

- [A] TIE TO EXISTING CURB AND GUTTER AND MATCH EXISTING.
- [B] CONNECT DRIVEWAY TO EXISTING PAVEMENT.
- [C] PROPOSED 4" ROLLED CURB BY DEVELOPER. SEE DETAIL ON SHEET 57.
- [D] CONSTRUCT STANDARD 6" CURB AND GUTTER BY DEVELOPER. SEE DETAIL ON SHEET 56.
- [E] TRANSITION FROM CURB AND GUTTER TO ROLLED CURB BY DEVELOPER.
- [F] TRANSITION FROM FLUSH CURB TO ROLLED CURB.
- [G] PEDESTRIAN CROSSING AND FLUSH CURB.
- [H] FIRE LANE STRIPING. SEE DETAIL ON SHEET 56.
- [I] 4" SOLID WHITE STRIPE (TYPICAL).
- [J] DIAGONAL STRIPING
- [K] BOLLARDS BY TARGET. SEE DETAIL ON SHEET 56.
- [L] ACCESSIBLE PARKING SIGN (TYPICAL). SEE DETAIL ON SHEET 56.
- [M] ACCESSIBLE PARKING STRIPING. SEE DETAIL ON SHEET 56.
- [N] CONSTRUCT CURB RAMP. SEE DETAIL ON SHEET 58. SOME CURB RAMPS DETAILED ON TARGET ARCH SET
- [O] CONSTRUCT DUMPSTER PAD. SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
- [P] RAMP AND STAIRS WITH HAND RAILS INSTALLED BY TARGET.
- [Q] TRANSFORMER PAD BY DEVELOPER.
- [R] STOP SIGN BY DEVELOPER.
- [S] STOP SIGN PROVIDED AND INSTALLED BY TARGET. SEE DETAIL ON SHEET 57.
- [T] SIDEWALK BY DEVELOPER. SIDEWALK BETWEEN BUILDING AND CURB IS BY TARGET. SEE DETAIL ON SHEET 58.
- [U] SIDEWALK BY TARGET. SIDEWALK BETWEEN BUILDING AND CURB IS BY TARGET. SEE DETAIL ON SHEET 58.
- [V] CART CORRAL BY TARGET GC. SEE DETAIL ON SHEET 57.
- [W] SCREEN WALL. SEE TARGET PLANS FOR DETAILS.
- [X] BOLLARDS BY DEVELOPER AT TRANSFORMER/GENERATOR.
- [Y] LANDSCAPE PLANTER BY TARGET GC. SEE DETAIL ON SHEET 58
- [Z] CROSSWALK BY DEVELOPER. SEE DETAIL ON SHEET 58.

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE PLAN
(SHEET 1 OF 2)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
23
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dct-prod\victor.ostiguin\d0264291\25003875-CD-SP.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 09:57
Plot Date/Time: Jan. 29, 26 - 14:42:43

SITE PLAN KEY NOTE LEGEND

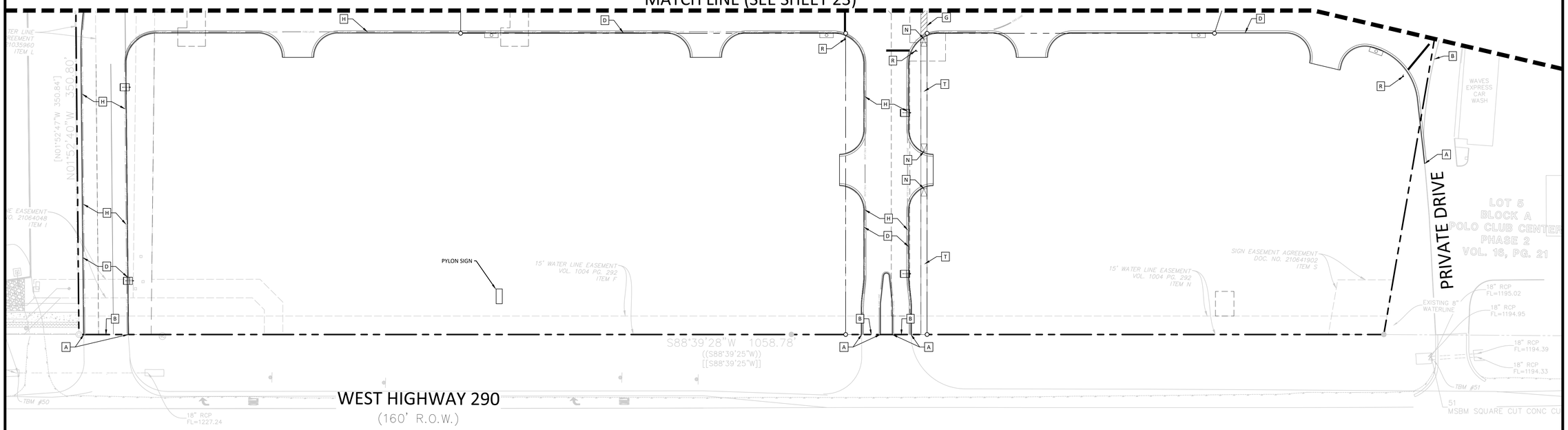
A	TIE TO EXISTING CURB AND GUTTER AND MATCH EXISTING.
B	CONNECT DRIVEWAY TO EXISTING PAVEMENT.
C	PROPOSED 4" ROLLED CURB BY DEVELOPER. SEE DETAIL ON SHEET 57.
D	CONSTRUCT STANDARD 6" CURB AND GUTTER BY DEVELOPER. SEE DETAIL ON SHEET 56.
E	TRANSITION FROM CURB AND GUTTER TO ROLLED CURB BY DEVELOPER.
F	TRANSITION FROM FLUSH CURB TO ROLLED CURB.
G	PEDESTRIAN CROSSING AND FLUSH CURB.
H	FIRE LANE STRIPING. SEE DETAIL ON SHEET 56.
I	4" SOLID WHITE STRIPE (TYPICAL).
J	DIAGONAL STRIPING
K	BOLLARDS BY TARGET. SEE DETAIL ON SHEET 56.
L	ACCESSIBLE PARKING SIGN (TYPICAL). SEE DETAIL ON SHEET 56.
M	ACCESSIBLE PARKING STRIPING. SEE DETAIL ON SHEET 56.
N	CONSTRUCT CURB RAMP. SEE DETAIL ON SHEET 58. SOME CURB RAMPS DETAILED ON TARGET ARCH SET
O	CONSTRUCT DUMPSTER PAD. SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
P	RAMP AND STAIRS WITH HAND RAILS INSTALLED BY TARGET.
Q	TRANSFORMER PAD BY DEVELOPER.
R	STOP SIGN BY DEVELOPER.
S	STOP SIGN PROVIDED AND INSTALLED BY TARGET. SEE DETAIL ON SHEET 57.
T	SIDEWALK BY DEVELOPER. SIDEWALK BETWEEN BUILDING AND CURB IS BY TARGET. SEE DETAIL ON SHEET 58.
U	SIDEWALK BY TARGET. SIDEWALK BETWEEN BUILDING AND CURB IS BY TARGET. SEE DETAIL ON SHEET 58.
V	CART CORRAL BY TARGET GC. SEE DETAIL ON SHEET 57.
W	SCREEN WALL. SEE TARGET PLANS FOR DETAILS.
X	BOLLARDS BY DEVELOPER AT TRANSFORMER/GENERATOR.
Y	LANDSCAPE PLANTER BY TARGET GC. SEE DETAIL ON SHEET 58
Z	CROSSWALK BY DEVELOPER. SEE DETAIL ON SHEET 58.

20 0 10 20 40
(IN FEET)
GRAPHIC SCALE 1"=40'

PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

MATCH LINE (SEE SHEET 23)



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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE PLAN
(SHEET 2 OF 2)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
24
OF 59

Project No.:
25003875

Drawing: C:\pwworking\blf-dct-prod\victor.ostiguin\d0264291\25003875-CD-SP.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 09:57
Xref Modified: Jan. 29, 26 - 14:47

LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20026645

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

TRACT A
766,395 SF
17.594 AC

TRACT B
455,763 SF
10.463 AC

TRACT A
766,395 SF
17.594 AC

DETENTION/WATER
QUALITY POND

MATCH LINE (SEE SHEET 26)

PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

GRAPHIC SCALE 1"=40'

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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DIMENSIONAL CONTROL PLAN (SHEET 1 OF 2)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
25
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0242921\25003875-CD-DC.dwg
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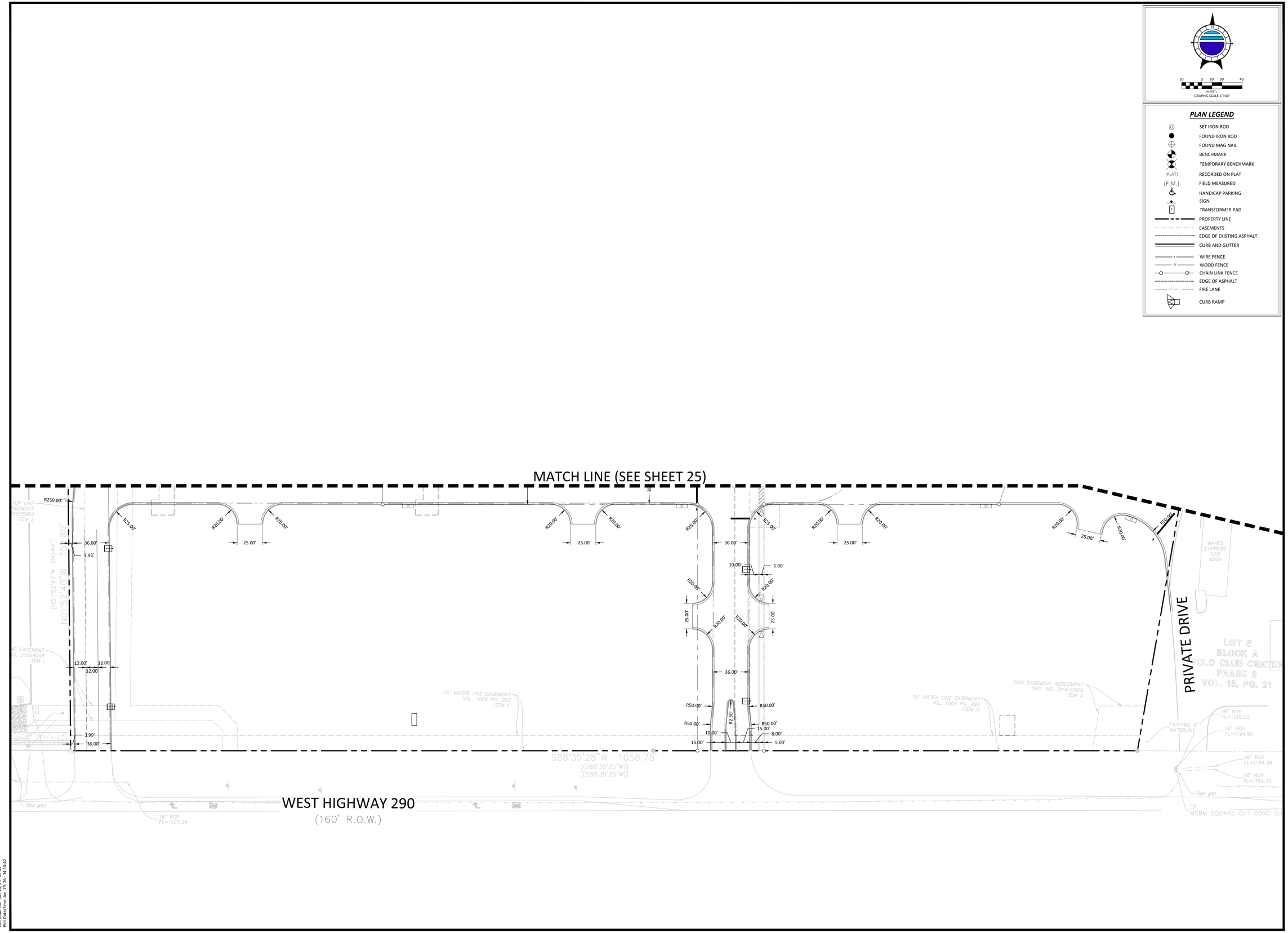

20 0 10 20 40

(IN FEET)
GRAPHIC SCALE 1"=40'

PLAN LEGEND

- SET IRON ROD
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- HANDICAP PARKING
- SIGN
- TRANSFORMER PAD
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- CURB AND GUTTER
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FIRE LANE
- CURB RAMP

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1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

DIMENSIONAL CONTROL PLAN (SHEET 2 OF 2)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
26
OF 59

Project No.:
25003875

Drawing: C:\pwworking\blf-dcs-prod\victor.ostiguin\d0264291\25003875-CD-DC.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 09:43
Xrefs Modified: Jan. 29, 26 - 14:14:42

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

S73°22'39"E 574.58'

L1 L2 L3 L4

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 20069036

LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

[N01°54'47"W 315.83']
N01°26'23"W 315.30'

[N88°30'44"E 366.91']
(N88°31'45"E)
N88°32'59"E 366.91'

6.9'
6.9'
7.0'

N01°56'30"W 401.73'
[N01°54'37"E 401.58']

LOT B-1-A
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20028645

N01°57'10"W 214.54'
[N01°55'28"W 214.60']

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032158

N01°52'40"W 350.80'
[N01°52'47"W 350.84']

WILLIAMSON CO. CONVEYANCE

SIDEWALK BY TARGET

SIDEWALK BY TARGET

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

DUMPSTER PAD BY DEVELOPER
7" CONCRETE PAVEMENT

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

SIDEWALK BY DEVELOPER

SIDEWALK BY TARGET

TRACT A
766,395 SF
17.594 AC

TRACT B
455,763 SF
10.463 AC

CANNONADE TREATMENT PLANT PAD
7,500 SF

REFERENCE WWTP/LIFT STATION FOR PAVING DETAILS

DETENTION/WATER QUALITY POND

PRIVATE DRIVE

LOT 3-A
BLOCK A
AMENDING PLAT OF
LOTS 3, 4 & 5,
BLOCK "A" OF
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 291

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

SIDEWALK BY DEVELOPER

REFERENCE WWTP/LIFT STATION FOR PAVING DETAILS

CONCRETE DRIVEWAY

TRACT A
766,395 SF
17.594 AC

S08°23'20"W 1063.81'

SIDEWALK BY DEVELOPER

S88°39'28"W 1058.78'
{{S88°39'25"W}}
{{S88°39'25"W}}

TBM #50

WEST HIGHWAY 290
(160' R.O.W.)

TBM #51
51
MSBM SQUARE CUT CONC CULV

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

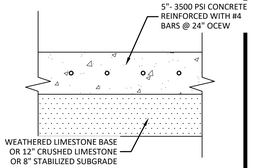
30 0 15 30 60
(IN FEET)
GRAPHIC SCALE 1"=60'

PAVING LEGEND

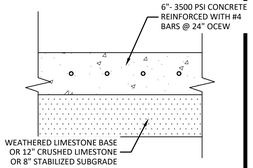
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1008 EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- 1000 PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE OE OVERHEAD ELECTRIC
- FOC FIBER OPTIC CABLE
- EDGE OF EXISTING ASPHALT
- FIRE LANE FIRE LANE

PAVING LEGEND

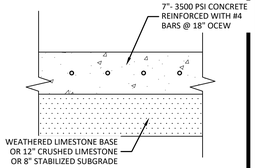
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- 7" CONCRETE PAVEMENT BY TARGET/ARCH PLANS
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK



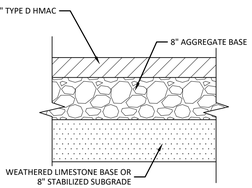
LIGHT DUTY CONCRETE



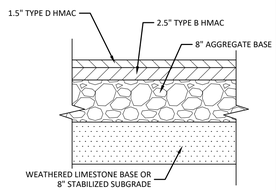
HEAVY DUTY CONCRETE



7" CONCRETE PAVEMENT



LIGHT DUTY ASPHALT



HEAVY DUTY ASPHALT

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A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

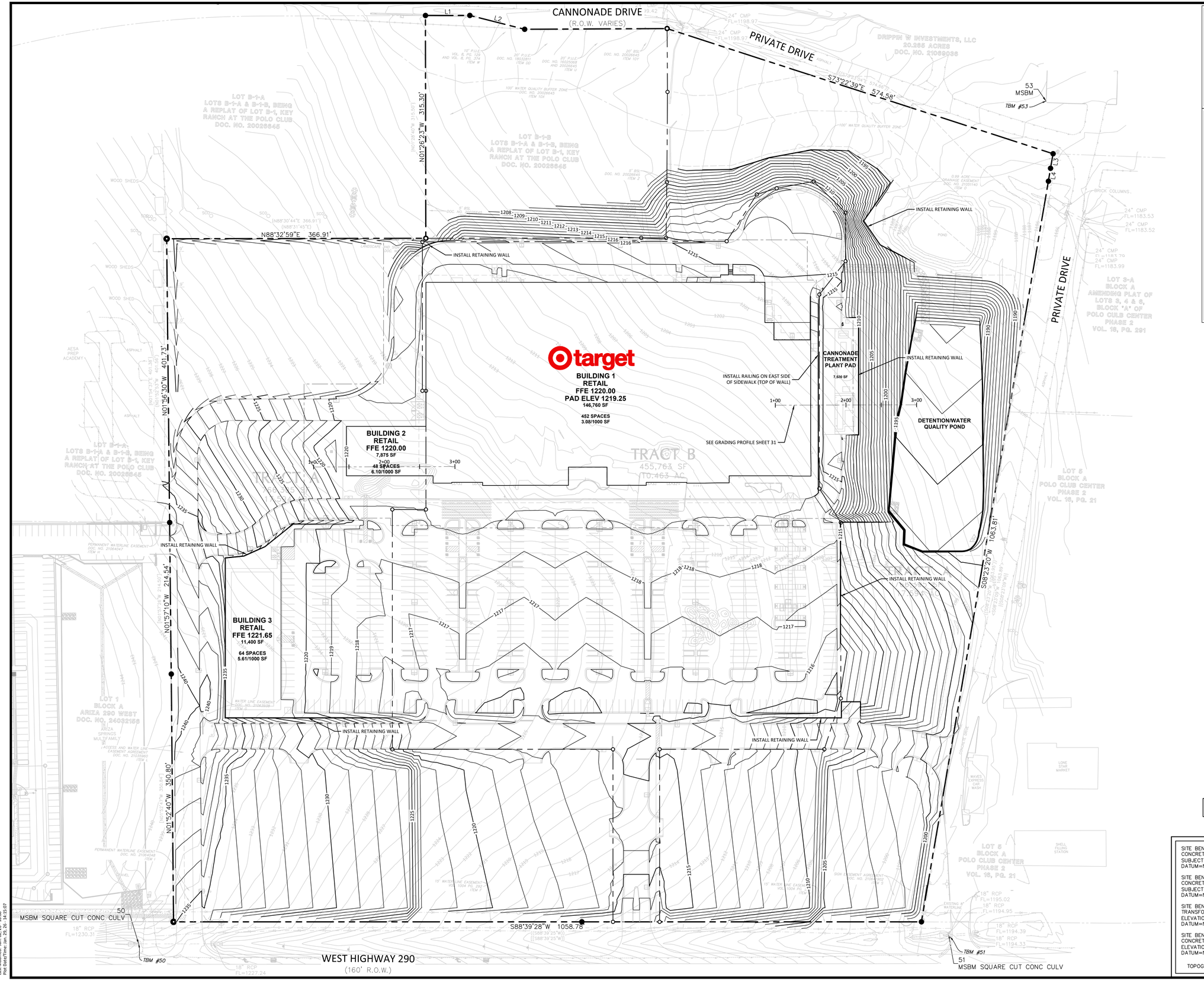
PAVING PLAN

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
27
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dct-prod\Victor.ostiguin\d0164291\25003875-CD-PV.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 15:01
Plot date/time: Jan 29, 26 - 14:14:54



GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FIBER OPTIC CABLE
- CLEAN OUT
- WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

IF THERE IS A BREAK OF MORE THAN 14 DAYS WHILE GRADING AND/OR BETWEEN ROUGH GRADING COMPLETION AND CONSTRUCTION START WHERE NO WORKS IS DONE ON A SITE OR PORTION OF A SITE, TEMPORARY (OR PERMANENT) STABILIZATION IS REQUIRED PER TXR150000 PART 111.F.2.(B).111/CITY CODE SECTION 86.529(A)(1)(G). USE TEMPORARY (OR PERMANENT) SEEDING,ROCK,GRAVEL (1ST MINIMUM), CONCRETE RIP-RAP, DEGRADABLE STRAW MATTING, SHREDDED LANDSCAPE MULCH, DEGRADABLE SOIL RETENTION BLANKETS, OR SIMILAR. NOTE THAT MATTING,MULCH, OR BLANKETS REQUIRE ONGOING MAINTENANCE.

SPOT ELEVATION LEGEND

FG= FINISHED GROUND
SW= SIDEWALK
FL= FLOW LINE
TW= TOP WALL
BW= BOTTOM WALL
HP= HIGH POINT
LP= LOW POINT

REFERENCE GEOTECHNICAL INVESTIGATION #GEO3972024 BY THE MURILLO COMPANY GEOTECHNICAL CONSULTANTS FEBRUARY 2025

BENCHMARKS

SITE BENCHMARK: TBM #50 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHWEST OF SUBJECT SITE. ELEVATION=1232.58'
DATUM=NAVD88-GEOID 18

SITE BENCHMARK: TBM #51 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHEAST OF SUBJECT SITE. ELEVATION=1197.06'
DATUM=NAVD88-GEOID 18

SITE BENCHMARK: TBM #52 CUT SQUARE IN CONCRETE TRANSFORMER PAD, NORTHWEST OF SUBJECT SITE. ELEVATION=1218.04'
DATUM=NAVD88-GEOID 18

SITE BENCHMARK: TBM #53 CUT SQUARE IN TOP OF CONCRETE CURB, NORTHEAST OF SUBJECT SITE. ELEVATION=1188.95'
DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GRADING PLAN
(SHEET 1 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
28
OF 59

Project No.:
25003875

Drawing: C:\pwworking\dll-dcs-prod\victor.ostiguin\d0269291\25003875-CO-OV GR.dwg
User: VOSTIGUIN
Last Modified: Jan. 02, 26 - 16:08
Plot Date/Time: Jan. 29, 26 - 14:15:07

BENCHMARKS

SITE BENCHMARK: TBM #50 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHWEST OF SUBJECT SITE. ELEVATION=1232.58'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #51 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHEAST OF SUBJECT SITE. ELEVATION=1197.06'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #52 CUT SQUARE IN CONCRETE TRANSFORMER PAD, NORTHWEST OF SUBJECT SITE. ELEVATION=1218.04'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #53 CUT SQUARE IN TOP OF CONCRETE CURB, NORTHEAST OF SUBJECT SITE. ELEVATION=1188.95'
DATUM=NAVD88–GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

REFERENCE GEOTECHNICAL INVESTIGATION #GEO3972024 BY THE MURILLO COMPANY GEOTECHNICAL CONSULTANTS FEBRUARY 2025.

IF THERE IS A BREAK OF MORE THAN 14 DAYS WHILE GRADING AND/OR BETWEEN ROUGH GRADING COMPLETION AND CONSTRUCTION START WHERE NO WORKS IS DONE ON A SITE OR PORTION OF A SITE, TEMPORARY (OR PERMANENT) STABILIZATION IS REQUIRED PER TXR150000 PART 111.F.2.(B).111/CITY CODE SECTION 86.529(A)(1)(G). USE TEMPORARY (OR PERMANENT) SEEDING,ROCK,GRAVEL (1ST MINIMUM), CONCRETE RIP-RAP, DEGRADABLE STRAW MATTING, SHREDDED LANDSCAPE MULCH, DEGRADABLE SOIL RETENTION BLANKETS, OR SIMILAR. NOTE THAT MATTING,MULCH, OR BLANKETS REQUIRE ONGOING MAINTENANCE.

SPOT ELEVATION LEGEND

TC= TOP OF CURB
TP= TOP OF PAVEMENT
FG= FINISHED GROUND
SW= SIDEWALK
FL= FLOW LINE
TW= TOP WALL
BW= BOTTOM WALL
HP= HIGH POINT
LP= LOW POINT

LOT B-1-B
LOTS B-1-A & B-1-B, BEING
A REPLAT OF LOT B-1, KEY
RANCH AT THE POLO CLUB
DOC. NO. 20026645

N01°26'23"E
N88°32'59"E 366.91'
N01°56'30"W 401.73'
N01°57'10"W 214.54'
S08°23'20"W 106.81'

INSET A SHEET 30
INSET B SHEET 30
INSET C SHEET 30
INSET D SHEET 30

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF
452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF
48 SPACES
6.10/1000 SF

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF
64 SPACES
5.61/1000 SF

TRACT A
776,355 SF
17.824 AC

TRACT B
455,763 SF
10.463 AC

INSTALL TXDOT METAL BEAM GUARD FENCE SEE DETAIL ON SHEET 59

SEE GRADING PROFILE A-A ON SHEET 31
SEE GRADING PROFILE B-B ON SHEET 31

SEE SHEET 37 FOR POND GRADING
DETENTION/WATER QUALITY POND

PRIVATE DRIVE

MATCH LINE (SEE SHEET 30)

GRAPHIC SCALE 1"=40'

GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OHE OHE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FOC FIBER OPTIC CABLE
- CO CLEAN OUT
- W WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GRADING PLAN (SHEET 2 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET 29 OF 59

Project No.: 25003875

Drawing: C:\pwworking\ktf-dct-prod\Victor.ostiguin\d0164291\25003875-CD-GR.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 15:59
Plot Date/Time: Jan. 29, 26 - 14:15:56

BENCHMARKS

SITE BENCHMARK: TBM #50 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHWEST OF SUBJECT SITE. ELEVATION=1232.58'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #51 CUT SQUARE IN TOP OF CONCRETE DRAINAGE STRUCTURE, SOUTHEAST OF SUBJECT SITE. ELEVATION=1197.06'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #52 CUT SQUARE IN CONCRETE TRANSFORMER PAD, NORTHWEST OF SUBJECT SITE. ELEVATION=1218.04'
DATUM=NAVD88–GEOID 18

SITE BENCHMARK: TBM #53 CUT SQUARE IN TOP OF CONCRETE CURB, NORTHEAST OF SUBJECT SITE. ELEVATION=1188.95'
DATUM=NAVD88–GEOID 18

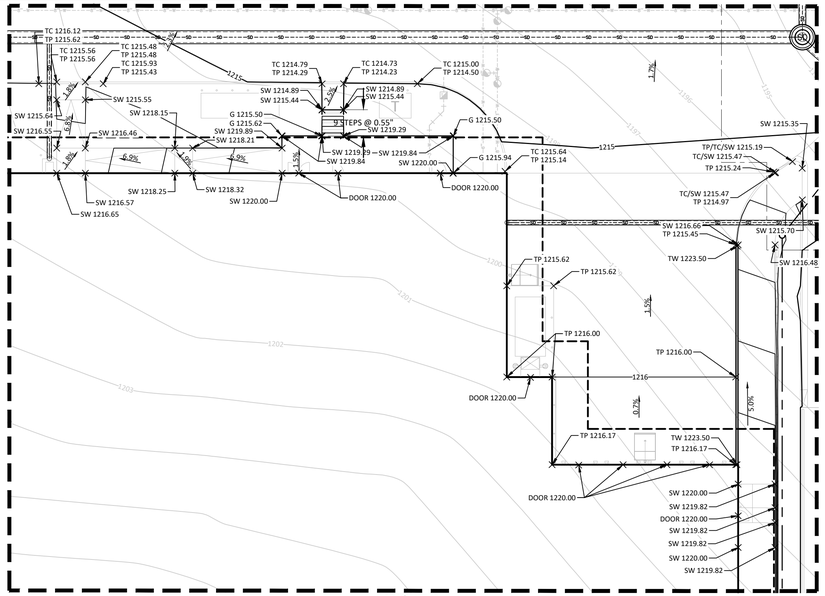
TOPOGRAPHIC FIELD WORK COMPLETED ON 10/09/2024

REFERENCE GEOTECHNICAL INVESTIGATION #GEO3972024 BY THE MURILLO COMPANY GEOTECHNICAL CONSULTANTS FEBRUARY 2025

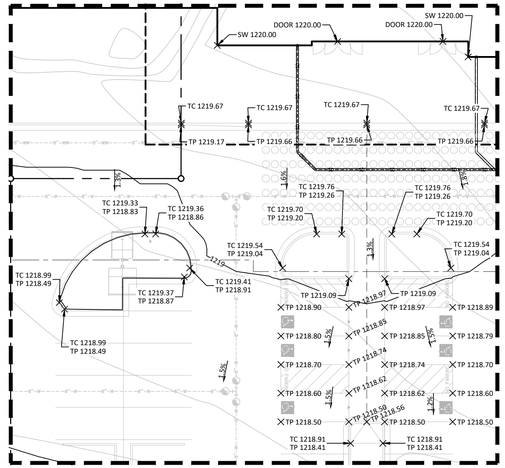
IF THERE IS A BREAK OF MORE THAN 14 DAYS WHILE GRADING AND/OR BETWEEN ROUGH GRADING COMPLETION AND CONSTRUCTION START WHERE NO WORKS IS DONE ON A SITE OR PORTION OF A SITE, TEMPORARY (OR PERMANENT) STABILIZATION IS REQUIRED PER TXR150000 PART 111.F.2.(B).111/CITY CODE SECTION 86.529(A)(1)(G). USE TEMPORARY (OR PERMANENT) SEEDING,ROCK,GRAVEL (1ST MINIMUM), CONCRETE RIP-RAP, DEGRADABLE STRAW MATTING, SHREDDED LANDSCAPE MULCH, DEGRADABLE SOIL RETENTION BLANKETS, OR SIMILAR. NOTE THAT MATTING,MULCH, OR BLANKETS REQUIRE ONGOING MAINTENANCE.

SPOT ELEVATION LEGEND

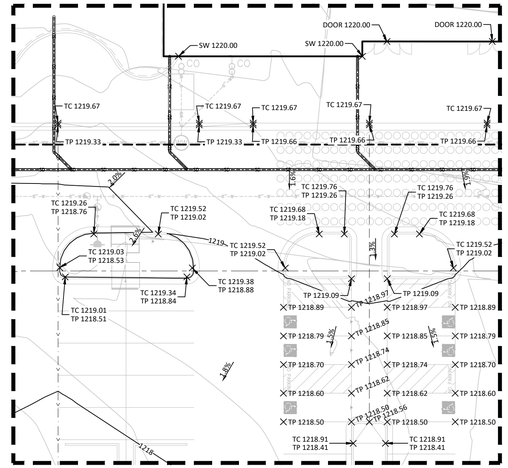
TC= TOP OF CURB
TP= TOP OF PAVEMENT
FG= FINISHED GROUND
SW= SIDEWALK
FL= FLOW LINE
TW= TOP WALL
BW= BOTTOM WALL
HP= HIGH POINT
LP= LOW POINT



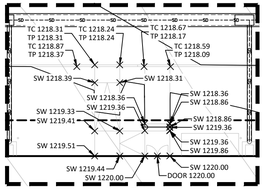
INSET A
SCALE 1" = 20'



INSET B
SCALE: 1" = 20'



INSET C
SCALE: 1" = 20'



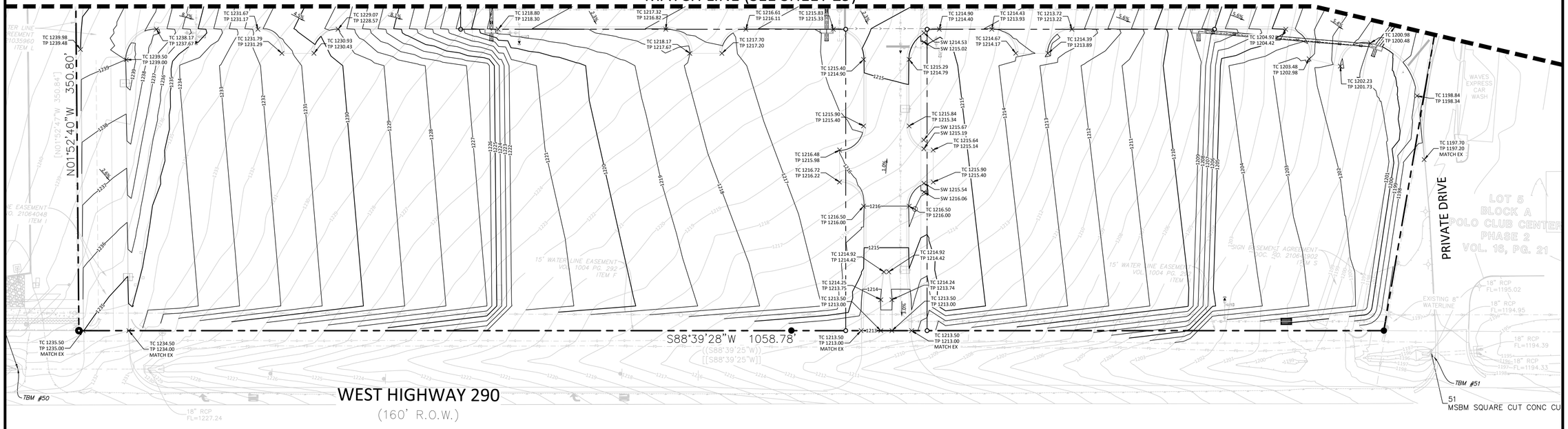
INSET D
SCALE: 1" = 20'

GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- 1000 PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FOC FIBER OPTIC CABLE
- CO CLEAN OUT
- W WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

20 0 10 20 40
(IN FEET)
GRAPHIC SCALE 1"=40'

MATCH LINE (SEE SHEET 29)



WEST HIGHWAY 290
(160' R.O.W.)

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

GRADING PLAN
(SHEET 3 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
30
OF 59

Project No.: 25003875

Drawing: C:\pwworking\blf-dct-prod\victor.ostiguin\d0262491\25003875-CO-GR.dwg
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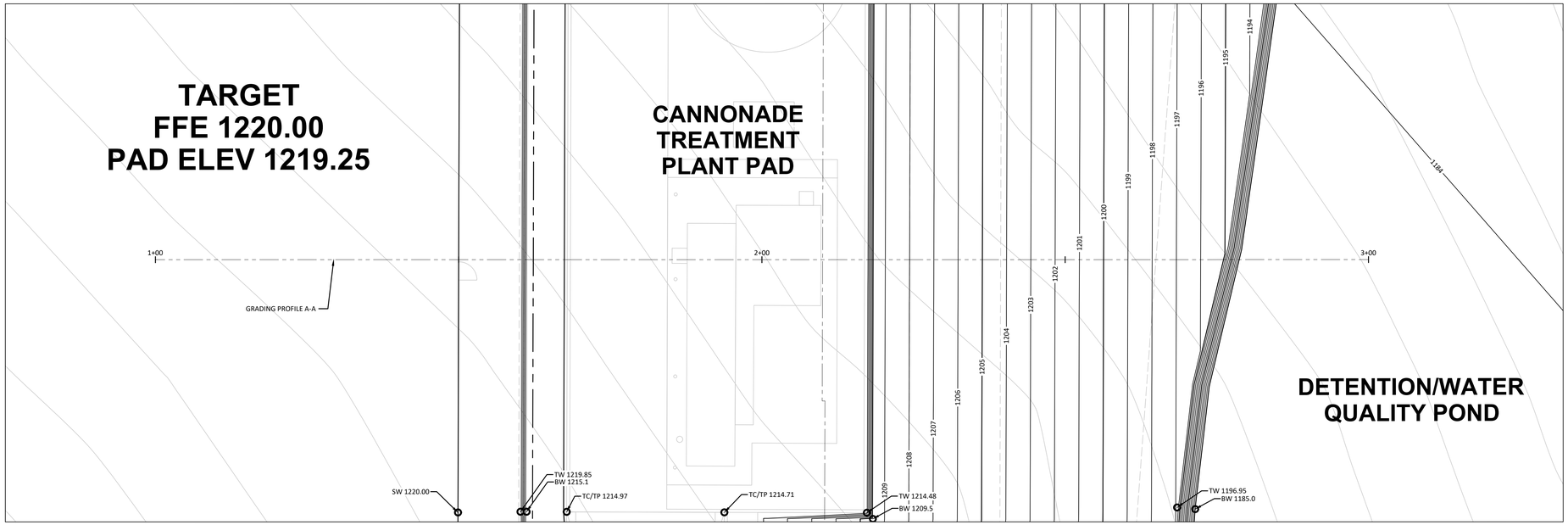

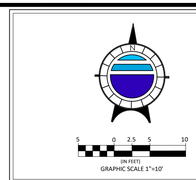

GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 — EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- 1000 — PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE — OE — OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FOC — FIBER OPTIC CABLE
- CO — CLEAN OUT
- W — WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

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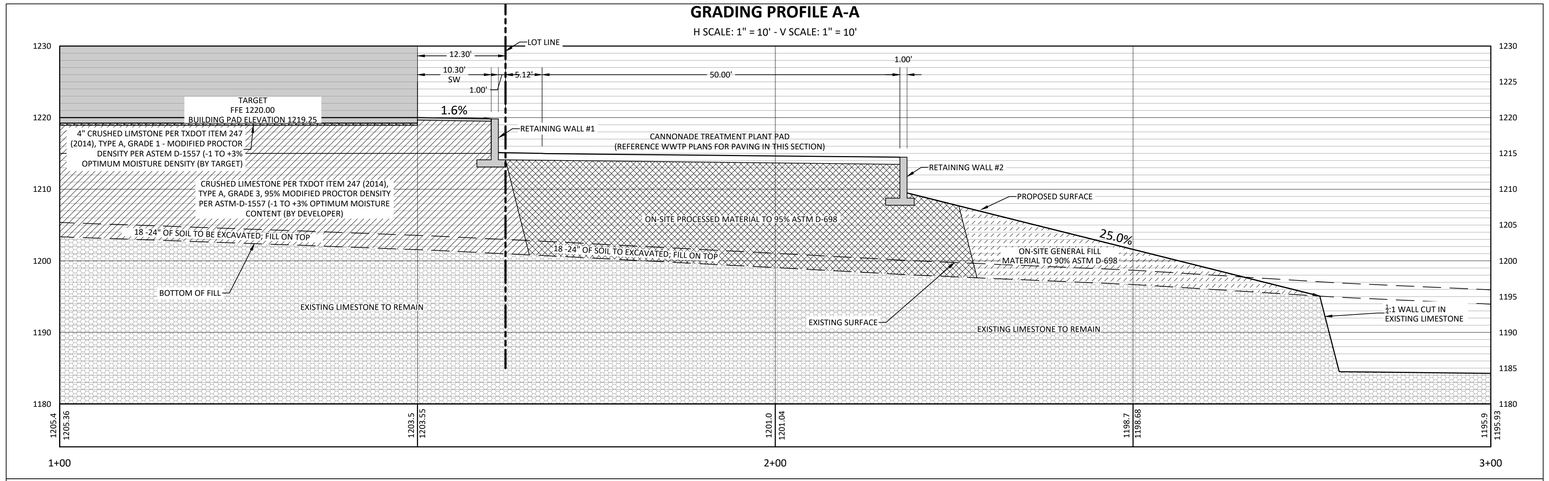
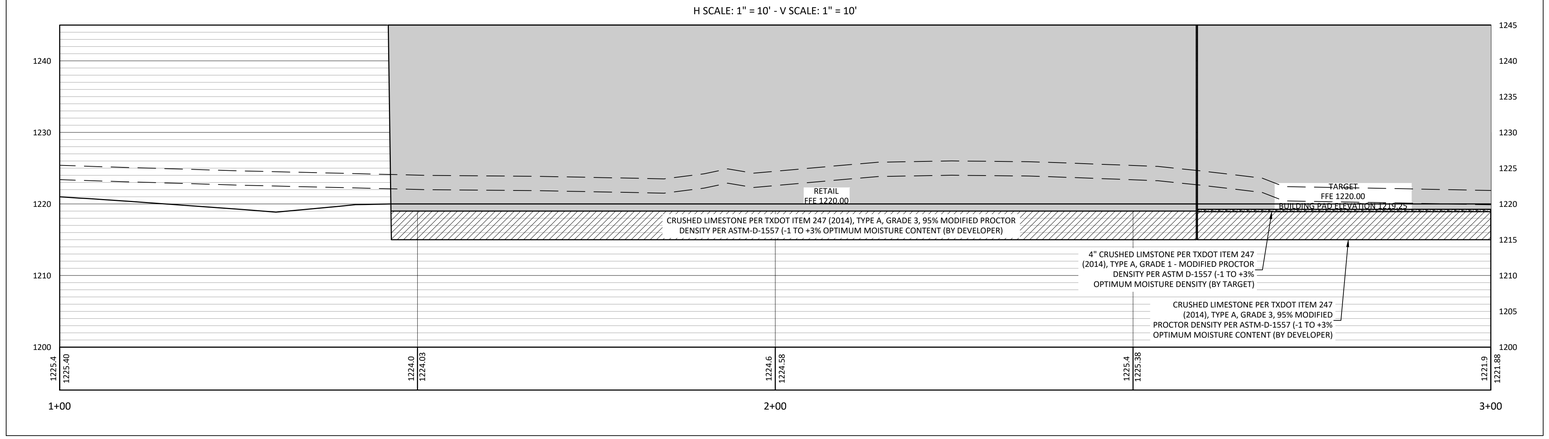
www.doucetengineers.com
TBPELS Engineering Firm No. F-9327
TBPELS Surveying Firm No. 10194651

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

GRADING PLAN (SHEET 4 OF 4)





NOTE: REFERENCE REPORT NO. GEO3932024 BY MURILLO CO. FOR PAD PREPARATION REQUIREMENTS.

