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: Fitzhugh 290 West						**2. Regulated Entity No.:** Not yet assigned			
3. Customer Name: Exeter Fitzhugh Land, L.P.						**4. Customer No.:** Not yet assigned			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			55.973
9. Application Fee:	$8,000		**10. Permanent BMP(s):**					Partial sedimentation and filtration	
11. SCS (Linear Ft.):	n/a		**12. AST/UST (No. Tanks):**					n/a	
13. County:	Travis		**14. Watershed:**					Slaughter Creek-Onion Creek Onion Creek-Colorado River	

Application Distribution

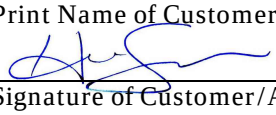
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	X	__
Region (1 req.)	__	X	__
County(ies)	__	X	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	X 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. Hollis Scheffler
Print Name of Customer/Authorized Agent  1/7/2026
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):	

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.

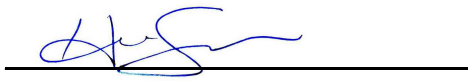
Signature

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: Hollis Scheffler, P.E.

Date: 1/7/2026

Signature of Customer/Agent:



Regulated Entity Name: Fitzhugh 290 W

Project Information

1. County: Travis
2. Stream Basin: Austin-Travis Lakes
3. Groundwater Conservation District (if applicable): Southwestern Travis County Groundwater Conservation District (SWTCGCD)
4. Customer (Applicant):

   Contact Person: Matthew Griser
   Entity: Exeter Fitzhugh Land, L.P.
   Mailing Address: 16633 N. Dallas Parkway, Suite 280
   City, State: Addison, Texas Zip: 75001
   Telephone: n/a Fax: n/a

Email Address: matt.griser@eqtpartners.com

5. Agent/Representative (If any):

Contact Person: Hollis Scheffler, P.E.
Entity: Westwood Professional Services
Mailing Address: 8701 N. Mopac Expwy, Ste 320
City, State: Austin, Texas Zip: 78759
Telephone: (512)485-0831 Fax: n/a
Email Address: hollis.scheffler@westwoodps.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.

Project is located near the intersection of US 290 and Fitzhugh Road. The south corner of the property is adjacent to US 290. The north edge of the property is directly south of Fitzhugh Road.

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): 55.973 Acres

Total disturbed area: 55.973 Acres

14. Estimated projected population: n/a

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	403,760.00	÷ 43,560 =	9.269
Parking	92,074.50	÷ 43,560 =	2.114
Other paved surfaces	503,640.72	÷ 43,560 =	11.562
Total Impervious Cover	999,475.22	÷ 43,560 =	22.945

Total Impervious Cover 22.945 **÷ Total Acreage** 55.973 **X 100 =** 40.993**% 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 _____ (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			

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
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" = 80'.

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): _____.

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

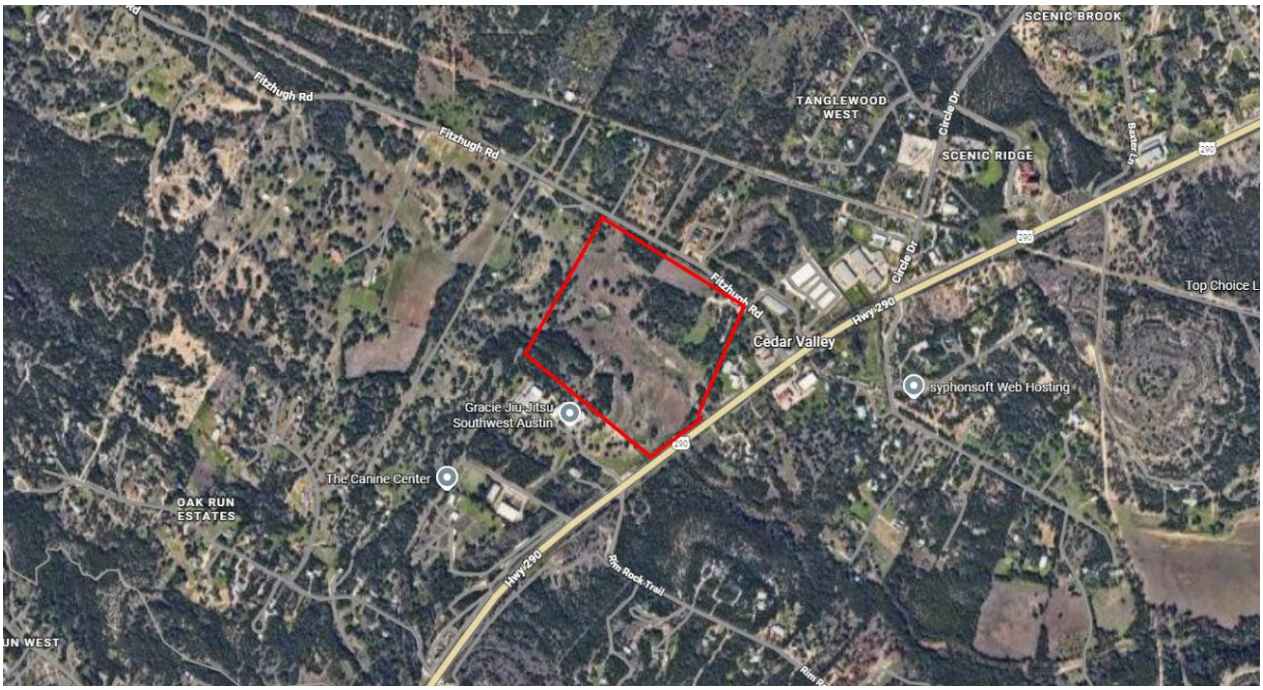
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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.

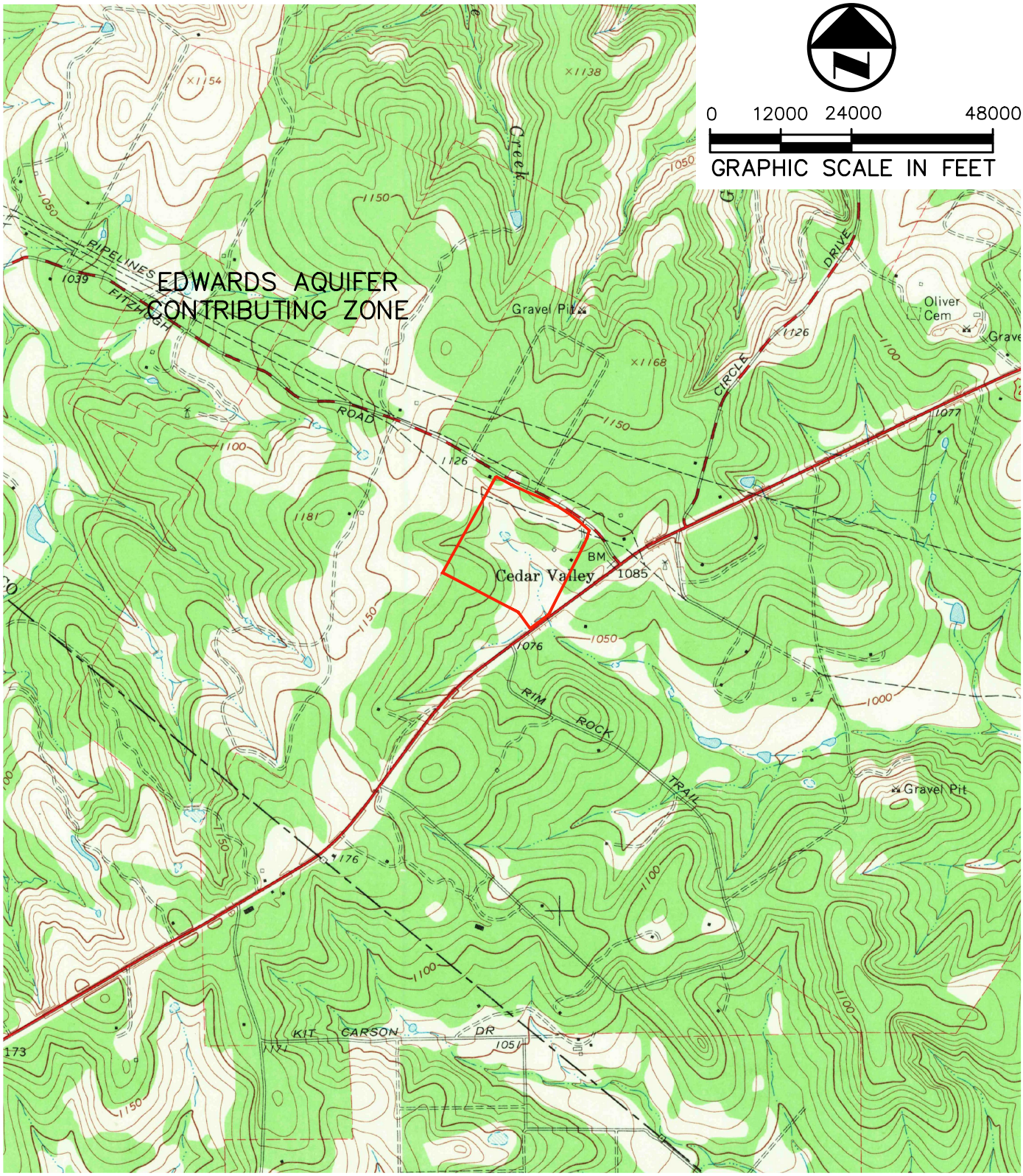
63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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



Attachment B – USGS / Edwards Contributing Zone Map



ATTACHMENT "B"

USGS/EDWARDS AQUIFER ZONE MAP

SIGNAL HILL QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 BUDA 15' QUADRANGLE

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPWY. STE. 320
AUSTIN, TX 78759 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HAS	HAS	1"=24000'	11/11/2025	0060251.00

FITZHUGH 290 WEST

LMYERS 1/7/2026 3:03 PM
N:\0060251.00\05 SERVICE GROUPS\SITE DESIGN & INFRASTRUCTURE DESIGN\1_DESIGN\TCEQ APPLICATIONS\SOURCES-ARCHIVE\USGS MAP\QUAD MAP.DWG

Attachment C – Project Description

The proposed development includes the construction of 3 office/warehouse buildings along with all associated grading, drainage, utility, parking, and vehicular conveyance improvements on approximately 55.973 acres of undeveloped land located at 11017 Fitzhugh Rd, Austin, TX 78736 in Travis County jurisdiction, Austin ETJ released. The existing site consists mostly moderate vegetative coverage and Class C and D soil classification. The site is Austin ETJ release and is not zoned. The property is located in the Edwards Aquifer Contributing Zone. Per FEMA FIRM panel no. 48453C0555J (dated 01/22/2020), the proposed improvements are outside of the FEMA flood zones. The south corner of the site is located within Zone AE, the 500-year floodplain. All proposed improvements are located outside of Zone AE. There are no springs, streams or buffer zones located on the subject site.

The site generally slopes at ±2.8%, sending drainage to the south where it will drain to US 290. The adjacent property to the northwest is undeveloped with 1 existing house. The adjacent properties to the south are primarily undeveloped land with some structures, 3 buildings to the west and 2 to the east with US 290 running along the south edge of the site.

The project will consist of 4 driveways. 3 Driveways are to be located along Fitzhugh Road and 1 is to be located along US 290. The driveway located along US 290 includes a turning lane of 0.059 acres within TxDOT ROW. Overtreatment provided on site for TxDOT turn lane.

The project will consist of 3 office/warehouse buildings, associated grading, drainage, utility, detention, parking, water quality, and four proposed batch detention ponds as enclosed in this application. The total impervious cover on the site is 22.945 acres. All proposed impervious cover is to be treated with batch detentions.

Attachment D – Factors Affecting Surface Water Quality

The following are potential sources of surface and groundwater contamination from construction activities:

- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment E – Volume and Character of Stormwater

The existing site is composed of three drainage areas. Existing Drainage Area 1 consists of 50.10 acres with the 100-year storm runoff for the drainage area is 405.1 cfs. Existing Drainage Area 2 consists of 3.15 acres with the 100-year storm runoff for the drainage area is 25.4 cfs. Existing Drainage Area 3 consists of 2.73 acres with the 100-year storm runoff for the drainage area is 28.9 cfs. This area will ultimately outfall into Onion Creek-Colorado River Watershed. These contain a combined 292.78 acres of contributing offsite area. The existing site flows over approximately 100% grass cover and 25% heavy brush vegetation. The base curve numbers utilized for the existing site ranges from 74 to 80 based on soil type per area.

The proposed development generates an approximate 657.3 cfs and has a required TSS removal of 91% per TCEQ. The runoff from the site is generated from the streets, building roofs, driveways, parking, and other paved and impervious surfaces. The base curve number utilized for the proposed site ranges from 74 to 80 based on soil type per area. Flow is directed from the previously listed impervious structures into catch basins to be piped into the four proposed batch detention ponds.

Attachment J – BMPs for Upgradient Stormwater

There will be no upstream surface waters running onto the site and will not be treated with the proposed batch detention ponds. The batch detention ponds, and all associated ESC practices are designed for the subject site. The proposed batch detention ponds will be used to receive onsite flows from stormwater coming from the proposed site.

Attachment K – BMPs for On-site Stormwater

The Fitzhugh 290 W entity is proposing four proposed batch detention ponds based on 55.973 acres of contributing area, encompassing 40.99% impervious cover across the site. The stormwater is diverted off impervious structures and piped into four proposed batch detention ponds. The batch detention ponds act as the primary treatment for TSS removal.

Attachment L – BMPs for Surface Streams

The Fitzhugh 290 W entity is proposing four batch detention ponds based on 55.973 acres of contributing area, encompassing 40.99% impervious cover across the site. The stormwater is diverted off impervious structures and piped into the four proposed batch detention ponds. These ponds act as the primary treatment for TSS removal. The aforementioned BMP will provide adequate measures to prevent pollutant removal from entering the aquifer. No surface streams or sensitive features are located on the site.