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
31
OF 59

Project No.: 25003875

Drawing: C:\pwworking\klf-dct-prod\Victor.ostiguin\d0164291\25003875-CD-GR P&P.dwg
User: VOSTIGUIN
Last Modified: Jan. 02, 26 - 15:40
Plot Date/Time: Jan 29, 26 - 14:16:48

NOTE:
HDPE PIPE CAN BE USED AS AN ALTERNATIVE TO RCP

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB DOC. NO. 20026645

N88°32'59"E 366.91'

N01°26'2

N01°56'30"W 401.73'

N01°57'10"W 214.54'

S08°23'20"W 106.3.81'

CONNECT TO 36" RCP STA. 7+65.61 SSL A1 =STA. 1+00.00 SSL A1-7 36" FL (IN) = 1210.80' 12" FL (IN) = 1212.80' 36" FL (OUT) = 1210.80'

CONNECT TO 36" RCP STA. 6+98.52 SSL A1 =STA. 1+00.00 SSL A1-6 36" FL (IN) = 1209.92' 12" FL (IN) = 1211.92' 36" FL (OUT) = 1209.92'

CONNECT TO 36" RCP STA. 6+02.36 SSL A1 =STA. 1+00.00 SSL A1-5 36" FL (IN) = 1208.66' 12" FL (IN) = 1210.66' 36" FL (OUT) = 1208.66'

CONNECT TO 36" RCP STA. 5+54.27 SSL A1 =STA. 1+00.00 SSL A1-4 36" FL (IN) = 1208.03' 12" FL (IN) = 1210.03' 36" FL (OUT) = 1208.03'

CONNECT TO 36" RCP STA. 4+83.11 SSL A1 =STA. 1+00.00 SSL A1-3 36" FL (IN) = 1207.09' 12" FL (IN) = 1209.09' 36" FL (OUT) = 1207.09'

BEND 45 DEG (36") STA. 8+21.79 SSL A1 36" FL (IN) = 1211.54' 36" FL (OUT) = 1211.54'

56 LF 36" RCP @1.31% 8+00

67 LF 36" RCP @1.31% 7+00

96 LF 36" RCP @1.31% 6+00

71 LF 36" RCP @1.31% 5+00

210 LF 36" RCP @1.31% 4+00

3+00

INSTALL 10 FT. CURB INLET STA. 1+79.47 SSL A1-2 18" FL (OUT) = 1209.72'

INSTALL 6 FT. DIA. MH RIM = 1214.40' STA. 2+72.63 SSL A1 =STA. 1+00.00 SSL A1-2 36" FL (IN) = 1204.33' 18" FL (IN) = 1205.83' 36" FL (OUT) = 1204.33'

79 LF 18" RCP @4.89%

1+00

INSTALL 6 FT. DIA. MH RIM = 1217.41' STA. 8+77.71 SSL A1 24" FL (IN) = 1212.82' 36" FL (OUT) = 1211.82'

56 LF 36" RCP @0.50%

34 LF 12" PVC @ 3.52%

34 LF 12" PVC @ 6.89%

34 LF 12" PVC @ 6.11%

34 LF 12" PVC @ 8.74%

34 LF 12" PVC @ 8.55%

INSTALL 12" DOWNSPOUT STA. 1+33.99 SSL A1-7 12" FL (OUT) = 1214.00'

INSTALL 12" DOWNSPOUT STA. 1+33.99 SSL A1-6 12" FL (OUT) = 1214.00'

INSTALL 12" DOWNSPOUT STA. 1+33.99 SSL A1-5 12" FL (OUT) = 1213.00'

INSTALL 12" DOWNSPOUT STA. 1+33.99 SSL A1-4 12" FL (OUT) = 1213.00'

INSTALL 12" DOWNSPOUT STA. 1+33.99 SSL A1-3 12" FL (OUT) = 1212.00'

INSTALL 12" DOWNSPOUT STA. 3+55.25 SSL A1 12" FL (OUT) = 1210.00'

8 LF 24" RCP @0.70%

INSTALL 24"x 24" WYE STA. 8+85.31 SSL A1 =STA. 1+00.00 SSL A1-8 24" FL (IN) = 1212.87' 24" FL (IN) = 1212.87' 24" FL (OUT) = 1212.87'

48 LF 36" RCP @1.31%

142 LF 12" RCP @9.37%

INSTALL 36"x 12" WYE RIM = 1207.51' STA. 1+93.87 SSL A1 =STA. 1+00.00 SSL A1-1 36" FL (IN) = 1194.71' 12" FL (IN) = 1196.71' 36" FL (OUT) = 1194.71'

INSTALL 10 FT. CURB INLET RIM = 1217.22' STA. 1+25.95 SSL A1-8 24" FL (OUT) = 1213.22'

26 LF 24" RCP @1.35%

143 LF 24" RCP @0.70%

79 LF 36" RCP @1.27%

INSTALL 6'x 6' JUNCTION BOX W/ 2-24" ORIFICES & 24" FILL AT BOTTOM OF BOX SET 6" INTO LIMESTONE BEDROCK SEE SHEETT 35 FOR DETAILS STA. 1+00.00 SSL A1 36" FL (IN) = 1183.35'

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BEND 45 DEG (18") STA. 13+11.32 SSL A1 18" FL (IN) = 1224.21' 18" FL (OUT) = 1224.21'

INSTALL 5 FT. DIA. MH RIM = 1220.14' STA. 11+51.83 SSL A1 =STA. 1+00.00 SSL A1-9 18" FL (IN) = 1216.39' 24" FL (IN) = 1214.73' 24" FL (OUT) = 1214.73'

BEND 45 DEG (24") STA. 10+82.60 SSL A1 24" FL (IN) = 1214.25' 24" FL (OUT) = 1214.25'

BEND 45 DEG (24") STA. 10+28.20 SSL A1 24" FL (IN) = 1213.87' 24" FL (OUT) = 1213.87'

5.3%

59 LF 24" RCP @0.70% 11+00

54 LF 24" RCP @0.70%

13+00

LF 18" RCP @4.90%

12+00

49 LF 24" RCP @0.65%

BEND 45 DEG (18") STA. 13+51.57 SSL A1 18" FL (IN) = 1226.18' 18" FL (OUT) = 1226.18'

40 LF 18" RCP @4.90%

INSTALL 4'x4' GRATE INLET RIM = 1218.50' STA. 1+49.26 SSL A1-9 18" FL (IN) = 1215.55' 24" FL (OUT) = 1215.05'

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

INSTALL 10 FT. CURB INLET RIM = 1231.77' STA. 13+84.07 SSL A1 18" FL (IN) = 1227.77' 18" FL (OUT) = 1227.77'

33 LF 18" RCP @4.90%

14+00

55 LF 18" RCP @4.26%

41 LF 18" RCP @0.65%

34 LF 18" RCP @0.65%

BEND 45 DEG (18") STA. 1+90.06 SSL A1-9 18" FL (IN) = 1215.82' 18" FL (OUT) = 1215.82'

BEND 45 DEG (18") STA. 14+38.77 SSL A1 18" FL (IN) = 1230.10' 18" FL (OUT) = 1230.10'

53 LF 18" RCP @4.26%

INSTALL 10 FT. CURB INLET RIM = 1216.04' STA. 2+24.16 SSL A1-9 18" FL (IN) = 1216.04' 18" FL (OUT) = 1216.04'

INSTALL 10 FT. CURB INLET RIM = 1219.68' STA. 2+24.16 SSL A1-9 18" FL (IN) = 1215.55' 24" FL (OUT) = 1215.05'

INSTALL 4'x4' GRATE INLET STA. 14+91.49 SSL A1 18" FL (OUT) = 1232.35'

INSTALL 10 FT. CURB INLET RIM = 1220.24' STA. 2+58.16 SSL A1-9 18" FL (OUT) = 1216.26'

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

64 SPACES
5.61/1000 SF

INSET A

INSET B

6" RAINWATER LEADER STA. 1+33.74 SSL A2-5 6" FL (OUT) = 1215.00'

6" STORM FOR PLANTER DRAINAGE STA. 1+44.77 SSL A2-6 6" FL (OUT) = 1212.83

27 LF 6" PVC @ 8.72%

BEND 45 DEG (6") 6" FL = 1212.67'

7 LF 6" PVC @ 8.72%

6" RAINWATER LEADER STA. 1+33.74 SSL A2-4 6" FL (OUT) = 1215.00'

6" RAINWATER LEADER STA. 1+36.78 SSL A2-3 6" FL (OUT) = 1215.00'

6" STORM FOR PLANTER DRAINAGE STA. 1+31.52 SSL A2-2 6" FL (OUT) = 1212.83'

6" RAINWATER LEADER STA. 6+57.53 SSL A2-1 6" FL (OUT) = 1215.00'

6" RAINWATER LEADER STA. 1+33.56 SSL A2-7 6" FL (OUT) = 1215.00'

27 LF 6" PVC @ 2.94%

BEND 45 DEG (6") 6" FL = 1214.22'

30 LF 6" PVC @ 1.14%

38 LF 6" PVC @ 1.00%

27 LF 6" PVC @ 10.27%

BEND 45 DEG (6") 6" FL = 1212.25'

BEND 45 DEG (6") 6" FL = 1212.45'

7 LF 6" PVC @ 10.22%

BEND 45 DEG (6") 6" FL = 1210.48'

30 LF 6" PVC @ 11.65%

25 LF 6" PVC @ 9.58%

INSTALL 6'x 6' JUNCTION BOX WITH 48" ACCESS MANHOLE RIM = 1218.18' STA. 2+02.33 SSL A2 =STA. 1+00.00 SSL A2-1 6" FL (IN) = 1209.11' 48" FL (IN) = 1205.21' 48" FL (OUT) = 1203.00'

INSTALL 6'x 6' JUNCTION BOX W/ 2-24" ORIFICES & 24" FILL AT BOTTOM OF BOX SET 6" INTO LIMESTONE BEDROCK SEE SHEETT 35 FOR DETAILS STA. 1+00.00 SSL A2 48" FL (IN) = 1186.00'

BEND 45 DEG (6") 6" FL = 1214.66'

50 LF 6" PVC @ 1.14% 6+00

143 LF 6" PVC @ 1.14% 5+00

53 LF 6" PVC @ 1.00% 4+00

82 LF 6" PVC @ 1.00% 3+00

90 LF 6" PVC @ 1.00% 2+00

70 LF 6" PVC @ 1.00% 1+00

102 LF 48" RCP @16.61%

0+50

7 LF 6" PVC @ 1.00%

7 LF 6" PVC @ 1.14%

7 LF 6" PVC @ 9.58%

BEND 45 DEG (6") 6" FL = 1211.53'

7 LF 6" PVC @ 11.65%

INSTALL 6"x 6" WYE STA. 5+70.80 SSL A2-1 =STA. 1+00.00 SSL A2-7 6" FL (IN) = 1214.01' 6" FL (IN) = 1214.01' 6" FL (OUT) = 1214.01'

INSTALL 6"x 6" WYE STA. 4+27.59 SSL A2-1 =STA. 1+00.00 SSL A2-6 6" FL (IN) = 1212.38' 6" FL (IN) = 1212.38' 6" FL (OUT) = 1212.38'

INSTALL 6"x 6" WYE STA. 3+95.23 SSL A2-1 =STA. 1+00.00 SSL A2-5 6" FL (IN) = 1212.06' 6" FL (IN) = 1212.06' 6" FL (OUT) = 1212.06'

INSTALL 6"x 6" WYE STA. 3+42.73 SSL A2-1 =STA. 1+00.00 SSL A2-4 6" FL (IN) = 1211.53' 6" FL (IN) = 1211.53' 6" FL (OUT) = 1211.53'

INSTALL 6"x 6" WYE STA. 2+60.83 SSL A2-1 =STA. 1+00.00 SSL A2-3 6" FL (IN) = 1210.71' 6" FL (IN) = 1210.71' 6" FL (OUT) = 1210.71'

INSTALL 6"x 6" WYE STA. 1+70.49 SSL A2-1 =STA. 1+00.00 SSL A2-2 6" FL (IN) = 1209.81' 6" FL (IN) = 1209.81' 6" FL (OUT) = 1209.81'

32 LF 6" PVC @ 1.00%

INSTALL 6 FT. DIA. MH RIM = 1215.26' STA. 4+61.83 SSL A2 =STA. 1+00.00 SSL A2-8 18" FL (IN) = 1210.79' 48" FL (IN) = 1206.51' 48" FL (OUT) = 1206.51'

13 LF 48" RCP @0.50%

INSTALL 48"x 18" WYE STA. 4+75.09 SSL A2 ??? 48" FL (IN) = 1206.58' 18" FL (IN) = 1209.08' 48" FL (OUT) = 1206.58'

20 LF 48" RCP @0.50%

BEND 45 DEG (48") STA. 4+94.89 SSL A2 48" FL (IN) = 1206.68' 48" FL (OUT) = 1206.68'

140 LF 48" RCP @0.50%

6+00

7+00

5+00

24 LF 18" RCP @7.54%

INSTALL 10 FT. CURB INLET RIM = 1215.05' STA. 1+25.63 SSL A2-8 18" FL (OUT) = 1211.05'

BEND 45 DEG (36") STA. 3+63.98 SSL A3 36" FL (IN) = 1193.66' 36" FL (OUT) = 1193.66'

30 LF 36" RCP @2.77%

INSTALL 36" HEADWALL W/ DISSIPATORS STA. 1+00.00 SSL A3 36" FL (IN) = 1186.36'

17 LF 36" RCP @2.77%

BEND 45 DEG (36") STA. 1+17.08 SSL A3 36" FL (IN) = 1186.83' 36" FL (OUT) = 1186.83'

INSTALL 36"x 18" WYE RIM = 1214.63' STA. 9+12.39 SSL A2 =STA. 1+00.00 SSL A2-13 24" FL (IN) = 1210.77' 36" FL (IN) = 1209.77' 36" FL (OUT) = 1209.77'

INSTALL 6 FT. DIA. MH RIM = 1219.23' STA. 8+45.39 SSL A2 =STA. 1+00.00 SSL A2-12 24" FL (IN) = 1210.43' 36" FL (IN) = 1209.43' 48" FL (OUT) = 1208.43'

INSTALL 48"x 24" WYE STA. 7+70.44 SSL A2 =STA. 1+00.00 SSL A2-11 48" FL (IN) = 1208.06' 24" FL (IN) = 1210.11' 48" FL (OUT) = 1208.06'

INSTALL 48"x 18" WYE STA. 6+34.76 SSL A2 =STA. 1+00.00 SSL A2-10 48" FL (IN) = 1207.38' 18" FL (IN) = 1209.88' 48" FL (OUT) = 1207.38'

14 LF 36" RCP @0.88%

BEND 45 DEG (36") STA. 10+39.26 SSL A2 36" FL (IN) = 1210.88' 36" FL (OUT) = 1210.88'

127 LF 36" RCP @0.88%

67 LF 36" RCP @0.50%

75 LF 48" RCP @0.50%

136 LF 48" RCP @0.50%

10 LF 24" RCP @2.29%

INSTALL 20 FT. CURB INLET RIM = 1216.00' STA. 10+54.39 SSL A2 24" FL (IN) = 1212.00' 36" FL (OUT) = 1211.00'

INSTALL 10 FT. CURB INLET RIM = 1219.23' STA. 10+64.42 SSL A2 24" FL (IN) = 1214.83' 24" FL (OUT) = 1212.12'

12 LF 24" RCP @1.00%

10 LF 24" RCP @4.04%

14 LF 24" RCP @2.80%

14 LF 18" RCP @9.57%

INSTALL 20 FT. CURB INLET RIM = 1215.00' STA. 1+10.24 SSL A2-13 24" FL (OUT) = 1211.00'

BEND 45 DEG (24") STA. 1+14.14 SSL A2-11 24" FL (IN) = 1210.50' 24" FL (OUT) = 1210.50'

INSTALL 10 FT. CURB INLET RIM = 1215.19' STA. 1+13.61 SSL A2-10 18" FL (OUT) = 1211.18'

INSTALL 10 FT. CURB INLET RIM = 1214.86' STA. 1+23.63 SSL A2-9 18" FL (OUT) = 1210.86'

INSTALL 10 FT. CURB INLET RIM = 1200.50' STA. 4+39.04 SSL A3 =STA. 1+00.00 SSL A3-1 24" FL (IN) = 1196.50' 24" FL (IN) = 1196.50' 36" FL (OUT) = 1195.50'

INSTALL 10 FT. CURB INLET RIM = 1199.50' STA. 3+94.41 SSL A3 36" FL (IN) = 1194.50' 36" FL (OUT) = 1194.50'

40 LF 24" RCP @1.00%

8 LF 24" RCP @1.00%

INSTALL 20 FT. CURB INLET RIM = 1214.82' STA. 1+09.63 SSL A2-12 24" FL (OUT) = 1210.82'

51 LF 24" RCP @2.80%

INSTALL 10 FT. CURB INLET RIM = 1208.50' STA. 5+83.68 SSL A3 24" FL (IN) = 1204.50' 24" FL (OUT) = 1204.00'

144 LF 24" RCP @5.20%

15 LF 36" RCP @2.24%

INSTALL 10 FT. CURB INLET RIM = 1219.23' STA. 11+04.45 SSL A2 24" FL (IN) = 1215.23' 24" FL (OUT) = 1215.23'

END STORM DRAIN LINE INSTALL: 1- 24" PLUG STA. 11+12.17 SSL A2 24" FL (OUT) = 1215.31'

END STORM DRAIN LINE INSTALL: 1- 24" PLUG STA. 1+72.77 SSL A2-11 24" FL (OUT) = 1212.00'

INSTALL 10 FT. CURB INLET RIM = 1215.92' STA. 1+64.77 SSL A2-11 24" FL (IN) = 1211.92' 24" FL (OUT) = 1211.92'

END STORM DRAIN LINE INSTALL: 1- 24" PLUG STA. 5+91.68 SSL A3 24" FL (OUT) = 1204.58'

END STORM DRAIN LINE INSTALL: 1- 24" PLUG STA. 1+07.98 SSL A3-1 24" FL (OUT) = 1196.58'

8 LF 24" RCP @1.00%

DETENTION/WATER QUALITY POND

PRIVATE DRIVE

WATER LINE EASEMENT ITEM G

TRACT 766.335 SQ. FT. 17.594 AC

GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 EX MAJOR CONTOURS (5FT)
- EX MINOR CONTOURS (1FT)
- 1000 PR MAJOR CONTOURS (5FT)
- PR MINOR CONTOURS (1FT)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FOC FIBER OPTIC CABLE
- CO CLEAN OUT
- W WATER METER
- EXIST. SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- MANHOLE
- CURB INLET

20 0 10 20 40
(IN FEET)
GRAPHIC SCALE 1"=40'

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1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STORMSEWER PLAN
(SHEET 1 OF 5)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

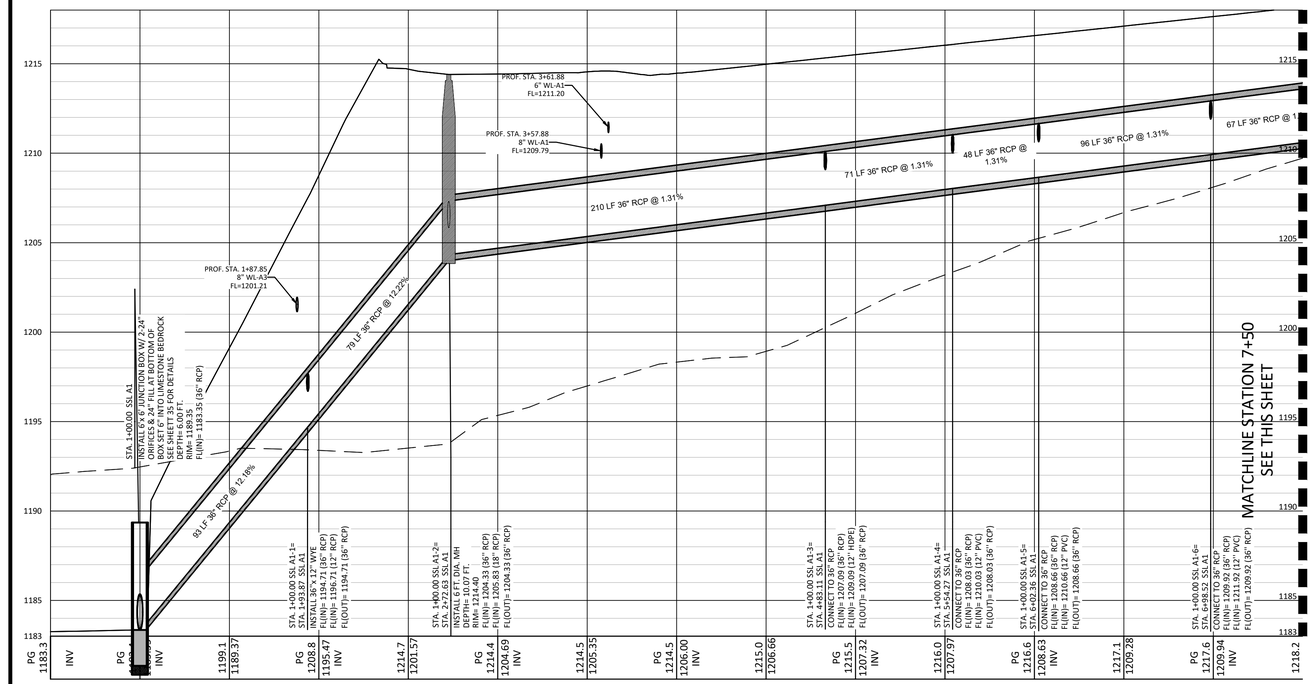
SHEET
32
OF 59

Project No.:
25003875

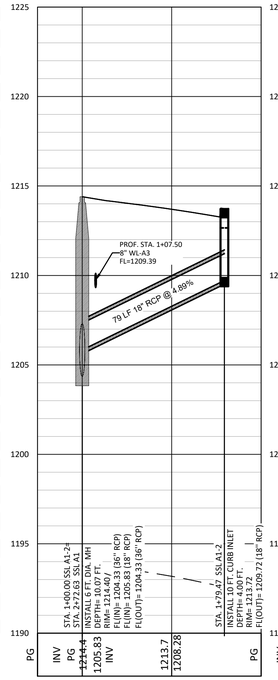
Drawing: C:\pwworking\klf-dcs-prod\victor.ostiguin\d0242921\25003875-CD-STRM.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 17:07
Plot Date/Time: Jan. 29, 26 - 14:17:24

PROFILE LEGEND
PROPOSED GRADE
EXISTING TOPO
100 YR HGL
25 YR HGL

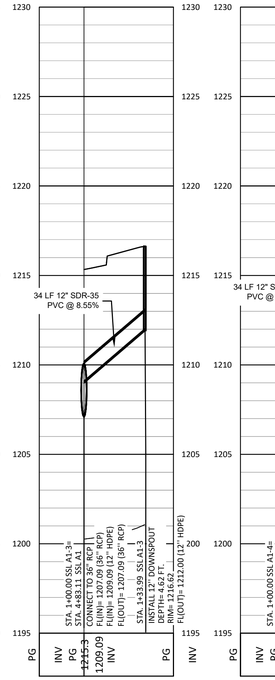
SSL A1



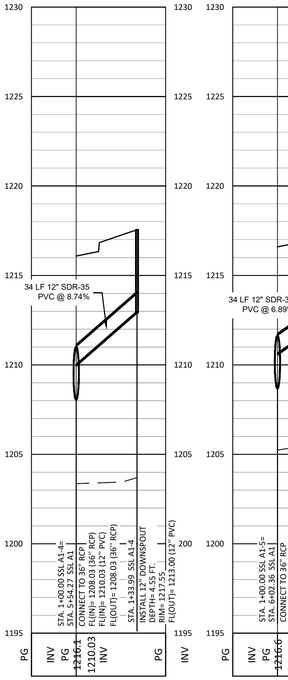
SSL A1-2
H SCALE: 1" = 40' - V SCALE: 1" = 4'



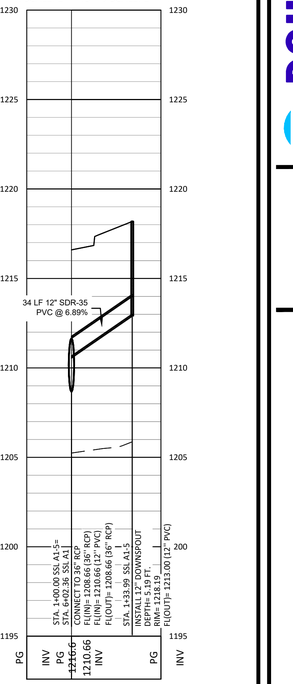
SSL A1-3
H SCALE: 1" = 40' - V SCALE: 1" = 4'



SSL A1-4
H SCALE: 1" = 40' - V SCALE: 1" = 4'

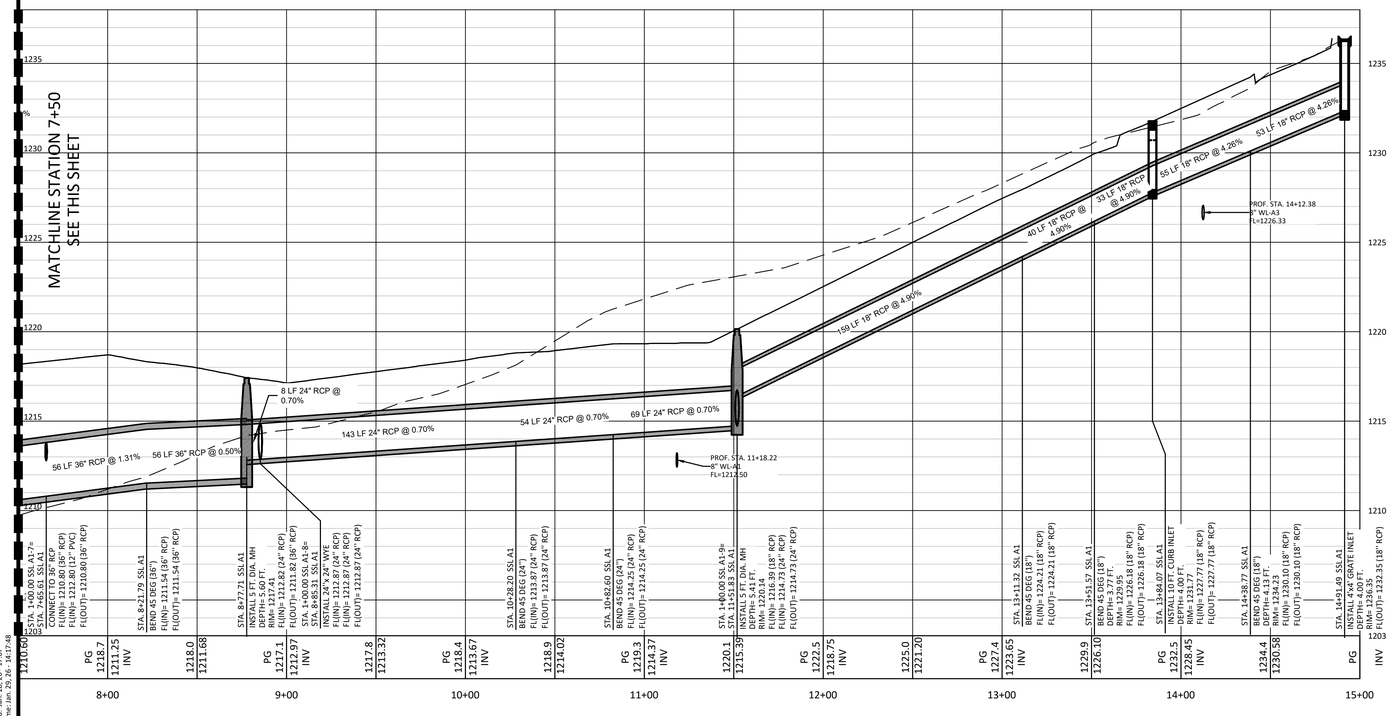


SSL A1-5
H SCALE: 1" = 40' - V SCALE: 1" = 4'

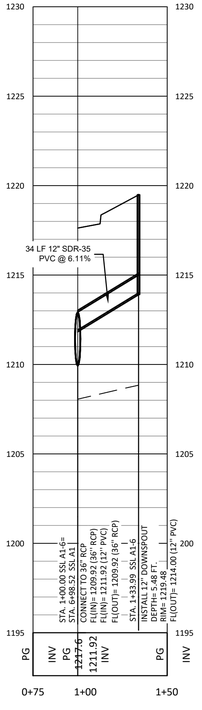


PROFILE LEGEND
PROPOSED GRADE
EXISTING TOPO
100 YR HGL
25 YR HGL

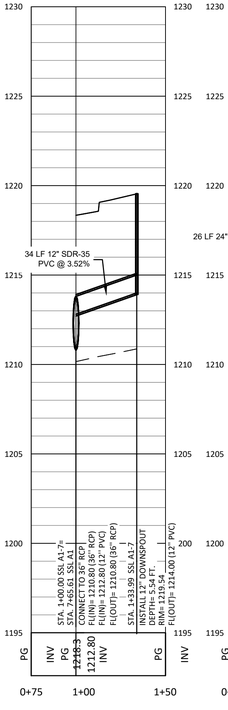
SSL A1



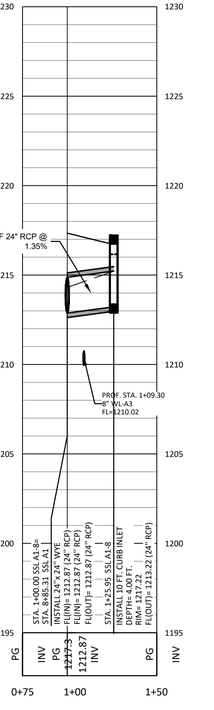
SSL A1-6
H SCALE: 1" = 40' - V SCALE: 1" = 4'



SSL A1-7
H SCALE: 1" = 40' - V SCALE: 1" = 4'



SSL A1-8
H SCALE: 1" = 40' - V SCALE: 1" = 4'



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STORMSEWER PLAN
(SHEET 2 OF 5)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

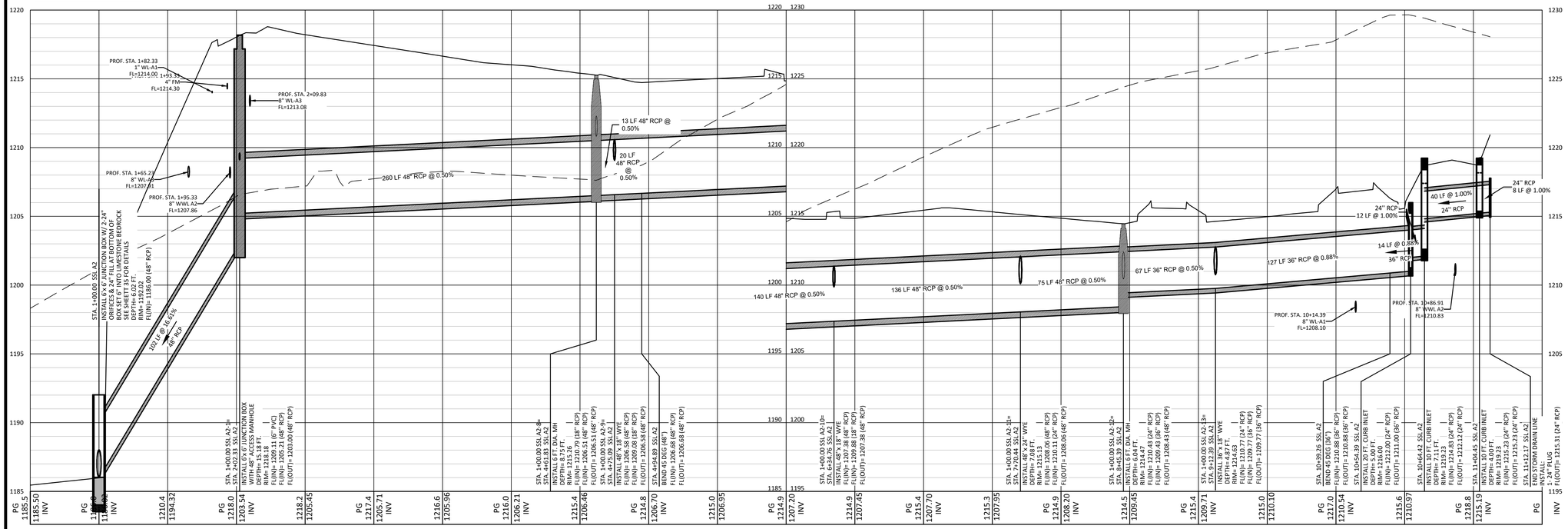
SHEET
33
OF 59

Project No.: 25003875

Drawing: C:\pwworking\atl-dot-prod\victor.ostiguin\d0264291\25003875-CD-STRM.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 17:07
Plot Date/Time: Jan. 29, 26 - 12:48

PROFILE LEGEND
PROPOSED GRADE
EXISTING TOPO
100 YR HGL
25 YR HGL

SSL A2



SSL A1-9

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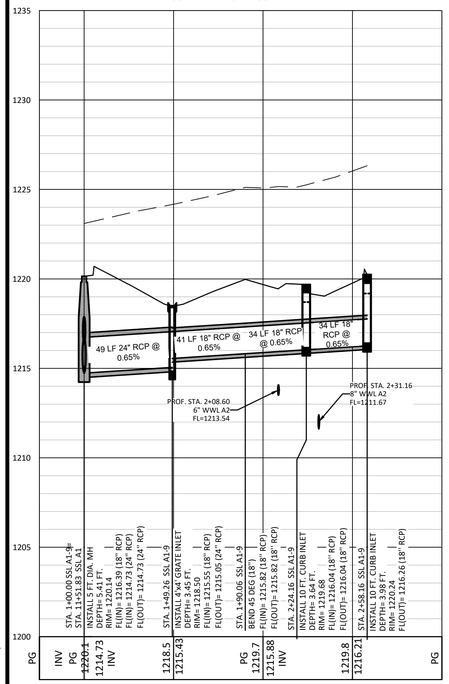

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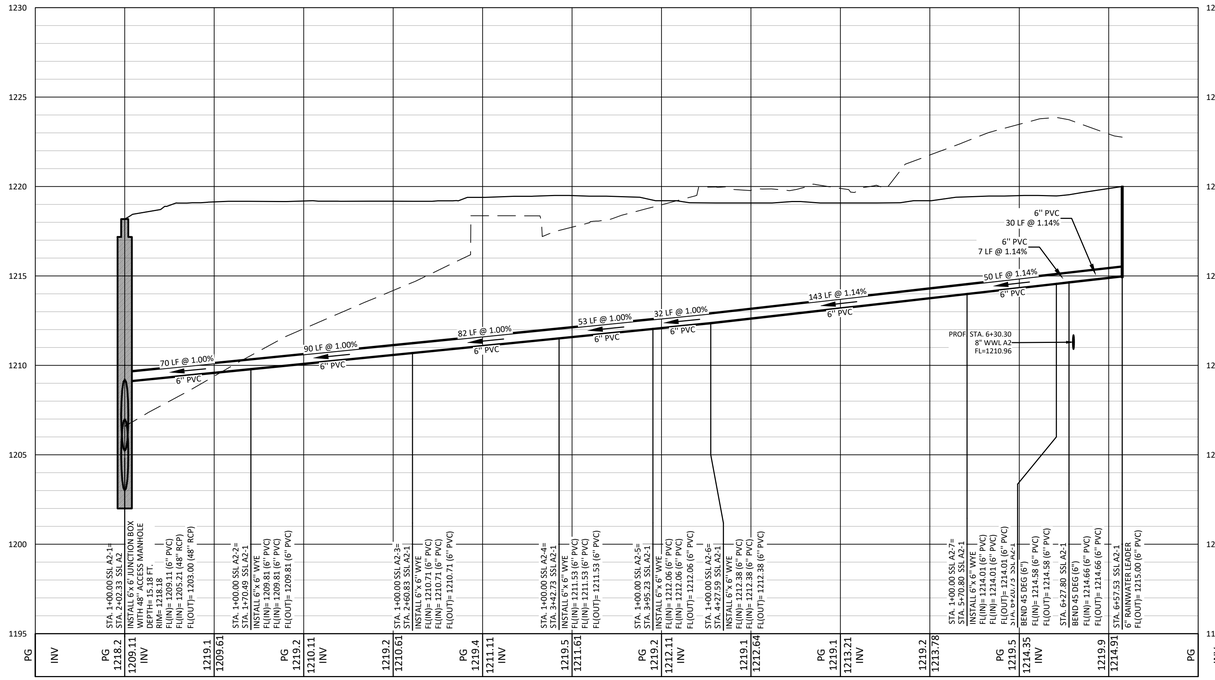

SSL A2-2

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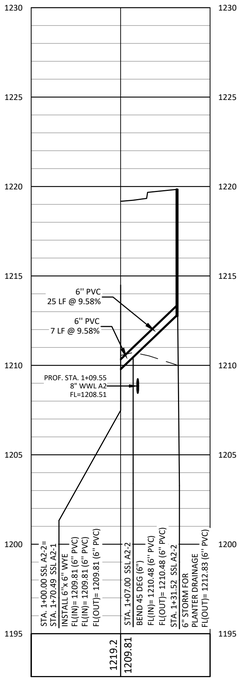

SSL A2-3

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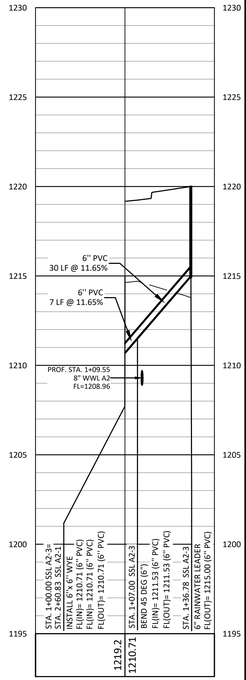

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www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

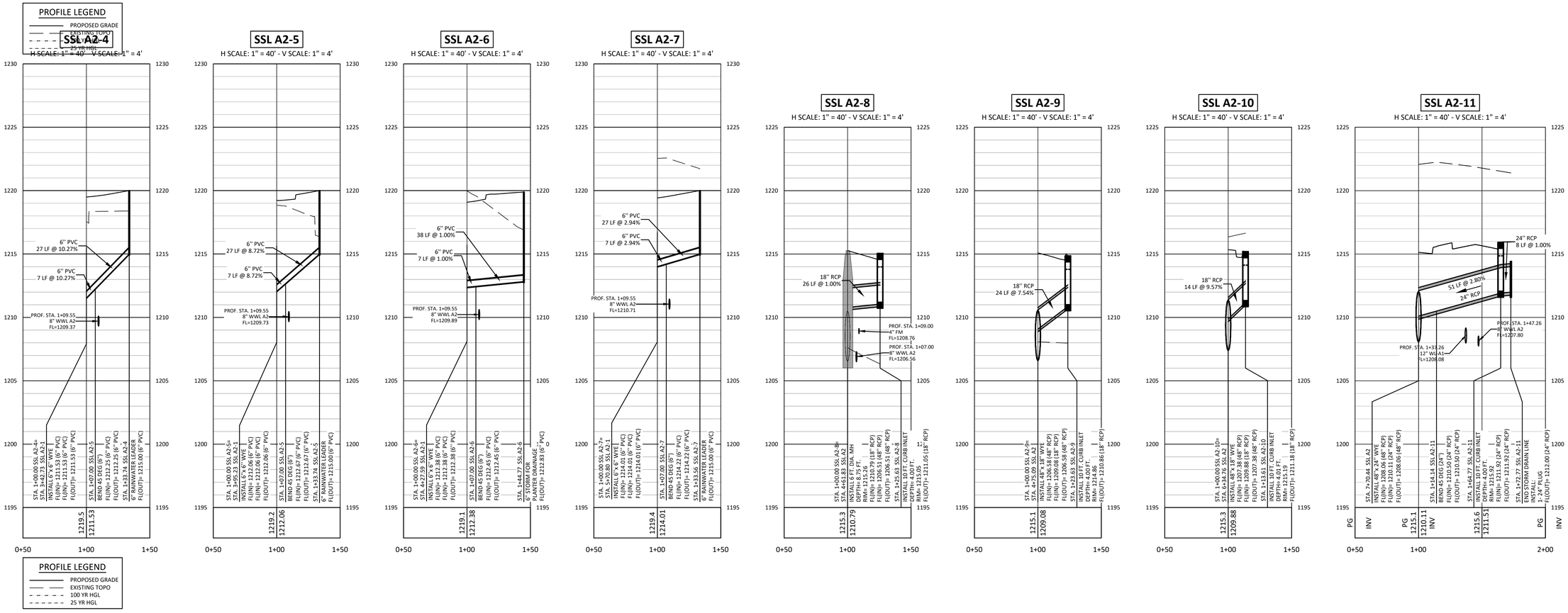
STORMSEWER PLAN
(SHEET 3 OF 5)

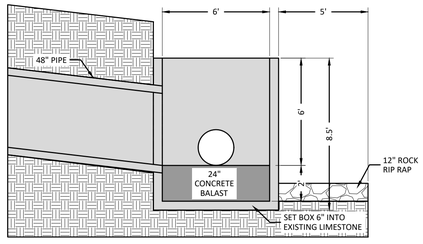
Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
34
OF 59

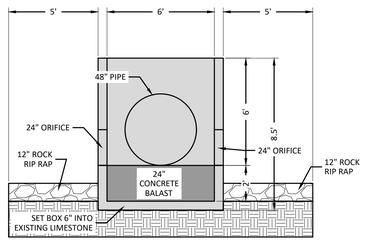
Project No.:
25003875

Drawing: C:\pwworking\dll-dcs-prod\victor.ostiguin\d0264291\25003875-CO-STRM.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 17:07
Plot Date/Time: Jan. 29, 26 - 14:18:08

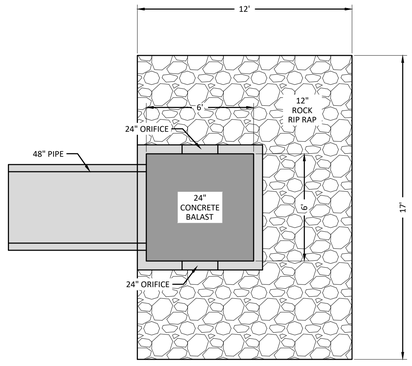




SIDE VIEW



FRONT VIEW



TOP VIEW

POND INLET DETAIL
SCALE: NTS

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
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45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STORMSEWER PLAN
(SHEET 4 OF 5)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
35
OF 59

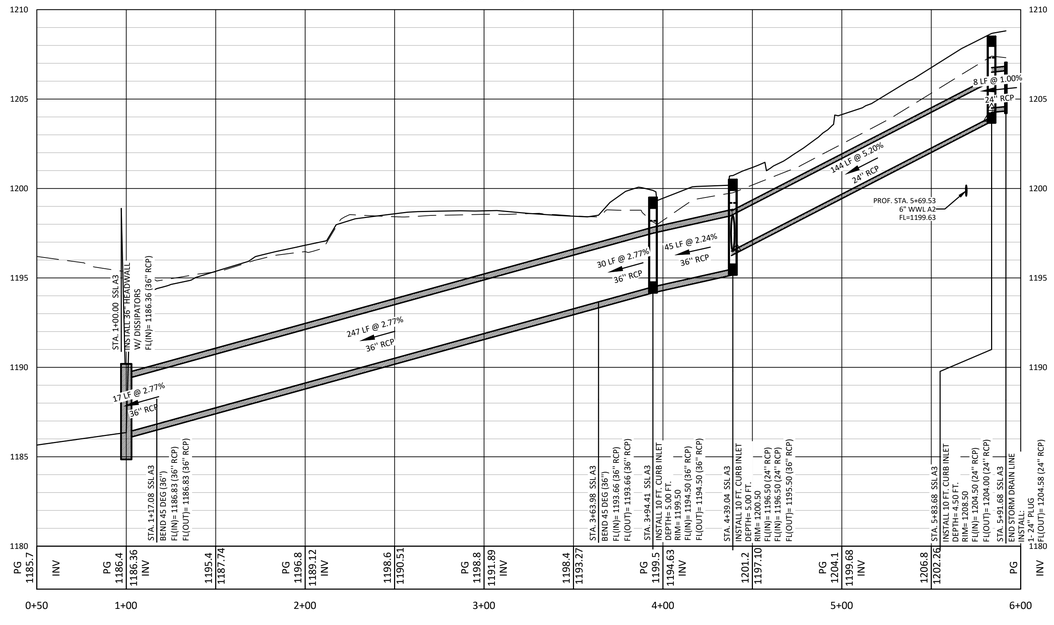
Project No.:
25003875

Drawing: C:\pwworking\blf-dct-prod\victor.ostiguin\d0264291\25003875-CO-STRM.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 17:07
Plot Date/Time: Jan. 29, 26 - 14:18:18

PROFILE LEGEND
- PROPOSED GRADE
- EXISTING TOPO
- 100 YR HGL
- 25 YR HGL

SSL A3

H SCALE: 1" = 40' - V SCALE: 1" = 4'



SSL A3-1

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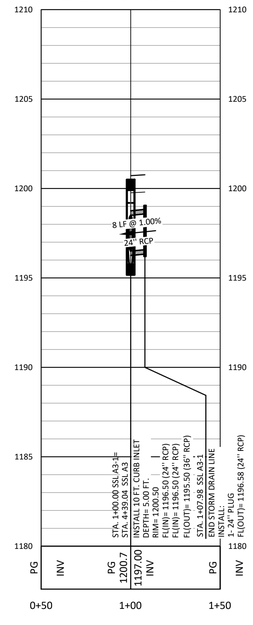
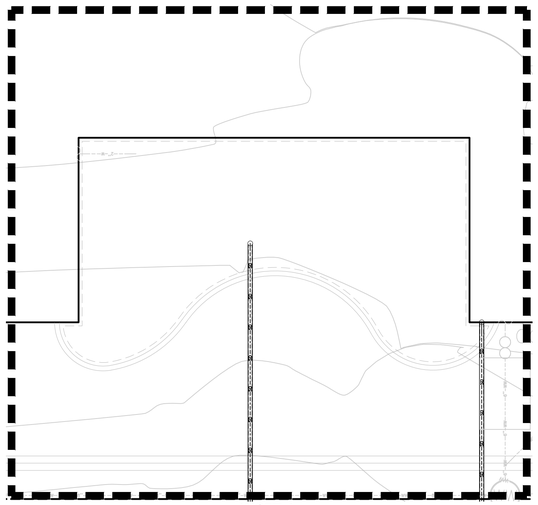
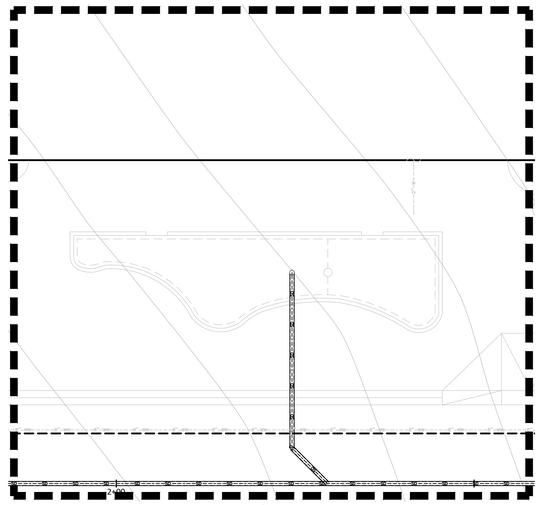




INSET A
SCALE: 1" = 10'



INSET B
SCALE: 1" = 10'

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LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

STORMSEWER PLAN
(SHEET 5 OF 5)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
36
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jdf-dct-prod\victor.ostiguin\d0264291\25003875-CO-STRM.dwg
User: VOSTIGUIN
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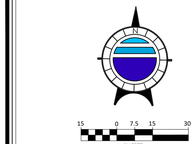
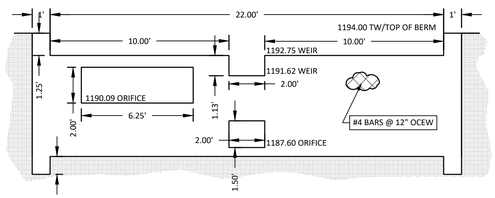


GRADING LEGEND

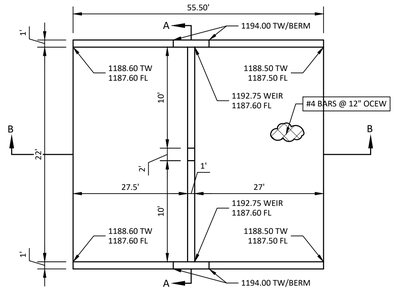
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 1000 EX CONTOURS
- 1000 PR CONTOURS

SCS METHOD - PONDPACK MODEL CALCULATION SUMMARY							
D.A. #	Drainage Area (ac.)	CN	Total T_c (min)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX DA-A	18.99	85	20.97	37.03	71.55	97.81	147.01
EX DA-A BYPASS	13.13	85	20.97	25.60	49.47	67.63	101.65
ALLOW OEM	24.57	84	20.97	23.19	90.99		
POC A				62.63	121.02	165.44	248.66
EX DA-B	7.64	85	11.39	18.04	34.70	47.37	71.08
POC B				18.04	34.70	47.37	71.08
DEV DA-A	24.57	94	15.62	66.81	114.52	150.59	218.54
POND A (IN)				66.81	114.52	150.59	218.54
ALLOW POND (OUT)				23.19	71.55		
POND (OUT)				22.92	71.04	102.30	154.47
DEV DA-A BYPASS	13.13	85.00	20.97	25.60	49.47	67.63	101.65
POC A				45.76	114.00	164.35	248.21
WSEL POND A (FT)				1190.09	1191.12	1191.79	1193.00
DEV DA-B	2.05	89	8.53	5.70	10.39	13.92	20.54
POC B				5.70	10.39	13.92	20.54



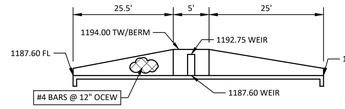
DETENTION POND A SECTION A - A

SCALE: NTS



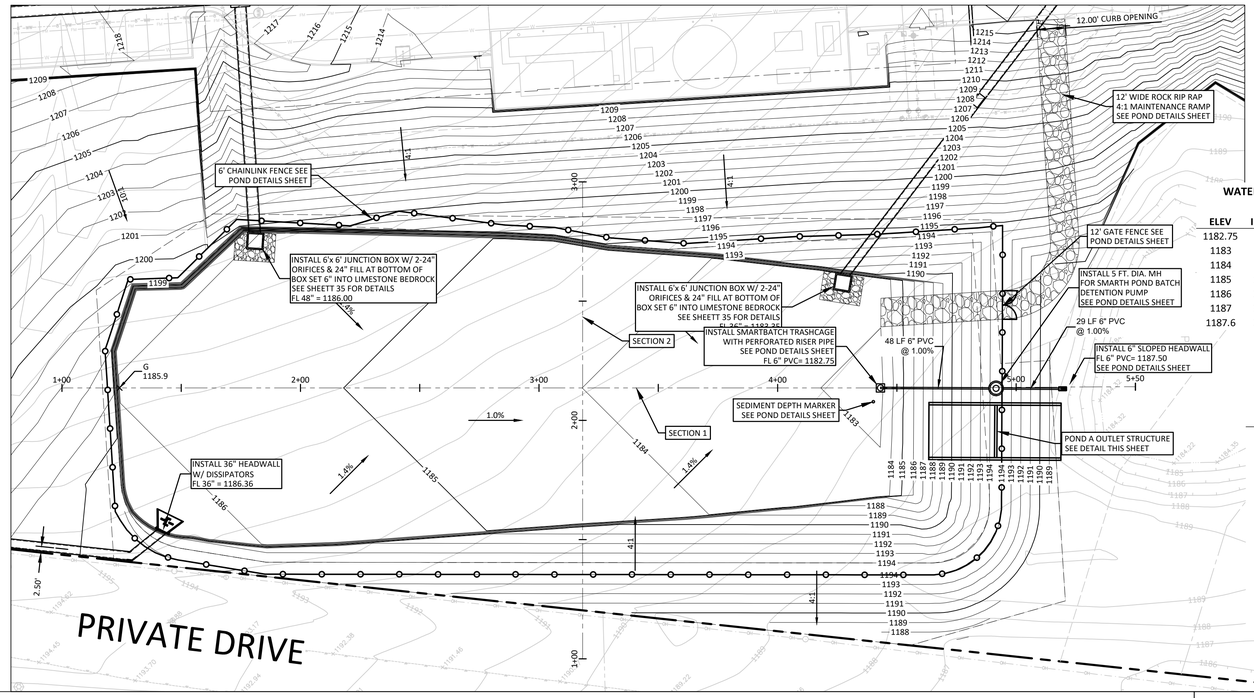
DETENTION POND A OUTLET STRUCTURE DETAIL

SCALE: NTS



DETENTION POND A SECTION B - B

SCALE: NTS



WATER QUALITY DRAWDOWN TABLE

ELEV	INCR CF	Q (CFS)	INCR HR	TOT HR
1182.75	0	0.00	0.00	0.00
1183	82	0.12	0.19	0.19
1184	5540	0.44	3.52	3.71
1185	16416	0.61	7.52	11.22
1186	29022	0.74	10.93	22.15
1187	36971	0.85	12.09	34.25
1187.6	23102	0.91	7.06	41.30

WQ DISCHARGE TABLE

4" CIRCULAR ORIFICE

ELEV	H (FT)	Q (CFS)
1182.75	0	0.00
1183	0.08	0.12
1184	1.08	0.44
1185	2.08	0.61
1186	3.08	0.74
1187	4.08	0.85
1187.6	4.68	0.91

TARGET DS - POND (WQ/DETENTION) ELEVATION - AREA - STORAGE CALCULATIONS

ELEV	AREA	AREA AC	Δ ELEV	INCR CF	TOT CF	TOT AC-FT
1182.75	0	0.00	0	0	0	0.00
1183	654	0.02	0.25	82	82	0.00
1184	10425	0.24	1	5540	5621	0.13
1185	22406	0.51	1	16416	22037	0.51
1186	35638	0.82	1	29022	51059	1.17
1187	38303	0.88	1	36971	88029	2.02
1187.6	38703	0.89	0.6	23102	111131	2.55
1188	38969	0.89	0.4	15534	126665	2.91
1189	39782	0.91	1	39376	166041	3.81
1190	40846	0.94	1	40314	206355	4.74
1191	42246	0.97	1	41546	247901	5.69
1192	43971	1.01	1	43109	291009	6.68
1193	46068	1.06	1	45020	336029	7.71
1194	48537	1.11	1	47303	383331	8.80

TCEQ TSS REMOVAL SUMMARY		
	POND	
REQUIRED	16088	lbs
PROVIDED	16088	lbs

PROPERTY COMMERCE COMMERCIAL POND
INCLUDING OPTIONAL ENHANCED MEASURES

1. Required Load Reduction for the total project:

Lm = 27.7*(A x P) - Eq 4.3

Lm = Required TSS removal resulting from proposed development = 80% of increased load
A = Impervious area for the project
P = Average annual precipitation

County =	Hays	
Total Project area =	30.42	acres
Pre-development impervious area within the limits of the plan =	0	acres
Total post-development impervious area within the limits of the plan =	17.60	acres
Total post-development impervious cover fraction =	0.58	
P =	33	inches
Lm total project (TCEQ Required 80%)=	16088.2	lbs.

2. Drainage Basin Parameters:

Total drainage basin =	30.42	acres
Predevelopment impervious area within drainage basin =	0	acres
Post-development impervious area within drainage basin =	17.60	acres
Post-development impervious fraction within drainage basin =	0.58	
Lm (TCEQ Required 80%)=	16088.2	lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

Lr = (BMP efficiency) x P x (Al x 34.6 + Ap x 0.54)

Ac = Total On-site drainage area in the BMP catchment area
Al = Impervious area proposed in the BMP catchment area
Ap = Pervious area remaining in the BMP catchment area
Lr = TSS Load removed from this catchment area by the proposed BMP

Ac =	30.42	acres
Al =	17.60	acres
Ap =	12.82	acres
Lr =	18494.96	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin:

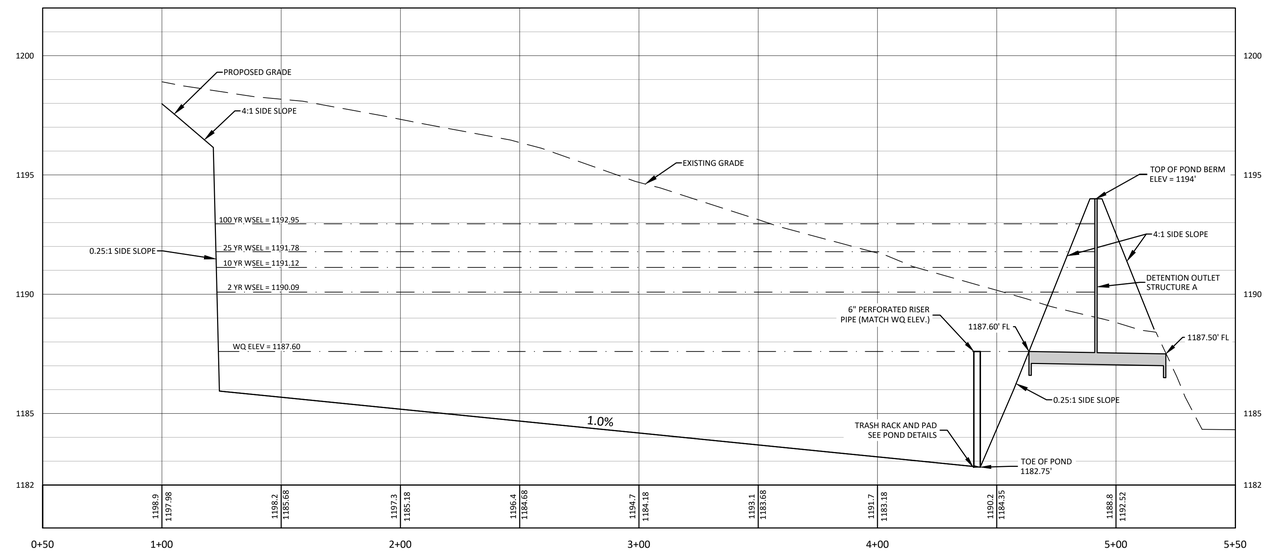
Desired Lm this basin =	16088.2	lbs.
F =	0.87	

6. Calculate Capture Volume required by the BMP Type for this drainage basin:

Rainfall Depth =	1.55	inches
Post Development Runoff Coefficient =	0.54	
On-site Water Quality Volume =	92,730	cubic feet
Off-site area draining to BMP =	0	acres
Off-Site Impervious cover draining to BMP =	0	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for sediment =	18,546	cubic feet
Total Capture Volume (required water quality volume x 1.2) =	111,276	cubic feet
	2.55	acre-ft
Volume provided =	111,131	cubic feet
	2.55	acre-ft

POND - SECTION 1

H SCALE: 1" = 30' - V SCALE: 1" = 3'



POND - SECTION 2

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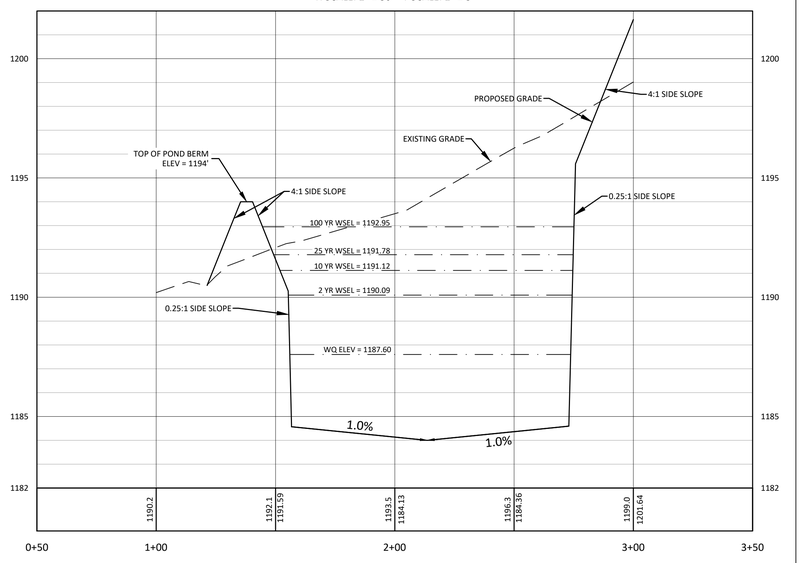

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VICTOR OSTIGUIN
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1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

POND A PLAN AND PROFILE

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
37
OF 59

Project No.: 25003875

Drawing: C:\powerworking\dtf-dcc-prod\victor.ostiguin\d025429\125003875-CD-PND.dwg
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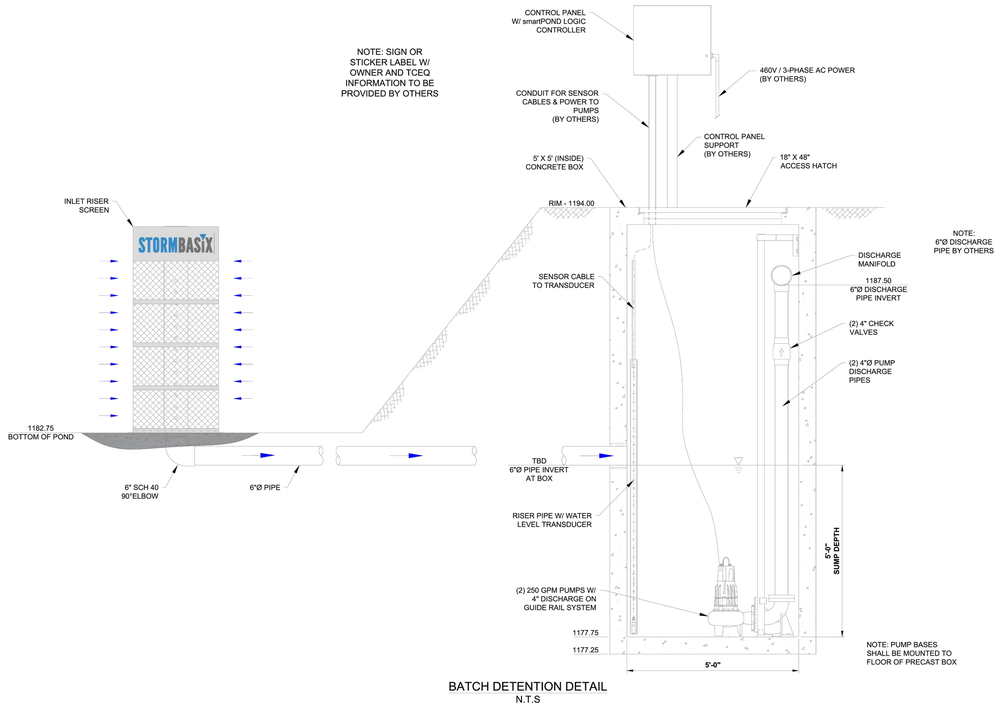
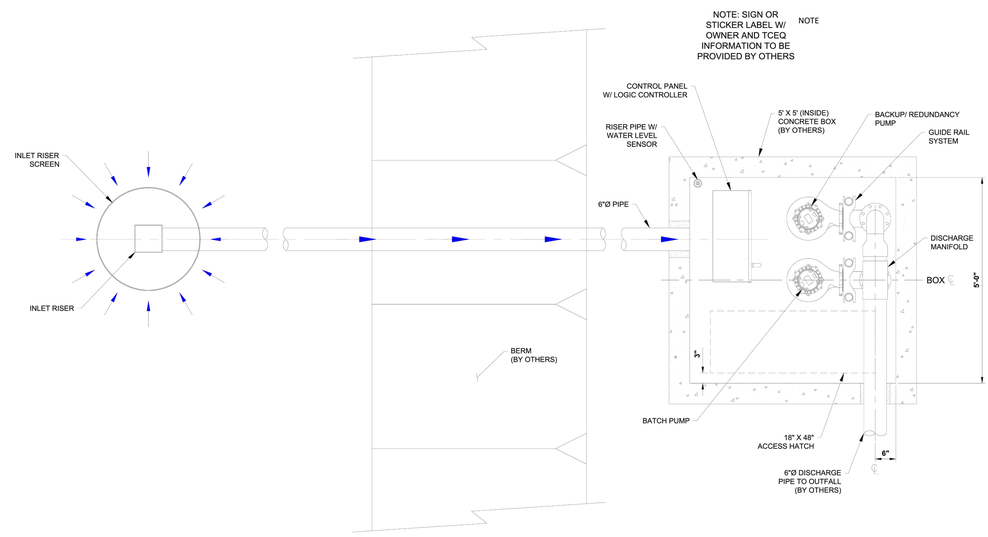


BATCH DETENTION DETAIL
N.T.S

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 1



BATCH DETENTION PLAN VIEW
N.T.S

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 2

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STATE OF TEXAS
VICTOR OSTIGUIN
143727
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1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 1 OF 3)

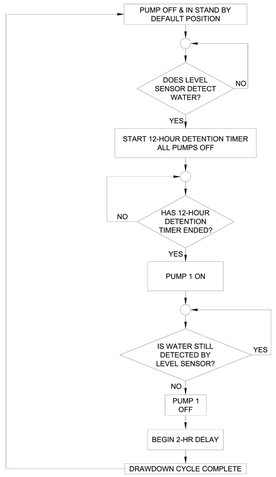
Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
38
OF 59

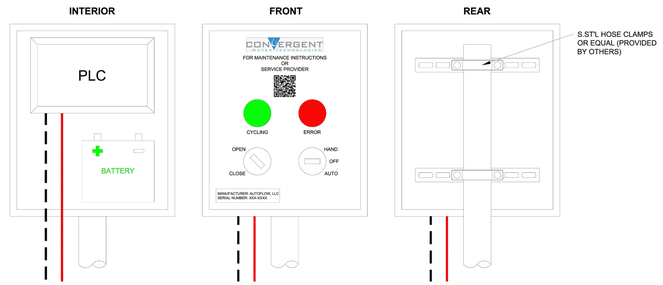
Project No.:
25003875

Drawing: C:\pwworking\dll-dct-prod\victor.ostiguin\d0026429\125003875-CD-PND.dwg
User: VOSTIGUIN
Last Modified: Jan. 28, 26 - 11:13
Plot Date/Time: Jan. 29, 26 - 14:53:27

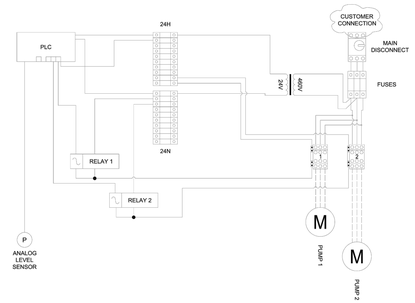
DETAIL 2 - PROGRAMMABLE LOGIC FLOW CHART OPERATION FOR DETENTION BATCH PUMP



DETAIL 1 - smartPOND CONTROL BOX DETAIL



DETAIL 3 - CONTROLLER CIRCUIT BLOCK DIAGRAM



PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 3

smartPOND BATCH DETENTION PUMP SPECIFICATIONS

CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), WITH PROGRAM CONTROLLED VAULT PUMP

1. **CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS) DEVICE**: THE CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), SHOWN ON THE PLANS AS THE VAULT ASSEMBLY SHALL BE A smartPOND™ VAULT PUMP PROVIDED BY:

   CONVERGENT WATER TECHNOLOGIES
   800.711.5428
   WWW.CONVERGENTWATER.COM

   THE smartPOND™ VAULT PUMP SHALL SHALL PROVIDE FOR ACTIVE MANAGEMENT OF DETAINED STORMWATER VOLUME AND / OR ITS ALLOWABLE DISCHARGE RATE. THE smartPOND™ VAULT PUMP SHALL BE PROGRAMMABLE TO DETAIN A SPECIFIED VOLUME OF STORMWATER FOR A SPECIFIED REQUIRED PERIOD OF TIME. THE smartPOND™ VAULT PUMP MAXIMIZES THE DETENTION TO PROMOTE THE SETTLEMENT OF SOLIDS BEFORE AUTOMATICALLY DEWATERING THE DETENTION POND COMPLETELY.

   THE FOLLOWING SPECIFICATIONS DESCRIBE THE COMPONENTS, GENERAL FUNCTIONS, AND APPLICATIONS OF A CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), USING THE PROGRAMMED smartPOND™ VAULT PUMP.

   THIS smartPOND™ VAULT PUMP SHALL FUNCTION AS AN ELECTRONICALLY CONTROLLED, SOLAR POWERED STORMWATER MANAGEMENT DEVICE, PROVIDING PRECISION STORMWATER VOLUME MANAGEMENT CAPABILITIES AND REAL-TIME DATA. USING SENSORS, PUMP(S), AND AN INTERNET-BASED DASHBOARD. THE smartPOND™ VAULT PUMP CONNECTS TO A SPECIALIZED PERFORATED INTAKE RISER INSIDE THE STORMWATER IMPOUNDMENT AREA TO ENABLE PRECISE CONTROL OF REQUIRED DETAINED OR RETAINED STORMWATER CONTROL VOLUMES AND ALLOWABLE DISCHARGE RATES AUTOMATICALLY OR IN REAL TIME. THE smartPOND™ ASSEMBLY IS CONFIGURED BELOW GROUND IN SMALL MANHOLE OR VAULT STRUCTURE.

   1.1 PRE-PROGRAMMED VAULT PUMP CONTROL: THE VAULT PUMP SHALL BE PRE-PROGRAMMED TO EXECUTE COMMANDS BASED ON STORM EVENTS, REQUIRED CONTROL VOLUMES, ALLOWABLE DISCHARGE RATES. AND DETENTION TIME.

      1.1.1 BATCH DETENTION FUNCTION FOR STORMWATER QUALITY: THE smartPOND™ VAULT PUMP MAY BE PROGRAMMED TO PROVIDE BATCH DETENTION TO ACHIEVE STORMWATER QUALITY EFFLUENT GOAL OF 80% OR MORE REMOVAL OF TOTAL SUSPENDED SOLID (TSS) REMOVAL BY HOLDING THE WATER QUALITY VOLUME (WQ_v) FOR SETTLEMENT TREATMENT, FOR A REQUIRED PERIOD OF TIME. HOLDING TIMES ARE TYPICALLY SET FORTH IN STORMWATER MANAGEMENT REGULATIONS AS 12, 24 OR 48-HOURS.

   1.2 REAL-TIME MONITORING (OPTIONAL): THE smartPOND™ SHALL COME WITH TELEMETRY THAT SHALL ENABLE REAL-TIME REMOTE MONITORING & PUMP OPERATION CAPACITIES THROUGH A SECURE WEB-BASED DASHBOARD THAT CAN BE MONITORED IN REAL-TIME. THE SECURE WEB-BASED DASHBOARD SHALL ALSO ENABLE A USER TO:

   - DETERMINE THE WATER SURFACE ELEVATION (WSE) OR POND DEPTH.
   - RECEIVE MAINTENANCE ALERTS SUCH AS: LOW BATTERY, VAULT PUMP FAILURE, ETC.

   THIS SECURE WEB-BASED DASHBOARD SHALL PROVIDE LIVE AND HISTORICAL DATA AND PROVIDE THE ALERTS LISTED IN SECTION 4.

2. **COMPONENTS**: THE smartPOND™ VAULT PUMP IS TYPICALLY IMPLEMENTED BELOW GROUND, AND IS COMPRISED OF THE FOLLOWING COMPONENTS:

   2.1 HARDWARE AND CONFIGURATION:

   THE STANDARD smartPOND™ VAULT PUMP SYSTEM CONSISTS OF A LOWER AND UPPER COMPONENT: THE LOWER COMPONENT IS THE PEDESTAL PUMP ASSEMBLY WITH SUBMERSIBLE PUMPS, CHECK VALVES, A PLUMBING MANIFOLD WITH A 6"Ø PVC PIPE QUICK CONNECT, AND PRESSURE TRANSDUCER HOUSING.