Attachment M – Construction Plans

WPS PROJECT #: 0060251.00
CITY PROJECT #: 26-53646
WTCPUA PROJECT (LOT 1) #: 290-25-040
WTCPUA MGO SER (LOT 1) #: PW-2025-70-SER
WTCPUA PROJECT (LOT 2) #: 290-25-037
WTCPUA MGO SER (LOT 2) #: PW-2025-67-SER
WTCPUA PROJECT (LOT 3) #: 290-25-039
WTCPUA MGO SER (LOT 3) #: PW-2025-69-SER

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. TRAVIS COUNTY AND WTCPUA, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

PLANS FOR THE CONSTRUCTION OF

WATER, SANITARY SEWER, STORM DRAIN, PAVING, & GRADING TO SERVE

FITZHUGH 290 W

11017 FITZHUGH RD, AUSTIN, TX 78736
TRAVIS COUNTY, TEXAS

OWNER
FITZHUGH290 HOLDING LLC
421 COUNTRY CLUB RD
FAIRVIEW, TX 75069

DEVELOPER
EQT REAL ESTATE
16633 N. DALLAS PARKWAY, SUITE 280
ADDISON, TX, 75001

ENGINEER
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 465-0831

SURVEYOR
JASON GABRIEL
211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TX 78232
(201) 265-8302

PROJECT AGENT
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 465-0831

LEGAL DESCRIPTION:
ABS 379 SUR 59 HARRISON E ACR 55.5791 MH1-S#THIGA24X52535746

TRAVIS COUNTY ID NUMBERS:
PROPERTY ID: 836651

MAPSCO NUMBERS:
MAPSCO PAGES: 639D, 640A, 639H

TOTAL IMPERVIOUS COVER:
AREA OF DISTURBANCE: 55.973 ACRE
EXISTING IC%: 0.00 ACRE (0%)
PROPOSED IC%: 22.945 ACRE (40.99%)
PLANNED USE: WAREHOUSE/OFFICE

AREA OF DISTURBANCE TO BE REVEGETATED/RESTORED:
16.144 AC

FLOODPLAIN INFORMATION:
PER FEMA FIRM PANEL NO. 48453C0555J EFF. 1/22/2020. PROPOSED IMPERVIOUS COVER IS OUTSIDE OF FLOODPLAIN.

WATERSHED STATUS:
THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.

BENCHMARK INFO:
BM# 1 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHWEST ± 72' FROM A WOOD SHED, NORTHWEST ± 80' FROM A POWER POLE, AND NORTHWEST ± 148' FROM A WATER TANK.
NORTHING SURFACE: 10,052,689.64
EASTING SURFACE: 3,046,597.83
ELEVATION: 1,095.89

BM# 2 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHEAST ± 5' FROM A FENCE, SOUTH ± 45' FROM A BRICK MAILBOX, AND NORTHWEST 40' FROM A SPEED LIMIT 45 TRAFFIC SIGN.
NORTHING SURFACE: 10,053,525.45
EASTING SURFACE: 3,046,098.25
ELEVATION: 1,115.44

BM# 3 ALUMINUM DISK STAMPED "WESTWOOD PROFESSIONAL SERVICES SURVEY CONTROL" SET IN NATURAL GROUND, NEAR A BARB WIRE FENCE, SOUTHWEST ± 1' FROM A BARB WIRE FENCE, NORTH ± 5' FROM A VAULT, AND NORTHWEST ± 72' FROM A POWER POLE.
NORTHING SURFACE: 10,051,650.54
EASTING SURFACE: 3,046,080.25
ELEVATION: 1,068.84

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

FAILURE TO FOLLOW THE PRE-CONSTRUCTION MEETING REQUIREMENTS MAY RESULT IN WORK STOPPAGE AND ADDITIONAL PERMIT FEES.

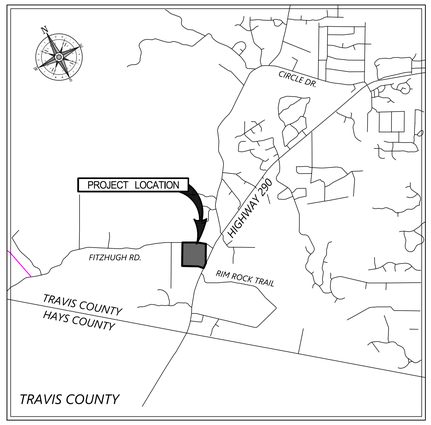
SPECIAL PRE-CON NOTES:
1. PROVIDE 48 HR. MINIMUM NOTICE TO SCHEDULE THE PRE-CON MEETING.
2. PROVIDE A 1/2 SIZE SET OF PLANS FOR THE INSPECTOR AT THE PRE-CON.
3. PROVIDE AN ANTICIPATED CONSTRUCTION SCHEDULE AT THE PRE-CON.
4. BRING YOUR SWP3 FOR COMPLETENESS CHECK AT THE PRE-CON.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANS APPROVED BY TRAVIS COUNTY.

SCHEDULE YOUR PROJECTS PRE-CONSTRUCTION MEETING THROUGH THE HTTPS://WWW.MGOCONNECT.ORG/CP/PORTAL AFTER THE INITIAL 3RD PARTY SWP3 INSPECTION REPORT HAS BEEN UPLOADED AND ALL PERMITS AND NOTICES HAVE BEEN POSTED, THEN FOLLOW UP WITH EMAILS TO THE ENVIRONMENTAL INSPECTOR AT ENV-INSPECTION@TRAVISCOUNTYTX.GOV AND THE ENGINEERING INSPECTOR, JOHNNY ANGLIN, AT JOHNNY.ANGLIN@TRAVISCOUNTYTX.GOV

WTCPUA NOTES:
1. THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY IS THE RETAIL WATER PROVIDER.
2. STATE TOTAL OF 42 LUES (DOMESTIC WATER SERVICE):
   11 LUES FOR LOT 1 (110,880 SF OFFICE/WAREHOUSE) 2" METER
   10 LUES FOR LOT 2 (92,960 SF OFFICE/WAREHOUSE) 2" METER
   21 LUES FOR LOT 3 (199,920 SF OFFICE/WAREHOUSE) 2" METER.
3. LANDSCAPE IRRIGATION IS NOT APPROVED, CONDITION OF NSSA. WTCPUA WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION.
4. BY APPROVING THE CONSTRUCTION PLANS AND FINAL PLAT, THE WTCPUA IS APPROVING WATER SERVICE FOR A 3 LOT SUBDIVISION (LOTS 1-3) AND A MAXIMUM OF 42 LUES FOR THE PROPOSED PLAT. AS PROPOSED, THERE IS NO COMMITMENT TO PROVIDE WATER SERVICE TO LOT 4.
5. WTCPUA 290 WATER SYSTEM GRID AJ-16, K-16, PRESSURE PLANE - 1340
6. WTCPUA WILL NOT BE PROVIDING WASTEWATER SERVICES. OSSF PROVIDED ONSIDE TO TREAT WASTEWATER.
7. THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY IS THE RETAIL WATER PROVIDER.
8. 3 2" METER(S) FOR DOMESTIC PURPOSES ONLY.
   0 LANDSCAPE IRRIGATION METER(S).
9. WTCPUA DOES NOT GUARANTEE FIRE FLOW.
10. A WTCPUA REPRESENTATIVE MUST BE PRESENT AT THE TIME OF CONNECTION TO THE EXISTING SYSTEM.
11. 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).

ADDITIONAL NOTES:
1. THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. THE ENGINEER WHO PREPARED THESE PLANS IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE PLANS. IN APPROVING THESE PLANS, WTCPUA MUST RELY UPON THE ACCURACY AND ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. THE OWNER'S ENGINEER WILL MAKE PERIODIC SITE VISITS AND OBSERVATIONS DURING CONSTRUCTION TO ENSURE ADEQUACY OF THE DESIGN AND THE SAFETY OF STRUCTURES IN COMPLIANCE WITH THE ISSUANCE OF THE CONSTRUCTION SUMMARY REPORT AND ENGINEERING CONCURRENCE LETTER AS REQUIRED AS PART OF THE PROJECT CLOSE-OUT PROCESS.
4. ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE COMMENCEMENT OF THE WORK.
5. THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
6. NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YR FLOODPLAIN, THE CREEK, AND THE CWQZ.



LOCATION MAP
SCALE : 1" = 4500'

PROJECT ZONING: N/A

PROJECT ADDRESS: 11017 FITZHUGH RD, AUSTIN, TX 78736

SUBMITTAL DATE: DEC. 22, 2025

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

TC REVISIONS/CORRECTIONS

NO.	REVISION DESCRIPTION	REVIEWED BY:	DATE

ALL REVISIONS TO THIS SITE PLAN MUST BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW AND APPROVAL.

March 26

DRAWING SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	TRAVIS COUNTY NOTES
4	WTCPUA GENERAL NOTES
5	PLAT 1 OF 5
6	PLAT 2 OF 5
7	PLAT 3 OF 5
8	PLAT 4 OF 5
9	PLAT 5 OF 5
10	PLAT 6 OF 6
11	EXISTING CONDITIONS & DEMOLITION PLAN
12	EROSION CONTROL PLAN
13	EROSION CONTROL DETAILS
14	OVERALL SITE PLAN
15	DIMENSIONAL CONTROL PLAN 1 OF 4
16	DIMENSIONAL CONTROL PLAN 2 OF 4
17	DIMENSIONAL CONTROL PLAN 3 OF 4
18	DIMENSIONAL CONTROL PLAN 4 OF 4
19	EXISTING DRAINAGE AREA MAP
20	PROPOSED DRAINAGE AREA MAP
21	INLET DRAINAGE AREA MAP
22	DRAINAGE CALCULATIONS
23	OVERALL GRADING PLAN
24	GRADING PLAN 1 OF 4
25	GRADING PLAN 2 OF 4
26	GRADING PLAN 3 OF 4
27	GRADING PLAN 4 OF 4
28	POND 1 PLAN & PROFILE
29	POND 2 PLAN & PROFILE
30	POND 3 PLAN & PROFILE
31	POND 4 PLAN & PROFILE
32	POND TCEQ WQ CALCULATIONS
33	POND DETAILS 1 OF 2
34	POND DETAILS 2 OF 2
35	STORM OVERALL
36	STORM PLAN 1 OF 4
37	STORM PLAN 2 OF 4
38	STORM PLAN 3 OF 4
39	STORM PLAN 4 OF 4
40	STORM PROFILE 1 OF 5
41	STORM PROFILE 2 OF 5
42	STORM PROFILE 3 OF 5
43	STORM PROFILE 4 of 5
44	STORM PROFILE 5 OF 5
45	STORM CULVERT PROFILES
46	STORM DETAILS 1 OF 2
47	STORM DETAILS 2 OF 2
48	OVERALL UTILITY PLAN
49	SHUT-OUT PLAN
50	WATER PLAN & PROFILE W-A 1 OF 2
51	WATER PLAN & PROFILE W-A 2 OF 2
52	WATER PLAN & PROFILE W-B 1 OF 2
53	WATER PLAN & PROFILE W-B 2 OF 2
54	WATER PLAN & PROFILE W-C 1 OF 2
55	WATER PLAN & PROFILE W-C 2 OF 2
56	WATER PLAN & PROFILE W-D 1 OF 3
57	WATER PLAN & PROFILE W-D 2 OF 3
58	WATER PLAN & PROFILE W-D 3 OF 3
59	WATER PLAN DOMESTIC LINES
60	SEWER PLAN & PROFILE 1 OF 2
61	SEWER PLAN & PROFILE 2 OF 2
62	UTILITY DETAILS 1 OF 4
63	UTILITY DETAILS 2 OF 4
64	UTILITY DETAILS 3 OF 4
65	UTILITY DETAILS 4 OF 4
66	PAVING PLAN
67	PAVEMENT DETAILS 1 OF 2
68	PAVEMENT DETAILS 2 OF 2
69	TXDOT DRIVEWAY SHEET
70	TXDOT DRIVEWAY CONNECTION CULVERTS
71	TXDOT DRIVEWAY DETAILS 1 OF 5
72	TXDOT DRIVEWAY DETAILS 2 OF 5
73	TXDOT DRIVEWAY DETAILS 3 OF 5
74	TXDOT DRIVEWAY DETAILS 4 OF 5
75	TXDOT DRIVEWAY DETAILS 5 OF 5
76	TXDOT DRIVEWAY DETAILS 6 OF 6
77	OVERALL LANDSCAPE PLAN
78	GENERAL NOTES AND SCHEDULES
79	LANDSCAPE PLAN 1 OF 3
80	LANDSCAPE PLAN 2 OF 3
81	LANDSCAPE PLAN 3 OF 3
82	LANDSCAPE DETAILS

APPROVED FOR ACCEPTANCE
REVIEWED BY:

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY DATE

TEXAS DEPARTMENT PF TRANSPORTATION DATE

SIGNATURE AND PERMIT BLOCK FOR TRAVIS COUNTY

REVIEWED BY:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE

DEVELOPMENT PERMIT NUMBER DATE

PREPARED BY

Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320 T: 512.485.0831
AUSTIN, TX 78759 F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301 westwoodps.com

TRAVIS CO ESD NO.3	
FIRE DESIGN CODES	2015 INTERNATIONAL FIRE AND BUILDING CODES CHAPTER 201 – TRAVIS COUNTY FIRE CODE
FIRE FLOW DEMAND @ 20 PSI (GPM)	B1: 7,000, B2: 5,500, B3: 8,000
INTENDED USE	INDUSTRIAL/WAREHOUSE
CONSTRUCTION CLASSIFICATION	TYPE IIB
BUILDING FIRE AREA (S.F.)	B1: 110,880, B2: 92,960, B3: 199,920
AUTOMATIC SPRINKLER SYSTEM TYPE (IF APPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE) (75% REDUCTION)	B1: 1,750, B2: 1,625, B3: 2,000
AFD FIRE HYDRANT FLOW TEST DATE	11/24/2025
AFD FIRE HYDRANT FLOW TEST LOCATION	US 290/FITZHUGH RD, AUSTIN, TX, 78736
EXISTING FLOW TEST RESULT	SEE GENERAL NOTES SHEET
HIGH-RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE	NO

Drawing: N:\0060251.00\06 CAD\WG\Site Design\ CSDSheets\0060251.00-CCOVR
Plotted: 3/26/2026 4:48 PM
Last Saved: 3/19/2026 4:49 PM
By: Dylan Hall - D:\17\0060251.00

PAVING AND DRAINAGE GENERAL NOTES:

1. ALL WORK UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE TRAVIS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.

2. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE TYPE IA, CLASS 'C', 3600 PSI STRENGTH AT 28 DAYS. CONCRETE FOR INLET AND DRAINAGE STRUCTURES SHALL BE TYPE I, CLASS 'F', 4200 PSI STRENGTH AT 28 DAYS.

3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.

4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEAN OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

5. CONTRACTOR SHALL MAINTAIN ONE SET OF "RECORD DRAWINGS" ON SITE WHICH WILL BE SUBMITTED TO THE OWNER OR ENGINEER UPON COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL INDICATE THE LOCATION OF ALL SUBTERRANEAN UTILITY IMPROVEMENTS AND/OR RELOCATIONS. THEY SHALL ALSO INCLUDE DIMENSIONAL TIES TO ALL MANHOLES, CULVERTS, INLETS, JUNCTION BOXES, FIRE HYDRANTS, ETC.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND BEING IN COMPLIANCE WITH ALL FEDERAL (O.S.H.A. STANDARDS AND REGULATIONS), STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.

7. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS" ON TxDOT ROADWAYS AND "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI" FOR PRIVATE WORK. BARRICADES AND PROJECT SIGNS SHALL ALSO MEET CITY CODE.

8. UNLESS OTHERWISE NOTED, THE STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
   A. CLASS III, RCP C-76 (CIRCULAR), C-506 (ARCH), C-507 (ELLIPTICAL)
   B. ADS N-12, ADS N-12 WT FOR WATER TIGHT APPLICATIONS
   C. CONTECH ALUMINIZED ULTRA FLO

INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

9. RCP STORM SEWER JOINT MATERIALS MAY BE OF THE FOLLOWING (ASTM C-990):
   A. RAM-NECK
   B. CON-SEAL
   C. CEMENT GROUT

INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

10. STORM SEWER CONNECTIONS FOR NEW INTERCEPTING MAINS SHALL BE FACTORY WYES FOR 48" AND SMALLER PIPE.

11. ALL HEADWALLS SHALL BE POURED IN PLACE, UNLESS OTHERWISE SPECIFIED.

12. GRADING OF ALL HANDICAPPED SPACES AND ROUTES SHALL CONFORM TO STATE, LOCAL AND FEDERAL REGULATIONS. THE MAXIMUM CROSS FALL SHALL BE 2% (1' IN 50') AND THE MAXIMUM SLOPE FOR INGRESS/EGRESS ALONG THE ROUTE SHALL BE 5% (1' IN 20'), AND A 2% MAXIMUM SLOPE IN ANY DIRECTION MUST BE MAINTAINED WITHIN THE FIRST 5' FROM ANY ENTRY OR EXIT OF A BUILDING OR LANDING AREA.

13. FINAL PAVING, CURB AND SIDEWALK ELEVATIONS SHALL BE PLACED AT THE PROPOSED GRADE ELEVATIONS WITHIN PLUS OR MINUS 0.05 FEET.

14. ANY CONCRETE, ROCK, DEBRIS OR MATERIAL DEEMED UNSUITABLE FOR SUB-GRADE BY THE ENGINEER SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15. TRENCH BACK FILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504 AND 504.6 AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 504 TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY STANDARD SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.

16. EMBEDMENT FOR PIPES SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504 UNLESS OTHERWISE SHOWN ON THESE PLANS OR NOTED IN THE STANDARD CITY SPECIFICATIONS. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING. IF ROCK IS ENCOUNTERED, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF TRENCH SHALL BE BACK FILLED WITH QUALITY TOPSOIL.

17. IF REQUIRED BY CONSTRUCTION, POWER POLES TO BE BRACED AND/OR RELOCATED AT THE CONTRACTOR'S EXPENSE.

18. REFER TO THE GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND RELATED MOISTURE CONTENT.

19. DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.

20. TREES SHALL REMAIN AND BE PROTECTED UNLESS SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN OR APPROVED BY THE OWNER AND THE CITY.

21. REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR COORDINATION OF ALL UTILITY CONNECTIONS (ROOF DRAIN COLLECTION, WATER, SEWER, ETC.).

22. REFER TO THE PAVING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION RELATED TO SAID CONSTRUCTION.

23. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT BOND AND THREE WAY CONTRACTS TO THE CITY AND OWNER AS REQUIRED.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL REMOVE TOP SOIL (4"-6" TYP.) PRIOR TO SITE EXCAVATION AND PLACEMENT OF FILL. TOP SOIL SHALL BE STOCK PILED AT A LOCATION ACCEPTABLE TO THE OWNER FOR RE-USE DURING FINAL GRADING OF LANDSCAPE AREAS.

2. ALL AREAS TO RECEIVE FILL SHALL FIRST BE SCARIFIED TO A DEPTH OF 8 INCHES AND RE-COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 3% ABOVE OPTIMUM.

3. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH.

4. EACH LIFT OF FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 3% ABOVE OPTIMUM.

5. COMPACTION OF ALL FILL AREAS TO BE MONITORED AND TESTED BY A QUALIFIED SOIL TESTING LABORATORY SUPPLIED BY THE OWNER. COMPACTION TESTS SHALL BE PERFORMED AT A RATE OF ONE TEST PER 10,000 SF OF FILL AREA FOR EACH LIFT. REFER TO NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) SPECIFICATIONS FOR FREQUENCY OF COMPACTION TESTING IN BACKFILL OF UTILITY TRENCHES.

6. FILL MATERIAL SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION OR OTHER DELETERIOUS MATTER.

7. REFERENCE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL GRADING/ EARTHWORK REQUIREMENTS AND/OR MODIFICATIONS TO THE ABOVE NOTES. IN THE EVENT THAT A CONFLICT EXISTS THE GEOTECHNICAL REPORT SHALL GOVERN.

LANDSCAPING GENERAL NOTES:

1. ALL MATERIALS FOR TURF GRASS PROVIDED SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AS ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY SPECIFICATIONS AND AS NOTED IN THE PLANS AND CONTRACT DOCUMENTS.

2. BERMUDA GRASS SEED. TURF GRASS SEED SHALL BE "CYNODON DACTYLON" (COMMON BERMUDA GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE YEAR PRIOR TO PLANTING, FREE OF JOHNSON GRASS, FIELD BIND WEED, DODDER SEED, AND FREE OF OTHER WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. THE SEED SHALL NOT BE A MIXTURE. THE SEED SHALL BE HULLED, EXTRA FANCY GRADE, TREATED WITH FUNGICIDE AND HAVE A GERMINATION AND PURITY THAT SHALL PRODUCE, AFTER ALLOWANCE FOR FEDERAL SEED ACT TOLERANCES, A PURE LIVE SEED CONTENT OF NOT LESS THAN 85%, USING THE FORMULA: PURITY PERCENT TIME (GERMINATION PERCENT TIMES PLUS HARD OR SOUND SEED FIVE PERCENT). SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS.

LANDSCAPING GENERAL NOTES (CON'T):

A. CERTIFICATE SUBMITTAL. PRIOR TO PLANTING, PROVIDE THE OWNER AND ENGINEER WITH THE STATE OF TEXAS CERTIFICATE STATING ANALYSIS OF PURITY AND GERMINATION OF SEED.

3. RYE GRASS SEED. TURF GRASS SEED SHALL BE "LOLIUM MULTIFLORUM" (ITALIAN OR ANNUAL RYE GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE YEAR PRIOR TO PLANTING AND SHALL BE FREE OF PERENNIAL RYE GRASS SEED, OTHER GRASS SEED AND WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. SEED SHALL BE AT LEASE 95% PURE AND SHALL HAVE A 90% MINIMUM GERMINATION RATE.

A. CERTIFICATE SUBMITTAL. PRIOR TO PLANTING, PROVIDE THE OWNER AND ENGINEER WITH THE STATE OF TEXAS CERTIFICATE STATING ANALYSIS OF PURITY AND GERMINATION OF SEED.

4. TIMES OF HYDROMULCHING SHALL BE AS FOLLOWS:
A. SEPTEMBER 1 TO APRIL 1 - RYE GRASS SEED SHALL BE APPLIED.
B. APRIL 2 TO AUGUST 31 - BERMUDA GRASS SEED SHALL BE APPLIED.

WATER AND SANITARY SEWER GENERAL NOTES:

1. 12" AND 8" PUA WATER PIPE SHALL BE RESTRAINED JOINT CL 350 DI PIPE.

2. ALL WATER SERVICE SHALL MEET WTCPUA REQUIREMENTS.

3. ALL WATER SERVICES TO BE INSTALLED IN ACCORDANCE TO CITY REQUIREMENTS.

4. ALL SANITARY SEWER PIPE TO BE PVC SDR-35, UNLESS OTHERWISE NOTED.

5. CONTRACTOR TO TEST WATER AND SANITARY SEWER LINES IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.

6. ALL METER BOXES TO BE LOCATED IN NON-TRAFFIC AREAS.

7. FIRE HYDRANTS SHALL BE PLACED 3 FEET FROM THE BACK OF CURB LOCATED AS SHOWN ON THE PLANS. THE FIRE HYDRANT SHALL BE CITY APPROVED AND PAINTED TO BE COLOR CODED PER CITY REQUIREMENTS. THE FIRE DEPT/ESD SHALL APPROVE THE FIRE HYDRANT LOCATIONS. THE FIRE HYDRANTS SHALL BE THE PROPERTY OF THE WTCPUA AND PAINTED PER PUA SPECIFICATIONS.

8. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12 INCHES AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATIONS C-110-64 AND C-111-64.

9. WEST TRAVIS COUNTY PUA DOES NOT ALLOW CONCRETE THRUST BLOCKING. ALL PUA WATER PIPES SHALL BE RESTRAINED VIA MECHANICAL MEANS PER CITY OF AUSTIN SPECIFICATIONS.

10. ANY CONCRETE, ROCK, DEBRIS OR MATERIAL DEEMED UNSUITABLE FOR SUB-GRADE BY THE ENGINEER SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

11. TRENCH BACK FILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504 AND 504.6 AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 504 TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY STANDARD SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.

12. EMBEDMENT FOR PIPES SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504 UNLESS OTHERWISE SHOWN ON THESE PLANS OR NOTED IN THE STANDARD CITY SPECIFICATIONS. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING. IF ROCK IS ENCOUNTERED, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF TRENCH SHALL BE BACK FILLED WITH QUALITY TOPSOIL.

13. CLASS "B" EMBEDMENT SHALL BE USED FOR RCP PIPE.

14. CLASS "B-1" EMBEDMENT SHALL BE USED FOR PVC PIPE.

15. CLASS "B-3" EMBEDMENT SHALL BE USED FOR DUCTILE IRON PIPE.

16. CLASS "C" EMBEDMENT SHALL BE USED FOR CLAY PIPE.

17. CLASS "B-2" EMBEDMENT SHALL BE USED FOR ADS PIPE.

18. IF REQUIRED BY CONSTRUCTION, POWER POLES TO BE BRACED AND/OR RELOCATED AT THE CONTRACTOR'S EXPENSE.

19. REFER TO THE GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND RELATED MOISTURE CONTENT.

20. TREES SHALL REMAIN AND BE PROTECTED UNLESS SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN OR APPROVED BY THE OWNER AND THE CITY.
21. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES FLOW LINES PRIOR TO BEGINNING CONSTRUCTION.

22. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACK FILL. AFTER CURB AND PAVING IS COMPLETE, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR PAVING WITH TWO CHISELED 6" CUTS (2" SEPARATION) IN ACCORDANCE WITH STANDARD CITY SPECIFICATIONS.

23. THE CONTRACTOR TO INSTALL THE WATER SERVICES TO A POINT 2 FEET FROM BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING HAS BEEN COMPLETED AND THE FINE GRADING BEHIND THE CURB AND PAVING AREAS. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB OR PAVING WITH A CHISELED 6" CUT IN ACCORDANCE WITH STANDARD CITY SPECIFICATIONS AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS"

24. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER FINAL GRADING AND ALIGNMENT HAS BEEN COMPLETED, THE CONTRACTOR SHALL POUR A CONCRETE PAD BLOCK (24"X24"X6") AROUND ALL VALVES AS TO PROVIDE THE FINISHED GRADE OF THE PAD TO BE EQUAL TO THE FINISHED GRADES ADJACENT TO THE VALVES.

25. WHEN WATER AND SANITARY SEWER MAINS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE (9) FEET TO EACH OTHER IN ALL DIRECTIONS AS MEASURED FROM THE OUTSIDE OF THE PIPES. PARALLEL LINES SHALL BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED OR MAINTAINED, THE FOLLOWING GUIDELINES SHALL APPLY:

A. WHERE A SANITARY SEWER PARALLELS A WATER LINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF 2 FEET BETWEEN OUTSIDE DIAMETERS AND THE HORI-ZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATER.

B. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF SEWER PIPE MUST BE.

C. WHERE A SANITARY SEWER CROSSES UNDER A WATERLINE AND THE CENTERED ON THE WATERLINE. SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM OF TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.

D. WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 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 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

E. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MIN- IMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D) OF THIS PARAGRAPH.

F. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER (BY TWO FEET OR MORE) EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTIONS (C) OF (D) OF THIS PARAGRAPH.

26. REFER TO THE WATER AND SEWER PLANS FOR ADDITIONAL INFORMATION RELATED TO SAID CONSTRUCTION.

27. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT BOND AND THREE WAY CONTRACTS TO THE CITY AND OWNER AS REQUIRED.

28. FIRE SPRINKLER LINE TO BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.

29. ALL UTILITIES INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY THE CITY CODE ENFORCEMENT.

30. REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR COORDINATION OF ALL UTILITY CONNECTIONS (ROOF DRAIN COLLECTION, WATER, SEWER, ETC.).

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. 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.

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 = 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:

§ 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. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

NOTE:
IN THE EVENT OF A CONFLICT WITH COUNTY NOTES AND/OR DETAILS WITH THIS SHEET, THE COUNTY STANDARDS SHALL PREVAIL.

FLOW TEST COMPLETION FORM

ALLIED FIRE PROTECTION — SERVING LIVES & PROPERTY — EST'D 1990

SCR-G #0817 ACR #3429 ECR #1798

Austin Office
4401 Freidrich Ln #306
Austin, TX 78744
512-719-4872

PROJECT NUMBER: -----PreConstruction
PROJECT NAME: Fitzhugh Industrial
ADDRESS: Corner of Hwy 290 & Fitzhugh Rd
CITY: Cedar Valley, Tx
GENERAL CONTRACTOR: _____

DATE: 11/24
TIME: 10AM
KEY MAP: _____

LOC.	FIRE HYDRANT MAKE	PRESSURE STATIC PSI	PRESSURE RESIDUAL PSI	FLOW AT RESIDUAL PRESSURE ORIFICE DIA.(IN.)	PITOT PSI	PITOT GPM
1	Test	98	72	2½"		
2	Flow			2½ X 2½"	42 1/2	2135
3				2½"		
4				2½ X 2½"		



Allied Fire Protection, LP.