   THE SECOND, UPPER COMPONENT IS THE LOCKABLE STEEL WEATHERPROOF ENCLOSURE BOX WITH AN ALERT LIGHT MOUNTED ON ITS TOP. THIS ENCLOSURE BOX HOUSES THE PROGRAMMABLE CONTROLLER INSIDE A NEMA-3R BOX, MOTOR STARTER, AND ASSOCIATED ELECTRICAL CONTROLS.

   THE ENCLOSURE BOX SHALL BE BOLTED TO A POLE OF SUFFICIENT THICKNESS (E.G. 4"Ø) AT LEAST 4' OFF THE TOP OF THE VAULT ELEVATION OR FINISHED GRADE.

   THE LOWER PEDESTAL PUMP ASSEMBLY IS INSTALLED IN A MANHOLE OR VAULT AS NEEDED.

   EXTERNAL INLET AND OUTLET PIPING IS PROVIDED PER THE PLAN DETAILS.

   2.2 OTHER ELECTRONICS SPECIFICATIONS:

   SENSORS:

   - PRESSURE TRANSDUCER - A SENSOR CAPABLE OF STAYING SUBMERSED IN WATER INDEFINITELY AND IS MOUNTED IN CENTER PIPE SPOOL OF THE LOWER PEDESTAL COMPONENT.

   OPTIONAL SENSORS & HARDWARE:

   - CELL DATA MODEM - REQUIRED FOR REAL TIME CONTROL AND ALERTS.
   - HYDROCARBON SENSOR - THIS OPTIONAL SENSOR MAY BE FITTED TO THE smartPOND™ VAULT PUMP TO PERFORM SPECIFIC FUNCTIONS BASED ON THE PRESENCE OF HYDROCARBON CONTAMINATION.

3. **ADDITIONAL COMPONENTS LIST**:

   3.1 INTAKE RISER: THIS SHALL BE A PERFORATED STEEL RISER CONNECTED TO THE 6"Ø VAULT PIPE WITHIN THE POND AREA. THIS INTAKE RISER SHALL BE AN 8" SQUARE STEEL WITH FOUR (4X) 1"Ø HOLES AT 90-DEGREES EACH, EVERY 4 VERTICAL INCHES. THE DISCHARGE OF THIS INTAKE TUBING SHALL HAVE FEMALE NATIONAL PIPE THREADS (FNPT) TO MATCH THE 6"Ø SCHEDULE 40 PVC VAULT PIPE.

   3.2 TRASH CAGE: THE TRASH CAGE ATTACHES TO THE PERFORATED RISER WITH A COUPLING AND CALDER PIN PROVIDED WITH THE THE SYSTEM. THE TRASH CAGE SHALL BE COMPRISED OF STEEL BANDING AND A 1.5" X 1.5" MESH TO PREVENT FLOATABLE'S AND OTHER CONTAMINANTS FROM ENTERING AND CLOGGING THE PERFORATED RISER. THE TRASH CAGE WILL SIT 0.5" ABOVE THE BOTTOM OF THE IMPOUNDMENT TO ALLOW THE LAST 0.5" OUT OF THE IMPOUNDMENT.

4. **ALERTS**: THE smartPOND™ VAULT PUMP WILL INDICATE THE FOLLOWING ALERTS BY ILLUMINATING AN EXTERIORLY VISIBLE RED LIGHT ON TOP OF THE ENCLOSURE BOX:

   - LOSS OF FUNCTION
   - VAULT PUMP MALFUNCTION
   - HYDROCARBON CONTAMINATION (OPTIONAL)

6. **MAINTENANCE & OPERATION SUBMITTAL**: AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED, REVIEWED AND APPROVED DURING THE CONSTRUCTION SUBMITTAL PROCESS AND SHALL INCLUDE AT A MINIMUM: GREASING AND LUBRICATION ITEMS AND CYCLE FOR THE ACTUATOR, MOTOR AND PUMP; INSPECTION AND MAINTENANCE OF THE SOLAR PANEL, BATTERIES, TRASH CAGE, AND INTAKE RISER; AND PROCEDURES FOR PUMP OPERATION IN CASE OF TOTAL ELECTRONIC OR MOTOR FAILURE.

7. **SHIPPING AND HANDLING STORAGE**: THE smartPOND™ VAULT PUMP IS SHIPPED IN A NEAR-FULLY ASSEMBLED CONFIGURATION AND SHOULD BE STORED LIKEWISE. THE SYSTEMS ARE TRANSPORTED AND STORED ON PALLETS AND MUST REMAIN SECURED VIA STRAPS OR STEEL BANDS TO SAID PALLET AT ALL TIMES. THE SOLAR PANEL IS NOT INSTALLED AT TIMES OF TRANSPORT OR STORAGE AND SHOULD NOT BE INSTALLED UNTIL THE UNIT IS READY TO BEGIN OPERATION. THE BATTERY MAY BE STORED INSIDE THE ELECTRONICS BOX AND IF REMOVED, SHOULD NEVER BE STORED ON A CONCRETE SURFACE.

8. **INSTALLATION**: INSTALL THE smartPOND™ VAULT ASSEMBLY FIRST WITHOUT THE SOLAR PANEL. MOUNT SOLAR PANEL WITH THE CONNECTION BOLTS PROVIDED AFTER THE ASSEMBLY IS ANCHORED TO THE CONCRETE PAD USING THE ANCHOR BOLTS CALLED OUT ON THE PLANS, AS _ BOLTS SHOULD BE REMOVED DURING THE INSTALLATION PROCESS. THERE ARE SEVERAL WAYS TO INSTALL THE smartPOND™ VAULT PUMP WITH THE KEY BEING STRUCTURED SUPPORT.

   8.1 BELOW GROUND INSTALLATIONS: THE UPPER COMPONENT CONSISTING OF THE ENCLOSURE BOX AND ALL ITS INTERNALS SHOULD BE FASTENED TO POLE SET IN CONCRETE WITH THE ENCLOSURE BOX MOUNTED AT LEAST 4' OFF THE TOP OF FINISHED GRADE. FOR VAULT INSTALLATIONS, SEE DESIGN DETAILS FOR STANDARD VAULT DESIGN.

9. **SAFETY INFORMATION AND WARNINGS**:

   - ALWAYS KEEP HANDS CLEAR OF THE VAULT PUMP AND MOTOR WHEN UNIT IS IN OPERATION.
   - TURN THE POWER SWITCH OFF WHEN DOING ANY ELECTRICAL WORK.
   - DO NOT ENTER THE WATER WHEN THE DEVICE IS ACTIVELY DRAINING WATER.
   - ALWAYS USE PROPER PERSONAL PROTECTION EQUIPMENT (PPE), AND CONFINED SPACE PROTOCOL WHEN SERVICING A VAULT PUMP BENEATH GROUND.

10. **PRODUCTS**: THE MANUFACTURER SHALL BE AN ESTABLISHED STORMWATER COMPANY THAT HAS AT LEAST FIVE (5X) INSTALLATIONS OF C-MASS DEVICES THAT HAVE BEEN IN USE AND FUNCTIONAL FOR FIVE (5X) OR MORE YEARS.

11. **QUALITY ASSURANCE AND PERFORMANCE SPECIFICATIONS**: THE QUALITY OF ALL SYSTEM COMPONENTS AND ALL OTHER APPURTENANCES AND THEIR ASSEMBLY PROCESS SHALL BE SUBJECT TO INSPECTION UPON DELIVERY OF THE SYSTEM TO THE WORK SITE. INSTALLATION IS TO BE PERFORMED ONLY BY SKILLED WORK PEOPLE WITH SATISFACTORY RECORD OF PERFORMANCE ON EARTHWORKS, PIPE, WELDING, CHAMBER, OR POND/LANDFILL CONSTRUCTION PROJECTS OF COMPARABLE SIZE AND QUALITY.

PROJECT:	MODEL:			
DRIPPING SPRINGS TARGET DRIPPING SPRINGS, TX	**smartPOND BATCH DETENTION PUMP**	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 12/12/2025 SHEET NO. 3

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www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
143792
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 2 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
39
OF 59

Project No.:
25003875

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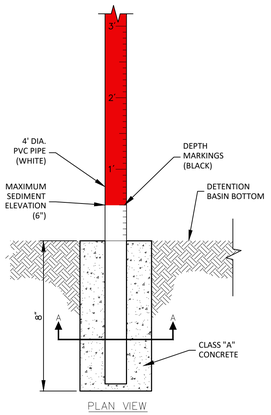
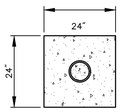


PLAN VIEW



SECTION A–A

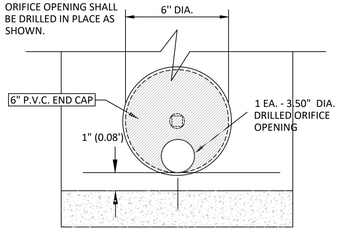
NOTES:

1. POLE TO BE 4" DIAMETER PVC (WHITE) WITH BLACK PERMANENT MARKINGS AND FILLED WITH CONCRETE. SEDIMENTATION MARKER TO BE CLEARLY MARKED IN FEET AND INCHES.
2. MARKER SHALL BE PAINTED RED ABOVE THE MAXIMUM SEDIMENT ELEVATION. SEDIMENT SHALL BE REMOVED FROM POND ONCE IT REACHES THE RED PORTION OF THE MARKER.
3. WATER QUALITY POND ELEVATION SHALL BE CLEARLY MARKED ON POLE.

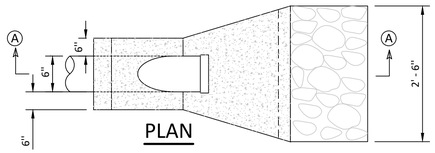
SEDIMENTATION MARKER DETAIL

SCALE: NTS

NOTE:
6" END CAP SHALL BE THREADED AND HAND TIGHTENED. 2.0" DIA. ORIFICE OPENING SHALL BE DRILLED IN PLACE AS SHOWN.



FRONT VIEW



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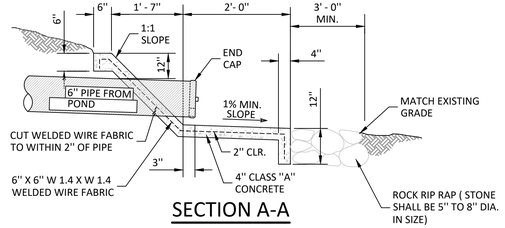
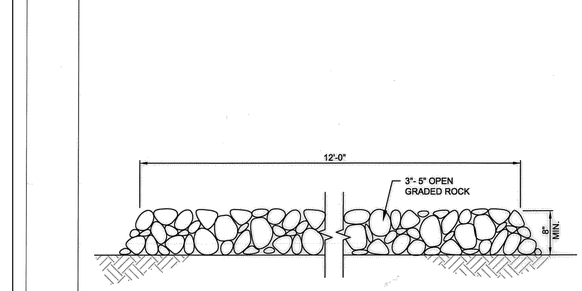


SECTION A-A

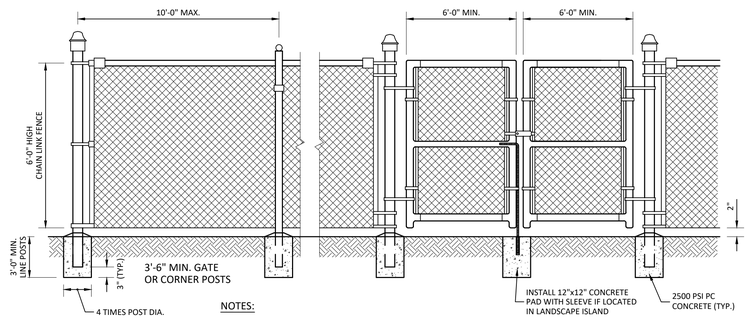
HEADWALL FOR 6" P.V.C. END CAP WITH ORIFICE
BATCH DETENTION POND A

SCALE: NTS



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E. D. L., P.E. 1/9/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2



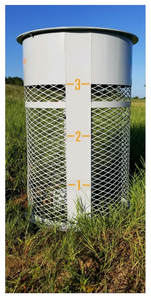
NOTES:

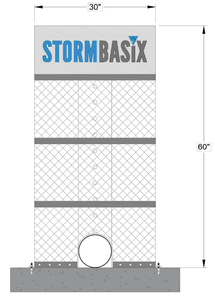
1. ALL POSTS, TUBES, AND RAILS SHALL BE 2" I.D. (2 3/8" O.D.) GALVANIZED SCH. 40 PIPE.
2. ALL CHAIN LINK FABRIC SHALL BE 9 GAUGE.
3. FINAL FENCE LOCATION SHALL BE AS DIRECTED BY THE OWNER.
4. CONCRETE MOW STRIP TO BE INCLUDED ON ALL CHAIN LINK FENCING WITHIN THE SITE AND SHALL BE SUBSIDIARY TO CHAIN LINK FENCE.

CHAIN LINK FENCE AND DOUBLE GATE DETAIL

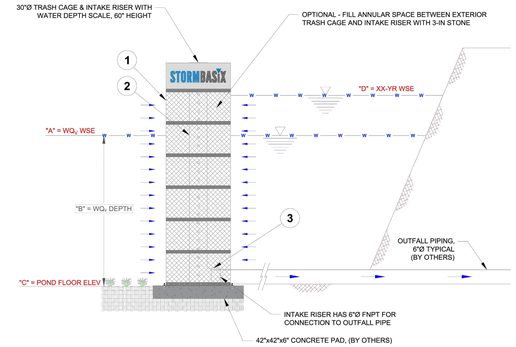
SCALE: NONE

TRASH CAGE & INTAKE RISER





SIDE VIEW



60" HIGH INTAKE RISER: THE INTAKE RISER SHALL BE A PERFORATED STEEL RISER CONNECTED TO A 6"Ø VAULT PIPE WITHIN THE POND AREA. THE INTAKE RISER SHALL BE AN 8" SQUARE STEEL SECTION WITH FOUR (4X) 1"Ø HOLES AT 90° EACH, EVERY 4" VERTICAL INCHES. THE DISCHARGE END OF THE INTAKE RISER SHALL HAVE FEMALE NATIONAL PIPE THREADS (FNPT) TO MATCH THE 6"Ø SCH. 40 PVC VAULT PIPE.

TRASH CAGE: THE TRASH CAGE ATTACHES TO THE PERFORATED RISER WITH A COUPLING AND COTTER PIN PROVIDED WITH THE SYSTEM. THE TRASH CAGE SHALL BE COMPRISED OF STEEL BANDING AND A 1.5" X 1.5" MESH TO PREVENT FLOATABLES AND OTHER CONTAMINANTS FROM ENTERING AND CLOGGING THE PERFORATED RISER. THE TRASH CAGE WILL SIT 0.5" ABOVE THE BOTTOM OF THE POND TO ALLOW THE LAST 0.5" OUT OF THE POND.

FLOW RATE: THE MAXIMUM FLOW RATE OUT OF THE INLET RISER IS 2.24 CFS. THIS FLOW IS BASED ON MAXIMUM HEAD (HEIGHT OF 60" HIGH RISER) ON THE 8" SQUARE PERFORATED RISER PIPE. THE ENGINEER OF RECORD (EOR) SHALL CHECK THE CAPACITY OF THE RESTRICTOR PIPE RELATIVE TO THESE FLOWS IN DETERMINING THE CONTROL ON THE POND DRAWDOWN TIME.

TRASH CAGE & INTAKE RISER NOTES:
1. DESIGN HEIGHT OF INTAKE TRASH CAGE AND INTAKE RISER TO MATCH REQUIRED DETENTION DEPTHS.
2. USE 4X, ⅜"Ø X 3.5" SS WEDGE ANCHOR BOLTS TO CONNECT OUTFALL ASSEMBLY TO CONCRETE PAD, 2.5" MINIMUM EMBEDMENT.

TRASH CAGE WITH INTAKE RISER - PARTS LIST

ITEM	COMPONENT DESCRIPTION
1	30"Ø x 60" HIGH CAGE WITH 1.5" GALVANIZED MESH SCREEN
2	8" SQUARE x 60" HIGH PERFORATED TUBING WITH 1"Ø PERFORATIONS, SPACED 4" ON CENTERS WITH WATER DEPTH SCALE
3	6"Ø FNPTS PROVIDED AT BOTTOM DISCHARGE OF INTAKE RISER (REDUCER PROVIDED BY OTHERS)

PROJECT:	MODEL:			
PROJECT NAME CITY, STATE	STORMBASIX INLET RISER SCREEN	CONVERGENT WATER TECHNOLOGIES	FOR ADDITIONAL INFORMATION, CONTACT: CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 02/06/2025 SHEET NO. 1

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www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
143749
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

POND DETAILS
(SHEET 3 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
40
OF 59

Project No.:
25003875

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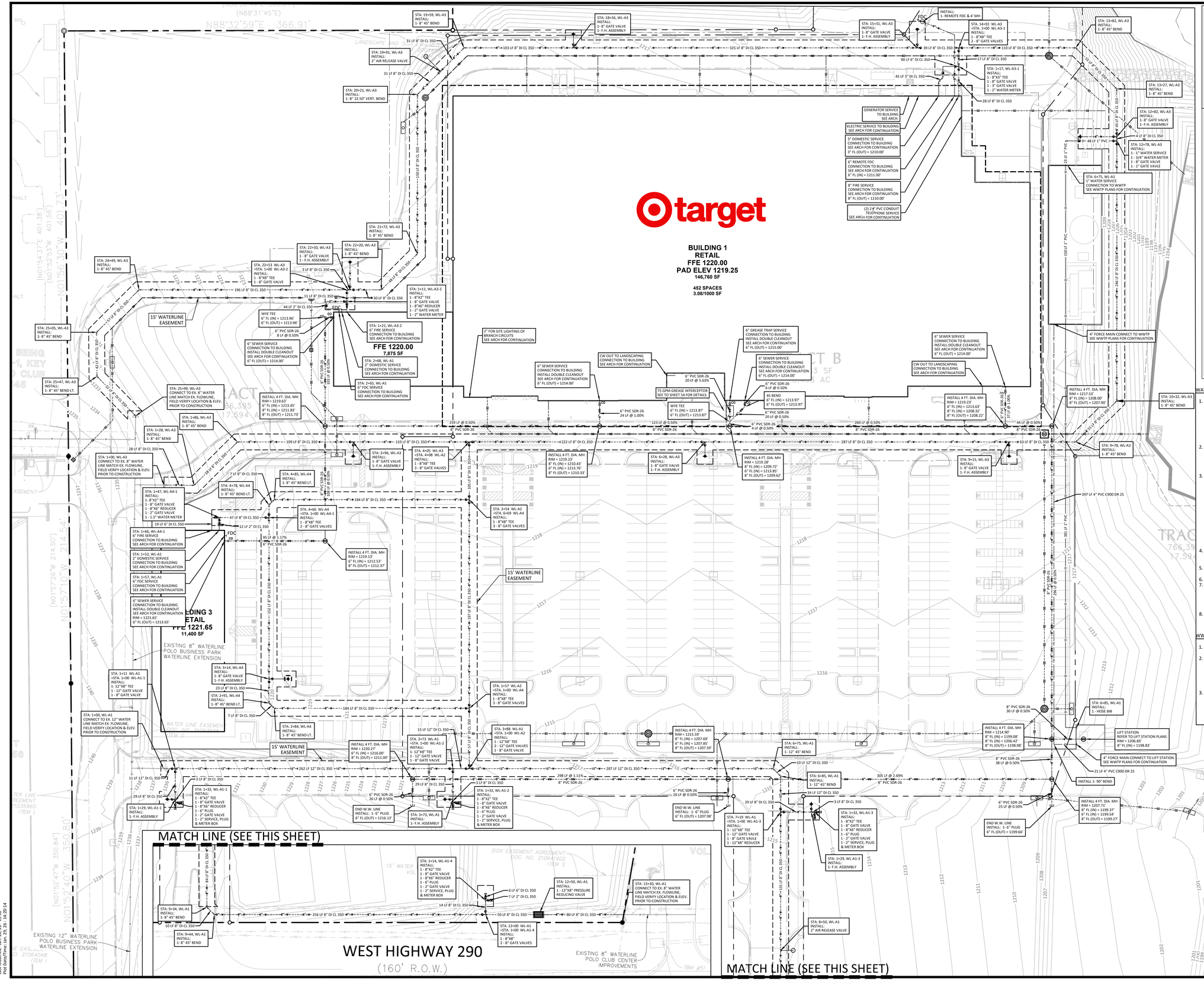

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STATE OF TEXAS
VICTOR OSTOJIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

UTILITY PLAN OVERALL

GRAPHIC SCALE 1"=40'

UTILITY LEGEND

- FH — FIRE HYDRANT
- DS — DOUBLE WATER SERVICE
- SS — SINGLE WATER SERVICE
- W — WATER LINE
- WW — WASTEWATER LINE
- SS — STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPERTY LINE
- LOT LINE
- WTR LINE EASEMENT
- 1000 — EX CONTOURS
- 1000 — PR CONTOURS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE — OE — OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FOC — FIBER OPTIC CABLE
- CO — CLEAN OUT
- FIRE HYDRANT
- G — GAS METER
- WATER VALVE
- LIGHT POLE
- WATER METER
- TRAFFIC CONTROL SIGN
- POWER POLE
- DOWN GUY

WATER NOTES:

1. CHANGES IN DIRECTION OF WATER PIPE SHALL ONLY BE BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. DEFLECTION OF PIPE AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT 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. LONGITUDINAL BENDING OF PVC PIPE IS NOT ALLOWED.
2. FOR NEW CONNECTIONS, AT LOCATIONS WHERE PRESSURES EXCEED 65 POUNDS PER SQUARE INCH (PSI), THE PUA REQUIRES THE CUSTOMER INSTALL AND MAINTAIN A PRESSURE REGULATING VALVE (PRV) AT THE CUSTOMER'S CONNECTION TO THE PUA'S WATER SYSTEM.
3. BACKFLOW PREVENTERS ARE REQUIRED ON ALL BUILDINGS, INCLUDING FIRE LINES. A BACKFLOW PREVENTER SHALL BE INSTALLED THAT MEETS THE SPECIFICATIONS OF WATTS MODEL NO 709DCDA, OR EQUAL. PLEASE REFER TO THE WTCPUA WEBSITE UNDER THE RESOURCES TAB." PLEASE ADD NOTE WITH BSI CONTACT INFORMATION. PLEASE ADD NOTE, "THE BFPS SHALL BE INSTALLED OUTSIDE THE PUA WATER LINE EASEMENT. WTCPUA HAS PARTNERED WITH BSI ONLINE FOR THE WTCPUA HAS CONTRACTED WITH BSI FOR CROSS-CONNECTION CONTROL/BACKFLOW INSPECTION REPORT PROCESSING AND TRACKING. TO ESTABLISH AN ACCOUNT AND SUBMIT YOUR REPORTS, CLICK THE FOLLOWING LINK: HTTPS://WWW.BSIONLINETRACKING.COM
4. CONTRACTOR SHALL PROVIDE CUT SHEETS FOR THE WATER LINES AND STAKE WATER LINE EASEMENT AND OFFSET STAKES FOR THE WATER LINES.
5. ALL WATER LINE SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER FROM FINISHED GRADE.
6. FILL AREAS OUTSIDE PAVEMENT TO BE COMPACTED TO 95%.
7. MANUFACTURER INTEGRAL FIRE HYDRANT STORZ ADAPTER ARE 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.
8. WATER SERVICES SHALL BE INSTALLED USING BLACK HDPE PIPE. COPPER IS NOT ALLOWED. ALL SERVICE SADDLES SHALL BE 2" TO THE BALL VALVE.

WW NOTES:

1. WASTEWATER VALVES SHALL OPERATE IN OPPOSITE TURN DIRECTION AS WATER VALVES.
2. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, SEE TCEQ REQUIREMENTS SECTION §290.44(e)(1 TO 5)].
3. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
41
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dcs-prod\victor.ostojin\d0264291\25003875-C0-UT.dwg
User: VOSTOJIN
Last Modified: Jan. 28, 26 - 11:16
Plot Date/Time: Jan. 29, 26 - 14:20:14

CANNONADE DRIVE
(R.O.W. VARIES)

PRIVATE DRIVE

TYPE II - B, UNPROTECTED, NON-COMBUSTIBLE, FULL SPRINKLED
MERCANTILE AND MODERATE-HAZARD STORAGE (S-1)
NON-SEPARATED, MIXED USE
UNLIMITED PER SEC. 504 OF THE IBC (2018)

target

BUILDING 1
RETAIL
FFE 1220.00
PAD ELEV 1219.25
146,760 SF

452 SPACES
3.08/1000 SF

BUILDING 2
RETAIL
FFE 1220.00
7,875 SF

48 SPACES
6.10/1000 SF

BUILDING 3
RETAIL
FFE 1221.65
11,400 SF

CANNONADE TREATMENT PLANT PAD
7,500 SF

FDC

SHUT-OUT

15' WATERLINE EASEMENT

EXISTING 8" WATERLINE POLO BUSINESS PARK WATERLINE EXTENSION

EXISTING 12" WATERLINE POLO BUSINESS PARK WATERLINE EXTENSION

EXISTING 8" WATERLINE POLO CLUB CENTER IMPROVEMENTS

TRACT A
766,395 SF
17.594 AC

TRACT B
455,763 SF
10.463 AC

DETENTION/WATER QUALITY POND

WW IRRIGATION FIELD 1
1.392 AC

WW IRRIGATION FIELD 2
0.535 AC

WW IRRIGATION FIELD 3
1.024 AC

LOT B-1-A
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT B-1-B
LOTS B-1-A & B-1-B, BEING A REPLAT OF LOT B-1, KEY RANCH AT THE POLO CLUB
DOC. NO. 20028645

LOT 1
BLOCK A
ARIZA 290 WEST
DOC. NO. 24032156

LOT 5
BLOCK A
POLO CLUB CENTER
PHASE 2
VOL. 18, PG. 21

LOT 5-A
BLOCK A
AMENDING PLAT OF LOTS 3, 4 & 5, BLOCK "A" OF POLO CLUB CENTER PHASE 2
VOL. 18, PG. 291

DRIPPIN W INVESTMENTS, LLC
20.255 ACRES
DOC. NO. 21059036

AESA PREP ACADEMY

WOOD SHEDS

WOOD SHED

BRICK COLUMNS

LONE STAR MARKET

WAVES EXPRESS CAR WASH

SHELL FILING STATION

TBM #50

TBM #51

TBM #53

MSBM SQUARE CUT CONC CULV

18" RCP FL=1230.31

18" RCP FL=1227.24

18" RCP FL=1195.02

18" RCP FL=1194.95

18" RCP FL=1194.39

18" RCP FL=1194.33

24" CMP FL=1198.97

24" CMP FL=1198.97

24" CMP FL=1183.53

24" CMP FL=1183.52

24" CMP FL=1183.79

24" CMP FL=1183.99

S88°39'28"W 1058.78
([S88°39'25"W])
[[S88°39'25"W]]

WEST HIGHWAY 290
(160' R.O.W.)

WEST HIGHWAY 290
(160' R.O.W.)

GRAPHIC SCALE 1"=60'

UTILITY LEGEND

FH	FIRE HYDRANT
DS	DOUBLE WATER SERVICE
SS	SINGLE WATER SERVICE
W	WATER LINE
WW	WASTEWATER LINE
SD	STORM SEWER LINE
	PROPOSED MANHOLE
	PROPOSED CURB INLET
	PROPERTY LINE
	LOT LINE
	WTR LINE EASEMENT
1000	EX CONTOURS
1000	PR CONTOURS
x	WIRE FENCE
//	WOOD FENCE
	CHAIN LINK FENCE
OE	OVERHEAD ELECTRIC
	EDGE OF EXISTING ASPHALT
FOC	FIBER OPTIC CABLE
CO	CLEAN OUT
	FIRE HYDRANT
G	GAS METER
	WATER VALVE
	LIGHT POLE
	WATER METER
	TRAFFIC CONTROL SIGN
	POWER POLE
	DOWN GUY

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

FIRE PROTECTION PLAN

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
42
OF 59

Project No.:
25003875

Drawing: C:\pwworking\dll-dct-prod\victor.ostiguin\d0264291\25003875-CD-UT.dwg
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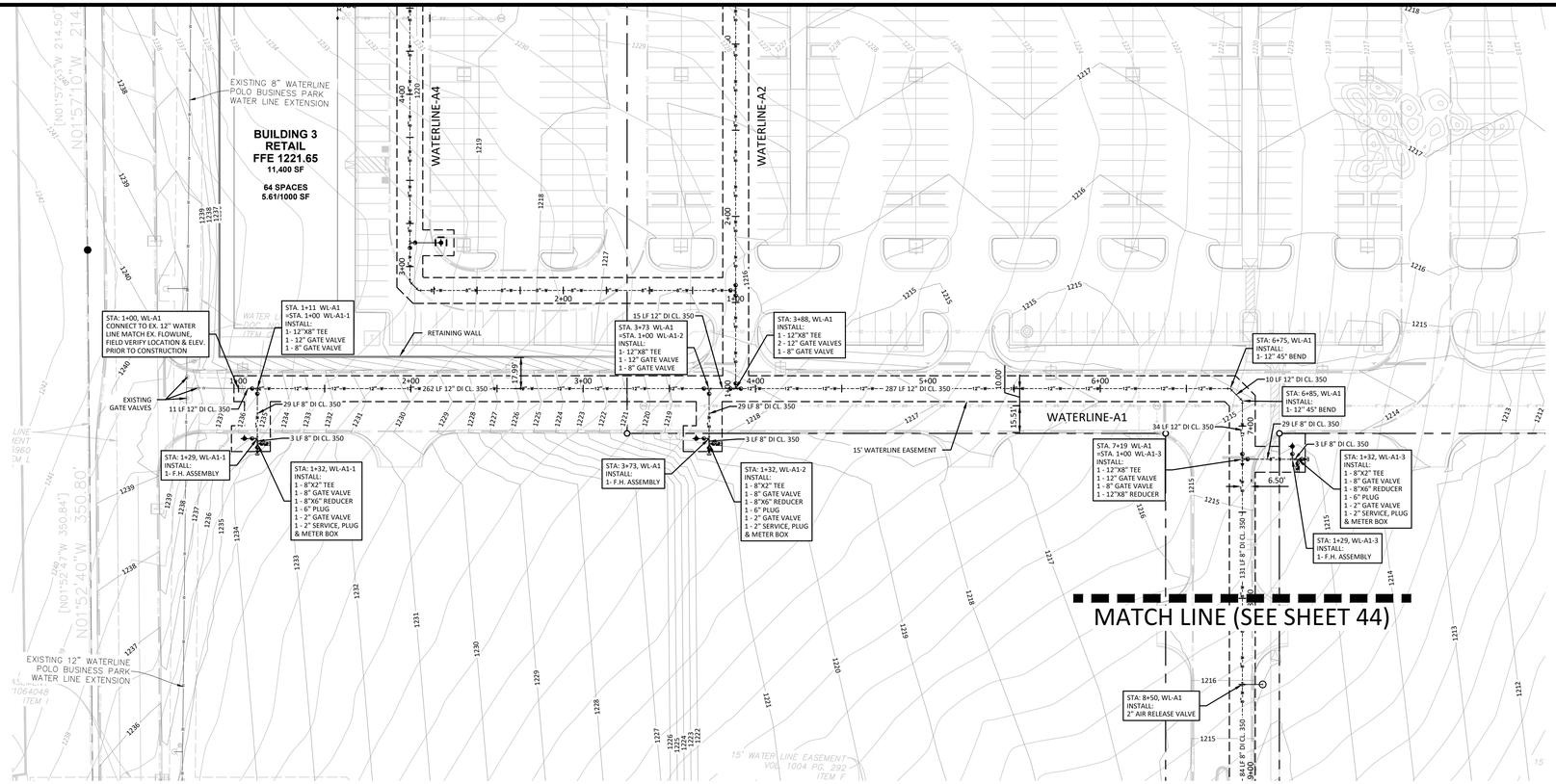

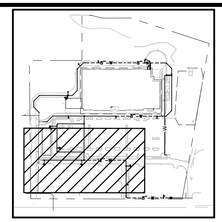

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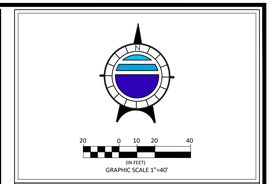

WATER LEGEND

- WATER LINE
- WASTEWATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPERTY LINE
- LOT LINE
- WTR LINE EASEMENT
- EASEMENT LINE
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- PR CONTOURS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FIBER OPTIC CABLE
- CLEAN OUT
- FIRE HYDRANT
- GAS METER
- WATER VALVE
- WATER METER

WATER NOTES:

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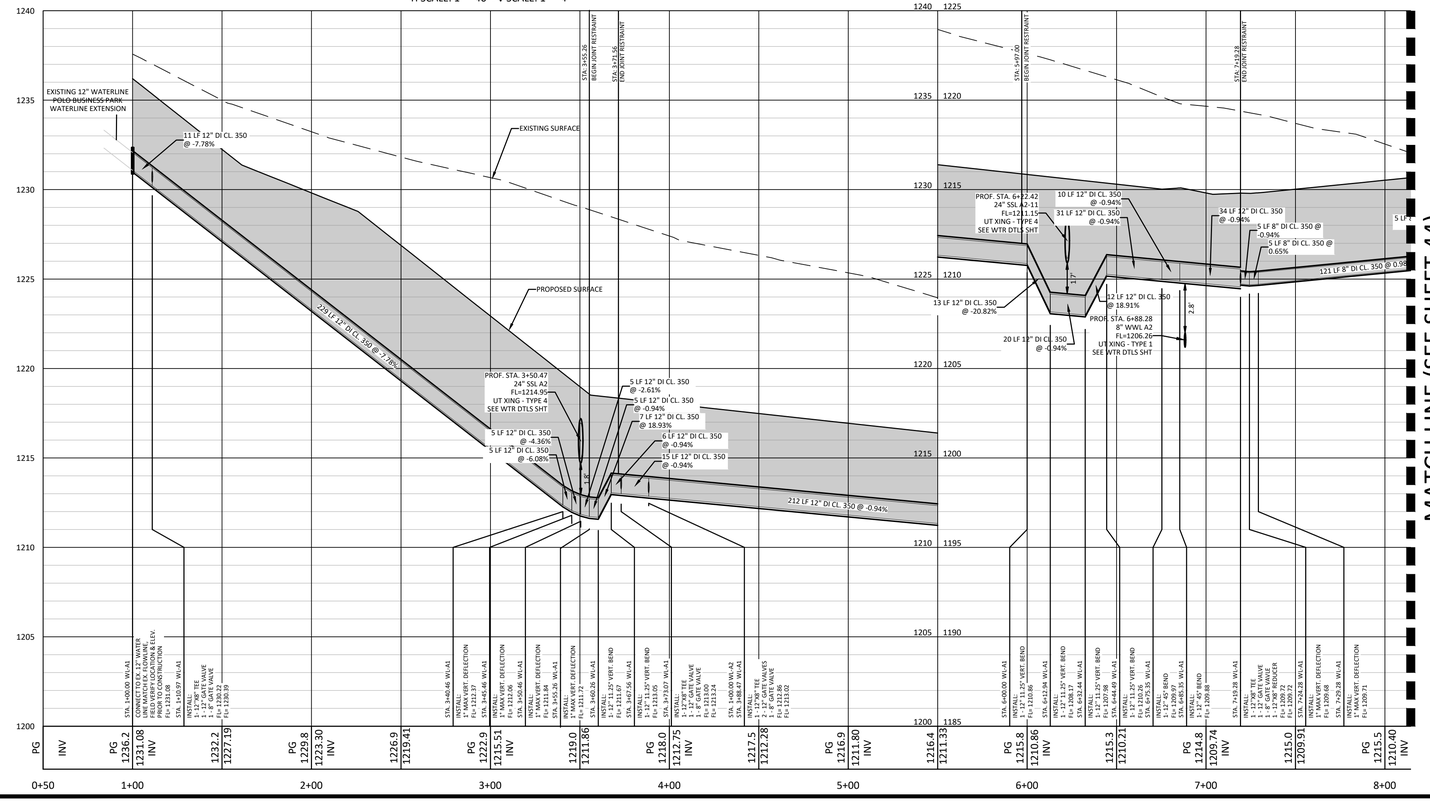
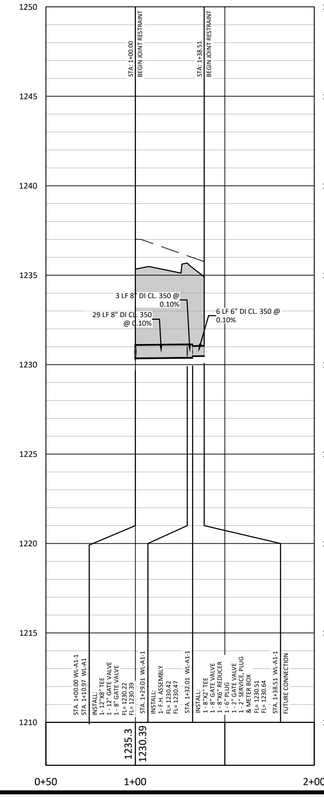
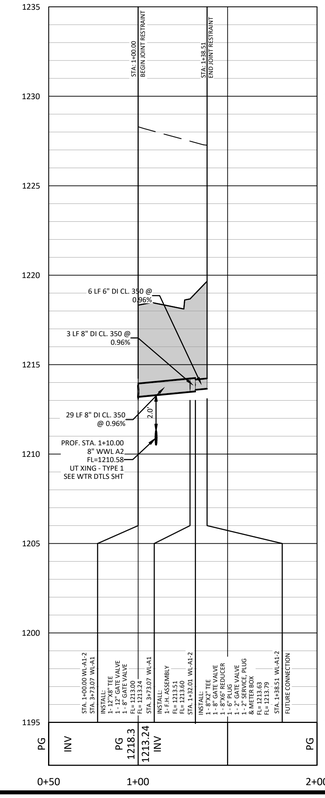
8. WATER SERVICES SHALL BE INSTALLED USING BLACK HDPE PIPE. COPPER IS NOT ALLOWED. ALL SERVICE SADDLES SHALL BE 2" TO THE BALL VALVE.