City of:
Mud District: N/A

ALLIED FIRE PROTECTION
Corporate Office 2005 Mykawa Road, Pearland, Texas 77581 | 1.800.604.2600 | alliedfireprotection.com

HOUSTON | SAN ANTONIO | DALLAS / FORT WORTH | AUSTIN | RIO GRANDE VALLEY | LAREDO

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F. 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

GENERAL NOTES

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED PROFESSIONAL ENGINEER — 12/19/2025

2
SHEET 2 OF 81

#26-53646

Last Saved by:

TRAVIS COUNTY STANDARD CONSTRUCTION NOTES FOR SITE DEVELOPMENT:

1. EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.302(G), AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY TRAVIS COUNTY.
2. BEFORE BEGINNING ANY CONSTRUCTION, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND POST THE DEVELOPMENT PERMIT, THE TCEQ SITE NOTICE, AND ANY OTHER REQUIRED PERMITS AT THE JOB SITE.
3. CONSTRUCTION MAY NOT TAKE PLACE WITHIN TRAVIS COUNTY RIGHT-OF-WAY UNTIL AFTER THE OWNER HAS SUBMITTED A TRAFFIC CONTROL PLAN TO TRAVIS COUNTY AND OBTAINED WRITTEN APPROVAL OF THE TRAFFIC CONTROL PLAN FROM TRAVIS COUNTY.
4. THE CONTRACTOR AND PRIMARY OPERATOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AND THE SWP3 IN THESE APPROVED PLANS. THE CONTRACTOR AND PRIMARY OPERATOR SHALL REQUEST TRAVIS COUNTY INSPECTION AT SPECIFIC MILESTONES IN THE SEQUENCE OF THE CONSTRUCTION OF THE SITE DEVELOPMENT CORRESPONDING TO THE PRIORITY INSPECTIONS SPECIFIED IN CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS. DEVELOPMENT OUTSIDE THE LIMITS OF CONSTRUCTION SPECIFIED IN THE APPROVED PERMIT AND CONSTRUCTION PLANS IS PROHIBITED.
5. BEFORE BEGINNING ANY CONSTRUCTION, ALL STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS SHALL BE MET, AND THE FIRST PHASE OF THE TEMPORARY EROSION CONTROL (ESC) PLAN INSTALLED WITH A SWP3 INSPECTION REPORT UPLOADED TO MYPERMITNOW.ORG. ALL SWP3 AND ESC PLAN MEASURES AND PRIMARY OPERATOR SWP3 INSPECTIONS MUST BE PERFORMED BY THE PRIMARY OPERATOR IN ACCORDANCE WITH THE APPROVED PLANS AND SWP3 AND ESC PLAN NOTES THROUGHOUT THE CONSTRUCTION PROCESS.
6. BEFORE STARTING CONSTRUCTION, THE OWNER OR CONTRACTOR OR THEIR DESIGNATED REPRESENTATIVES SHALL SUBMIT A REQUEST VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY TO REQUEST AND SCHEDULE A MANDATORY PRECONSTRUCTION CONFERENCE AND ESC INSPECTION. IF FURTHER ASSISTANCE IS NEEDED, THE TNR PLANNING AND ENGINEERING DIVISION STAFF OR TNR STORM WATER MANAGEMENT PROGRAM STAFF CAN BE CONTACTED BY TELEPHONE AT 512-854-9383.
7. THE CONTRACTOR SHALL KEEP TRAVIS COUNTY TNR ASSIGNED INSPECTION STAFF CURRENT ON THE STATUS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TRAVIS COUNTY AND REQUEST PRIORITY INSPECTIONS THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY IN ACCORDANCE WITH THE SPECIFIC MILESTONES IN THE CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS.
8. CONTOUR DATA SOURCE: GROUND TOPO
9. FILL MATERIAL MUST BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH ALL REQUIREMENTS SPECIFIED IN THE APPROVED PLANS, SWP3, AND THE TRAVIS COUNTY CODE. THE CONTRACTOR SHALL STOCKPILE FILL AND CONSTRUCTION MATERIALS ONLY IN THE AREAS DESIGNATED ON THE APPROVED PLANS AND NOT WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN OR THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN, WATERWAY SETBACK, CRITICAL ENVIRONMENTAL FEATURE SETBACK, OR OUTSIDE THE LIMITS OF CONSTRUCTION. DISPOSAL OF SOLID WASTE MATERIALS, AS DEFINED BY STATE LAW (E.G., LITTER, TIRES, DECOMPOSABLE WASTES, ETC.) IS PROHIBITED IN PERMANENT FILL SITES.
10. BEFORE DISPOSING ANY EXCESS FILL MATERIAL OFF-SITE, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR DOCUMENTATION THAT DEMONSTRATES THAT ALL REQUIRED PERMITS FOR THE PROPOSED DISPOSAL SITE LOCATION, INCLUDING TRAVIS COUNTY, TCEQ NOTICE, AND OTHER APPLICABLE DEVELOPMENT PERMITS, HAVE BEEN OBTAINED. THE OWNER OR PRIMARY OPERATOR MUST REVISE THE SWP3 AND ESC PLAN IF HANDLING OR PLACEMENT OF EXCESS FILL ON THE CONSTRUCTION SITE IS REVISED FROM THE EXISTING SWP3. IF THE FILL DISPOSAL LOCATION IS OUTSIDE TRAVIS COUNTY OR DOES NOT REQUIRE A DEVELOPMENT PERMIT, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR THE SITE ADDRESS, CONTACT INFORMATION FOR THE PROPERTY OWNER OF THE FILL
11. THE DESIGN ENGINEER IS RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PLANS. IN REVIEWING THE CONSTRUCTION PLANS, TRAVIS COUNTY WILL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
12. IN THE EVENT OF ANY CONFLICTS BETWEEN THE CONTENT IN THE SWP3 SITE NOTEBOOK AND THE CONTENT IN THE CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE.
13. A MINIMUM OF TWO SURVEY BENCHMARKS SHALL BE SET, INCLUDING DESCRIPTION, LOCATION, AND ELEVATION; THE BENCHMARKS SHOULD BE TIED TO A TRAVIS COUNTY CONTROL BENCHMARK WHEN POSSIBLE.
14. ANY EXISTING PAVEMENT, CURBS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN COUNTY RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SILTED, WILL BE REPAIRED BY THE CONTRACTOR AT OWNER OR CONTRACTOR'S EXPENSE BEFORE APPROVAL AND ACCEPTANCE OF THE CONSTRUCTION BY TRAVIS COUNTY.
15. CALL THE TEXAS EXCAVATION SAFETY SYSTEM AT 8-1-1 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING EXCAVATION ACTIVITIES.
16. ALL STORM SEWER PIPES SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
17. CONTRACTOR IS REQUIRED TO OBTAIN A UTILITY INSTALLATION PERMIT IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.901(A)(3) BEFORE ANY CONSTRUCTION OF UTILITIES WITHIN ANY TRAVIS COUNTY RIGHT-OF-WAY.
18. THIS PROJECT IS LOCATED ON FLOOD INSURANCE RATE MAP 48453 C0 620K E JANUARY 22, 2020.
19. TEMPORARY STABILIZATION MUST BE PERFORMED IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
20. PERMANENT SITE STABILIZATION/RE-VEGETATION MUST BE PERFORMED IMMEDIATELY IN ALL SITE AREAS WHICH ARE AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED IN THE APPROVED PLANS FOR PHASED RE-VEGETATION, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
21. ALL TREES WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHALL BE SAVED OR REMOVED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. TRAVIS COUNTY TREE PRESERVATION STANDARDS IN TRAVIS COUNTY CODE SECTION 482.973, INCLUDING INSTALLATION AND MAINTENANCE OF ALL SPECIFIED TREE PROTECTION MEASURES, MUST BE FOLLOWED DURING CONSTRUCTION.
22. AN ENGINEER'S CONCURRENCE LETTER IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.953 MUST BE SUBMITTED VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE ENGINEER'S CONCURRENCE LETTER MUST BE SUBMITTED BEFORE THE CONTRACTOR OR PRIMARY OPERATOR REQUESTS A FINAL INSPECTION BY TRAVIS COUNTY.
23. SITE IMPROVEMENTS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE ENGINEER'S CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY. NON-CONFORMANCE WITH THE APPROVED PLANS WILL DELAY FINAL INSPECTION APPROVAL BY THE COUNTY UNTIL PLAN CONFORMANCE IS ACHIEVED OR ANY REQUIRED PLAN REVISIONS ARE APPROVED.
24. FINAL SITE STABILIZATION. ALL AREAS DISTURBED BY THE CONSTRUCTION MUST BE PERMANENTLY REVEGETATED AND ALL TEMPORARY SEDIMENT CONTROLS AND ACCUMULATED SEDIMENTATION MUST BE REMOVED BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF COMPLIANCE FOR FINAL SITE STABILIZATION AS PART OF FINAL INSPECTION AND PROJECT COMPLETION. A DEVELOPERS CONTRACT, AS DESCRIBED IN THE SWP3 AND ESC NOTES SHEET MAY BE EXECUTED WITH TRAVIS COUNTY FOR CONDITIONAL ACCEPTANCE OF A PROJECT FOR WHICH HAS ESC FISCAL SECURITY POSTED AND FOR WHICH ALL ITEMS ARE COMPLETE.

NOTE:
IN THE EVENT OF A CONFLICT WITH COUNTY NOTES AND/OR DETAILS WITH THIS SHEET, THE COUNTY STANDARDS SHALL PREVAIL.

TRAVIS COUNTY SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS – SITE DEVELOPMENT:

THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH SITE DEVELOPMENT, INCLUSIVE OF ALL NON-RESIDENTIAL SITE DEVELOPMENT PROJECTS. WITHIN THE FOLLOWING SEQUENCE OF CONSTRUCTION ARE LISTED PRIORITY INSPECTIONS THAT THE OWNER AND PRIMARY OPERATOR MUST REQUEST FROM A REPRESENTATIVE OF TRAVIS COUNTY'S STORM WATER MANAGEMENT PROGRAM INSPECTION TEAM. EACH PRIORITY INSPECTION MUST BE REQUESTED ON-LINE THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. THE PRIORITY INSPECTIONS IN THIS EXHIBIT ARE CONSISTENT WITH THE PRIORITY INSPECTIONS FOUND IN THE CUSTOMER PORTAL FOR THE PROJECT. FOR ASSURANCE PURPOSES, A SECOND REQUEST TO TRAVIS COUNTY IS STRONGLY ENCOURAGED BY ADDITIONALLY SENDING AN E-MAIL TO ENV-INSPECT@TRAVISCOUNTYTX.GOV.
THE SEQUENCE FOR ITEMS 1-4 AND ITEMS 9-12 MUST NOT BE ALTERED, BUT THE SEQUENCE FOR ITEMS 5-8 MAY BE MODIFIED WITH THE WRITTEN APPROVAL OF THE COUNTY.

1. ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
   1.1. HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE TRAVIS COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS;
   1.2. UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY; AND
   1.3. REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH TRAVIS COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
2. PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRE-CONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
3. INSPECT FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.951 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY.
4. CONSTRUCT SEDIMENT BASIN(S). CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
   4.1. CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
   4.2. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
5. CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
6. CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE. REQUEST A COUNTY PRE-POUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION).
7. PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
8. PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED RE-VEGETATION.
9. COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
   9.1. REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
   9.2. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION).
10. COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
11. PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY TRAVIS COUNTY. (PRIORITY INSPECTION)
12. OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS. IF NECESSARY, PROVIDE A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN RE-VEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)

TRAVIS COUNTY SPECIAL CONSTRUCTION NOTES:

THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH SITE DEVELOPMENT, INCLUSIVE OF ALL NON-RESIDENTIAL SITE DEVELOPMENT PROJECTS. WITHIN THE FOLLOWING SEQUENCE OF CONSTRUCTION ARE LISTED PRIORITY INSPECTIONS THAT THE OWNER AND PRIMARY OPERATOR MUST REQUEST FROM A REPRESENTATIVE OF TRAVIS COUNTY'S STORM WATER MANAGEMENT PROGRAM INSPECTION TEAM. EACH PRIORITY INSPECTION MUST BE REQUESTED ON-LINE THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR TRAVIS COUNTY. THE PRIORITY INSPECTIONS IN THIS EXHIBIT ARE CONSISTENT WITH THE PRIORITY INSPECTIONS FOUND IN THE CUSTOMER PORTAL FOR THE PROJECT. FOR ASSURANCE PURPOSES, A SECOND REQUEST TO TRAVIS COUNTY IS STRONGLY ENCOURAGED BY ADDITIONALLY SENDING AN E-MAIL TO ENV-INSPECT@TRAVISCOUNTYTX.GOV.
THE SEQUENCE FOR ITEMS 1-4 AND ITEMS 9-12 MUST NOT BE ALTERED, BUT THE SEQUENCE FOR ITEMS 5-8 MAY BE MODIFIED WITH THE WRITTEN APPROVAL OF THE COUNTY.

1. THE SUBGRADE MATERIAL IN (NAME OF SUBDIVISION) WAS TESTED BY (NAME OF PROFESSIONAL SOIL LAB) IN (DAY, MONTH, AND YEAR) AND THE STREET SECTION DESIGNED ACCORDING TO APPROVED DESIGN CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: [GIVE STREET NAMES, WIDTH OF RIGHT-OF-WAY, OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESSES. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.]
2. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH COUNTY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. ALL COLLECTOR AND ARTERIAL STREETS SHALL HAVE AUTOMATIC SCREED CONTROL ON ASPHALTIC CONCRETE PAVEMENT CONSTRUCTION, PLACED AS PER ITEM 350-6 OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
4. AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40' OF THE VALLEY GUTTER.
5. AT THE INTERSECTION OF TWO 44' STREETS OR LARGER, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. PRIOR TO FINAL ACCEPTANCE OF A STREET, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
7. WHEN USING LIME STABILIZATION OF SUBGRADE, IT SHALL BE PLACED IN SLURRY FORM.
8. IF APPLICABLE, A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET RIGHT-OF-WAY SHALL BE EXECUTED BY THE DEVELOPER WITH TRAVIS COUNTY PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY SYSTEM FOR MAINTENANCE.

EXHIBIT 482.950 : PRE-CONSTRUCTION CONFERENCE PLANNING AND AGENDA FOR SWP3 AND ESC PLAN

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

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

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

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

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

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

EXHIBIT 482.950 : PRE-CONSTRUCTION CONFERENCE PLANNING AND AGENDA FOR SWP3 AND ESC PLAN

The owner or primary operator of the construction site shall designate a qualified inspector possessing the required certification (as specified in Section 482.934(c)(3)) to perform a weekly SWP3 inspection and prepare a signed SWP3 Inspection Report of the inspection findings.

The construction site areas and the control measures listed herein are to be used as a minimum as the uniform criteria by the owner's qualified inspector, as well as the County Inspector, to evaluate and determine a project's compliance status with the approved SWP3 and ESC Plan.

In addition, on an ongoing basis and following storm events, the primary operator's responsible on-site personnel shall also inspect and address these items during construction as required by the SWP3, ESC Plan, and Travis County Code, Section 482.951.

Areas of Inspection. At the very least, the following areas must be inspected:

1. Disturbed areas and the approved limits of construction.
2. Perimeter and interior sediment controls.
3. Areas undergoing temporary stabilization or permanent vegetation establishment.
4. Temporary and permanent fill and spoil storage or disposal areas.
5. Storage areas for materials and equipment that are exposed to rainfall.
6. Outfall locations and the areas immediately downstream.
7. Structural controls, including sediment ponds, sediment traps, and drainage diversions.
8. Haul roads and locations where vehicles enter or exit the site, and adjacent roadways for evidence of off-site sediment tracking.
9. Waterway crossings and areas adjacent to waterways and critical environmental features.
10. Concrete wash out areas and all areas requiring control measures for non-storm water discharges, including dust, solid waste, de-watering, material spills, vehicle maintenance and washing, and wash water discharges.
11. Locations of all control measures that require maintenance, including any control measure identified in the previous SWP3 Inspection Report which required maintenance or revision by the owner or primary operator.
12. Locations of any discharge of sediment or other pollutants from the site and any disturbance beyond the approved limits of construction.
13. Locations of control measures that failed to operate as designed or proved inadequate for a particular location.
14. Locations where an additional ESC or control measure is needed.