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VICTOR OSTOJIN 145784 LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE (SHEET 1 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET 43 OF 59

Project No.: 25003875

Drawing: C:\pwworking\jf-dct-prod\victor.ost\gu\d0262429\125003875-CD-WTR.dwg
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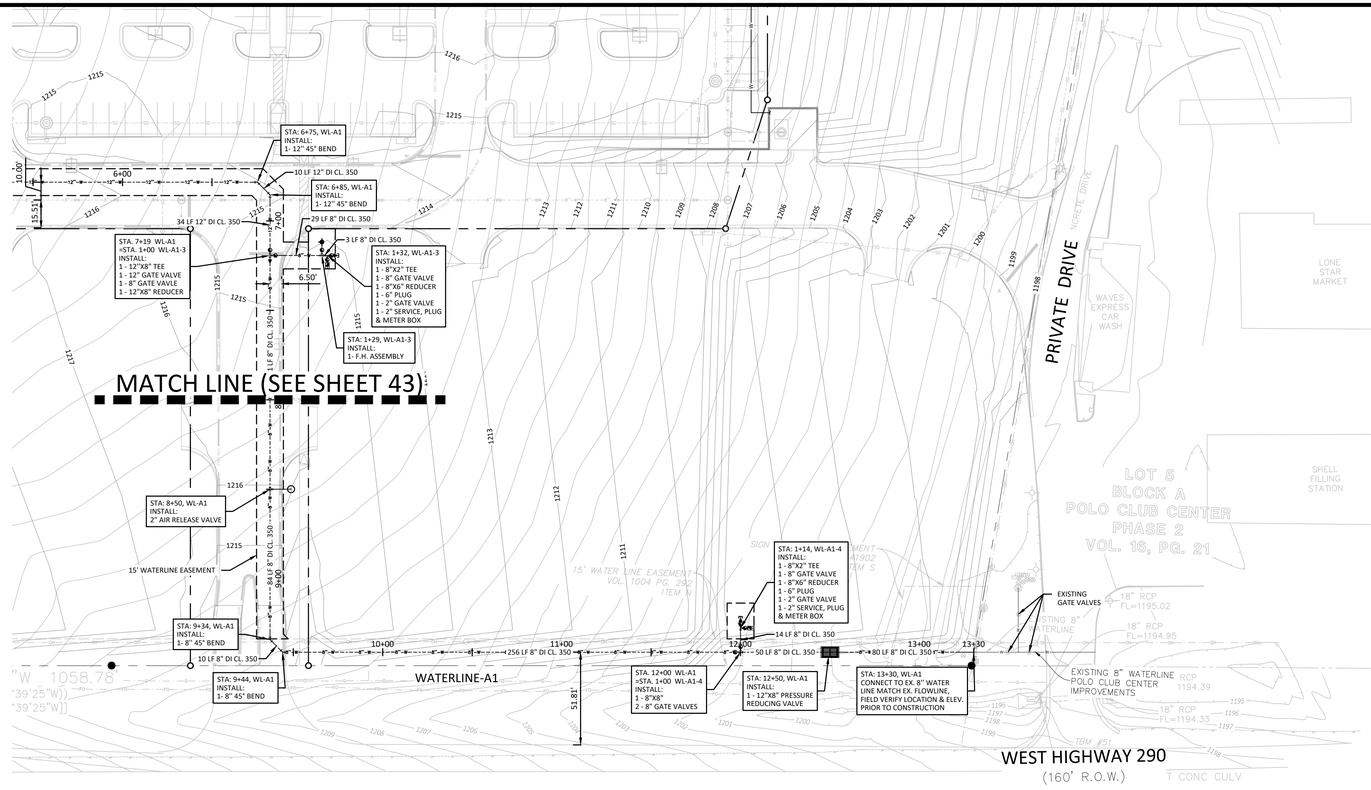

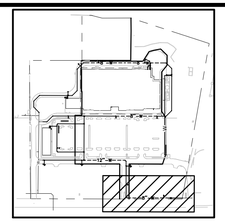

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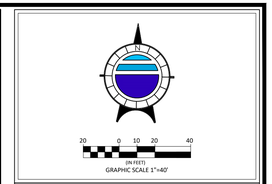

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- WASTEWATER LINE
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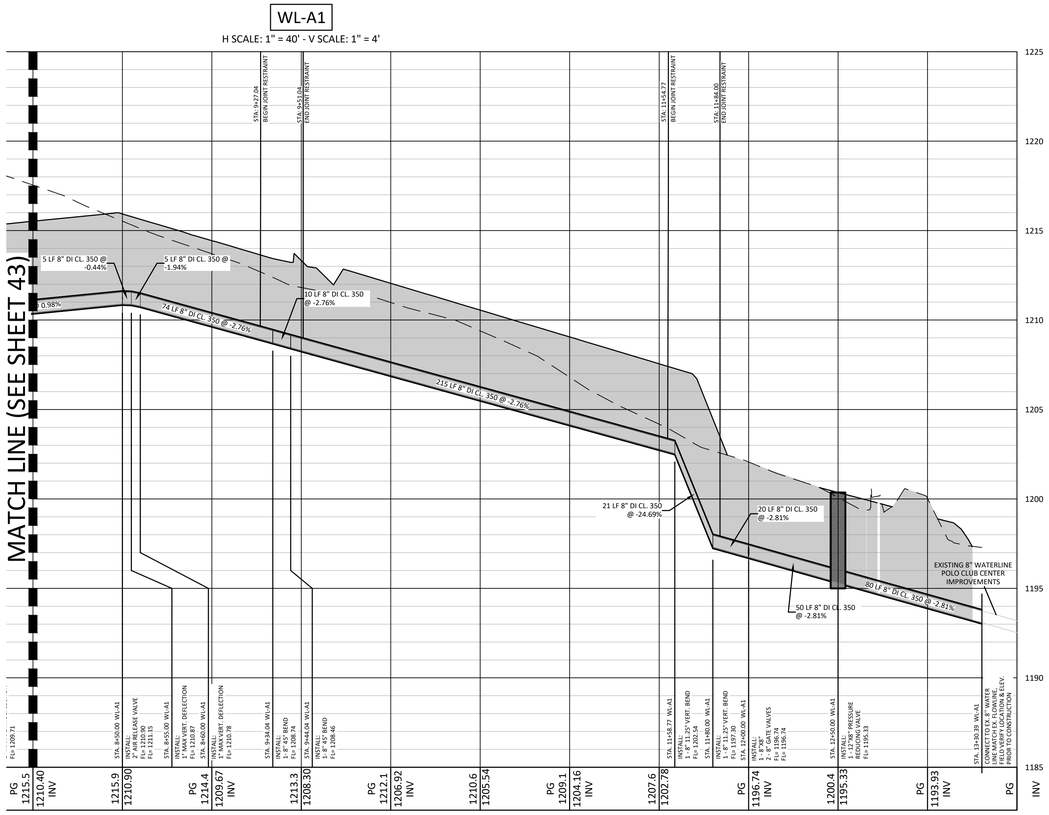

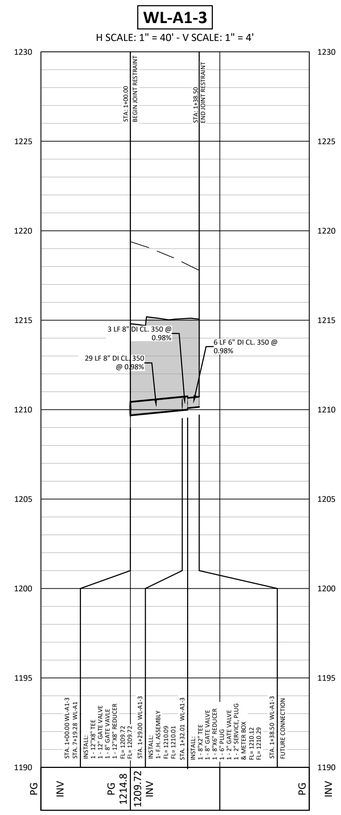

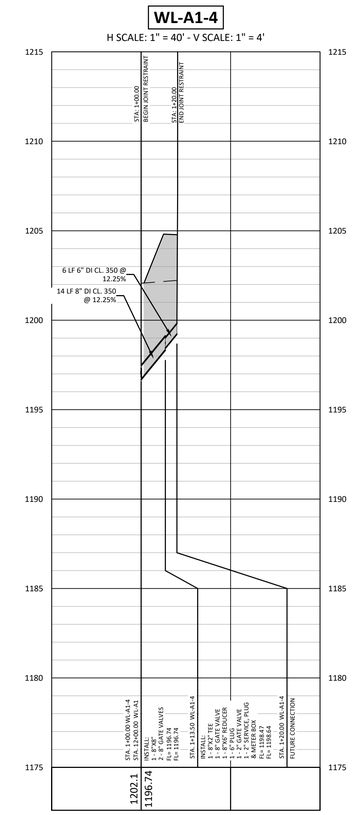

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TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
145784
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE (SHEET 2 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
44
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dcc-prod\victor.ost@um\d026429\125003875-CD-WTR.dwg
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Last Modified: Jan. 05, 26 - 16:49
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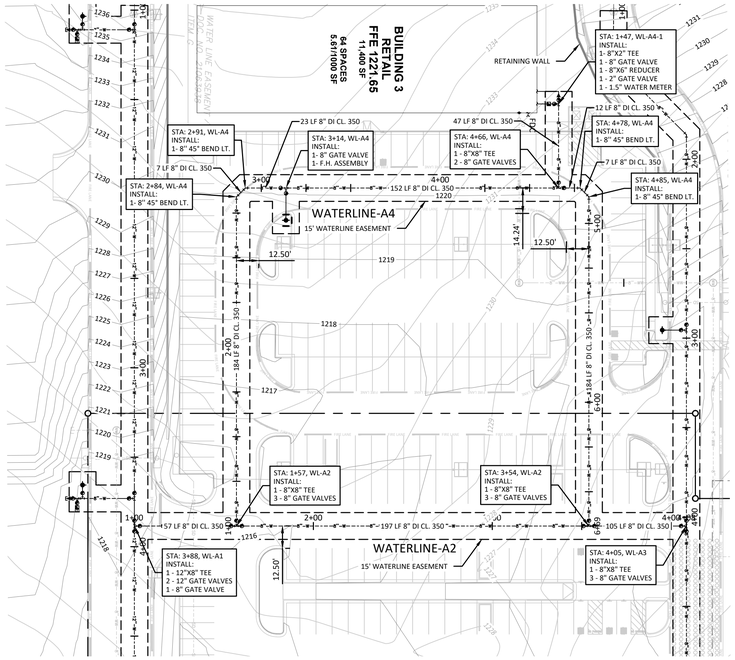
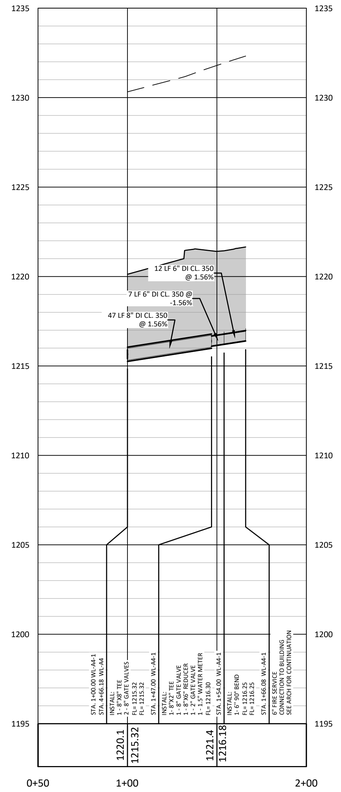
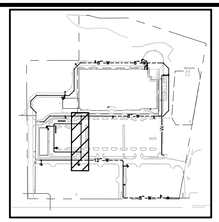


WL-A4-1

H SCALE: 1" = 40' - V SCALE: 1" = 4'





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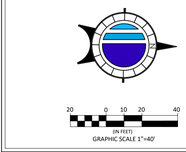

WATER LEGEND

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- PROPOSED CURB INLET
- PROPERTY LINE
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- WIRE FENCE
- WOOD FENCE
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- OVERHEAD ELECTRIC
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- FIBER OPTIC CABLE
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- WATER VALVE
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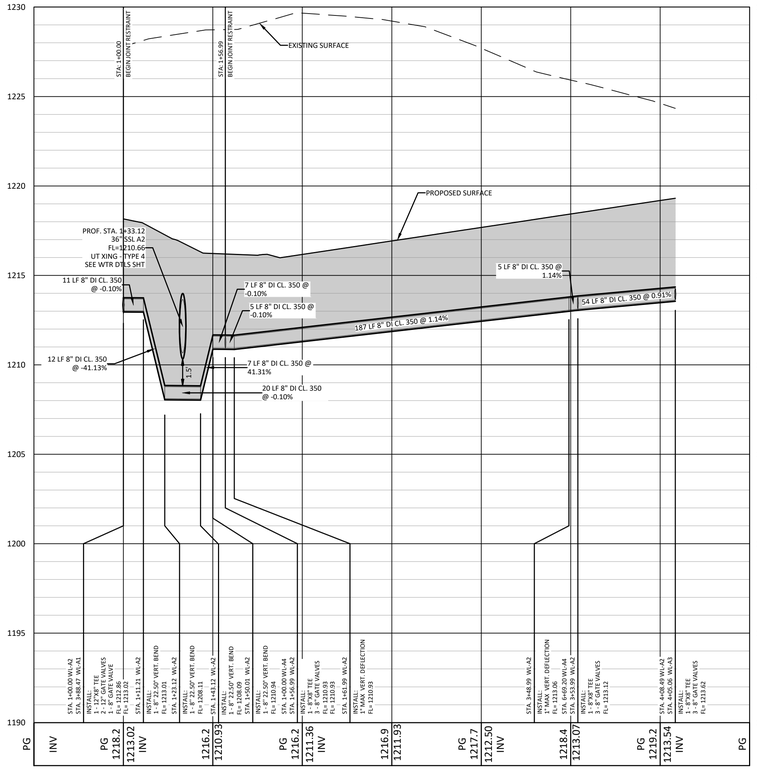
10. GATE VALVE.

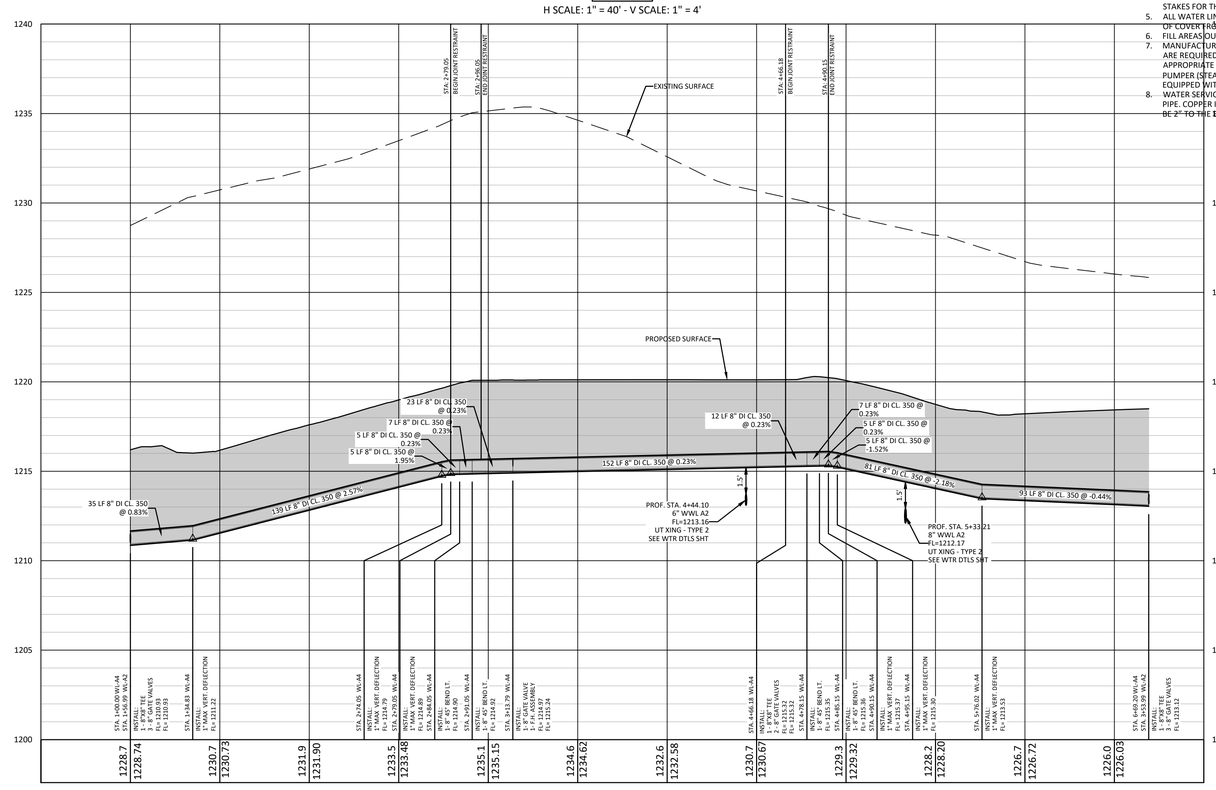
WL-A2

H SCALE: 1" = 40' - V SCALE: 1" = 4'



WL-A4

H SCALE: 1" = 40' - V SCALE: 1" = 4'



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STATE OF TEXAS
VICTOR OSTIGUIN
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LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE (SHEET 3 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
45
OF 59

Project No.: 25003875

Drawing: C:\pwworking\klf-dct-prod\victor.ostiguin\d0164291\25003875-CD-WTR.dwg
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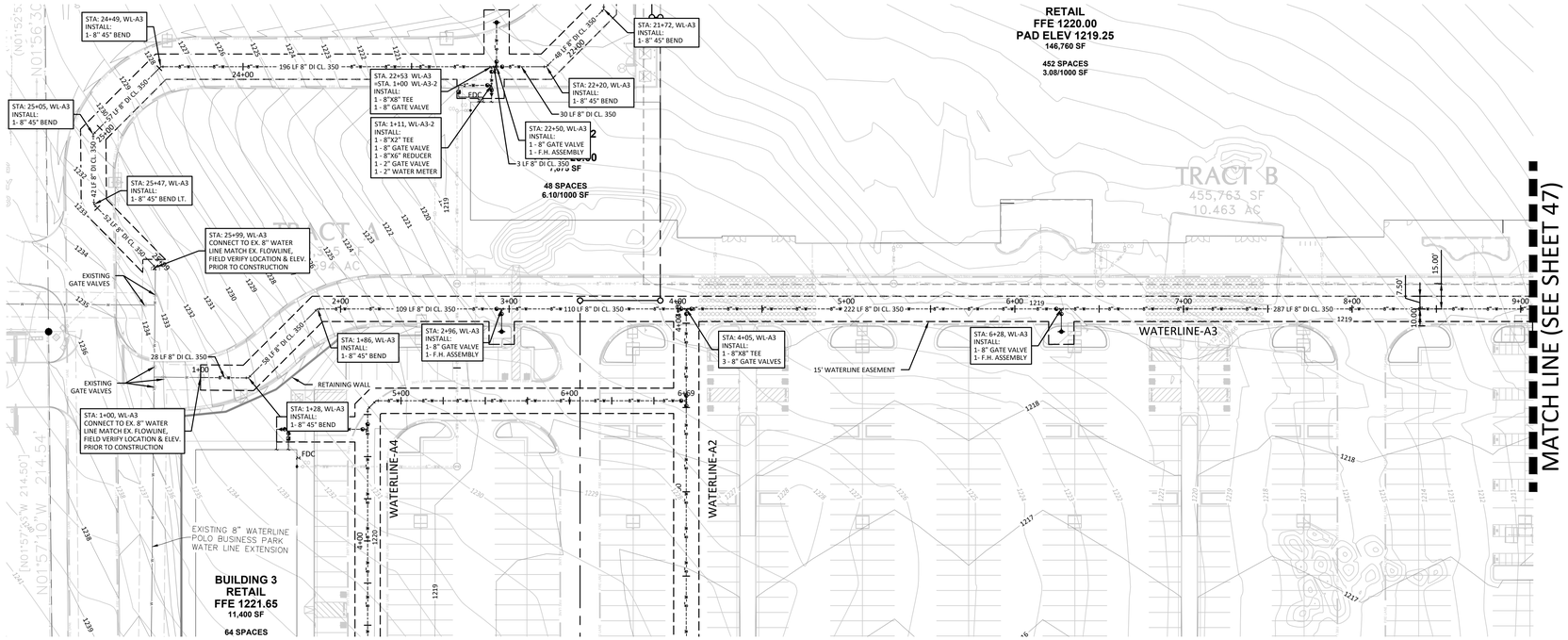

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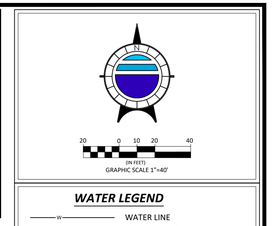

20 0 10 20 40
(IN FEET)
GRAPHIC SCALE 1"=40'

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- WATER LINE
- WASTEWATER LINE
- PROPOSED STORM SEWER LINE
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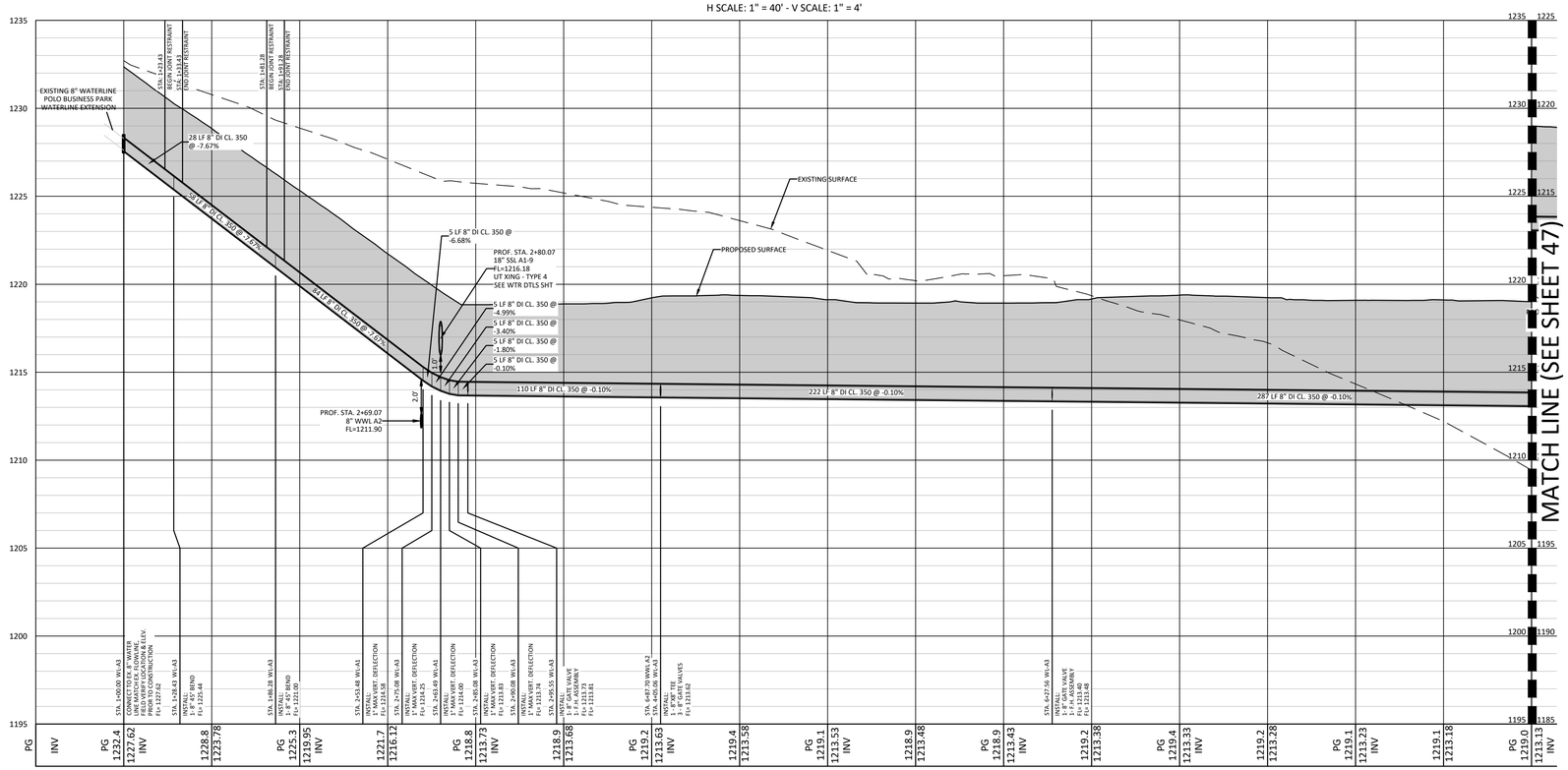
WL-A3

H SCALE: 1" = 40' - V SCALE: 1" = 4'



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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE
(SHEET 4 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
46
OF 59

Project No.:
25003875

Drawing: C:\powerworking\kf-dcs-prod\victor.ostiguin\d0264291\25003875-CO-VTR.dwg
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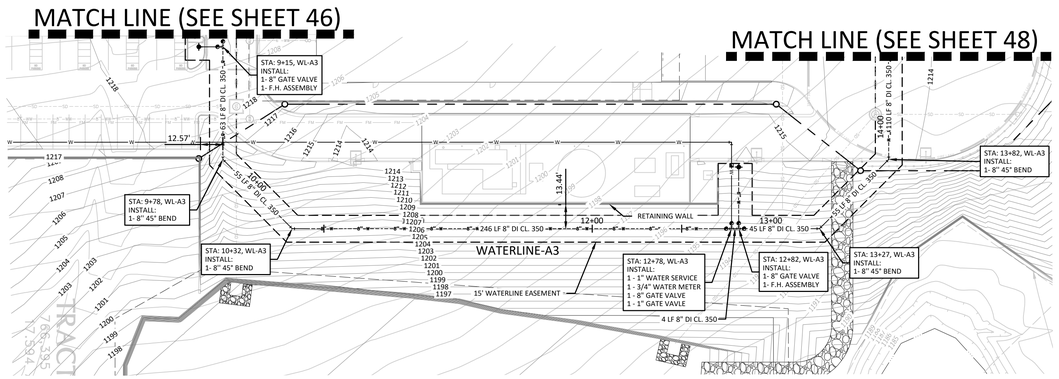

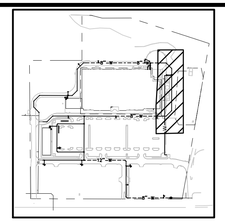

KEYMAP

WATER LEGEND

- WATER LINE
- WASTEWATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPERTY LINE
- LOT LINE
- WTR LINE EASEMENT
- EASEMENT LINE
- 1008 EX CONTOURS
- 1000 PR CONTOURS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- FIBER OPTIC CABLE
- CLEAN OUT
- FIRE HYDRANT
- GAS METER
- WATER VALVE
- WATER METER

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WL-A3

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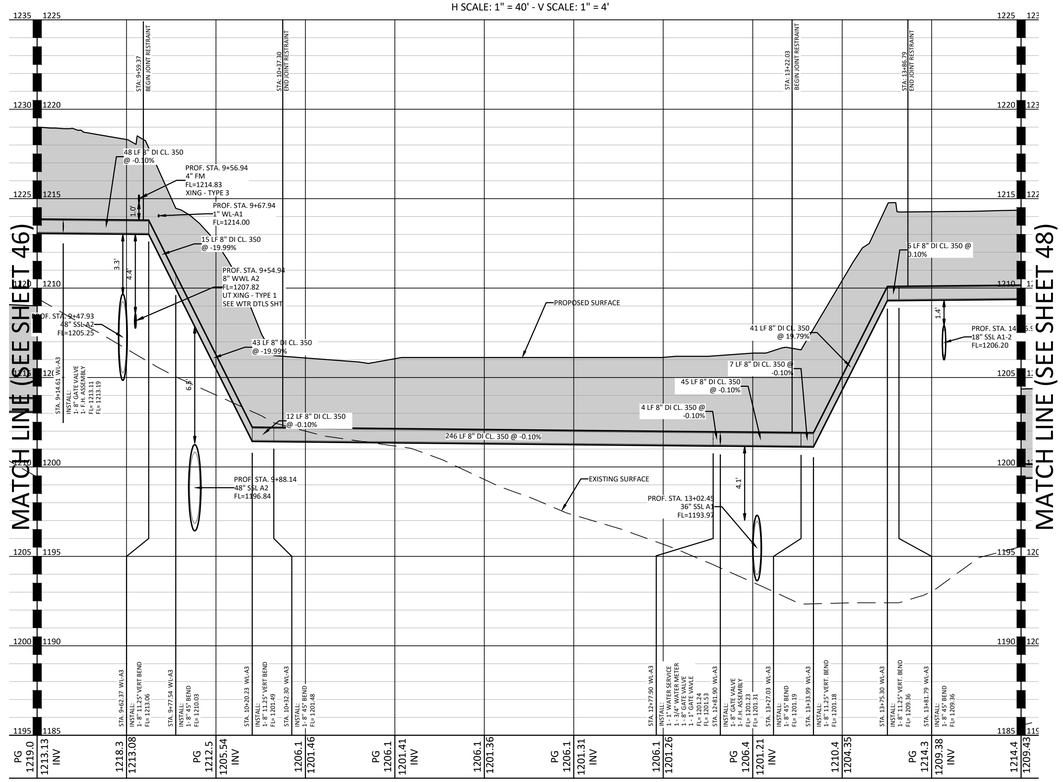

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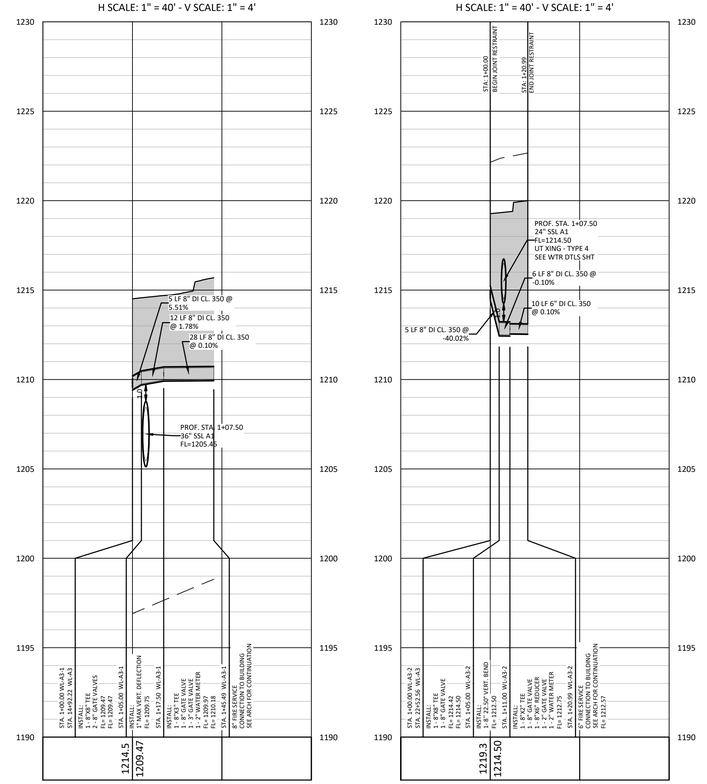

WL-A3-2

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PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE (SHEET 5 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET 47 OF 59

Project No.: 25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0264291\25003875-CO-WTR.dwg
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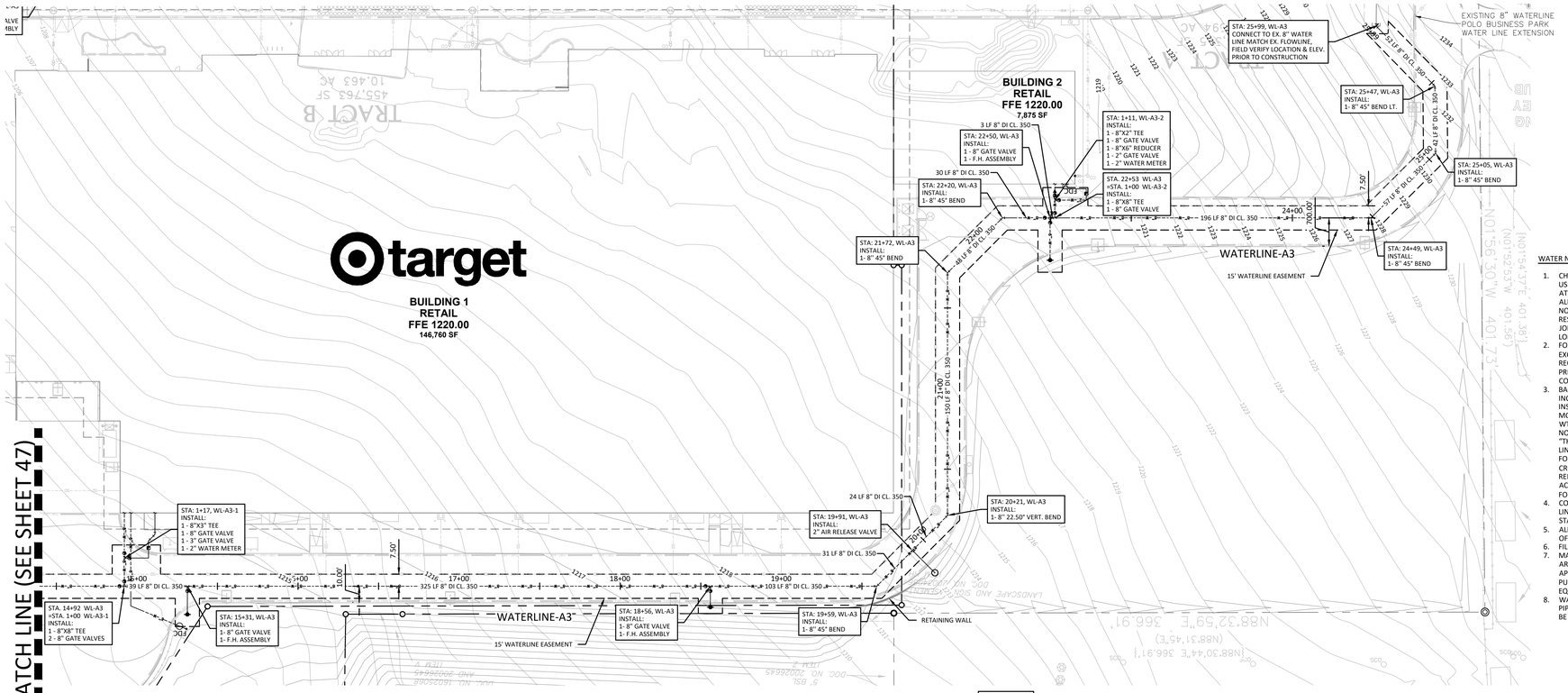

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STATE OF TEXAS
VICTOR OSTIGUIN
4578
REGISTERED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL

US HWY 290
DRIPPING SPRINGS, TX

PUBLIC WATER PLAN AND PROFILE (SHEET 6 OF 6)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
48
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dcs-prod\victor.ostiguin\d0264291\25003875-CD-WTR.dwg
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Last Modified: Jan. 05, 26 - 16:49
Plot Date/Time: Jan. 29, 26 - 14:23:17

DOC. NO. 20026845
ITEM Z

DOC. NO. 20026845
ITEM V

EASEMENT
2003408
ITEM H

RETAIL
FFE 1220.00
PAD ELEV 1219.25
128,660 SF

RETAIL
FFE 1220.00
7,875 SF

CANNONADE TREATMENT PLANT PAD
7,500 SF

GRAPHIC SCALE 1"=20'

EL= 1218.29
EL= 1219.79
EL= 1219.53
EL= 1220.00
EL= 1219.64
EL= 1218.94
EL= 1218.24
EL= 1217.54
EL= 1216.84
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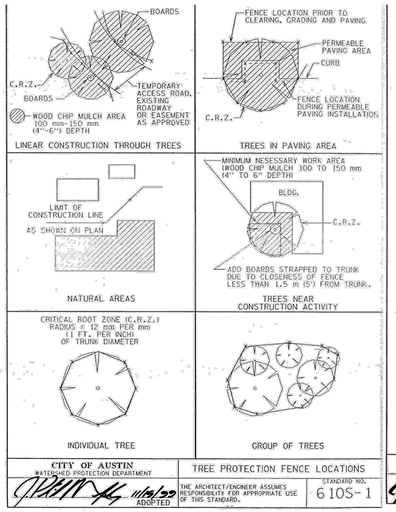

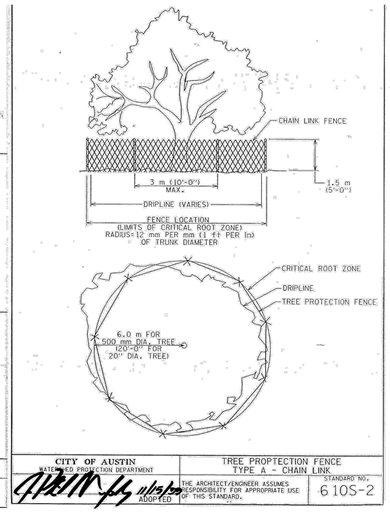

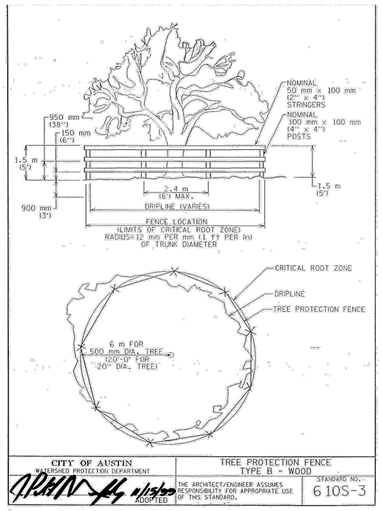

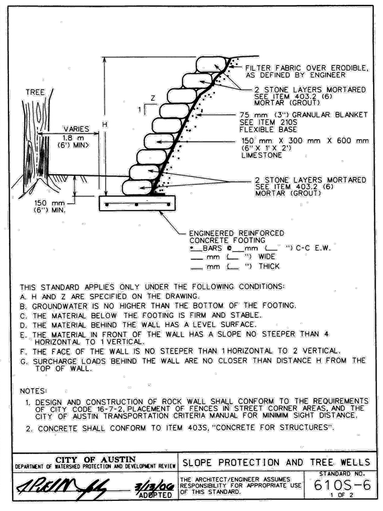

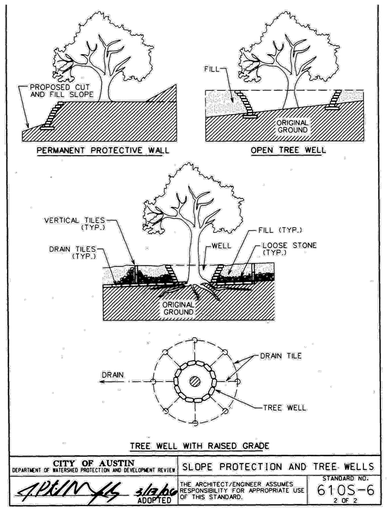

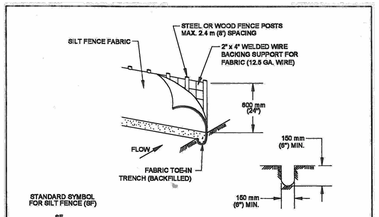

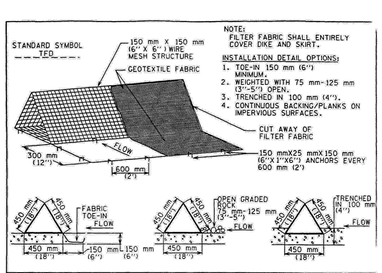

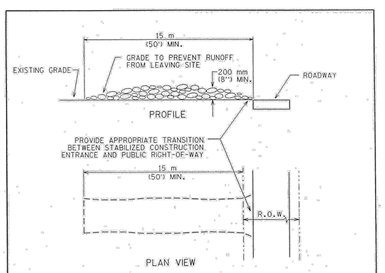

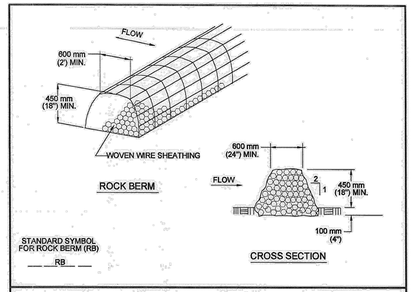

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EROSION CONTROL DETAILS

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
50
OF 59

Project No.: 25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
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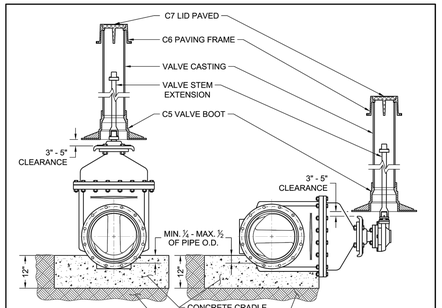


*** 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

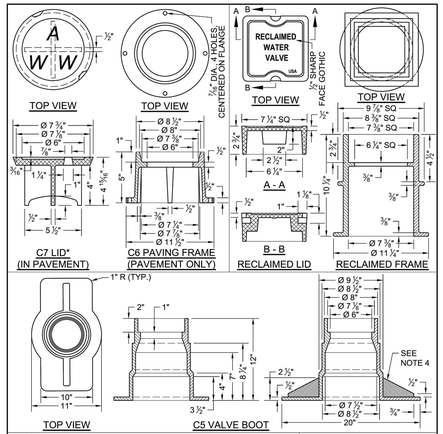
VERTICAL VALVE

HORIZONTAL VALVE
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:
1. WELD SOCKET 2⅜" 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"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	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"	
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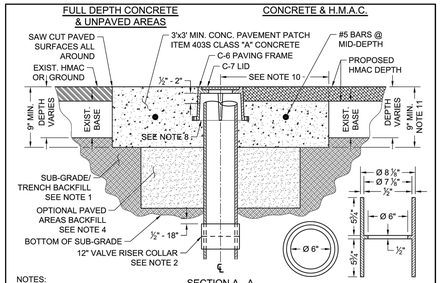
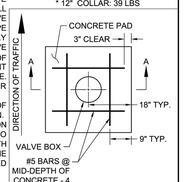
FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.



SECTION A - A

* 12" COLLAR: 39 LBS



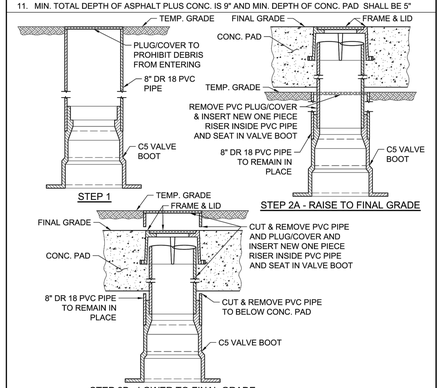
PLAN VIEW

NOTES:
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, 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 18" 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'.

12" VALVE RISER COLLAR

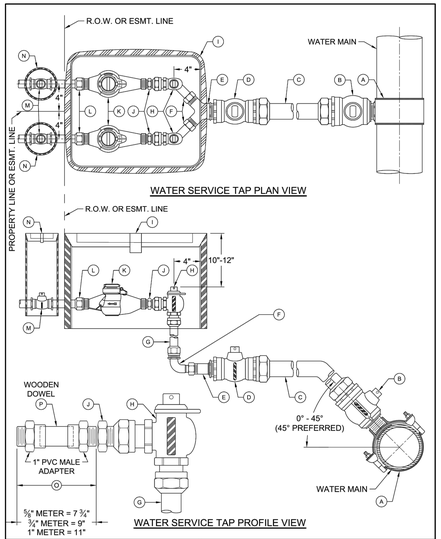
CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 3 OF 4

NOTES (CONT'):
8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L 05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-01 4 OF 4



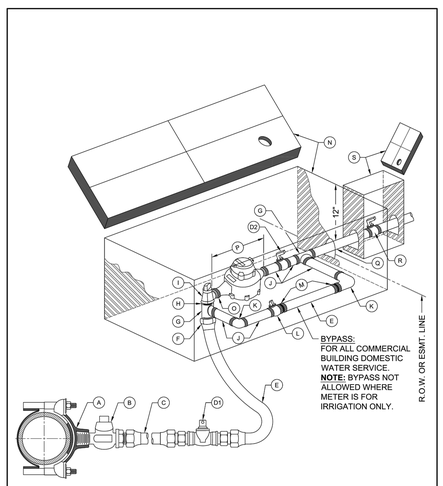
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE 08/16/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01B 1 OF 2

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 ½" LONG x ⅞" DIA. 1" METERS: 8 ½" 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 3'. 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



CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-04 1 OF 2

MATERIALS LIST:
- A. 2" SERVICE CLAMP
- B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
- C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
- D1. 2" BALL VALVE, SPL WW-27S
- D2. 2" BALL VALVE, SPL WW-27S
- E. 2" COPPER SERVICE TUBING
- F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
- G. 2" BRASS TEE
- H. 2" BRASS CLOSE-NIPPLE
- I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET
- J. 2" BRASS NIPPLE
- K. 2" BRASS ELBOW
- L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
- M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
- N. RECTANGULAR METER BOX AND COVER; SPL WW-145A
- O. BRASS ADAPTER (2" x 1 ½") FOR 1 ½" METER ONLY
- P. WATER METER. LENGTH 13", (PURCHASED FROM AUSTIN WATER)
- Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
- R. CUSTOMER CUT-OFF VALVE
- S. CUSTOMER VALVE BOX AND LID

NOTES:
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" 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. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING 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	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-04 2 OF 2

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VICTOR OSTIGUIN
145784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

WATER DETAILS (SHEET 1 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
51
OF 59

Project No.:
25003875

Drawing: C:\pw\working\ldf-dct-prod\Victor.ostiguin\d0064291\25003875-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 16:55
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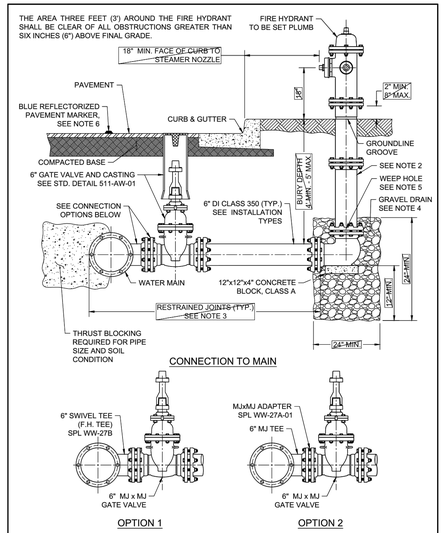
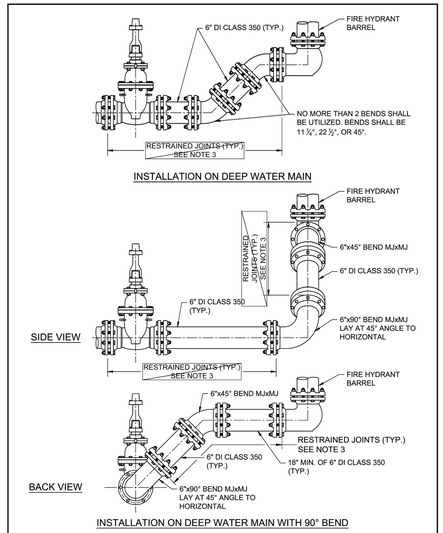


CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 1 OF 3

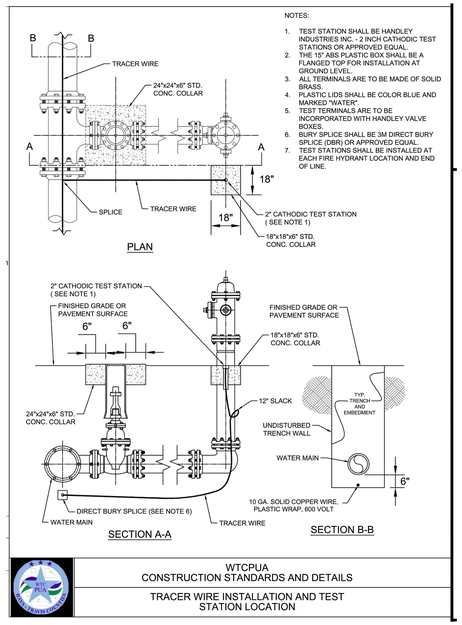


CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 2 OF 3

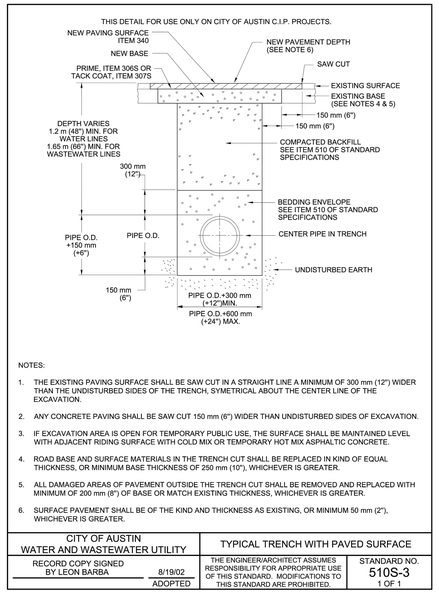
NOTES: APPLICABLE TO ALL INSTALLATION TYPES.

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 INCLUDING MJ RESTRAINT OF TEE AT THE MAIN. JOINTS SHOWN MAY VARY. SEE SPL WW-27A, WW-27A-01, 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. 620.
5. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS. CUT SLITS IN POLY-FILM WRAP AT BOOT TO ALLOW WATER TO ESCAPE FROM WEEP HOLES AND POLY-WRAP.
6. A BLUE TYPE II-B-8 REFLECTORIZED PAVEMENT MARKER, CONFORMING TO STANDARD SPECIFICATION ITEM NO. 8635, SHALL BE PLACED 2 TO 3 FEET OFFSET FROM THE CENTERLINE OF PAVED STREETS, ON THE SIDE OF AND IN LINE WITH ALL NEWLY INSTALLED FIRE HYDRANTS.

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 3 OF 3



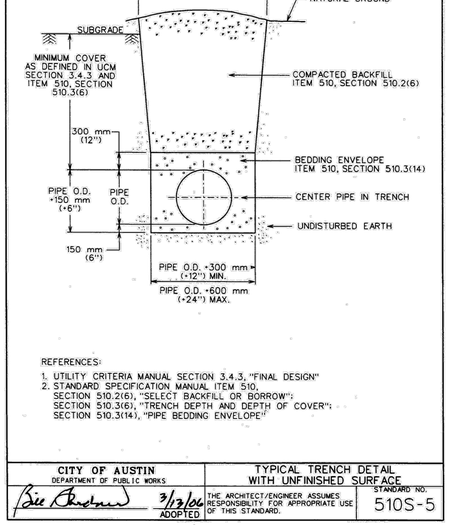
	WTCPUA CONSTRUCTION STANDARDS AND DETAILS TRACER WIRE INSTALLATION AND TEST STATION LOCATION



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 RIDING 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	
RECORD COPY SIGNED BY LEON BARBA 8/19/02 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510S-3 1 OF 1



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	
3/13/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5

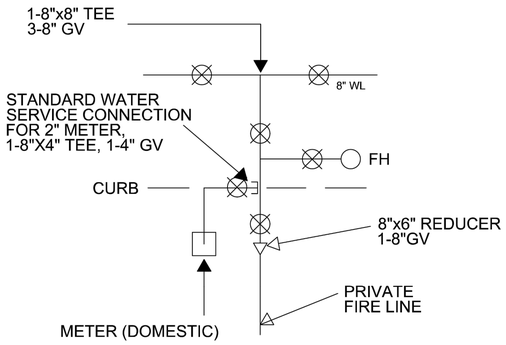
Joint Restraint Table

Fitting Type	Bend Angle (°)	Soil Type	Safety Factor	Trench Type	Min. Depth of Bury (ft)	Test Pressure (psi)	Branch Size (in)	Nominal Size (in)	Length Along Run (ft)	*Restraint Length (Ductile Iron)
Horizontal Bend	45	GW	1.5	5	4	150		8		5
Horizontal Bend	45	GW	1.5	5	4	150		12		7
Vertical Bend	45	GW	1.5	5	4	150		8		High 12-5 Low
Vertical Bend	22.5	GW	1.5	5	4	150		8		High 6-3 Low
Vertical Bend	11.25	GW	1.5	5	4	150		8		High 3-2 Low
Vertical Bend	45	GW	1.5	5	4	150		12		High 17-7 Low
Vertical Bend	22.5	GW	1.5	5	4	150		12		High 8-4 Low
Vertical Bend	11.25	GW	1.5	5	4	150		12		High 4-2 Low
*Tee		GW	1.5	5	4	150	8	8	5	8
*Tee		GW	1.5	5	4	150	8	12	5	1
Reducer		GW	1.5	5	4	150		8		22
Dead End		GW	1.5	5	4	150		8		29

*Length along run may vary with field conditions and construction methods, consult manufacturer recommendations.
**Joint restrainte calculations are estimations based on EBAA Joint Restraint Calculator reference, consult manufacturer recommendations.

Water Meter Length and Total Length with Gaskets

Description	Meter Length	With Gaskets
5/8" Water Meter	7.5" inches	7.75" inches
3/4" Water Meter	7.5" inches	7.75" inches
1" Water Meter	10.75" inches	11" inches
1.5" Water Meter	13" inches	13.25" inches
2" Water Meter	17" inches	17.25" inches
3" Master Meter	12" inches	12.25" inches
4" Master Meter	14" inches	14.25" inches
6" Master Meter	18" inches	18.25" inches
8" Master Meter	20" inches	20.25" inches
10" Master Meter	17.75" inches	18" inches
12" Master Meter	19.75" inches	20" inches



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LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

WATER DETAILS (SHEET 2 OF 3)

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
52
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dcs-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
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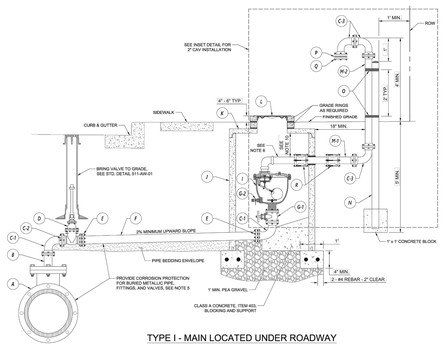
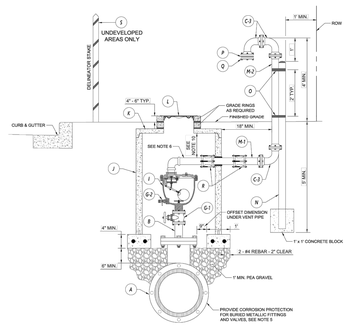


TYPE I - MAIN LOCATED UNDER ROADWAY



TYPE II - MAIN LOCATED OUTSIDE ROADWAY

TABLE 1 FOR ITEM A	
MAIN SIZE (IN)	FLANGED TEE BRANCH OR OUTLET (IN)
8	8
12	12
16	12
24	16
30	20
36	20

A. AIR ACCUMULATOR, DI TEE (MJ x MJ x FL), WW-27C, OR DI PIPE WITH FLANGED OUTLET, WW-27 (SEE TABLE 1 FOR SIZING)

B. FL x FL REDUCING SPOOL, WW-463, SEE NOTE 8

C-1. 90° BEND (4" or 6", FL x MJ), WW-27C, SEE NOTE 8

C-2. JOINT RESTRAINT DEVICE FOR MJ BELL CONNECTION (4" OR 6"), WW-27A-01

C-3. 90° BEND (4" OR 6", FL x FL), WW-27C

D. GATE VALVE (4" OR 6", MJ x MJ), WW-700

E. WEDGE-ACTION MJ RESTRAINT DEVICE, WW-27A, OR HDPE MJ ADAPTER, WW-706A (4" OR 6")

F. DI PIPE (FE x PE), WW-27A, OR HDPE PIPE W/ MJ ADAPTERS, WW-706 (4" OR 6"), SEE NOTE 9

G-1. ISOLATION VALVE (2", 4" OR 6"), SEE NOTE 4 AND INSET DETAIL

G-2. THREADED BALL VALVE (SUPPLIED AND INSTALLED BY AUSTIN WATER)

H. THREADED COMPANION FLANGE (4" x 2"), WW-463

I. COMBINATION AIR VALVE (CAV), WW-462A

J. 2" CAV: 48" DIA. PRECAST MANHOLE SECTION
4" CAV: 60" DIA. PRECAST MANHOLE SECTION
6" CAV: 72" DIA. PRECAST MANHOLE SECTION
WW-146

K. REINFORCED PRECAST CONCRETE FLAT TOP LID, AASHTO H-20 LOADING (w/24" DIA. OPENING CENTERED IN LID)

L. 32" MANHOLE COVER CASTING SETS (w/32" TOP FLANGE RING, CAST "POTABLE WATER" OR "RECLAIMED WATER" INTO COVER), WW-218

M-1. DI VENT PIPE (4" OR 6", FL x PE), SEE NOTE 6

M-2. DI VENT PIPE (4" OR 6", FL x FL), SEE NOTE 6

N. DI SUPPORT PIPE FILLED WITH CONCRETE (4" OR 6"), SEE NOTE 6

O. 1" x 1/4" GALVANIZED STRAPS

P. NO. 16 MESH 316 STAINLESS STEEL CLOTH

Q. RETAINER FLANGE (OPENING TO MATCH I.D. OF VENT PIPE)

R. TRANSITION COUPLING, WW-606

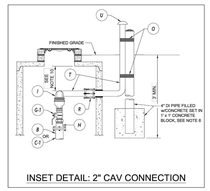
S. DELINEATOR STAKE, SEE NOTE 7

T. 2" GALVANIZED IRON PIPE, SEE NOTE 6

U. SCREEN COVER VENT CAP (#401 CLAY AND BAILEY MFG. CO. OR EQUIVALENT)

NOTES:

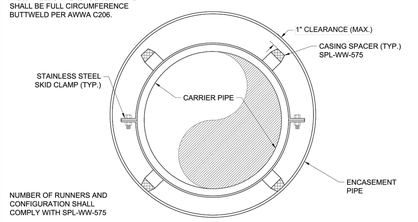
1. ENTIRE CAV ASSEMBLY SHALL BE LOCATED IN EASEMENT OR R.O.W.
2. CAV SHALL BE INSTALLED IN A MANNER WHICH WILL ALLOW REMOVAL OF ASSEMBLY FROM VAULT WITHOUT REMOVAL OF PRECAST CONCRETE LID. VAULT SHALL NOT BE INSTALLED IN A TRAFFIC AREA.
3. CONCRETE PIPE PENETRATIONS SHALL BE CORE BIT DRILLED. VOID SHALL BE SEALED WITH LINKSEAL LS300 OR APPROVED EQUAL.
4. FOR 2" CAV, USE BALL VALVE (THREADED) WITH LEVER HANDLE PER WW-68; FOR 4" AND 6" CAV, USE GATE VALVE (FL x FL) WITH HAND WHEEL PER WW-700.
5. WRAP BURIED METALLIC PIPE, FITTINGS AND VALVES IN 8 MIL POLYETHYLENE ENCASEMENT (PER WW-272).
6. CAV OUTLET SHALL BE CONNECTED DIRECTLY TO VENT PIPE. IN DEVELOPED AREAS, VENT PIPE SHALL BE LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC. EXTERIOR OF VENT PIPE AND DI SUPPORT PIPE SHALL BE PAINTED BLUE FOR POTABLE OR PURPLE FOR RECLAIMED PER WW-3C. SURFACE PREPARATION SHALL BE PER PAINT MANUFACTURER'S REQUIREMENTS.
7. IN UNDEVELOPED AREAS INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OR AS DIRECTED BY AW. DELINEATOR SHALL BE BLUE FOR POTABLE OR PURPLE FOR RECLAIMED AND EXTEND AT LEAST 60" ABOVE FINISHED GRADE. DELINEATOR SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
8. REDUCING SPOOL FOR ITEM B SHALL BE 4" DIAMETER FOR A 2" OR 4" CAV, OR 6" DIAMETER FOR A 6" CAV.
9. RECLAIMED WATER SERVICE: ALL BURIED RECLAIMED PIPE AND FITTINGS SHALL BE MANUFACTURED PURPLE PIPE OR WRAPPED IN PURPLE POLYETHYLENE PER WW-272. HDPE PIPE, IF USED, SHALL BE MANUFACTURED WITH PURPLE STRIPES PER WW-706. ALL NON-BURIED PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE OR PAINTED PURPLE PER WW-3C.
10. FOR 2" CAV, 6" MINIMUM AND 12" MAXIMUM. FOR 4" - 6" CAV, 12" MINIMUM AND 24" MAXIMUM. FLANGED SPOOLS LONGER THAN 12" ARE PROHIBITED BELOW CAV TO OBTAIN REQUIRED HEIGHT.
11. AT FLANGED CONNECTIONS, USE FULL FACE 1/8" THICK RED RUBBER GASKETS, NUTS AND BOLTS SHALL BE STAINLESS STEEL (S304 OR S316), OR HIGH-STRENGTH LOW-ALLOY STEEL WITH A BLUE FLUOROPOLYMER FINISH.



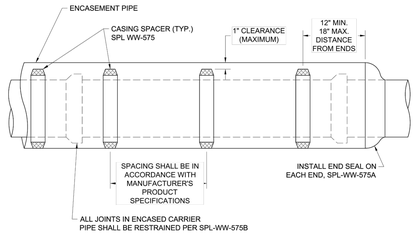
INSET DETAIL: 2" CAV CONNECTION

CITY OF AUSTIN AUSTIN WATER	COMBINATION AIR VALVE (CAV) ASSEMBLIES FOR POTABLE AND RECLAIMED SERVICE (2", 4" & 6" ONLY)	
JEFF A. KYLE 09/11/2024 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-04A 1 OF 1

FIELD WELDS IN ENCASEMENT PIPE SHALL BE FULL CIRCUMFERENCE BUTTWELD PER AWWA C206.



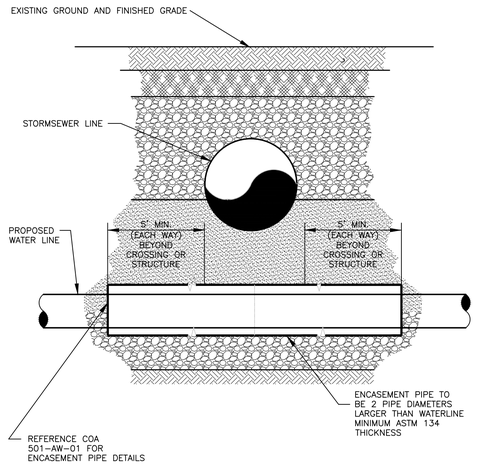
NUMBER OF RUNNERS AND CONFIGURATION SHALL COMPLY WITH SPL-WW-575



APPLICABLE REFERENCES:
STANDARD SPECIFICATION: ITEM 505.4 & 510.3 (19)

CITY OF AUSTIN AUSTIN WATER	ENCASEMENT PIPE DETAIL WITH CASING SPACERS	
JEFF A. KYLE 02/22/2021 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 501-AW-01 1 OF 1

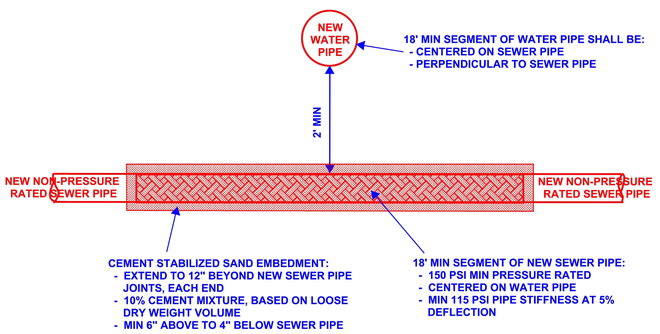
UTILITY CROSSING DETAIL TYPE 4



UTILITY CROSSING DETAILS

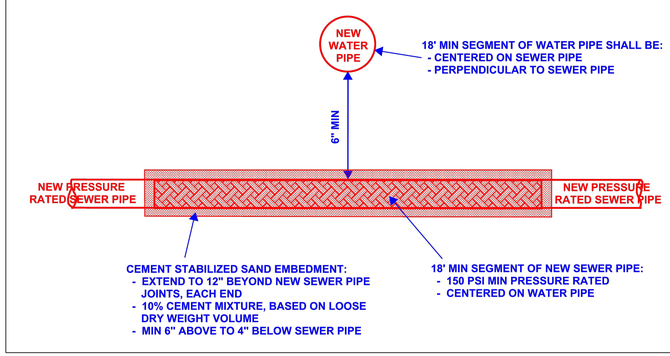
NEW WATER CROSSING OVER NEW NON-PRESSURE SEWER <9' SEPARATION - PRESSURE RATED PIPE OPTION
290.44 (e)(4)(B)(ii)(I)

TYPE 1



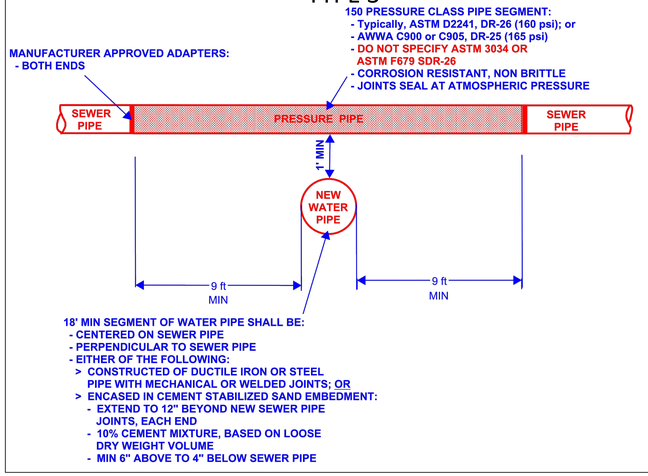
NEW WATER CROSSING OVER NEW PRESSURE SEWER MAIN <9' SEPARATION
290.44 (e)(4)(B)(iv)

TYPE 2



NEW WATER CROSSING UNDER EX OR NEW SEWER <9' SEPARATION
290.44 (e)(4)(B)(iii)

TYPE 3



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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

WATER DETAILS (SHEET 3 OF 3)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
53
OF 59

Project No.:
25003875

Drawing: C:\pwworking\jdf-dcs-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 16:55
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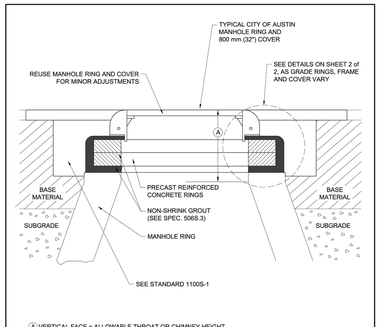


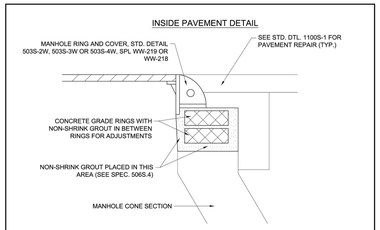
(A) VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT
= NEW CONSTRUCTION = 525mm = (21") Max.
= EXISTING CONSTRUCTION = 675mm (27") Max.

NOTES:

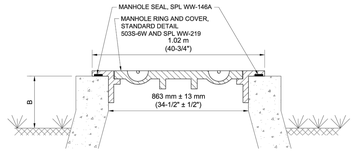
1. NON-SHRINK GROUT SHALL NOT EXCEED 25 mm (1") IN ANY DIMENSION.
2. SUB-GRADE AND BASE MATERIALS SHALL BE COMPACTED ACCORDING TO ITEMS 201S AND 210S, RESPECTIVELY, OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. REFER TO STANDARD 1100S-1 FOR REPAIRS AROUND MANHOLES.
4. SEE STANDARD 506S-4A FOR HDPE RING INSTALLATION (FOR USE IN PAVED AREAS ONLY).

CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-4 1 OF 2

INSIDE PAVEMENT DETAIL



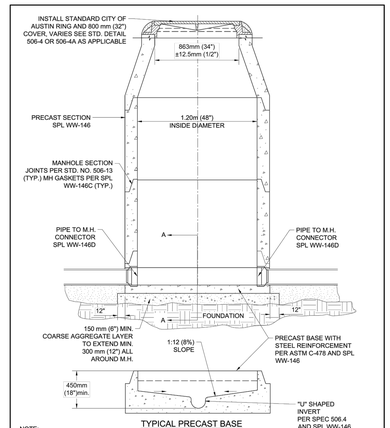
OUTSIDE PAVEMENT DETAIL



NOTES:

1. FOR USE IN UNPAVED AREAS ONLY.
2. WHEN USED WITHIN 100-YEAR FLOODPLAIN, SEE DTL. 506S-6 FOR ADDITIONAL M.H. REQUIREMENTS.
3. DIMENSION B=150-300 mm (6"-12") FOR M.H. LOCATED IN 100-YR FLOOD PLAN; B=50-300 mm (2"-12") FOR M.H. OUTSIDE 100-YR FLOOD PLAIN.

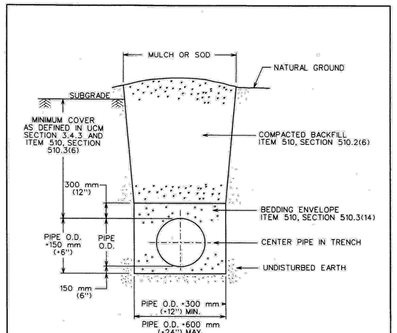
CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-4 2 OF 2



NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

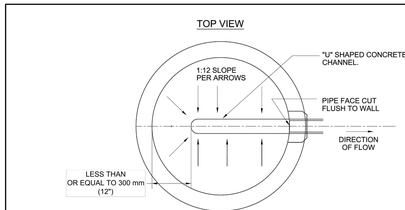
TYPICAL PRECAST BASE

CITY OF AUSTIN AUSTIN WATER UTILITY		WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-10 1 OF 1



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"

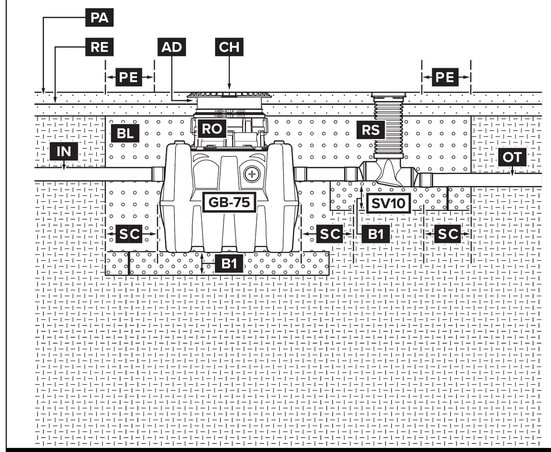
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Bill Blackwood	3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



NOTE 1: MANHOLE FOUNDATION TO MEET OR EXCEED STD. SPEC. 506.5B

CITY OF AUSTIN AUSTIN WATER UTILITY		END MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-1A 1 OF 1

Quote: 14B76X4A



DETAIL T-TXDS — Outdoors, Below Grade

GB-75 GREASE INTERCEPTOR 75 GPM, 4" PLAIN/FPT CONNECTIONS
SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

AD Cover adapter with vertical adjustability
B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
CH Traffic rate cast iron cover
IN 4" diameter inlet pipe
OT 4" diameter outlet pipe
PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.
PE Pad to extend 18" minimum beyond edge of tank on all sides.
RE No. 4 rebar, grade 60 steel
RO FP24 Fast Pitch® riser(s) to grade
RS FCR10 field cut riser to grade
SC 12" clear all sides

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45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

WASTEWATER DETAILS

Designed: VO
Drawn: BLP
Reviewed: KS
Date: JANUARY 2026

SHEET
54
OF 59

Project No.:
25003875

Drawing: C:\pwworking\atl-dc1-prod\victor.ostiguin\d0926491\25003875-CD-DT.dwg
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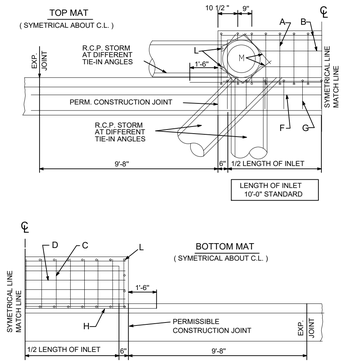
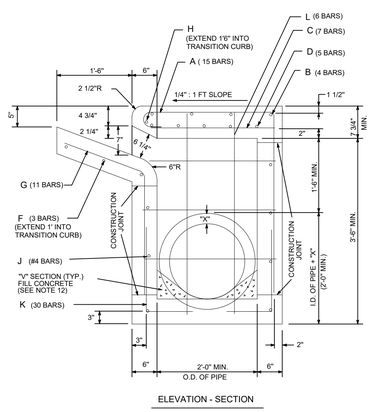


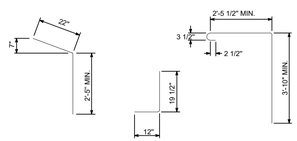


ELEVATION - SECTION

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	9" *	15	7'-0"	73
B	4	10"	4	10'-8"	29
C	4	18"	7	2'-6"	12
D	6	6"	5	10'-8"	80
E	4	12"	6	2'-6"	10
F	4	10"	3	13'-0"	35
G	4	12"	11	4'-3"	31
H	6	-	1	14'-0"	20
J	4	12"	7	10'-8"	50
K	4	9" *	30	2'-7 1/2"	52
L	4	12" *	6	4'-4"	17
M	4	-	4	1'-8" AVG	4
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

* EXCEPT AS SHOWN ON PLAN

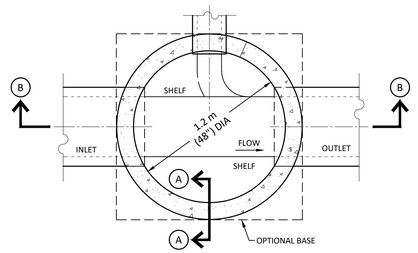


INLET GENERAL NOTES:

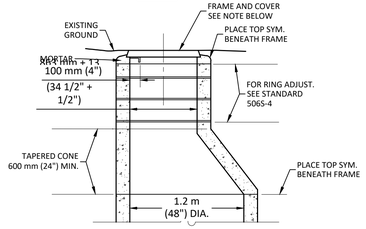
1. ALL CONCRETE SHALL BE CLASS "A".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REIFORCING STEEL, PIPES, AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY.
7. CHAMFER ALL EXPOSED EDGES 3/4".
8. MANHOLE FRAME AND COVERS SHALL BE FURNISHED WITH CAST-ON EYES AND CHAIN.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
12. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

TYPICAL CURB INLET DETAIL

NOT TO SCALE



PLAN



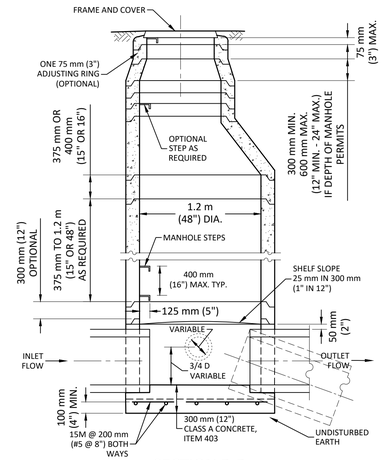
ALTERNATE SECTION

MAY BE SUBMITTED FOR APPROVAL

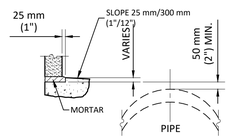
NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 mm TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 m TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 m TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.