The SWP3 Inspection Report must include:

A. Findings as to whether the following structural and non-structural controls required for the site areas listed above are functioning :in compliance with the approved SWP3 and ESC Plan:
   1. Erosion source controls, including the approved sequence of construction and grading plan limits, drainage diversion measures, temporary and permanent fill disposal and stockpile management measures.
   2. Sediment controls, including perimeter and interior controls, sediment traps and basins, and the sequence of construction requirements for the sediment controls.
   3. Permanent erosion and soil stabilization controls, based on the sequence of construction and critical site improvements, and the cessation of construction activities, including temporary stabilization measures for areas inactive for longer than 14 days, and permanent stabilization measures for areas at final grade.
   4. Other applicable controls and pollution prevention measures.
B. Rainfall documentation:
   1. For projects that comprise ten acres or more, the documentation must include rainfall dates and amounts in accordance with Section 482.934(e); and
   2. For projects that comprise less than ten acres, the documentation must include accurate rainfall data from a location closest to the site.
C. Corrective actions required for any non-compliant items and the schedule for bringing these items into compliance.

The SWP3 Inspection Report contents must contain the inspection findings for the required areas and control measures listed herein and certify whether the site is in compliance with the approved SWP3 and ESC Plan.

Either at the time of each SWP3 inspection, or no later than the date of the inspection, the owner's qualified inspector shall prepare and sign a SWP3 Inspection Report.

The owner or primary operator shall upload each required SWP3 or ESC Plan Inspection Report to the mypermitnow.org customer portal for Travis County. An alternate method of report submittal may be used if approved by the County Inspector.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	CONDITIONS AND PLAN PROVISIONS	12/19/2025			

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
TRAVIS COUNTY NOTES

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

3
SHEET 3 OF 81

#26–53646

Last Saved by: LMyers
Last Saved: 3/10/2026 5:49 PM
Plot Date/Time: 3/10/2026 5:50 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-COVR

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 MAYBE 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

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 PRECONSTRUCTION MEETING AND PRIOR TO ANY SITE CLEARING, GRUBBING, EXCAVATION, MATERIAL STOCKPILING, OR OTHERCONSTRUCTION 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 ASREQUIRED.
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 EROSIONCONTROLS.
18. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED BY CONSTRUCTION OPERATIONS.

TRAFFIC CONTROL NOTES

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.

NOTE:
IN THE EVENT OF A CONFLICT WITH COUNTY NOTES AND/OR DETAILS WITH THIS SHEET, THE COUNTY STANDARDS SHALL PREVAIL.

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.
7. WHERE WATER LINES AND SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEETTHE 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.
8. 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.
9. 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.
10. 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 HOURSNOTICE 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 CASEBY-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.
11. THRUST RESTRAINT SHALL BE BY METAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATION ITEM 510.3(22).
12. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY OF STANDARD SPECIFICATION ITEM 511S.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.
13. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATION ITEM 510.3(29) AND/OR TCEQ RULES.
14. TEST PRESSURE FOR 2-HOUR TEST SHALL BE AT 175 PSI AT THE LOWEST POINT IN THE LINE.
    14.1. 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.
15. 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.
16. 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.
17. GATE VALVES SHALL BE RESILIENT SEATED GATE VALVES CONFORMINGTO AWWAC509, WITH A MINIMUM RATED WORKING PRESSURE OF 250 PSIG.
18. FORCE MAIN TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATION ITEM 510.3(27) AND/OR TCEQ RULES.

WEST TRAVIS COUNTY PUA WATER AND WASTEWATER UTILITY NOTES (CON'T):

19. 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.
20. 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 THATITIS ACCESSIBLE FROM THE VALVE BOX.
21. 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.
22. ALL VALVE RISERS SHALL HAVE A 1'-6" SQUARE CONCRETE BOX POURED AROUND THEM AT FINISHED GRADE.
23. ALL MANHOLES SHALL BE LINED WITH A CORROSION RESISTANT LINING APPROVED BY THE WTCPUA.
24. 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 THIRDMANHOLE.
25. THE DOWNSTREAM END OF ANY FORCE MAIN SHALL BE TERMINATED IN A SANITARY SEWER MANHOLE IN A MANNER TO MINIMIZETURBULENCE.
26 CONTRACTOR SHALL HAVE NECESSARY EROSION AND SEDIMENTATION CONTROLS IN PLACE PRIOR TO COMMENCING WATER/WASTEWATERFACILITY CONSTRUCTION.
27. 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.
28. 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 ORIN PUBLIC RIGHT-OF-WAY.
29. 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.
30. WHERE EXISTING WATER AND/OR WASTEWATER INFRASTRUCTURE IS TO BE ABANDONED, THE ENGINEER SHALL SUBMIT AN ABANDONMENT PLAN FOR APPROVAL BY THE WTCPUA.
31. WATER SERVICES SHALL BE INSTALLED USING HDPE PIPE. COPPER IS NOT ALLOWED.
32. 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.

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 (O.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 ALLINCLUSIVE. 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.
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.

SPOILS MANAGEMENT AND DISPOSAL NOTES

1. TEMPORARY HOLDING SITES AS NECESSARY TO STOCKPILE EXCAVATED SOILS, EMBEDMENT MATERIAL, AND/OR PIPING AND APPURTENANCES MAY BE LOCATED WITHIN THE LIMITS OF CONSTRUCTION AS SHOWNI 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.

CONTACT INFORMATION

FACILITIES OWNER:
EQT REAL ESTATE
16633 N. DALLAS PARKWAY, SUITE 280
ADDISON, TX, 75001

WEST TRAVIS COUNTY PUA:
13215 BEE CAVE PARKWAY BUILDING B, SUITE 110
BEE CAVE, TEXAS 78738
(512)263-0100
JRIECHERS@WTCPUA.ORG

LAND OWNER:
FITZHUGH290 HOLDING LLC
421 COUNTRY CLUB RD
FAIRVIEW, TX 75069

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: EQT REAL ESTATE

MAINTENANCE: PERSON OR FIRM RESPONSIBLE FOR EROSION/ SEDIMENTATION CONTROL

CONTRACTOR: NAME/ADDRESS/ PHONE

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION.
CONTRACTOR: NAME/ADDRESS/PHONE

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
WTCPUA GENERAL NOTES

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

4
SHEET 4 OF 81

#26-53646

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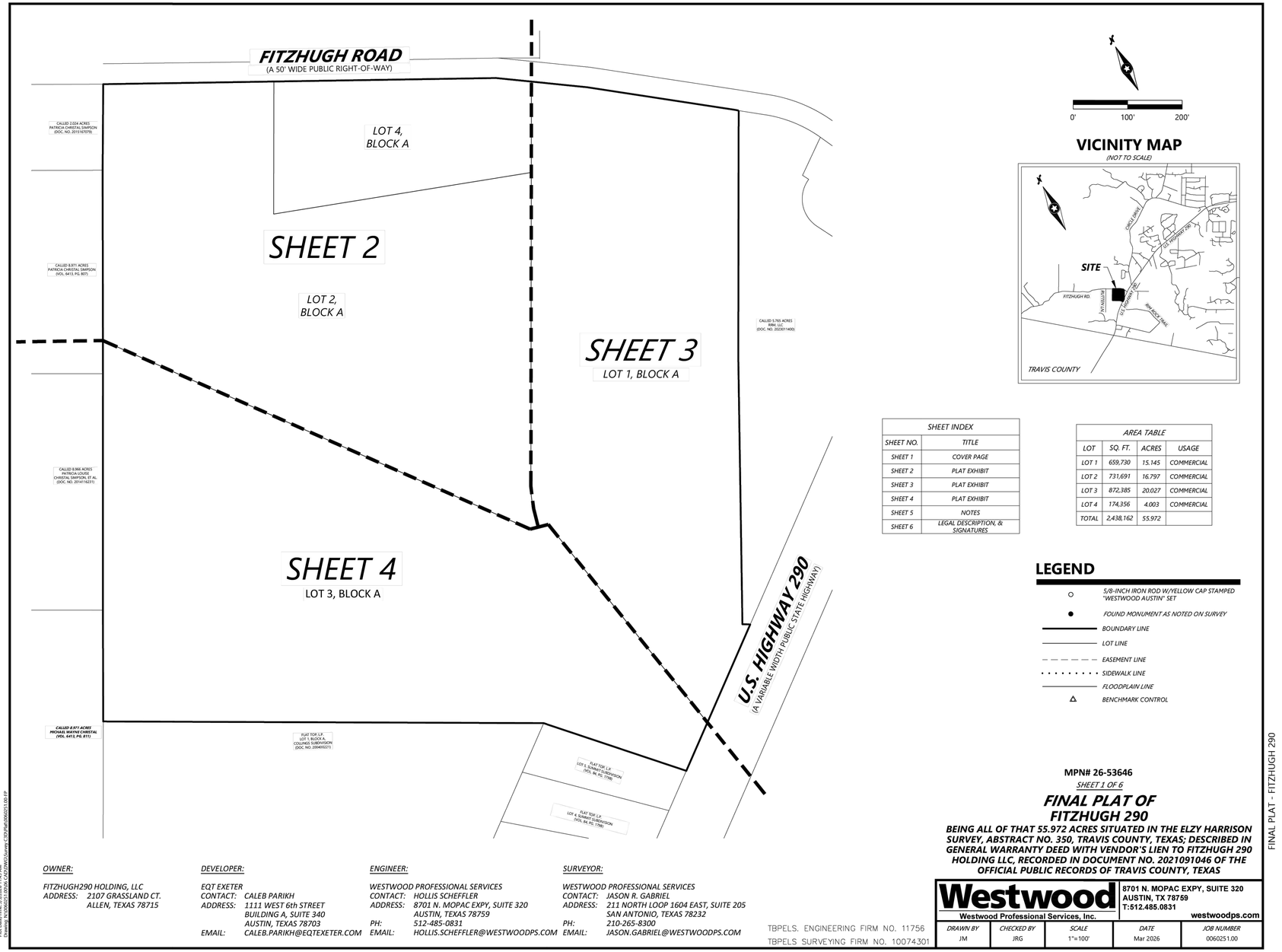

VICINITY MAP

(NOT TO SCALE)

SHEET INDEX	
SHEET NO.	TITLE
SHEET 1	COVER PAGE
SHEET 2	PLAT EXHIBIT
SHEET 3	PLAT EXHIBIT
SHEET 4	PLAT EXHIBIT
SHEET 5	NOTES
SHEET 6	LEGAL DESCRIPTION, & SIGNATURES

AREA TABLE			
LOT	SQ. FT.	ACRES	USAGE
LOT 1	659,730	15.145	COMMERCIAL
LOT 2	731,691	16.797	COMMERCIAL
LOT 3	872,385	20.027	COMMERCIAL
LOT 4	174,356	4.003	COMMERCIAL
TOTAL	2,438,162	55.972	

LEGEND

- 5/8-INCH IRON ROD W/YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET
- FOUND MONUMENT AS NOTED ON SURVEY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SIDEWALK LINE
- FLOODPLAIN LINE
- BENCHMARK CONTROL

MPN# 26-53646

SHEET 1 OF 6

FINAL PLAT OF FITZHUGH 290

BEING ALL OF THAT 55.972 ACRES SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY, TEXAS; DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:

FITZHUGH290 HOLDING, LLC
ADDRESS: 2107 GRASSLAND CT.
ALLEN, TEXAS 78715

DEVELOPER:

EQT EXETER
CONTACT: CALEB PARIKH
ADDRESS: 1111 WEST 6th STREET
BUILDING A, SUITE 340
AUSTIN, TEXAS 78703
EMAIL: CALEB.PARIKH@EQTEXETER.COM

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS SCHEFFLER
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	JRG	1"=100'	Mar 2026	0060251.00

FINAL PLAT – FITZHUGH 290

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
PLAT 1 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

5
SHEET 5 OF 81

#26–53646

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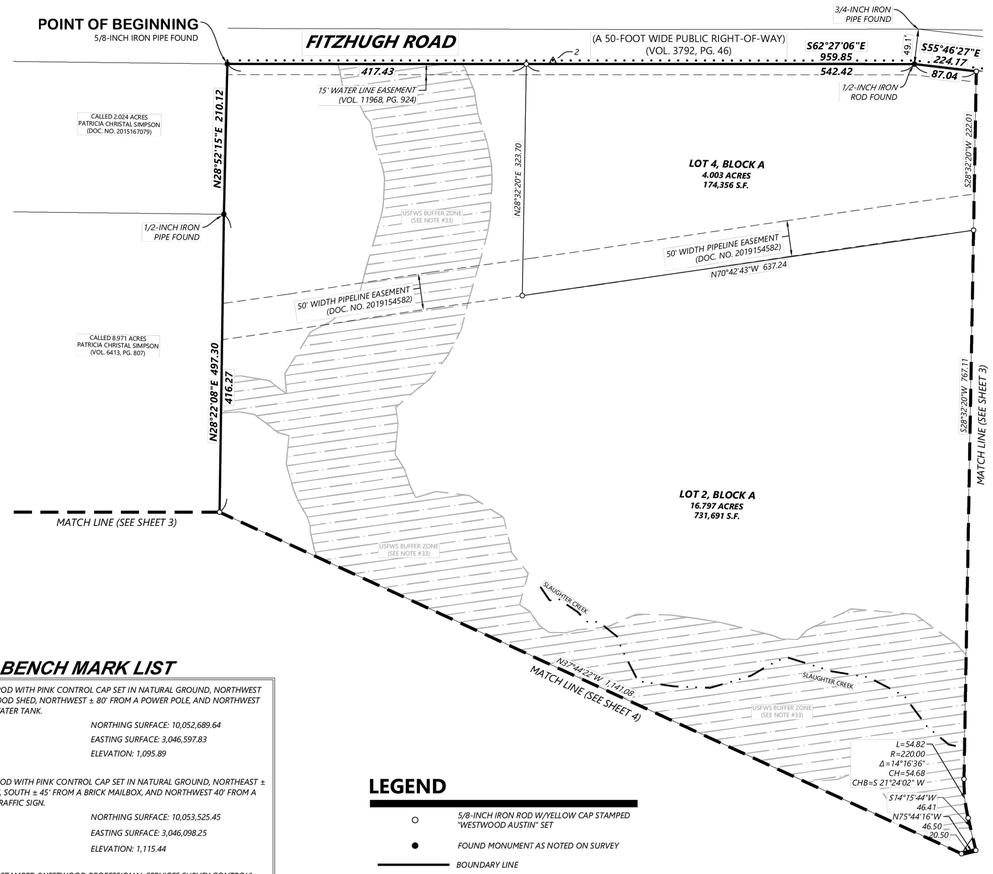

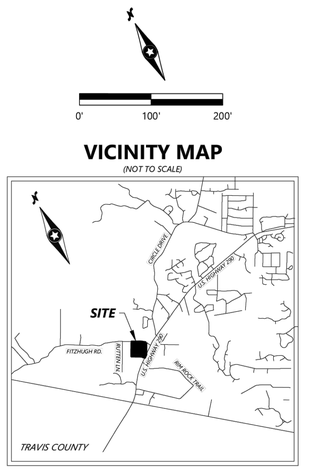

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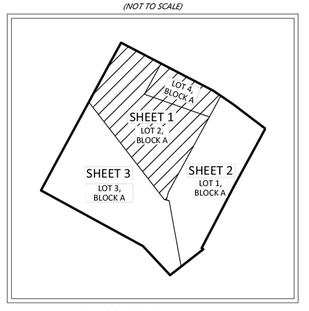
TOTAL	2,438,162	55.972	

OVERALL MAP

(NOT TO SCALE)



BENCH MARK LIST

BM# 1 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHWEST ± 72' FROM A WOOD SHED, NORTHWEST ± 80' FROM A POWER POLE, AND NORTHWEST ± 148' FROM A WATER TANK.
NORTHING SURFACE: 10,052,689.64
EASTING SURFACE: 3,046,597.83
ELEVATION: 1,095.89

BM# 2 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHEAST ± 5' FROM A FENCE, SOUTH ± 45' FROM A BRICK MAILBOX, AND NORTHWEST 40' FROM A SPEED LIMIT 45 TRAFFIC SIGN.
NORTHING SURFACE: 10,053,525.45
EASTING SURFACE: 3,046,098.25
ELEVATION: 1,115.44

BM# 3 ALUMINUM DISK STAMPED "WESTWOOD PROFESSIONAL SERVICES SURVEY CONTROL" SET IN NATURAL GROUND, NEAR A BARB WIRE FENCE, SOUTHWEST ± 1' FROM A BARB WIRE FENCE, NORTH ± 5' FROM A VAULT, AND NORTHWEST ± 72' FROM A POWER POLE.
NORTHING SURFACE: 10,051,650.54
EASTING SURFACE: 3,046,080.25
ELEVATION: 1,068.84

LEGEND

- 5/8-INCH IRON ROD W/YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET
- FOUND MONUMENT AS NOTED ON SURVEY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SIDEWALK LINE
- FLOODPLAIN LINE
- BENCHMARK CONTROL

MPN# 26-53646

SHEET 2 OF 6

FINAL PLAT OF FITZHUGH 290

BEING ALL OF THAT 55.972 ACRES SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY, TEXAS; DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER:	SURVEYOR:
FITZHUGH290 HOLDING, LLC	EQT EXETER	WESTWOOD PROFESSIONAL SERVICES	WESTWOOD PROFESSIONAL SERVICES
ADDRESS: 2107 GRASSLAND CT. ALLEN, TEXAS 78715	CONTACT: CALEB PARIKH	CONTACT: HOLLIS SCHEFFLER	CONTACT: JASON R. GABRIEL
	ADDRESS: 1111 WEST 6th STREET BUILDING A, SUITE 340 AUSTIN, TEXAS 78703	ADDRESS: 8701 N. MOPAC EXPY, SUITE 320 AUSTIN, TEXAS 78759	ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205 SAN ANTONIO, TEXAS 78232
	EMAIL: CALEB.PARIKH@EQTEXETER.COM	PH: 512-485-0831 EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM	PH: 210-265-8300 EMAIL: JASON.GABRIEL@WESTWOODPS.COM

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS. SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	JRG	1"=100'	Mar 2026	0060251.00

FINAL PLAT - FITZHUGH 290

Last Saved by: JMartinez
Plot Date&Time: 3/5/2026, 1:14:1 AM
Plotted by: JMartinez
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheet\0060251.00-C-COVR

Last Saved by: LMyers
Last Saved: 3/10/2026, 5:48 PM
Plot Date&Time: 3/10/2026, 5:49 PM
Plotted by: LMyers
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheet\0060251.00-C-COVR

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

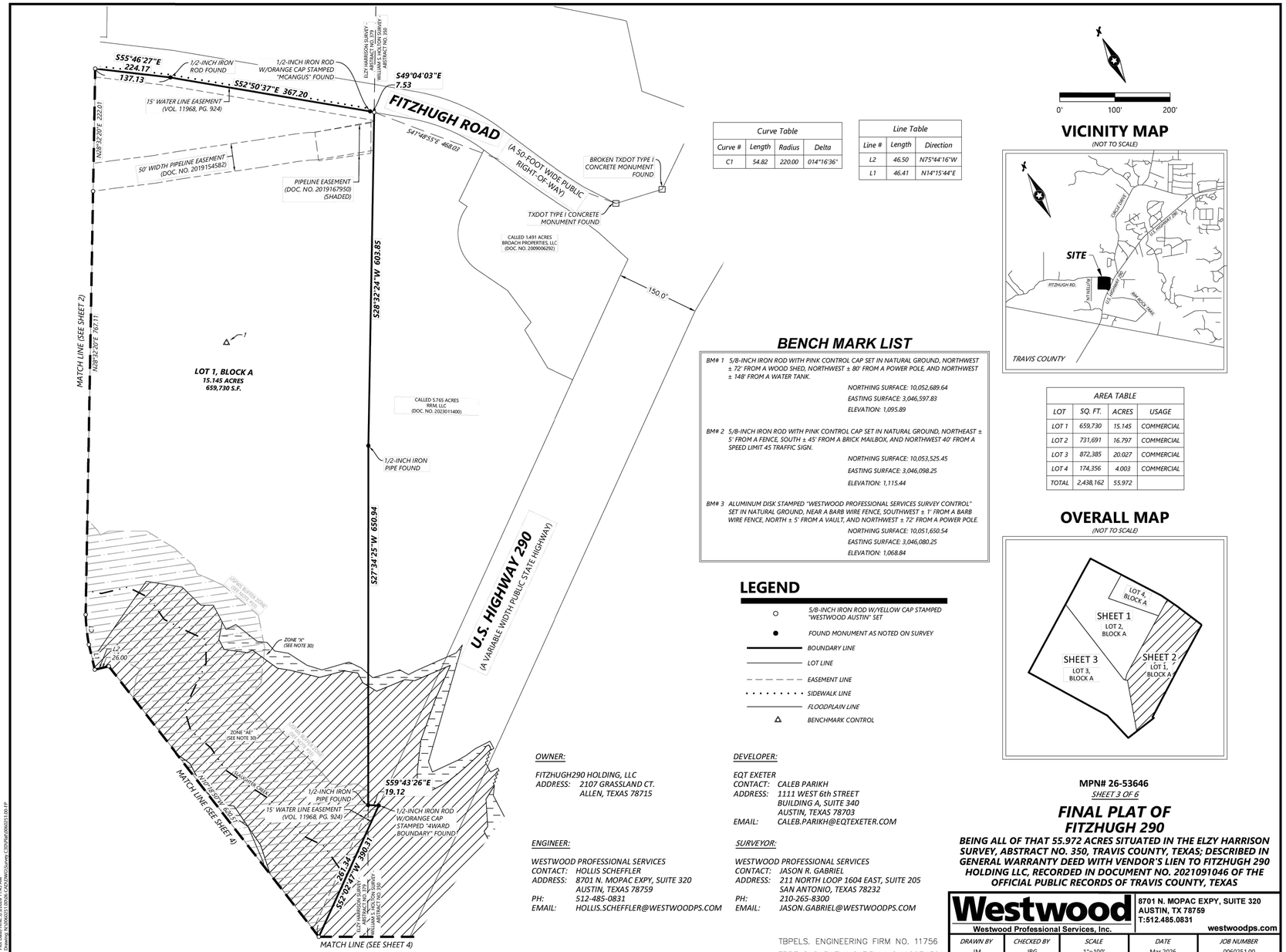
FITZHUGH 290 W
PLAT 2 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

6
SHEET 6 OF 81

#26-53646



Curve Table			
Curve #	Length	Radius	Delta
C1	54.82	220.00	014°16'36"

Line Table		
Line #	Length	Direction
L2	46.50	N75°44'16"W
L1	46.41	N14°15'44"E

BENCH MARK LIST

BM# 1 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHWEST ± 72' FROM A WOOD SHED, NORTHWEST ± 80' FROM A POWER POLE, AND NORTHWEST ± 148' FROM A WATER TANK.
NORTHING SURFACE: 10,052,689.64
EASTING SURFACE: 3,046,597.83
ELEVATION: 1,095.89

BM# 2 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHEAST ± 5' FROM A FENCE, SOUTH ± 45' FROM A BRICK MAILBOX, AND NORTHWEST 40' FROM A SPEED LIMIT 45 TRAFFIC SIGN.
NORTHING SURFACE: 10,053,525.45
EASTING SURFACE: 3,046,098.25
ELEVATION: 1,115.44

BM# 3 ALUMINUM DISK STAMPED "WESTWOOD PROFESSIONAL SERVICES SURVEY CONTROL" SET IN NATURAL GROUND, NEAR A BARB WIRE FENCE, SOUTHWEST ± 1' FROM A BARB WIRE FENCE, NORTH ± 5' FROM A VAULT, AND NORTHWEST ± 72' FROM A POWER POLE.
NORTHING SURFACE: 10,051,650.54
EASTING SURFACE: 3,046,080.25
ELEVATION: 1,068.84

LEGEND

- S/8-INCH IRON ROD W/YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET
- FOUND MONUMENT AS NOTED ON SURVEY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SIDEWALK LINE
- FLOODPLAIN LINE
- BENCHMARK CONTROL

VICINITY MAP

(NOT TO SCALE)

AREA TABLE			
LOT	SQ. FT.	ACRES	USAGE
LOT 1	659,730	15.145	COMMERCIAL
LOT 2	731,691	16.797	COMMERCIAL
LOT 3	872,385	20.027	COMMERCIAL
LOT 4	174,356	4.003	COMMERCIAL
TOTAL	2,438,162	55.972	

OVERALL MAP

(NOT TO SCALE)

MPN# 26-53646

SHEET 3 OF 6

FINAL PLAT OF FITZHUGH 290

BEING ALL OF THAT 55.972 ACRES SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY, TEXAS; DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER:

FITZHUGH290 HOLDING, LLC
ADDRESS: 2107 GRASSLAND CT.
ALLEN, TEXAS 78715

DEVELOPER:

EQT EXETER
CONTACT: CALEB PARIKH
ADDRESS: 1111 WEST 6th STREET
BUILDING A, SUITE 340
AUSTIN, TEXAS 78703
EMAIL: CALEB.PARIKH@EQTEXETER.COM

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS SCHEFFLER
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	JRG	1"=100'	Mar 2026	0060251.00

FINAL PLAT - FITZHUGH 290

Last Saved by: JMartinez
Plot Date/Time: 3/5/2026, 11:43 AM
Drawing: N:\0060251\00\06 CAD\DWG\Survey C3D\TMP\0060251.00.EP

Last Saved by: LMyers
Last Saved: 3/10/2026, 5:49 PM
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

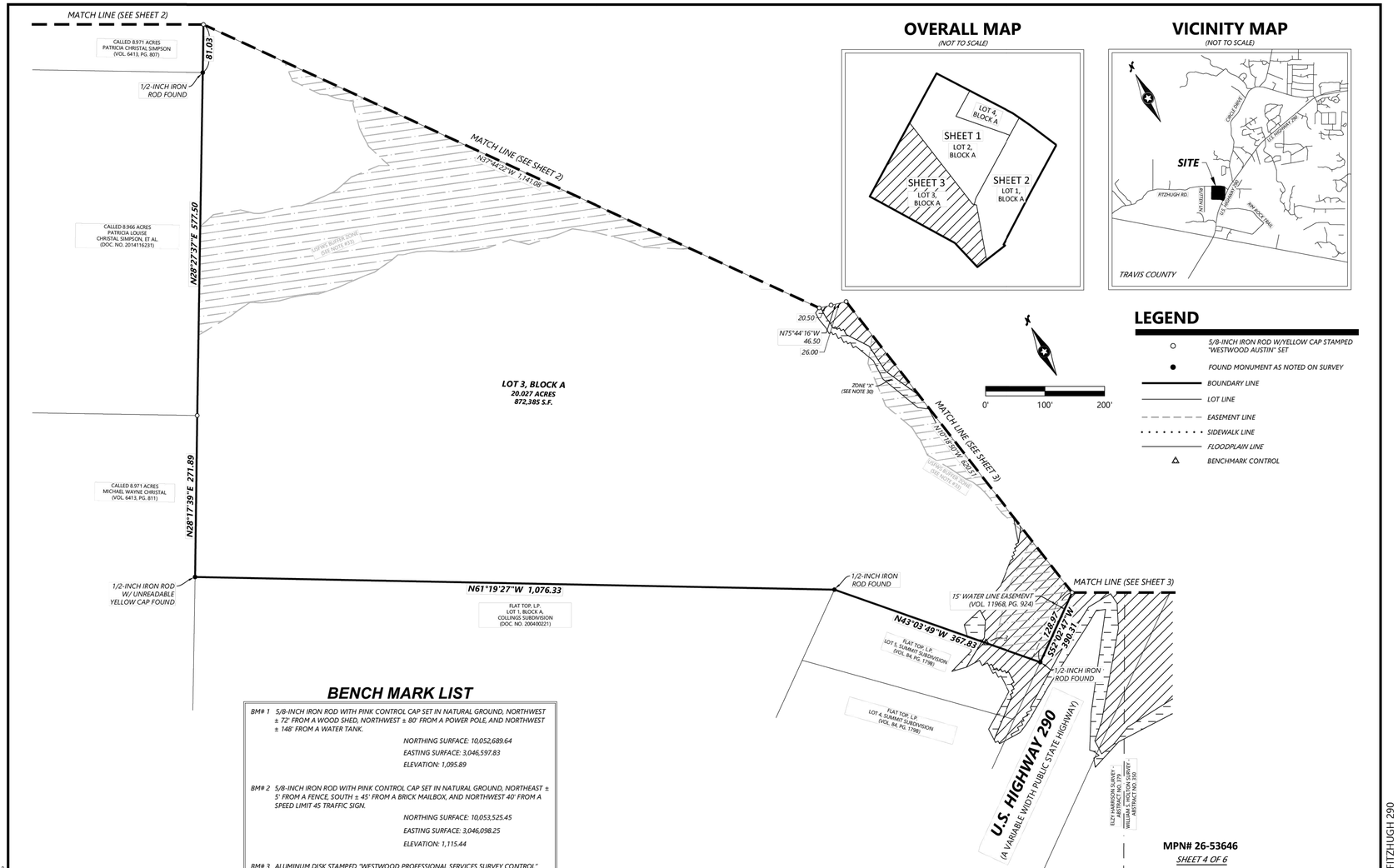
FITZHUGH 290 W
PLAT 3 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