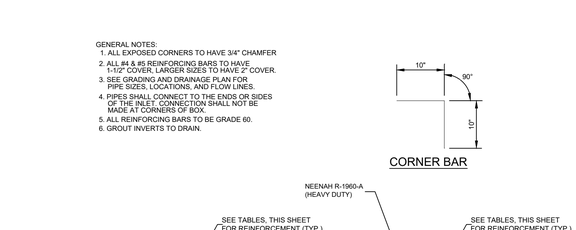
SECTION B-B



SECTION A-A

STORM DRAIN MANHOLE DETAIL

NOT TO SCALE



SECTION "A"-"A"
NOT TO SCALE

SECTION "B"-"B"
NOT TO SCALE

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

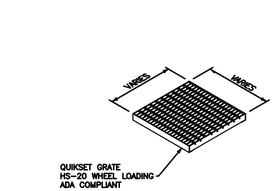
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

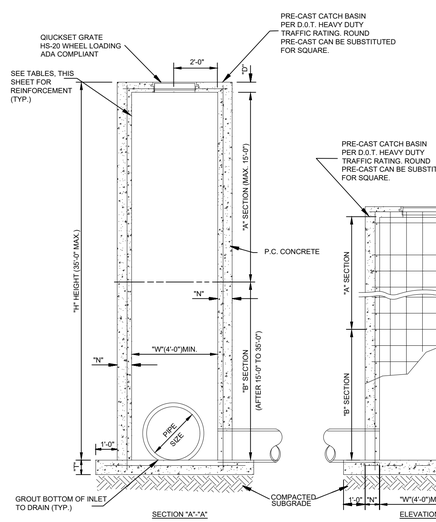
TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

JUNCTION BOX DETAIL

NOT TO SCALE





SEE TABLES, THIS SHEET FOR REINFORCEMENT (TYP.)

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. GROUT INVERTS TO DRAIN.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

GRATE INLET DETAIL

NOT TO SCALE

DOUCET
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7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

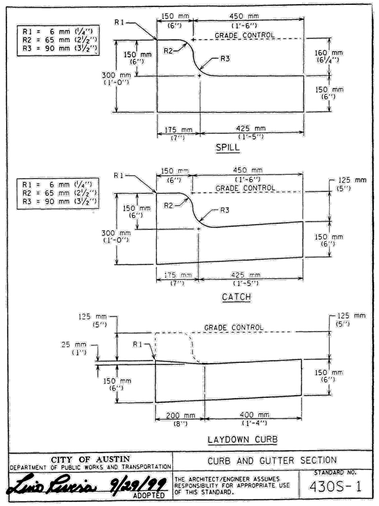
STORM SEWER DETAILS

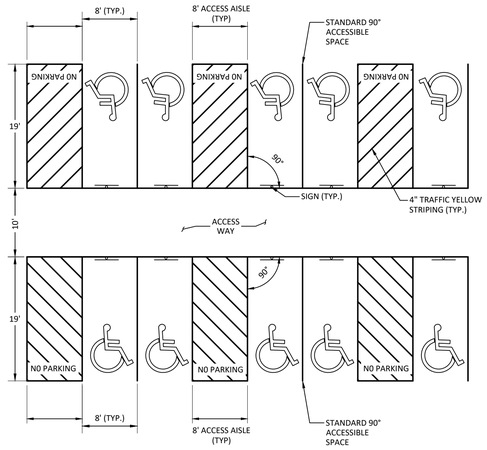
Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
55
OF 59

Project No.:
25003875

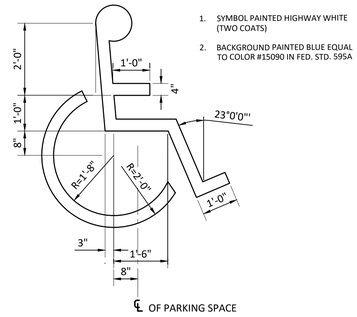
Drawing: C:\pwworking\klf-dct-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Jan. 27, 26 - 16:55
Last Plotted: Jan. 29, 26 - 14:42:04





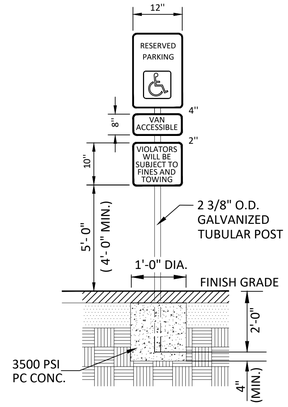
ADA PARKING

SCALE: NONE



INTERNATIONAL HANDICAP SYMBOL

NTS



ADA PARKING SIGN DETAIL

NOT TO SCALE

W	R	WR
20'	30'	30'MIN.
25'	20'	30'MIN.
30'	10'	30'MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS READING " NO PARKING FIRE LANE" 2' FROM CURB WHEREEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE MARKING

SCALE: NONE

BOLLARD DETAIL

NOT TO SCALE

"STOP" PAVEMENT MARKER

SCALE: NONE

STOP SIGN

NOT TO SCALE

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STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE DETAILS (SHEET 1 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
56
OF 59

Project No.:
25003875

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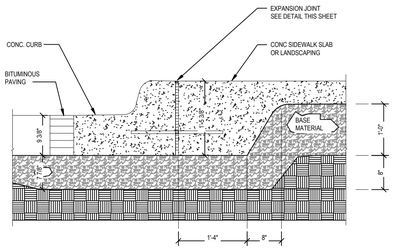
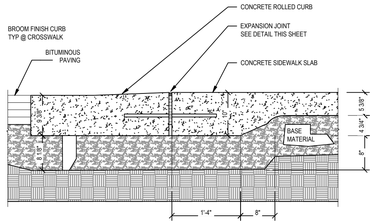
And Date/Time: Jan. 29, 26 - 14:42:18



STANDARD CURB DETAIL
NTS



FLUSH CURB DETAIL
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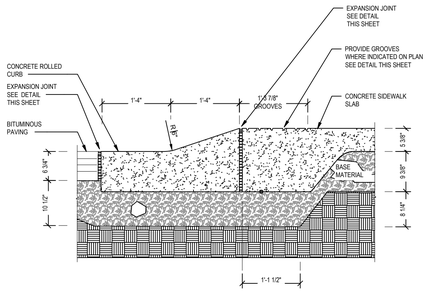

ROLLED CURB DETAIL
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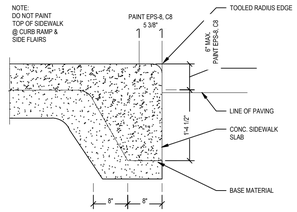

INTEGRAL CURB DETAIL
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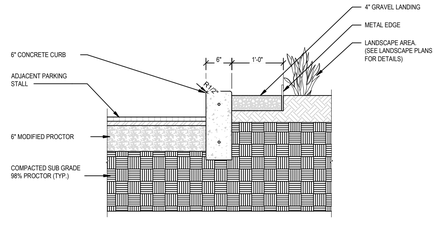
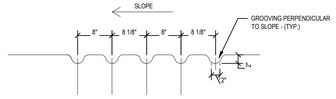
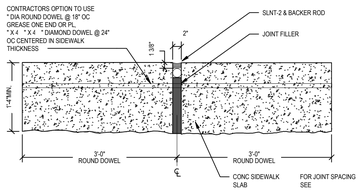


PLANTER CURB DETAIL
NTS



CONCRETE GROOVE DETAIL
NTS



EXPANSION JOINT DETAIL
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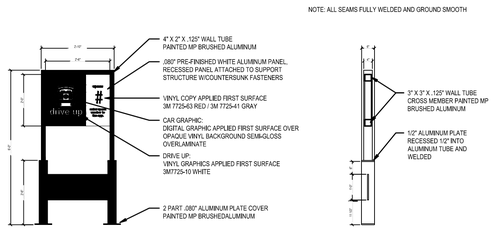
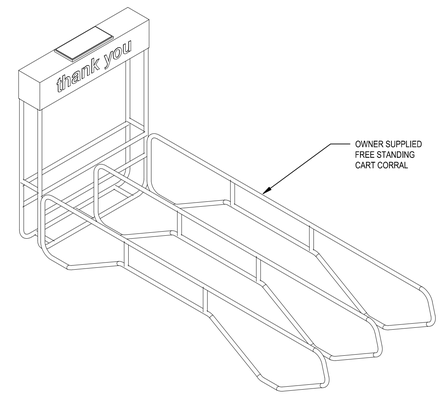


DRIVE UP SIGN DETAIL
NTS

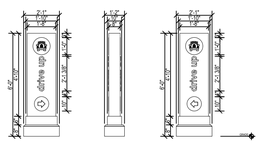


CART CORAL DETAIL
NTS

NOTES:
1. ALL STRIPING TO BE RED HIGHWAY/TRAFFIC GRADE PAINT. STRIPES TO BE 6" WIDE
2. ALL TEXT TO BE WHITE HIGHWAY/TRAFFIC GRADE PAINT.
3. TARGET TO PROVIDE GC WITH "NO PARKING" TEMPLATES

DRIVE UP PARKING STALL DETAIL
NTS

DRIVE UP BEACON DETAIL
NTS



DRIVE UP DIRECTIONAL SIGN DETAIL
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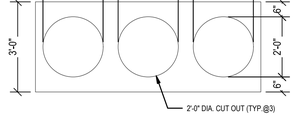
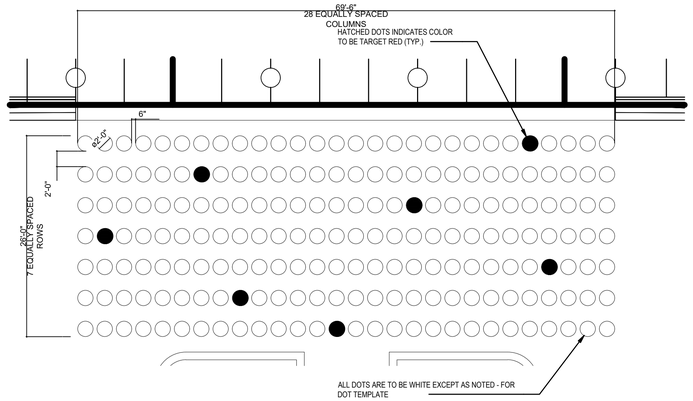


CROSSWALK DOT DETAIL
NTS

DRIVE UP BASE PLATE DETAIL
NTS



TARGET CROSSWALK DETAIL
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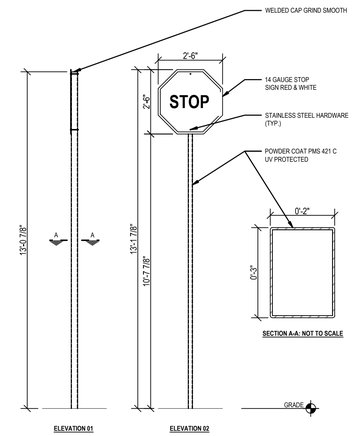

STOP SIGN (NATIONAL CART CO.) DETAIL
NTS

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Austin, TX 78735, Tel: (512)-583-2600
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STATE OF TEXAS
VICTOR OSTIGUIN
45794
LICENSED
PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE DETAILS (SHEET 2 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
57
OF 59

Project No.:
25003875

Drawing: C:\pwworking\klf-dct-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
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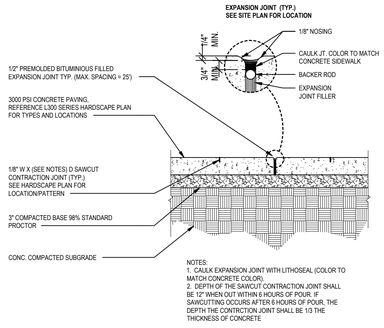
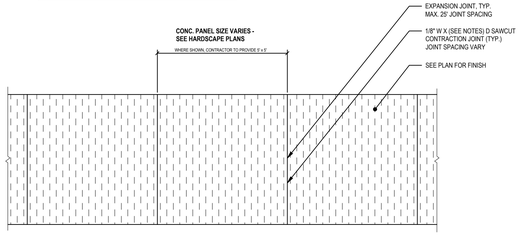
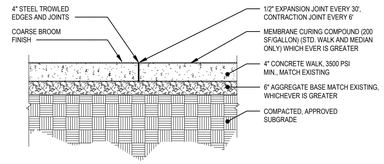


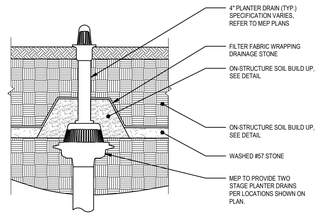
PA EDIT NOTE:
CONCRETE MOCK UP REQUIREMENTS
CONTRACTOR TO CREATE A 4X4 FT MOCK UP, ON-SITE, OF EACH CONCRETE TYPE FOR LANDSCAPE ARCHITECT AND OWNER REVIEW AND APPROVAL.



DECORATIVE PEDESTRIAN CONCRETE DETAIL
NTS

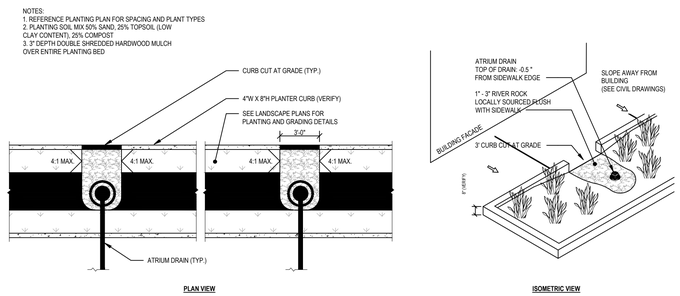


CONCRETE SIDEWALK DETAIL
NTS

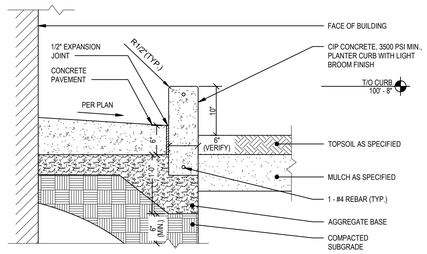


PLANTER DRAIN DETAIL
NTS

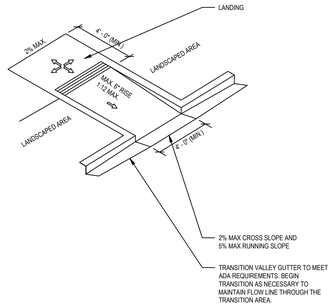
NOTES:
1. REFERENCE PLANTING PLAN FOR SPACING AND PLANT TYPES
2. PLANTING SOIL MIX 50% SAND, 25% TOPSOIL (LOW CLAY CONTENT), 25% COMPOST
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH OVER ENTIRE PLANTING BED



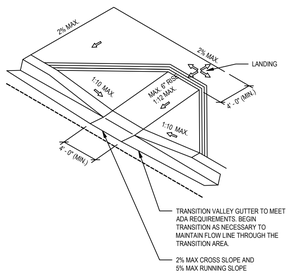
PLANTER CURB CUT DETAIL
NTS



8" PLANTER CURB DETAIL
NTS



NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
3. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
4. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 3500 PSI.
5. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
6. TOOLED JOINT - PROVIDE 1' OF 1/4" DEEP GROVES WITH 1/4" RADIUS EDGES AT THE LEVEL SURFACE AT THE TOP OF THE RAMP. GROVES SHALL NOT EXTEND TO BOTTOM CURB OR GUTTER.
7. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
8. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
9. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
10. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.



NOTES:
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9. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
10. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
11. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

CURB RAMP DETAIL
NTS

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STATE OF TEXAS
VICTOR OSTIGUIN
145784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE DETAILS (SHEET 3 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET
58
OF 59

Project No.:
25003875

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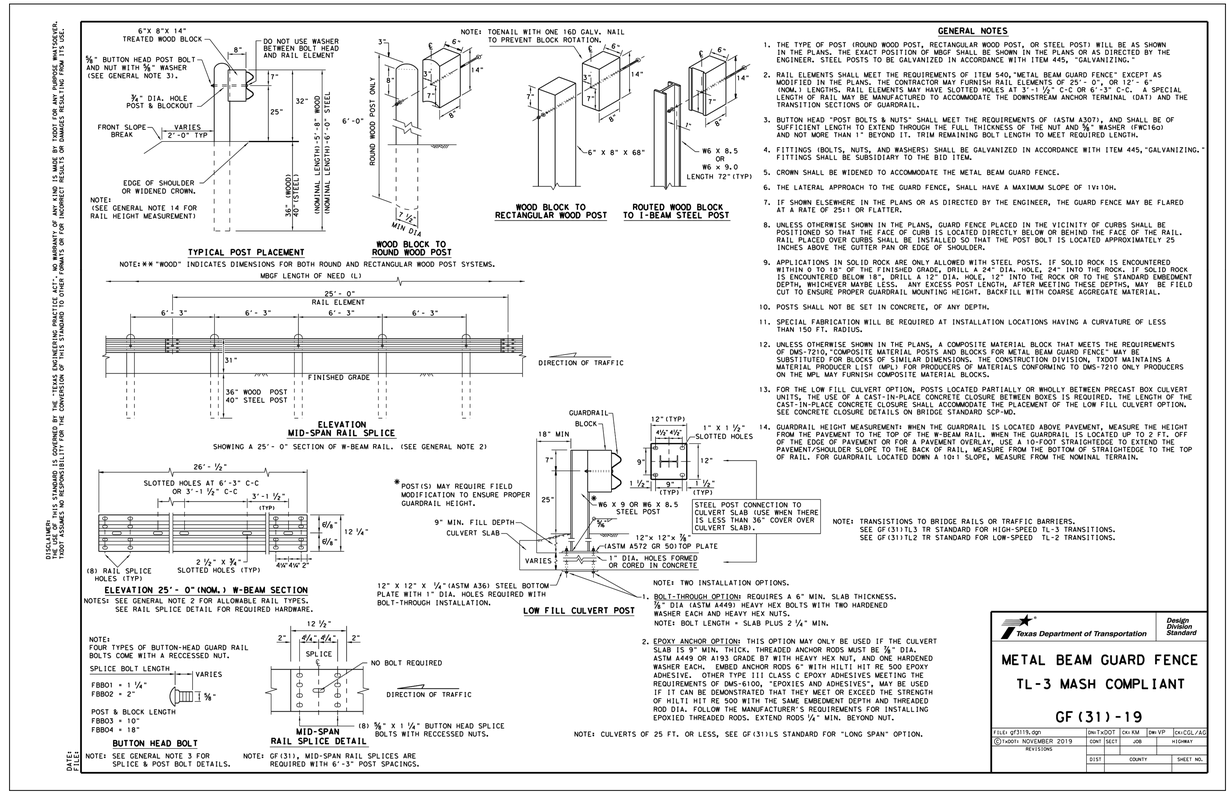
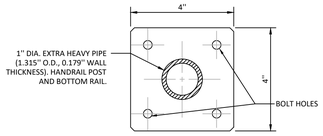


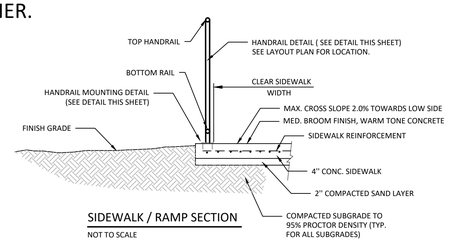
NOTE

VERIFY SIDEWALK TYPE WITH OWNER.



STEEL PLATE MOUNT PLAN VIEW

NOT TO SCALE



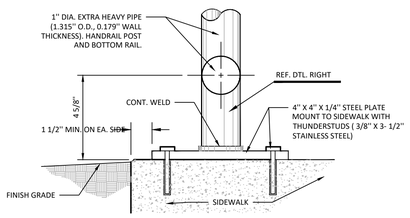
SIDEWALK / RAMP SECTION

NOT TO SCALE

NOTES:

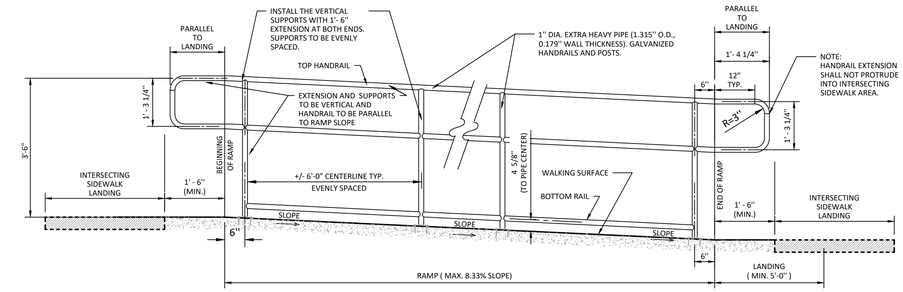
1. WALKS ARE NOT TO EXCEED 5.0% RUNNING SLOPE. OVER 5.0% SLOPE IS DEFINED AS A RAMP AND REQUIRES HANDRAILS WITH A MAXIMUM SLOPE ALLOWED OF 8.33% (1:12) AND A MAXIMUM CROSS SLOPE OF 2.00%

2. WALKS / RAMPS MUST MEET ADA GUIDELINES INCLUDING LANDINGS AT 30' INTERVALS.



HANDRAIL POST MOUNTING DETAIL

NOT TO SCALE



ACCESSIBLE RAMP HANDRAIL DETAIL

SCALE: NONE

CUST-354

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194651

STATE OF TEXAS
VICTOR OSTIGUIN
45784
LICENSED PROFESSIONAL ENGINEER
1/29/2026

PROPERTY COMMERCE COMMERCIAL
US HWY 290
DRIPPING SPRINGS, TX

SITE DETAILS (SHEET 4 OF 4)

Designed:	VO
Drawn:	BLP
Reviewed:	KS
Date:	JANUARY 2026

SHEET 59 OF 59

Project No.: 25003875

Drawing: C:\pwworking\dll-dcs-prod\victor.ostiguin\d0264291\25003875-CD-DT.dwg
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SECTION 10

OPTIONAL ENHANCED MEASURES

OPTIONAL ENHANCED MEASURES REPORT

Table of Contents

1.0 Introduction

2.0 Site Planning

- 2.1 Sensitive Features
- 2.2 Sensitive Features Identified During Construction
- 2.3 Caves & Gate Construction
- 2.4 Stream Buffers

3.0 Construction

4.0 Permanent BMP Implementation

- 4.1 Hazardous Materials Traps (HMT)
- 4.2 Total Suspended Solids Removal

5.0 Measures to Protect Stream Morphology

6.0 Maintenance Requirements

7.0 Appendix

- 7.1 Geologic Assessment
- 7.2 TSS Calculations

1-28-26

Victor Ostiguin, P.E. **Date** **(seal)**

Section 1.0: Introduction

Property Commerce Commercial is a commercial shopping center in Hays County, east of Dripping Springs, Texas. The Development is located on 30.42 acres across two 'exempt subdivision' tracts (Tract A, 17.594 acres and Tract B, 10.463 acres) and a platted lot (Lot B-1-B, 2.37 acres). The site is located at 13550 W. US Hwy. 290. It includes a large national retailer (Target) and several smaller retail buildings. It also includes an Onsite Wastewater Treatment Plant (see Canonade Wastewater Treatment Plan, TCEQ Permit No. WQ0016578001). The project will be constructed in two phases. Phase 1 includes the majority of the site (Target, Tract A retail, WW treatment plant, driveways, utilities) and is anticipated to be under construction starting in April 2026 and ending in October 2027. Phase 2 includes the four outparcels along W US Hwy 290 which will be constructed at a later date. Note that the water quality facility constructed in Phase 1 will provide the water quality capture volume for the Phase 2 lots.

Section 2.0: Site Planning

As described in Appendix A to RG-348, considerations for storm water treatment are important when site planning a project. This portion of the report will address the various considerations covered in the subsections of Section 2.0.

2.1 Sensitive Features

A Geologic Assessment was performed by Kleinfelder in January 2026. Per the GA, karst features, as defined in TCEQ-0585 were not observed on the subject property. There is one (1) manmade pond, and one (1) water well. There is also an intermittent creek, mapped as a Riverine, located along the north portion of the property. There were two (2) bedrock outcrops observed. See the Appendix.

2.2 Sensitive Features Identified During Construction

If encountered, sensitive features encountered during construction (not identified during the GA phase), but discovered by excavation during utility trenching, pond excavation, etc. will be protected as described in Section 2.1, Table 2-1 of the OEM. Table 2-1 and Figures 2-1 through 2-5 are included in the appendix for reference should any features be encountered during construction.

2.3 Caves & Gate Construction

A Geologic Assessment was completed by Kleinfelder in January 2026. No caves were observed on the subject property. See Appendix.

2.4 Stream Buffers

Per the TCEQ Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer, buffers are required for each tributary that receives more than 5 acres of runoff. This buffer increases in size as the drainage areas increase. The required setbacks are as follows:

- 25' for a drainage area of 5-40 acres
- 50' for a drainage area of 40-128 acres
- 100' for a drainage area of 128-320 acres
- 200' for a drainage area of 320-640 acres
- 300' for a drainage area greater than 640 acres

No development occurs within the buffer zones. However, per TCEQ RG-348a regulations, stormwater management facilities may be within the buffer zones.

There is a Riverine intermittent creek located along the north side of the property. This creek has an upstream contributing drainage area of approximately 80 acres. Per the chart above, a 50' setback has been shown along the entire creek channel and no development shall occur within the setback.

Section 3.0: Construction

Temporary Best Management Practices for erosion control during construction have been designed to be in compliance with the standard Edwards Aquifer Protection Program rules. For this project, a proposed batch detention pond will be rough cut and will serve as temporary sedimentation pond during construction. Siltation collected by the control measures will be cleaned from temporary sediment basin, silt fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

The total disturbed area is approximately 26.79 acres. There is a small area of off-site upstream water running through the property from the west which will be routed through the batch detention pond.

During construction, surface water 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:

1. Refueling construction equipment.

2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.

3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

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 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. See the Contributing Zone Plan application for more information on temporary BMPs during construction.

Section 4.0: Permanent BMP Implementation

The storm water design intends to implement and integrate into the design and layout of the project the use of a stormwater system that mimics the natural state of storm water runoff. The intent of this design concept is to reduce the amount of runoff to allow more infiltration and evaporation. The site will utilize a proposed batch detention pond as the permanent BMP.

4.1 Hazardous Materials Traps (HMT)

The project site will not create over 25,000 daily vehicle trips and therefore will not be required to construct a hazardous materials trap.

4.2 Total Suspended Solids (TSS) Removal

Reduction of 80% of the TSS load in storm water runoff is required and is provided. Please refer to Attachment M of the Contributing Zone Plan and Section 7.2 of this OEM for TSS treatment calculations for the proposed BMP's.

Section 5.0: Measures to Protect Stream Morphology

Please refer to the provided drainage calculations in the construction plan set that adequately demonstrate that no increase in discharge will occur as a result of the proposed development for the 2 yr., 10 yr. 25 yr., and 100 yr. storms.

Section 6.0: Maintenance Requirements

Maintenance of Permanent BMPs is an important component to water quality. The CZP applications include a maintenance document for the batch detention water quality pond. Additional maintenance measures are required by the OEM are described as follows:

1. Keep maintenance records of the most recent 3-year period of any and all maintenance activities performed and make these available to TCEQ upon request.

2. Install a legible sign in plain view of the public providing the name of the owner/operator, Edwards Aquifer Program ID for the project, and a telephone number where the party responsible for maintenance of the BMP can be contacted.

3. Per the standard CZP requirements, a Texas licensed professional engineer will certify in writing that the permanent BMPs or measures are constructed as designed. This certification will be provided to TCEQ and a copy maintained with the maintenance records and made available to TCEQ upon request.

Section 7.0: Appendix

Section 7.1: Geologic Assessment by Kleinfelder, Inc. dated January 2026

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Mike McCraw P.G.

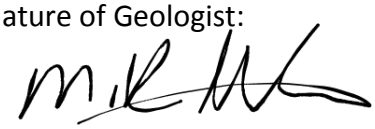
Telephone: (972) 868-5900

Date: January 7, 2026

Fax: (972) 409-0008

Representing: Kleinfelder, Inc.

Signature of Geologist:



Regulated Entity Name: Property Commerce

Project Information

1. Date(s) Geologic Assessment was performed: 11/14/2025
2. Type of Project:

   [X] WPAP
   [ ] SCS
   [ ] AST
   [ ] UST

3. Location of Project:

   [ ] Recharge Zone
   [ ] Transition Zone
   [X] Contributing Zone within the Transition Zone

4. [X] **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. [X] Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
See Table 1 Below		

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. [X] **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. [X] **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. [X] **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 200 '
   Site Geologic Map Scale: 1" = 500 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 500 '

9. Method of collecting positional data:

   [X] Global Positioning System (GPS) technology.
   [ ] Other method(s). Please describe method of data collection: _____

10. [X] The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. [X] Surface geologic units are shown and labeled on the Site Geologic Map.

12. [X] Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    [ ] Geologic or manmade features were not discovered on the project site during the field investigation.

13. [ ] The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    [X] There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - [ ] The wells are not in use and have been properly abandoned.
    - [ ] The wells are not in use and will be properly abandoned.
    - [ ] The wells are in use and comply with 16 TAC Chapter 76.

    [ ] There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

GEOLOGIC ASSESSMENT
PROPERTY COMMERCE COMMERCIAL
28 – ACRE TARGET STORE
13550 W. US HIGHWAY 290
HAYS COUNTY, TEXAS
PROJECT NO: 25003875.001A

JANUARY 7, 2026

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ONLY THE CLIENT OR ITS DESIGNATED REPRESENTATIVES MAY USE THIS DOCUMENT AND ONLY FOR THE SPECIFIC PROJECT FOR WHICH THIS REPORT WAS PREPARED.

7805 Mesquite Bend Drive, Suite 100, Irving, TX. 75063 p | 972.868.5900 f | 972.409.0008

January 7, 2026
Kleinfelder Project No.: 25003875.001A/81-0000

Ted McConaghy, M.A.
7401 B. Hwy 71, Suite 160
Austin, TX. 78735

Subject: **Geologic Assessment**
Proposed Target Store
13550 W. US Highway 290, Hays County, Texas

Dear Mr. McConaghy,

We are pleased to submit our Geologic Assessment report for a study area located at 13550 W., US Highway 290 in Dripping Springs, Hays County, Texas. The scope of work on this project was presented in our November 10, 2025 proposal and subsequently approved by you. The purpose of our consulting services is to prepare a site-specific Geological Assessment for submittal to the Texas Commission on Environmental Quality (TCEQ) in accordance with requirements listed in Chapter 213 for the Edwards Aquifer Protection Program.

Based on a site plan dated July 2025 produced by Doucet Engineers as well as aerial photographs, the site has an area of approximately 28 acres and currently consists of one (1) residential structure as well as development including paved parking area, trails, one (1) test water well, and pond. As we understand, the study area is going to be developed into a commercial shopping center with multiple tenants, including an onsite wastewater treatment plant. For information on the onsite wastewater treatment plant, see TCEQ Permit No. WQ0016578001.

We appreciate the opportunity to provide our services to you on this project. Please contact our Project Manager, Mr. Mike McCraw, in our Irving office at 972.868.5943 if you have any questions regarding this report or if we can provide assistance with other aspects of the project.

Respectfully,

KLEINFELDER, INC.
Texas Registered Engineering Firm F-16438

Mike B. McCraw PG, CAPM
Project Manager

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KLEINFELDER 7805 Mesquite Bend Drive, Suite 100, Irving, TX. 75063 p | 972.868.5900 f | 972.409.000

A Report Prepared for:

Ted McConaghy, M.A.
7401 B. Hwy 71, Suite 160
Austin, TX. 78735

PROPERTY COMMERCE COMMERCIAL
28 – ACRE SHOPPING CENTER
13550 W. US HIGHWAY 290
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

Prepared by:

Victor Jackson
Staff Professional II

Reviewed by:

Mike B. McCraw PG, CAPM
Project Manager

STATE OF TEXAS
MIKE MCCRAW
GEOLOGY
11942
LICENSED
PROFESSIONAL GEOSCIENTIST
01/07/2026

Wendall Honeycutt, PG
Principal Professional

KLEINFELDER, INC.
Texas Registered Engineering Firm F-16438
7805 Mesquite Bend Drive
Suite #100
Irving, Texas 75063
Phone: 972.868.5900
Fax: 972.409.0008

January 7, 2026
Kleinfelder Project No.: 25003875.001A/81-0000

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FIGURES

1. Site Vicinity Map
2. Geologic Map
3. Soils Map
4. Regional Edwards Aquifer Location Map
5. Site and Surrounding Property – Features Map

ATTACHMENT

1. Well Log

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PROPERTY COMMERCE COMMERCIAL
28 – ACRE SHOPPING CENTER
13550 US HIGHWAY 290
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

1 INTRODUCTION

This report documents the methodology and findings of a Geologic Assessment for an approximate 28-acre site that currently consists of one (1) residential structure as well as development including paved parking area, trails, one (1) test well, and pond. Based on information provided to Kleinfelder, the site will be developed into a commercial shopping center with multiple tenants, including an onsite wastewater treatment plant. For information on the onsite wastewater treatment plant, see TCEQ Permit No. WQ0016578001. Doucet retained Kleinfelder to perform this Geologic Assessment in general accordance with the Title 30 Texas Administrative Code (TAC) Chapter 213.

The Geologic Assessment included a review of publicly available databases and records, historical records associated with the site, aerial photographs, topographic maps, and a field survey. The purpose of this report is to identify geological and manmade features, potential pathways for contaminant movement to the Edwards Aquifer, and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed for a Contributing Zone Plan application in accordance with the Edwards Aquifer Protection Plan (EAPP).

Environmental Professional Statement: We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Title 30 Texas Administrative Code (TAC) Chapter 213. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the appropriate inquiries in general conformance with the standards and practices set forth in Title 30 Texas Administrative Code (TAC) Chapter 213, and subject to the stated limitations of this project.

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2 ATTACHMENT A – GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE — **PROJECT NAME:** Property Commerce Commercial - 28 Acre Shopping Center

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1	30.198568	-98.0032	MB (Test Well)	30	KKd	0.75	0.75	970		0					30					Hilltop
S-2	30.199291	-98.000908	MB (Pond)	30	KKd	105	86	NA		0					30					Hilltop
S-3	30.19778	-98.00077	O (Outcrop)	5	KKd	3	1	NA		0					5					Hilltop
S-4	30.198191	-98.002804	O (Outcrop)	5	KKd	1	4	NA		0					5					Hilltop
S-5	30.19778	-98.00077	MB (Man made Drainage)	30	KKd	1.5	1.5	0.5		0					30					Hilltop

* DATUM:

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

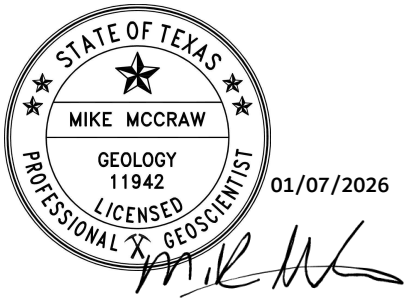
12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date 1/7/2026

Sheet _____ of _____

TCEQ-0585-Table (Rev. 10-01-04)



01/07/2026

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3 ATTACHMENT B – STRATIGRAPHIC COLUMN

EXPLANATION OF HYDRDOSTRATIGRAPHIC UNITS

Group or formation	Formal or informal member	Map abbreviation and color	Hydrologic unit or informal hydrostratigraphic unit
Taylor Group (Pecan Gap Chalk)	*	Kpg	Upper confining unit (UCU)
Austin Group	*	Ka	
Eagle Ford Group	*	Kef	
Buda Limestone	*	Kb	
Del Rio Clay	*	Kdr	
Georgetown Formation	*	Kg	I
Person Formation	Cyclic and marine,[1] undivided	Kpcm	II
	Leached and collapsed,[1] undivided	Kplc	III
	Regional dense[1]	Kprd	IV
Kainer Formation	Grainstone[1]	Kkg	V
	Kirschberg Evaporite	Kkke	VI
	Dolomitic[1]	Kkd	VII
	Burrowed[1]	Kkb	Seco Pass
	Basal nodular[1]	Kkbn	VIII
Glen Rose Limestone	Upper[1]	Kgrc	Cavernous
		Kgrcb	Camp Bullis
		Kgrue	Upper evaporite
		Kgrf	Fossiliferous
		Kgrle	Lower evaporite
	Lower[1]	Kgrb	Bulverde
		Kgrlb	Little Blanco
		Kgrts	Twin Sisters (Herff Falls)
		Kgrd	Doeppenschmidt (Herff Falls)
		Kgrr	Rust
		Kgrhc	Honey Creek
Pearsall Formation	Hensell Sand	Kheh	Hensell
	Cow Creek Limestone	Kcccc	Cow Creek
	Hammett Shale	Khah	Hammett
Hosston Formation > Sycamore Sand[2]	*	Ksys	Sycamore

[1]Informal.
[2]Sycamore Sand is the updip stratigraphic equivalent of the Hosston Formation (Barker and others, 1994).
*No further subdivision.