7
SHEET 7 OF 81

#26-53646



OVERALL MAP
(NOT TO SCALE)

VICINITY MAP
(NOT TO SCALE)

LEGEND

- ○ 5/8-INCH IRON ROD W/YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET
- ● FOUND MONUMENT AS NOTED ON SURVEY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SIDEWALK LINE
- FLOODPLAIN LINE
- △ BENCHMARK CONTROL

BENCH MARK LIST

BM# 1 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHWEST ± 72' FROM A WOOD SHED, NORTHWEST ± 80' FROM A POWER POLE, AND NORTHWEST ± 148' FROM A WATER TANK.
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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

MPN# 26-53646
SHEET 4 OF 6

FINAL PLAT OF FITZHUGH 290

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JM	JRG	1"=100'	Mar 2026	0060251.00

FINAL PLAT – FITZHUGH 290

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
PLAT 4 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
SURVEYOR
12/19/2025

8
SHEET 8 OF 81

#26–53646

Last Saved by: LMyers
Last Saved: 3/10/2026 5:49 PM
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Last Saved by: JMartinez
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Drawing: N:\0060251.00\06 CAD\GIS\Survey C3D\Plat\0060251.00-FP

GENERAL NOTES

1. WATER FOR THIS SUBDIVISION WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
2. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TRAVIS COUNTY STANDARDS.
3. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
5. PROPERTY OWNER AND/OR HIS HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
7. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT, RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
8. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
   - 8.A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET:
   - 8.B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS(E.G., EROSION AND SEDIMENTATION, CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL, THE RESTORATION COST ESTIMATES WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN IN THIS PRELIMINARY PLAN.
9. EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
11. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
12. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
13. THERE ARE SEVERAL KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
14. ROADWAY DESIGN SHALL COMPLY WITH TRAVIS COUNTY AND TXDOT DESIGN STANDARDS.
15. ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY.
16. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
17. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
18. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
19. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE RELOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
20. PRIOR TO ANY SITE DEVELOPMENT, A SITE DEVELOPMENT PERMIT IS REQUIRED FROM TRAVIS COUNTY AND TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 3 (TCESD 3).
21. DRAINAGE AND LATERAL SUPPORT EASEMENTS RECORDED BY SEPARATE DOCUMENT AND REFERENCE ON THIS PLAT HAVE BEEN DEDICATED TO THE PUBLIC AS DESCRIBED IN SEPARATE EASEMENT DOCUMENTS.
22. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING REQUIRED, AT THE OWNER'S SOLE EXPENSE, OF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
23. A TRAVIS COUNTY DRIVEWAY ACCESS PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
24. A TXDOT DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
25. BY APPROVING THIS PLAT TRAVIS COUNTY AND TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 3 (TCESD 3) ASSUME NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY.
26. APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
27. THE PROPERTY HEREON IS NOT WITHIN THE ETJ OF ANY MUNICIPALITY.
28. THE WATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER EASEMENTS EXCEPT AS APPROVED BY WEST TRAVIS COUNTY PUA.
29. THE BEARING, DISTANCE, AND AREAS SHOWN HEREON ARE TEXAS COORDINATES SYSTEM GRID, CENTRAL ZONE (FIPS 4203)(NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
30. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453C0555 J , COMMUNITY-PANEL NO. 481026 0555 J , REVISED DATE: JANUARY 22, 2020. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
   - ZONE "X" - SPECIAL FLOOD HAZARD AREAS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
   - ZONE "AE" - SPECIAL FLOOD HAZARD AREAS: WITH BFE OR DEPTH.
31. BY APPROVING THE CONSTRUCTION PLANS AND FINAL PLAT, THE WTCPUA IS APPROVING WATER SERVICE FOR A 3 LOT SUBDIVISION (LOTS 1-3) AND A MAXIMUM OF 42 LUEs FOR THE PROPOSED PLAT. AS PROPOSED, THERE IS NOT COMMITMENT TO PROVIDE WATER SERVICE TO LOT 4.
32. THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
33. LOTS 1, 2, 3 CONTAIN USFWS BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
34. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
35. DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
36. LIST OF UTILITY PROVIDERS:
    GAS - TEXAS GAS COMPANY
    WATER - WEST TRAVIS COUNTY PUA
    WASTEWATER - OSSF
    ELECTRIC - PEDERNALES ELECTRIC CO-OP

TRAVIS COUNTY NOTES

1. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FITZHUGH ROAD. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
2. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
3. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
5. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE, CHAPTER 48.
6. THESE RESTRICTIONS ARE ENFORCEABLE BY TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
7. LOTS IN THIS SUBDIVISION ARE LIMITED TO COMMERCIAL USE ONLY.

OWNER:
FITZHUGH290 HOLDING, LLC
ADDRESS: 2107 GRASSLAND CT.
ALLEN, TEXAS 78715

DEVELOPER:
EQT EXETER
CONTACT: CALEB PARIKH
ADDRESS: 1111 WEST 6th STREET
BUILDING A, SUITE 340
AUSTIN, TEXAS 78703
EMAIL: CALEB.PARIKH@EQTEXETER.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS SCHEFFLER
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

MPN# 26-53646

SHEET 5 OF 6

FINAL PLAT OF FITZHUGH 290

BEING ALL OF THAT 55.972 ACRES SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY, TEXAS; DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	JRG	NONE	Mar 2026	0060251.00

FINAL PLAT - FITZHUGH 290

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
PLAT 5 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

9
SHEET 9 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/1/2026 8:49 PM
Plot Date/Time: 3/1/2026 8:50 PM
Drawing: N:\0060251.00\06 CAD\GIS\Site Design C3D\Sheets\0060251.00-C-COVR

Last Saved by: JMatthes
Plot Date/Time: 12/19/2025 7:47 AM
Drawing: N:\0060251.00\06 CAD\GIS\Survey C3D\Plat\0060251.00-FP

OWNER'S DEDICATION

STATE OF_____ §
COUNTY OF _____ §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FITZHUGH290 HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF A 55.972 ACRES (2,438,162 SQUARE FEET) TRACT OF LAND SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY TEXAS, SAID TRACT ALSO BEING ALL OF CALLED 55.971 ACRES TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO FITZHUGH290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

*NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FITZHUGH 290 OF TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 55.972 ACRES OF LAND PURSUANT TO CHAPTER 232 OF TEXAS LOCAL GOVERNMENT CODE IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS **FITZHUGH 290** AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.*

FITZHUGH290 HOLDING LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____§
COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEAR _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026, A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____.

LEGAL DESCRIPTION

***DESCRIPTION** OF A 55.972 ACRE TRACT OF LAND SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 379, TRAVIS COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT 55.972 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT TO FITZHUGH290 HOLDING LLC RECORDED IN DOCUMENT NO. 2021213401 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 55.972 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

***BEGINNING**, AT A 5/8-INCH IRON PIPE FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FITZHUGH ROAD (A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST OF A CALLED 2.024 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED TO PATRICIA CHRISTAL SIMPSON RECORDED IN DOCUMENT NO. 2015167079 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE NORTH CORNER OF THIS TRACT;*

***THENCE**, ALONG THE SAID SOUTHWEST LINE OF FITZHUGH ROAD, THE FOLLOWING FOUR (4) CALLS:*

1. *SOUTH 62°27'06" EAST, A DISTANCE OF 959.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;*
2. *SOUTH 55°46'27" EAST, A DISTANCE OF 224.17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;*
3. *SOUTH 52°50'37" EAST, A DISTANCE OF 367.20 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "MCANGUS" FOUND FOR CORNER;*
4. *SOUTH 49°04'03" EAST, A DISTANCE OF 7.53 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET FOR CORNER; SAID POINT BEING THE NORTH CORNER OF A CALLED 5.765 ACRE TRACT DESCRIBED IN CORRECTION GENERAL WARRANTY DEED TO RRM, LLC RECORDED IN DOCUMENT NO. 2023311400 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EAST CORNER OF THIS TRACT;*

***THENCE**, DEPARTING THE SAID SOUTHWEST LINE OF FITZHUGH ROAD, AND ALONG THE WESTERLY LINE OF CALLED 5.765 ACRE TRACT, THE FOLLOWING THREE (3) CALL:*

1. *SOUTH 28°32'24" WEST, A DISTANCE OF 603.85 FEET TO A 1/2-INCH IRON PIPE FOUND FOR CORNER;*
2. *SOUTH 27°34'25" WEST, A DISTANCE OF 650.94 FEET TO A 1/2-INCH IRON PIPE FOUND FOR CORNER;*
3. *SOUTH 59°43'26" EAST, A DISTANCE OF 19.12 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "4WARD BOUNDARY" FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 290 (A VARIABLE WIDTH STATE HIGHWAY);*

***THENCE**, SOUTH 52°02'47" WEST, ALONG THE SAID NORTHWEST LINE OF U.S. HIGHWAY 290, A DISTANCE OF 390.31 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE SAID NORTHWEST LINE OF U.S. HIGHWAY 290; SAID POINT BEING THE EAST CORNER OF LOT 5, SUMMIT SUBDIVISION, A SUBDIVISION TO TRAVIS COUNTY RECORDED IN VOLUME 84, PAGE 179B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE SOUTH CORNER OF THIS TRACT;*

***THENCE**, NORTH 43°03'49" WEST, DEPARTING THE SAID NORTHWEST LINE OF U.S. HIGHWAY 290, A DISTANCE OF 367.83 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER; SAID POINT BEING THE NORTH CORNER OF SAID LOT 5 AND THE EAST CORNER OF LOT 1, BLOCK A, COLLINGS SUBDIVISION, A SUBDIVISION TO TRAVIS COUNTY RECORDED IN DOCUMENT NO. 200400221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;*

***THENCE**, NORTH 61°19'27" WEST, A DISTANCE OF 1,076.33 FEET TO A 1/2-INCH IRON ROD WITH UNREADABLE YELLOW CAP FOUND FOR CORNER IN THE NORTHEAST LINE OF CALLED 8.971 ACRE TRACT DESCRIBED IN WARRANTY DEED TO MICHAEL WAYNE CHRISTAL RECORDED IN VOLUME 6413, PAGE 811 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A; FOR THE WEST CORNER OF THIS TRACT;*

***THENCE**, NORTH 28°17'39" EAST, ALONG THE SAID NORTHEAST LINE OF CALLED 8.971 ACRE TRACT, A DISTANCE OF 271.89 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD AUSTIN" SET FOR CORNER; SAID POINT BEING THE EAST CORNER OF SAID CALLED 8.971 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 8.966 ACRE TRACT DESCRIBED IN AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS TO PATRICIA LOUISE CHRISTAL SIMPSON, ET AL., RECORDED IN DOCUMENT NO. 2014116231 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;*

***THENCE**, NORTH 28°27'37" EAST, ALONG THE NORTHEAST LINE OF 8.966 ACRE TRACT, A DISTANCE OF 577.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER; SAID POINT BEING THE EAST CORNER OF SAID CALLED 8.966 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 8.971 ACRE TRACT DESCRIBED IN WARRANTY DEED TO PATRICIA CHRISTAL SIMPSON RECORDED IN VOLUME 6413, PAGE 807 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;*

***THENCE**, NORTH 28°22'08" EAST, ALONG THE SAID NORTHEAST LINE OF SECOND CALLED 8.971 ACRE TRACT, A DISTANCE OF 497.30 FEET TO A 1/2-INCH IRON PIPE FOUND FOR CORNER; SAID POINT BEING THE NORTHEAST CORNER OF SECOND CALLED 8.971 ACRE TRACT AND THE SOUTH CORNER OF SAID CALLED 2.024 ACRE TRACT;*

***THENCE**, NORTH 28°52'15" EAST, ALONG THE NORTHEASTERLY LINE OF 2.024 ACRE TRACT, A DISTANCE OF 210.12 FEET TO THE **POINT OF BEGINNING**;*

***CONTAINING**: 2,438,162 SQUARE FEET OR 55.972 ACRES OF LAND, MORE OR LESS.*

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, JASON R. GABRIEL, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, COMPLIES AND PURSUANT TO TRAVIS COUNTY CHAPTER 482 SUBDIVISION REGULATIONS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND UNDER MY SUPERVISION.

_____ _____
SIGNATURE AND SEAL OF LICENSED SURVEYOR DATE

STATE OF TEXAS · REGISTERED · JASON R. GABRIEL 6530 PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, HOLLIS SCHEFFLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH ALL TRAVIS COUNTY CHAPTER 482 SUBDIVISION REQUIREMENTS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ _____
SIGNATURE AND SEAL OF LICENSED ENGINEER DATE

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

THIS PLAT, FINAL PLAT OF FITZHUGH 290. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.

APPROVED, THIS _____ DAY OF _____, 20____

BY: _____
JENNIFER RIECHERS, GENERAL MANAGER
WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

TRAVIS COUNTY OSSF

THIS PLAT, FINAL PLAT OF FITZHUGH 290. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TRAVIS COUNTY OSSF.