Site

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4 ATTACHMENT C – SITE GEOLOGY

4.1 INTRODUCTION AND PURPOSE

Based on information provided to Kleinfelder, the site will be developed into a commercial shopping center with multiple tenants, including an onsite wastewater treatment plant. For information on the onsite wastewater treatment plant, see TCEQ Permit No. WQ0016578001. Doucet retained Kleinfelder to perform this Geologic Assessment in general accordance with the Title 30 Texas Administrative Code (TAC) Chapter 213. This report documents the methodology and findings of a Geologic Assessment for an approximate 28-acre site. The site currently consists of one (1) residential structure and is developed with paved parking area, trails, one (1) test well, and a stormwater drainage ditch and pond, please refer to Figure 1 for reference.

The following discussion is a site-specific assessment of existing geological conditions and potential aquifer recharge features within the project boundaries. The purpose of this document is to complete a Geologic Assessment compliant with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213, related to the protection of the Edwards Aquifer Recharge Zone and was prepared in accordance with the revised *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ-0585) (TCEQ, 2004). The Geologic Assessment is a component of a Water Pollution Abatement Plan (WPAP), which will be completed based on the final design of the project. The WPAP identities measures that will be implemented to protect the water quality of the aquifer.

This Geologic Assessment report focuses on the project area (Figure 1) defined as the area where the mapped extent of the surface expression of the Edwards Aquifer Contributing Zone intersects the subject property, which is 100% of the subject property footprint.

4.2 GEOLOGIC SETTING

The following sections address the geology and soils within the study area. The subject property is bounded by undeveloped vacant land to the adjacent north followed by Canonade Dr, the Polo Club Equine and Lone Star Market Dripping Springs to the east, undeveloped vacant land and AESA Prep Academy to the west, and U.S. Highway 290 to the south.

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Edwards Aquifer Contributing Zone

Based on available published geologic maps and field observations, the geologic units mapped within the Edwards Aquifer Contributing Zone (EACZ) and within the subject property boundaries consist of Kainer Group Dolomitic and Burrowed Groups.

Multiple geologic publications including reports and published maps were utilized in preparation of this report. Based on a review of available references, two (2) inferred faults and two (2) springs are located on properties that are adjacent to the study area. References utilized during the study as well as further discussion of these features are noted below.

As previously discussed, the subject property lies within the environmentally sensitive area known as the Edwards Aquifer Contributing Zone. Numerous enhanced karst features occur within the broader region, and as a result, the Edwards Aquifer is deemed to be a very productive groundwater aquifer. Karst features are formed from the dissolution of soluble rocks, including limestone, and are characterized by sinkholes, caves, and underground drainage systems. The majority of the recharge into the Edwards Aquifer occurs where surface water flows over faults, fractures, and karst features that have been enhanced via solution.

The Edwards Aquifer contains several zones, which are based on how water drains in these areas; these include the Recharge Zone, Transition Zone, and Contributing Zone. The Recharge Zone includes an area where highly faulted and fractured Edwards Limestone outcrops occur at the surface, providing a means for large quantities of water to flow into the aquifer with little filtration. The Transition Zone contains areas where limestone that overlies the aquifer are faulted and fractured and include caves and sinkholes. Within this area, it is possible for surface water to flow into the Edwards Aquifer below. The Contributing Zone consists of areas of non-Edwards Aquifer limestones, which outcrop at a higher elevation, causing water to drain to stream courses that overlie the Recharge Zone.

The Subject property is located within an area regulated by the Edwards Aquifer Authority (EAA) Chapter 213 and due north of the extent of the EAA Jurisdictional Boundary. Groundwater in this area generally flows from the northwest to southeast towards Highway 290 and recharge is typically focused at faults and karst features, such as caves and sinkholes. Within the study area, the groundwater hydrology is largely influenced by the karst units of the Edwards Group.

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Below is a summary of the Soil Series occurring at the Subject property:

Table 1 - Soil Series Descriptions

Map Unit Name and ID	Soil Seris and Description	Thickness (ft)	Prime Farmland Soil	Hydric Soil	Hydrogeologica Group	Acres within Area	% of Area
Denton Silty Clay, 1 to 3 percent slopes (DeB)	The Denton Silty Clay consists of a surface of silty clay that transitions to a gravelly silty clay at approximately 33 inches below followed by bedrock at approximately 36 inches. Additionally, the soil is well drained, contains 1 to 3 percent slopes, high runoff class, depth to water table greater than 80 inches, 22 to 60 inches t lithic bedrock moderately low to moderately high capacity to transmit water	3	Y	N	D	0.1	0.2
Doss Silty Clay, Moist, 1 to 5 percent slopes (DoC)	The Doss Silty Clay consists of a surface of silty clay that transitions to bedrock at approximately 17 inches below ground surface. Additionally, the soil is well drained, contains 1 to 5 percent slopes, medium run off class, moderately low to moderatly high capacity to transmit water, 11 to 20 inches to paralithic bedrock and a depth to water table greater than 80 inches	1.4	N	N	D	8.5	30.4
Real-Comfort Doss Complex, 1 to 8 percent slopes (RcD)	The Real-Comfort Doss complext consists of a surace of gravelly loam tranistioning to bedrock at approximately 14 inches below ground surface. The soil contains 1 to 8 percent slopes, 8 to 16 inches to paralithic bedrock, is well drained, high run off class, moderately low to high capacity to transmit water,and more than 80 inches to groundwater	1.1	N	N	D	19.4	69.4

* Soil Group Definitions
A - Soils having a high infiltration rate when thoroughly wetted
B - Soils having a moderate infiltration rate when thoroughly wetted
C - Soils having a slow infilitration rate whn thoroughly wetted
D - Soils having a sver slow infiltration rate whne thoroughly wetted

4.3 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this technical memorandum:

- Review of data and literature to determine the regional geology and any known geologic features associated with the subject property;

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- Review of existing geological field reports, cave studies, and correspondence regarding geologic features on the subject property, including those previously referenced, and;
- Analysis of collected field data.

Reconnaissance of the subject property included the methodology described in Texas Commission on Environmental Quality's (TCEQ's) (2004) *Instructions to Geologists for Geologic Assessments.* The site reconnaissance was conducted by Mr. Glenn Spataro of Kleinfelder on November 15, 2025. Refer to Figure 2, the Subject Property Geologic Map, for locations of features referenced in this section.

Specific publications and data sources reviewed and utilized in this investigation include the following list and those included in References:

- BEG Geologic Atlas of Texas, Llano Sheet (BEG, 1976);
- Soil descriptions were compiled from the Web Soil Survey of the U.S. Department of Agriculture (USDA) (2023).
- Geology and Groundwater Resources of Hays County, Texas, United States Department of the Interior, 1963.
- Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers within Hays County, Texas, US Geological Survey, 2025
- Texas Water Development Board (TWDB) and TCEQ water well data were used to locate water wells in proximity to the subject property.
- Federal Emergency Management Agency (FEMA), which details hydrological flood plain information.

4.4 SURFACE WATER

Kleinfelder reviewed the Texas Water Development Board - Report 189 and Data Basin Interactive Viewer-Springs of Texas for mapped springs within the vicinity of the subject property. Based on the records reviewed and subject property reconnaissance, the closest mapped spring (NWIS Site Number – 301155097594401) is located approximately 1,573 feet east of the Subject property. No springs were mapped or observed on the subject property.

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Kleinfelder reviewed available information through the Federal Emergency Management Agency (FEMA), regarding hydrological flood plain information potentially associated with the subject property. Based on a review of FEMA Flood Maps 48209C0109G, the subject property is located in Zone X determined to be outside the 500-year flood plain (area of minimal flood hazard).

According to the 1954 PR:1976 Llano and 2022 Dripping Springs Topographic Maps and subject property observations, there is surface water on the subject property. In the northeast corner of the proposed subject property, an intermittent creek that has been modified for stormwater drainage is shown entering the subject property from the north and exiting to the east near the northeast boundary. Additionally, a small manmade pond can be observed in the northeast corner of the property in which the intermittent creek flows through on its path through the subject property.

Kleinfelder reviewed Natural Area Inventory sites, dedicated Nature Preserves, and registered Land and Water Reserves in the vicinity of the project location listed in available government records reviewed within one-mile radius of the subject property. Based on the records reviewed, a riverine water body crosses the northern portion of the subject property. Additionally, a freshwater pond is located approximately 1,600 feet east of the Subject property as well as the riverine water body that flows through the subject property continuing onto the eastern adjoining property.

Additionally, Kleinfelder reviewed available government records - USGS Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers Within Hays County, TX 2025, Data Basin Map of Faults of Texas, and subject property observations for potential faults on subject property. No faults were observed during the subject property visit and no faults are mapped on the subject property. However, based on review of the Hydrostratigraphy of the Edwards and Trinity Aquifers within Hays County, TX map, there are inferred faults on the adjacent properties to the study area to the east, west, and the south. See Figure 2 for reference to the location of the inferred faults.

4.5 WELL LOGS

According to a review of the Texas Water Development Board (TWDB) - Water Data Interactive, there are approximately forty-one (41) water / monitoring wells within a one-mile radius of the subject property, with the closest well located in the northwest corner of the subject property. The TWDB information on

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this well indicated that the well is owned by Nicholas Vedros/Stuart Mullen and serves as a test well. Based on the total drill depth and screening intervals of the well, it appears to be completed within the Lower Trinity Hydrologic Unit. The well was drilled to a depth of approximately 975 feet below ground surface. Based on review of the well log, voids were noted from approximately 400 feet below ground surface to 440 feet below ground surface. Voids potentially indicate that groundwater is moving through the formation at this depth. The location of the well according to the TWDB is mapped on Figure 5. No oil/gas wells are noted onsite or within 1-mile of the subject property.

Kleinfelder also reviewed the Texas Railroad Commission Public GIS Map Viewer for a search of oil and gas wells located onsite. A review of the Public GIS Map Viewer did not reveal oil/gas wells or pipelines located onsite or on adjoining properties.

4.6 SITE SPECIFIC GEOLOGY

Based on the review of the Geologic Framework and Hydrostratigrpahy of the Edwards and Trinity Aquifers within Hays County, Texas, the study area consists of two (2) primary geological groups within the Kainer formation, the dolomitic group and the burrowed group.

The dolomitic member can be identified in aerial photographs by patterns of concentric rings of sparse vegetation growing on the differentially weathered limestone. Additionally, this member is characterized with the presence of mudstone and grainstone.

The burrowed member can be identified in aerial photographs by vegetation patterns due to the unique weathering characteristics of the formation. The member is indicated as providing significant porosity which allows water to be transmitted and stored with in the formation.

Based upon the transects traversed across the subject property, two (2) bedrock outcrops were observed. See figure 2 for refence to the locations of the outcropping.

4.7 FIELD SURVEY

The subject property reconnaissance was performed by Mr. Glenn Spataro of Kleinfelder on November 15, 2025. Based upon the transects traversed across the subject property, two (2) bedrock

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outcrops were observed, one (1) manmade pond, one (1) well was observed, and no unusual topographic or geologic features were observed. The pond and an intermittent creek, mapped as a Riverine, were observed to be located in the northeast corner of the Subject property. The intermittent creek was dry when observed during the Subject property reconnaissance.

One (1) of the bedrock outcrops was located in the central portion of the study area near the driveway that is located on property. The other outcrop was also located near the driveway but located in the east-central portion of the property, near the property boundary. See figure 2 for reference to the locations of the outcroppings, pond, well, and intermittent creek.

4.8 INFORMATION REPORTED BY CLIENT

The Murillo Company conducted a Geotechnical Engineering Study on the subject property in 2025. This information assisted Kleinfelder during this Geological Assessment by providing localized subsurface investigation data to review soil, hydrology, geology, and engineering results.

Kleinfelder has reviewed the property documents, and the findings of these documents are summarized below.

Geotechnical Investigation Report, Performed by the Murillo Company, dated July 23, 2025

- This report was prepared for the Subject property.
- Fifteen (15) borings were installed where the proposed building is to be built, and thirteen (13) borings were installed in the parking lot area.
- Geology encountered in the borings generally consisted of high plasticity silty clays and clays to a depth of two (2) feet. From two (2) feet to twenty-five (25) feet was tan weathered limestone with clay lenses and pockets.
- Groundwater was encountered in two (2) of the borings; at twenty (20) feet and thirteen (13) feet below the ground surface.
- No Geological faults or voids were identified in the subsurface at the location of the borings.

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5 ATTACHMENT D – SITE RECONNAISANCE PHOTOGRAPHS

Photograph Number 1

Bedrock outcrop located in the east-central portion of the subject property, near the property boarder

Photograph Number 2

Test well located on northwestern portion of property from – viewing north

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Photograph Number 3

Manmade pond located in northeastern corner of Subject Property – viewing north.

Photograph Number 4

Manmade pond located in northeastern corner of Subject Property – viewing northeast

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Photograph Number 5

General site conditions from the west-central portion of the subject property

Photograph Number 6

Bedrock outcrop located in the central portion of the subject property.

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6 REFERENCES

Geotechnical Investigation Report, The Murillo Company, dated July 23, 2025

Federal Emergency Management Agency (FEMA) – Flood Map 48209C0109G, 1/17/2025, https://msc.fema.gov/portal/home

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TWDB – Hays Trinity Groundwater Conservation District Management Plan, December 3, 2020

Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Oucrop, Northeastern Hays and Southwester Travis Counties, TX – US Geological Survey Water Resourcs Investigations Report 96-4306, 1996

TWDB – Carbonate Geology and Hydrogeology of the Edwars Aquifer in the San Antonio Area, TX, November 1986

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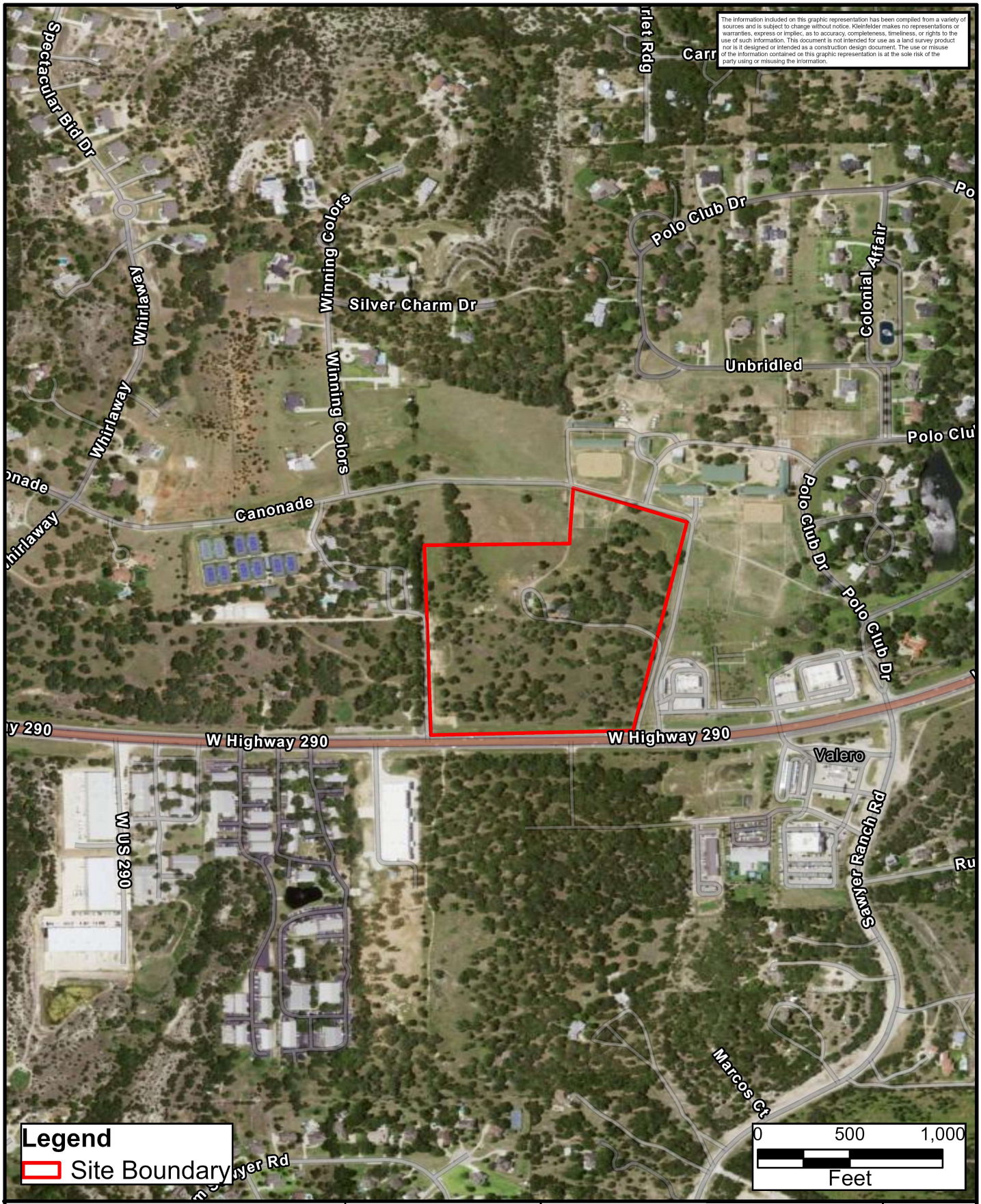
Figures



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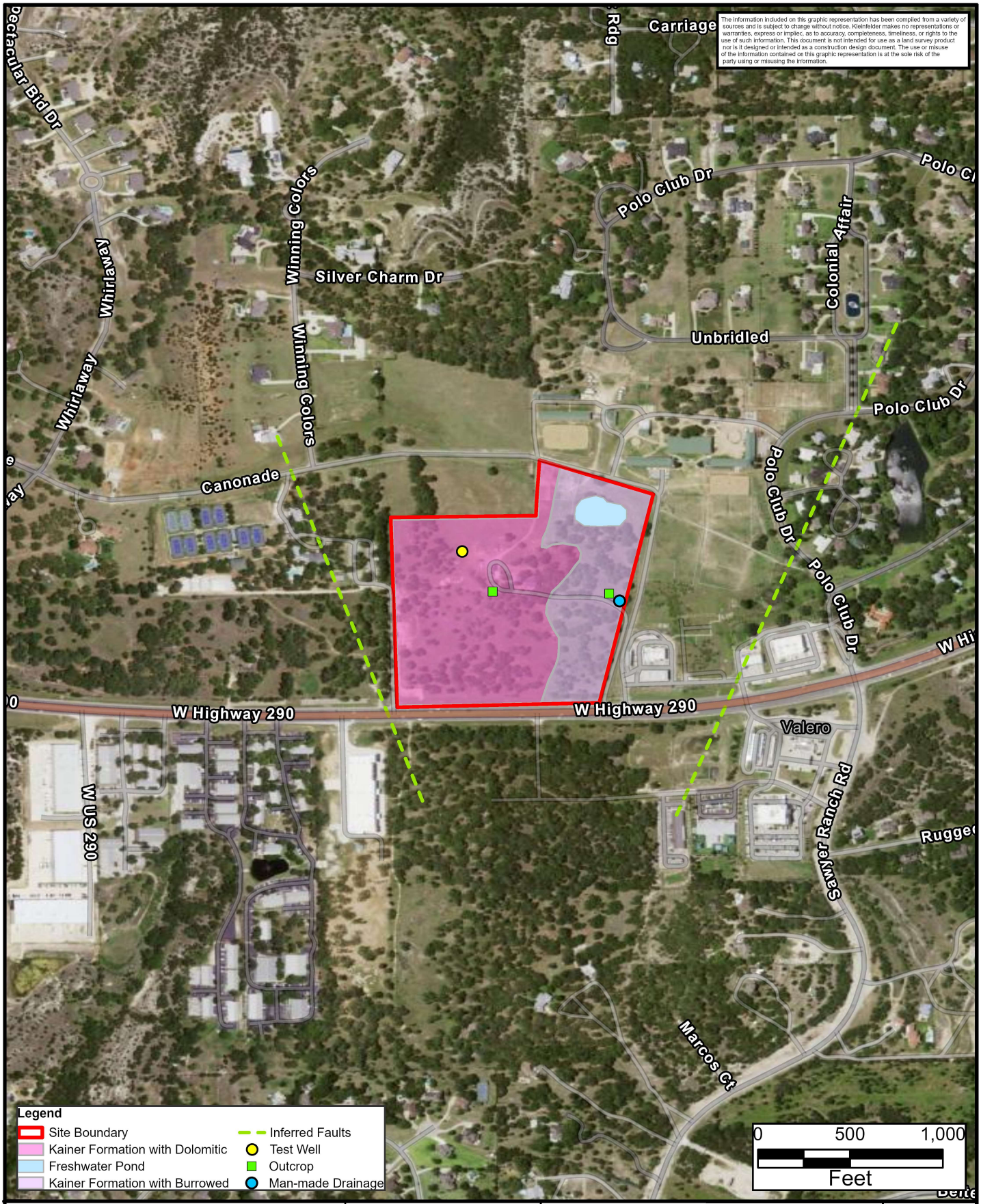
CHECKED BY:	MM
FILE NAME:	GA_Figs.mxd

Site Vicinity Map

Geological Assessment
Proposed Target
13550 W US 290,
Dripping Springs, TX 78737

FIGURE
1



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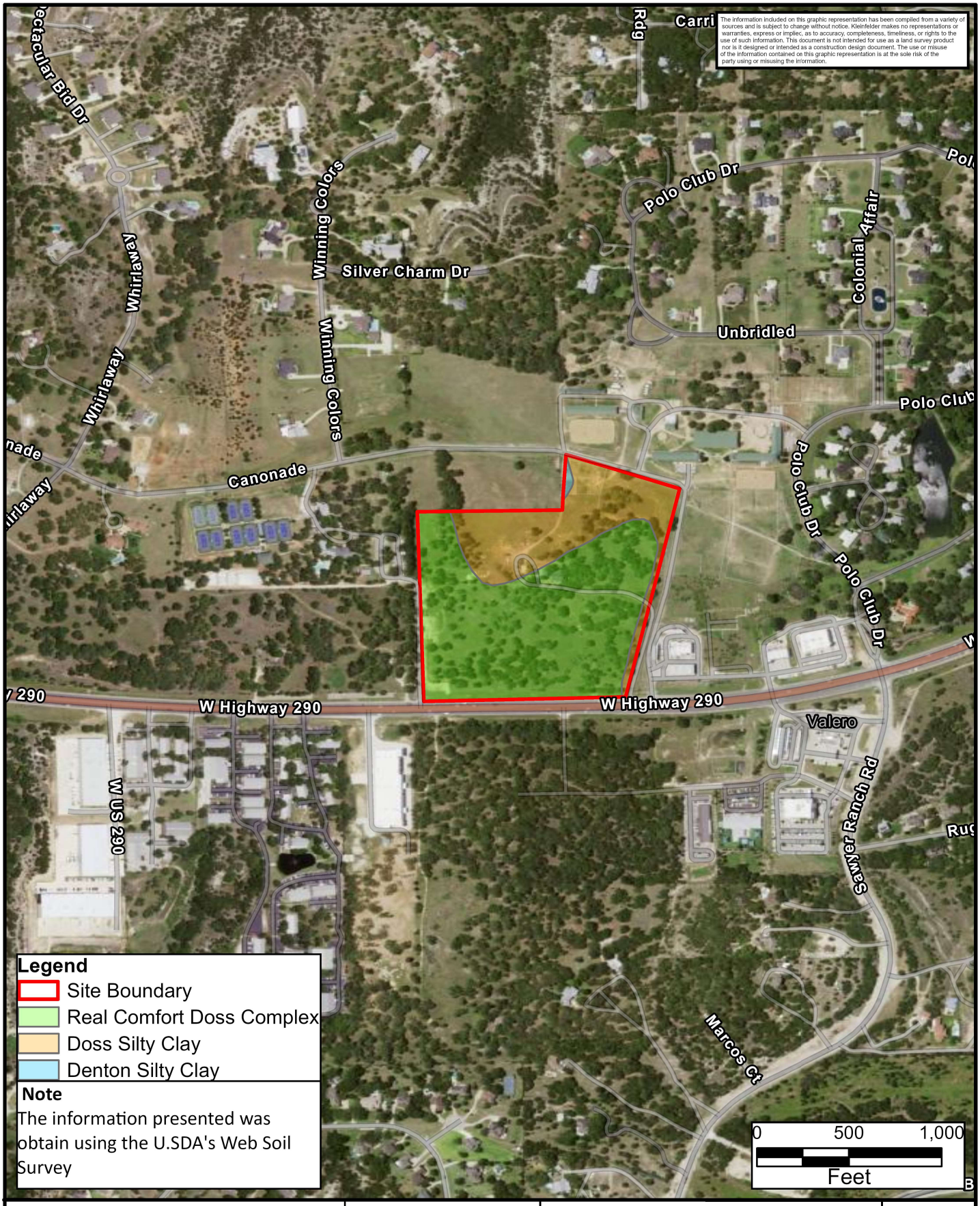
Geologic Map

Geological Assessment
Proposed Target
13550 W US 290,
Dripping Springs, TX 78737

FIGURE
2



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Soil Map

Geological Assessment
Proposed Target
13550 W US 290,
Dripping Springs, TX 78737

FIGURE
3

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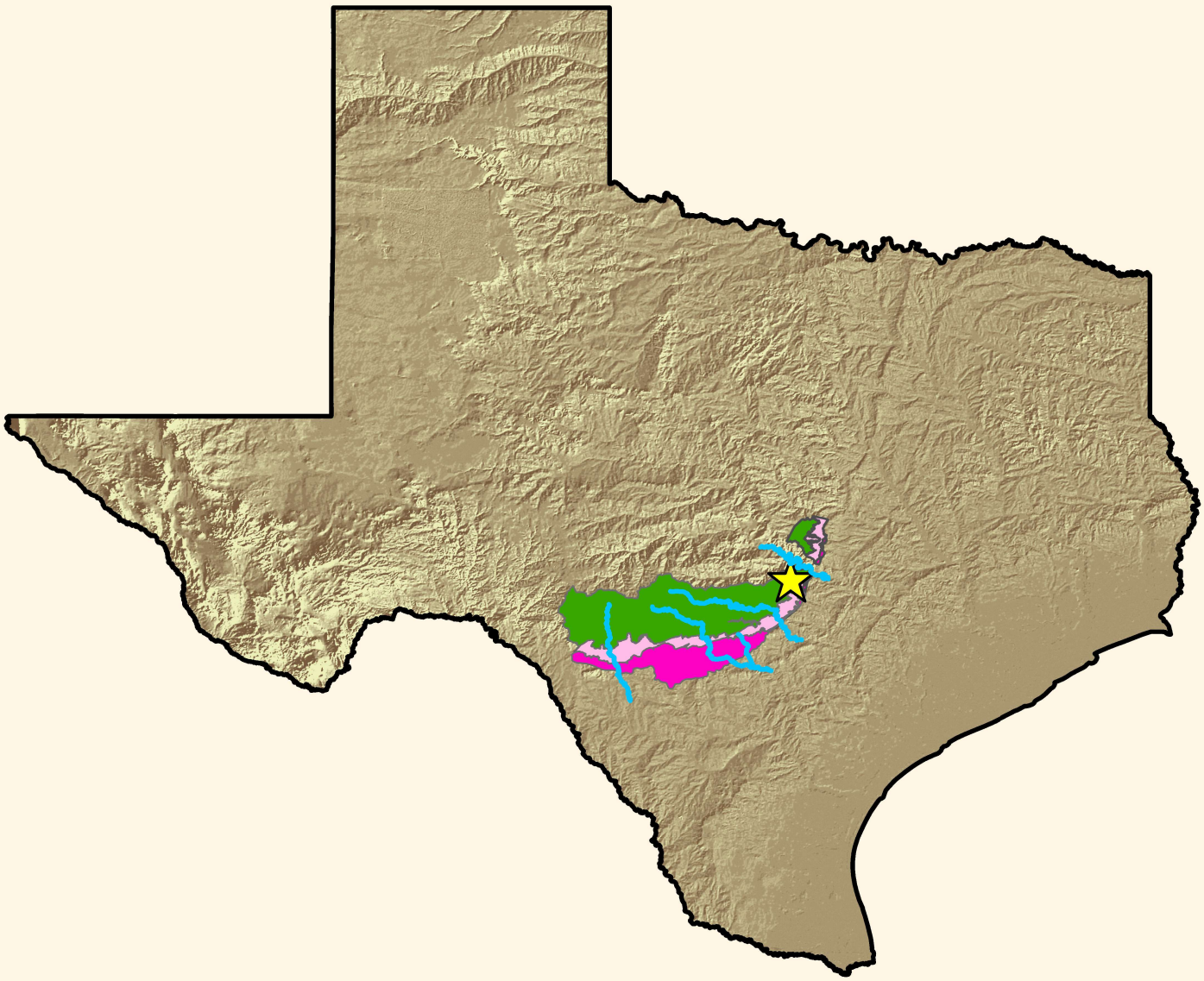

Legend

- Site
- Rivers
- Transition Zone
- Contributing Zone
- Recharge Zone

0 200 400

Miles

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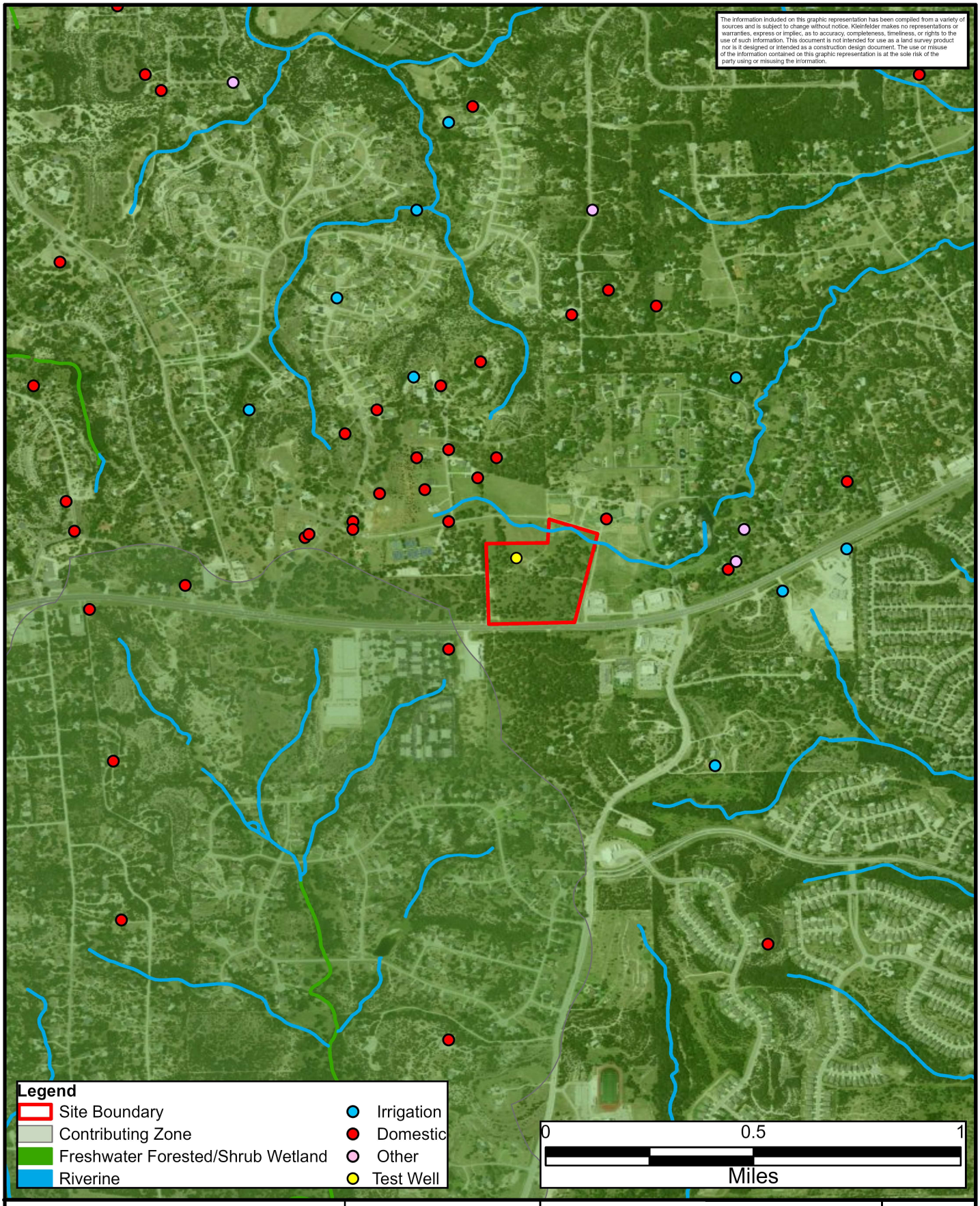
Edwards Aquifer Location Map

Geological Assessment
Proposed Target
13550 W US 290,
Dripping Springs, TX 78737

FIGURE

4



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Site and Surrounding Property Map

Geological Assessment
Proposed Target
13550 W US 290,
Dripping Springs, TX 78737

FIGURE
5

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ATTACHMENT 1

STATE OF TEXAS WELL REPORT for Tracking #461212

Owner:	**NICHOLAS VEDROS/STUART MULLEN**	Owner Well #:	**No Data**
Address:	**1850 BIG CANYON DRIVE AUSTIN, TX 78746**	Grid #:	**57-56-6**
Well Location:	**13350 U.S. Hwy. 290 Austin, TX 78737**	Latitude:	**30° 11' 55.08" N**
Well County:	**Hays**	Longitude:	**098° 00' 12.06" W**
		Elevation:	**No Data**

Type of Work: **New Well** Proposed Use: **Test Well**

Drilling Start Date: **6/26/2017** Drilling End Date: **6/26/2017**

Borehole:

Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
9	**0**	**100**
6.5	**100**	**975**

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

Annular Seal Data:

Top Depth (ft.)	*Bottom Depth (ft.)*	*Description (number of sacks & material)*
0	**100**	**Cement 15 Bags/Sacks**
710	**810**	**Cement 27 Bags/Sacks**

Seal Method: **PRESSURE TREMIE**

Sealed By: **Driller**

Distance to Property Line (ft.): **80**

Distance to Septic Field or other concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **N/A**

Method of Verification: **TAPE MEASURE**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **598 ft.** below land surface on **2017-06-29** Measurement Method: **Logging Sonde**

Packers: **Burlap at 730 ft.**
Burlap at 750 ft.
BURLAP & POLY at 770 ft.
BURLAP & POLY at 790 ft.
BURLAP & POLY at 810 ft.

Type of Pump: **No Data**

Well Tests: **Jetted** **Yield: 30 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
830 - 970	**LOWER TRINITY**

Chemical Analysis Made: **Yes**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Centex Pump & Supply, Inc.**

2520 Hwy. 290 West
Dripping Springs, TX 78620

Driller Name: **MARTIN DALE LINGLE** License Number: **54813**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	**1**	**TOP SOIL**
1	**5**	**BROWN LIMESTONE**
5	**10**	**GRAY LIMESTONE**
10	**20**	**BROWN LIMESTONE**
20	**100**	**GRAY LIMESTONE**
100	**400**	**GRAY/TAN LIMESTONE**
400	**430**	**TAN LIMESTONE W/VOID**
430	**440**	**VOID/TAN LIMESTONE**
440	**510**	**TAN LIMESTONE**
510	**640**	**TAN/GRAY LIMESTONE**
640	**670**	**GRAY/LIMESTONE**
670	**680**	**GRAY LIMESTONE**
680	**710**	**CLAY**
710	**740**	**GRAY LIMESTONE W/CLAY**
740	**760**	**FRACTURED**
760	**820**	**SLOW RETURNS**
820	**860**	**RED SANDSTONE**

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
5	**Blank**	**New Plastic (PVC)**	**SDR17**	**2**	**870**
5	**Perforated or Slotted**	**New Plastic (PVC)**	**SDR17 0.032**	**870**	**975**

860	**890**	**SAND & GRAVEL**
890	**930**	**RED SANDSTONE W/BROWN**
930	**975**	**SAND & GRAVEL**

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

Section 7.2: TSS Calculations, signed and sealed by Engineer-of-Record

PROPERTY COMMERCE COMMERCIAL POND
INCLUDING OPTIONAL ENHANCED MEASURES
1. Required Load Reduction for the total project:

Lm = 27.7*(A x P) - Eq 4.3

Lm = Required TSS removal resulting from proposed development = 80% of increased load
A = Impervious area for the project
P = Average annual precipitation

County =	Hays	
Total Project area =	30.42	acres
Pre-development impervious area within the limits of the plan =	0	acres
Total post-development impervious area within the limits of the plan =	17.60	acres
Total post-development impervious cover fraction =	0.58	
P =	33	inches
Lm total project (TCEQ Required 80%)=	16088.2	lbs.

2. Drainage Basin Parameters:

Total drainage basin =	30.42	acres
Predevelopment impervious area within drainage basin =	0	acres
Post-development impervious area within drainage basin =	17.60	acres
Post-development impervious fraction within drainage basin =	0.58	
Lm (TCEQ Required 80%)=	16088.2	lbs.

3. Indicate the proposed BMP Code for this basin:

Proposed BMP =	Batch Detention	
Removal efficiency =	91	percent

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

Lr = (BMP efficiency) x P x (Al x 34.6 + Ap x 0.54)

Ac = Total On-site drainage area in the BMP catchment area
Al = Impervious area proposed in the BMP catchment area
Ap = Pervious area remaining in the BMP catchment area
Lr = TSS Load removed from this catchment area by the proposed BMP

Ac =	30.42	acres
Al =	17.60	acres
Ap =	12.82	acres
Lr =	18494.96	lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin:

Desired Lm this basin =	16088.2	lbs.
F =	0.87	

6. Calculate Capture Volume required by the BMP Type for this drainage basin:

Rainfall Depth =	1.55	inches
Post Development Runoff Coefficient =	0.54	
On-site Water Quality Volume =	92,730	cubic feet
Off-site area draining to BMP =	0	acres
Off-Site Impervious cover draining to BMP =	0	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for sediment =	18,546	cubic feet
Total Capture Volume (required water quality volume x 1.2) =	111,276	cubic feet
	2.55	acre-ft
Volume provided =	111,131	cubic feet
	2.55	acre-ft

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1/28/2026