APPROVED, THIS _____ DAY OF _____, 20____

BY: _____
_____
TRAVIS COUNTY OSSF

OWNER:
FITZHUGH290 HOLDING, LLC
ADDRESS: 2107 GRASSLAND CT. ALLEN, TEXAS 78715

DEVELOPER:
EQT EXETER
CONTACT: CALEB PARIKH
ADDRESS: 1111 WEST 6th STREET BUILDING A, SUITE 340 AUSTIN, TEXAS 78703
EMAIL: CALEB.PARIKH@EQTEXETER.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205 SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS SCHEFFLER
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320 AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

MPN# 26-53646

SHEET 6 OF 6

FINAL PLAT OF FITZHUGH 290

BEING ALL OF THAT 55.972 ACRES SITUATED IN THE ELZY HARRISON SURVEY, ABSTRACT NO. 350, TRAVIS COUNTY, TEXAS; DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FITZHUGH 290 HOLDING LLC, RECORDED IN DOCUMENT NO. 2021091046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	JRG	NONE	Mar 2026	0060251.00

FINAL PLAT - FITZHUGH 290

Last Saved by: JMatthes
Plot Date/Time: 3/2/2026 7:43 AM
Drawing: N:\0060251\00\08 CAD\DWG\Survey C3D\Plat\0060251-FP

Last Saved by: LMyers
Last Saved: 3/19/2026 5:48 PM
Plot Date/Time: 3/19/2026 5:49 PM
Drawing: N:\0060251\00\08 CAD\DWG\Site Design C3D\Sheets\0060251-00-C-COVR

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

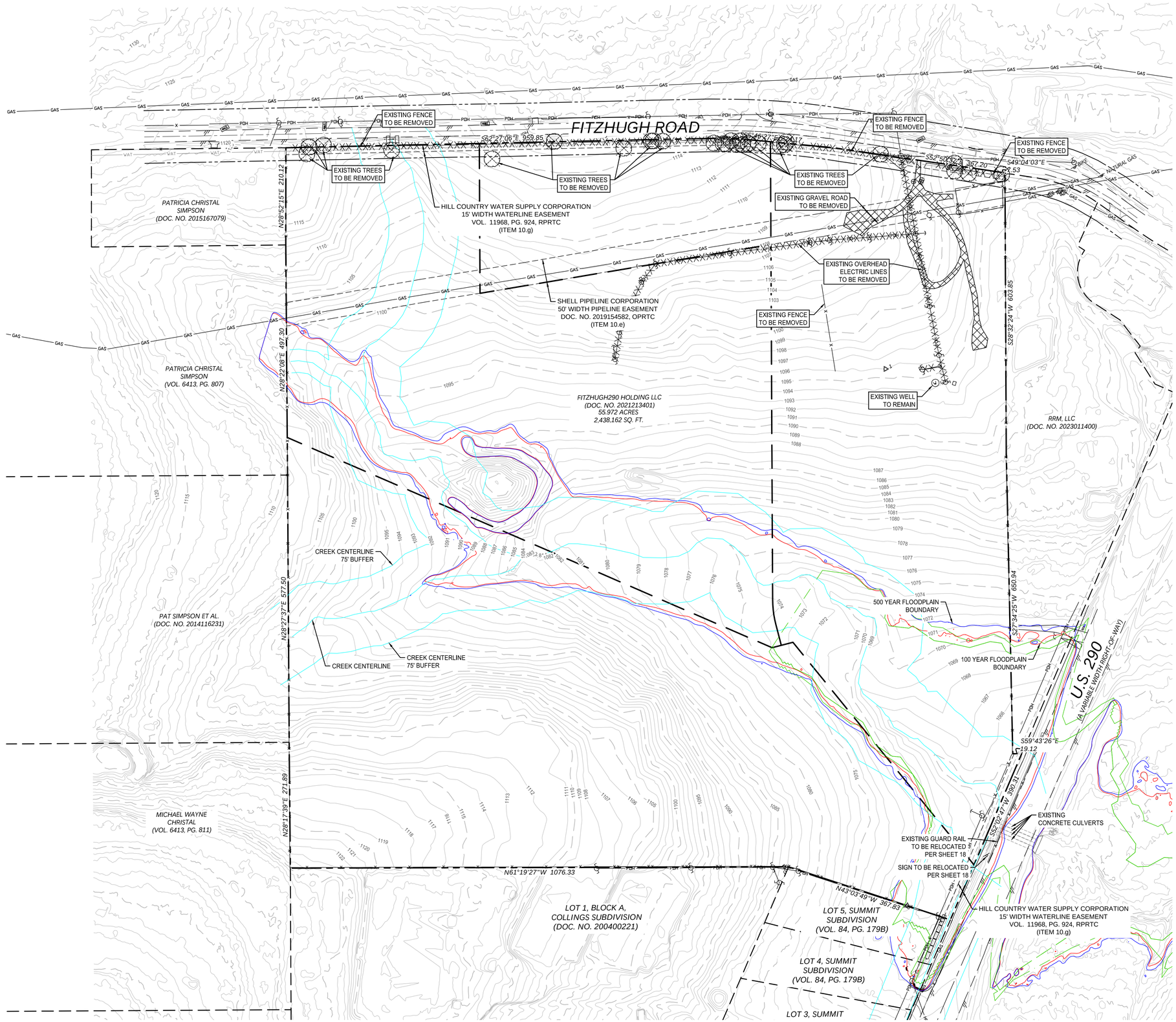
FITZHUGH 290 W
PLAT 6 OF 6

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS · HOLLIS ANN SCHEFFLER 136049 LICENSED PROFESSIONAL ENGINEER · 12/19/2025

10
SHEET 10 OF 81

#26-53646



0 50 100 200 300
GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINES
- DEMOLITION LINE
- SAWCUT LINE
- REMOVE TREE - REFER TO LANDSCAPE PLANS
- DEMOLIOTION AREA
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- CREEK CENTERLINE AND BUFFER

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL LOCATION DIMENSIONS, VERTICAL CONTROL ELEVATIONS, AND PROPERTY LINE LOCATIONS PRIOR TO DEMOLITION OPERATIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WITH DEMOLITION WORK.
3. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL DETERMINE THE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL UNSUITABLE MATERIALS FROM THE PROJECT SITE, CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

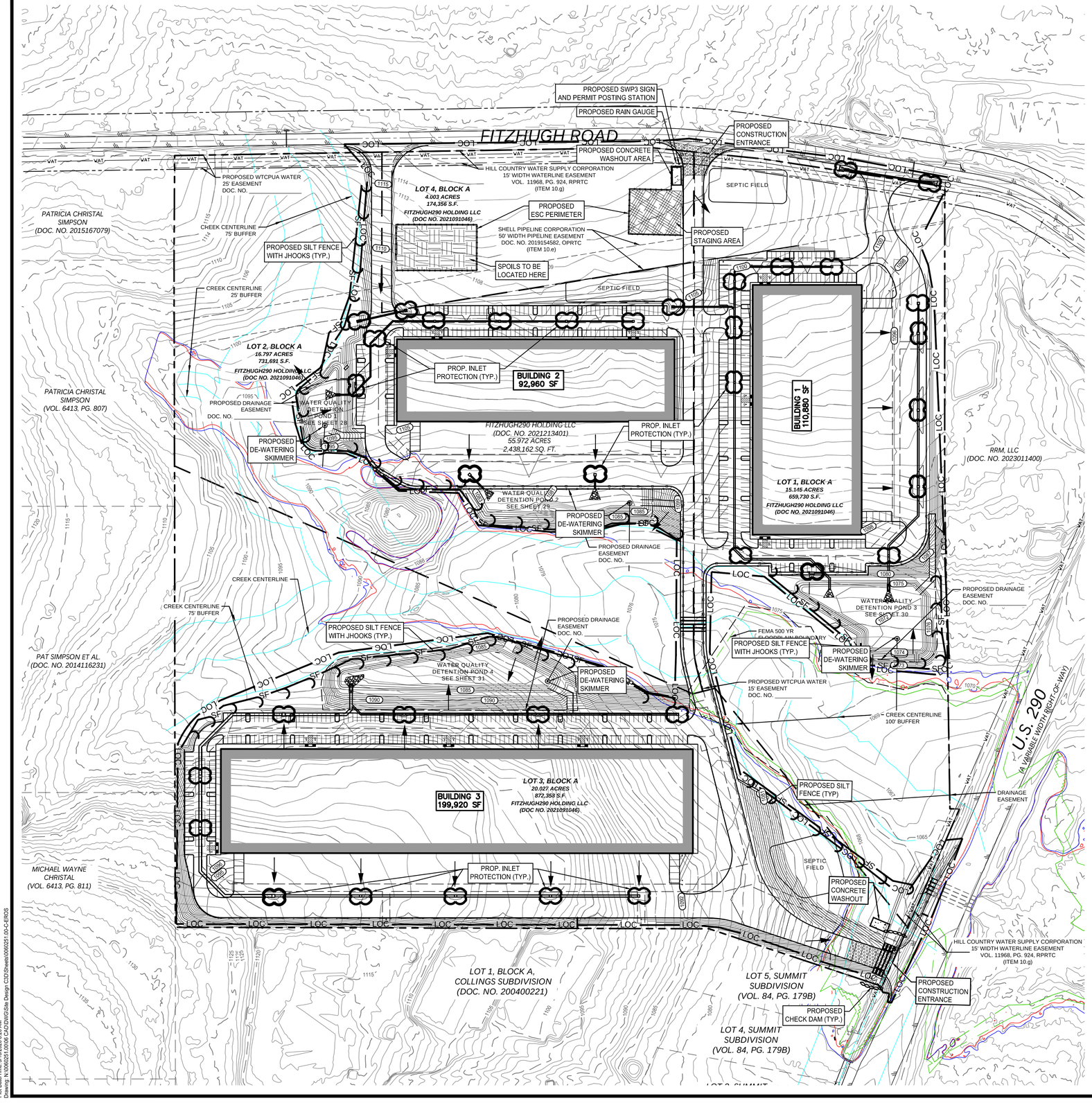
EXISTING CONDITIONS & DEMOLITION PLAN

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

#26-53646

Last Saved by: LMyers
Last Saved: 3/11/2026 5:04 PM
Plot Date/Time: 3/16/2026 8:20 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-DEMO



NOTES:

1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH TRAVIS COUNTY EROSION REGULATIONS.
2. RESPONSIBILITY FOR INSTALLATION, ROUTINE INSPECTION, AND MAINTENANCE OF EROSION CONTROL SHOULD BE DEFINED AND ASSIGNED TO APPROPRIATE PERSON(S) PRIOR TO COMMENCEMENT OF ANY SOIL DISTURBING ACTIVITY.
3. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AND FUNCTION BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
4. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE APPLIED TO DISTURBED AREA LEFT DORMANT FOR 14 DAYS.
5. IN THE EVENT THAT MEASURES BEING USED ARE DEEMED TO BE INEFFECTIVE BY COUNTY INSPECTORS, ADDITIONAL MEASURES OR CHANGES IN THE ORIGINAL PLAN MAY BE REQUIRED BY TRAVIS COUNTY.
6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE SITE FOREMAN DAILY, ANY STRUCTURE OR CONTROL DEVICES WHICH IS DAMAGED OR INOPERATIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY.
7. SANITARY FACILITIES SHALL BE PROVIDED ON THE SITE & REGULARLY SERVICED AS RECOMMENDED BY THE SUPPLIER. TRASH & DEBRIS SHALL BE STORED IN COVERED BINS OR ENCLOSURES.
8. CONSTRUCTION ENTRANCES/EXITS SHOULD BE LIMITED AND PROTECTION PROVIDED TO PREVENT TRACKING OF SOILS ONTO CITY STREETS.
9. REMOVE SILT OR SEDIMENTS FROM STREETS, CURBS, GUTTERS, FLUMES, HANDICAP ACCESS RAMPS, CURB INLETS, STORM DRAINS, AND ANY OTHER PUBLIC DRAINAGE FACILITIES DAILY OR AS ACCUMULATION OCCURS.
10. EROSION CONTROL SHOULD BE EVALUATED TO DETERMINE THE EFFECTIVENESS OF THOSE DEVICES BY THE PERSON ASSIGNED TO INSPECT EROSION CONTROL DEVICES, AND CHANGES MADE IF NECESSARY.
11. SOIL TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY IF FEASIBLE, OR WHEN VISIBLY ACCUMULATED SEDIMENT HAS BEEN DEPOSITED. DISCHARGED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE.
12. USING WASH WATER TO WASH SEDIMENT FORM STREETS IS PROHIBITED.
13. IF AN ADDITIONAL CONCRETE WASHOUT IS NEEDED, THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE ESC PLAN SHEET AND SWP3 AT THAT TIME.
14. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
15. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
16. INSTALL SILT FENCE ACCORDINGLY FOR RUN-ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
17. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
18. MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
19. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
20. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
21. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
22. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
23. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
24. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
25. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
26. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
27. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
28. TEMPORARY ESC MEASURES SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
29. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
30. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
31. PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT, UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE.
32. IT IS RECOMMENDED THAT ANY MULCH THAT IS CREATED BE RETAINED AND STOCKPILE ON SITE TO BE USED A TEMPORARY/TRANSITIONAL STABILIZATION MEASURES AS NEEDED/REQUIRED.

0 50 100 200 300

GRAPHIC SCALE IN FEET

1"=100'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT FENCE WITH J-HOOKS
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED ESC SPOILS/ STAGING PERIMETER
- PROPOSED CHECK DAM
- INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STAGING AREA
- PROPOSED SPOILS AREA
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED RIPRAP
- DRAINAGE FLOW DIRECTION
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

RESTORATION NOTES:

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

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

EROSION CONTROL PLAN

TRAVIS COUNTY, TEXAS

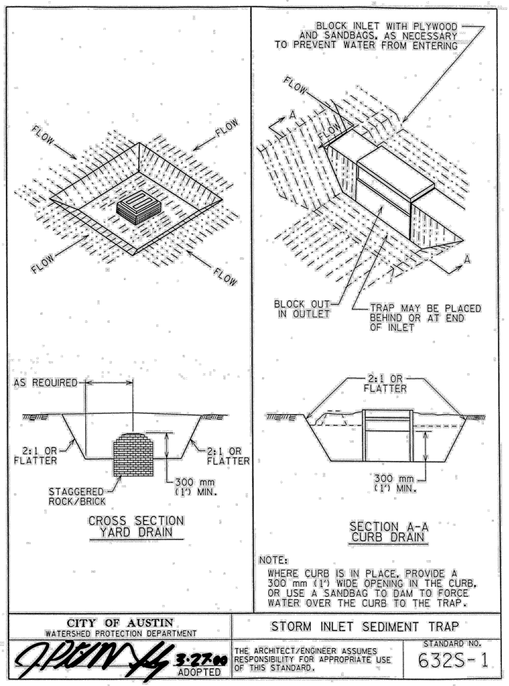
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

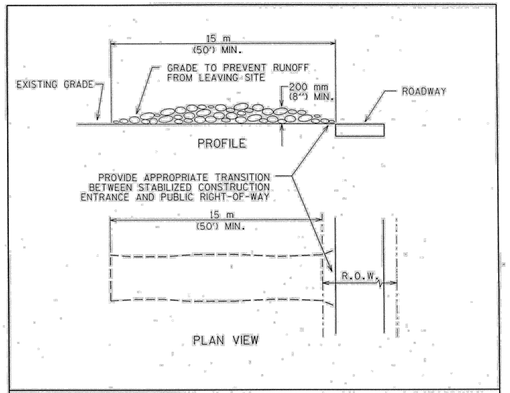
12
SHEET 12 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:11 PM
Plot Date/Time: 3/6/2026 2:20 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C\3DSheets\0060251.00-C-EROS

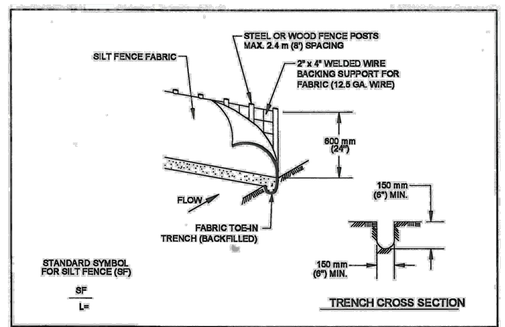


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
3-27-00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1



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

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



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

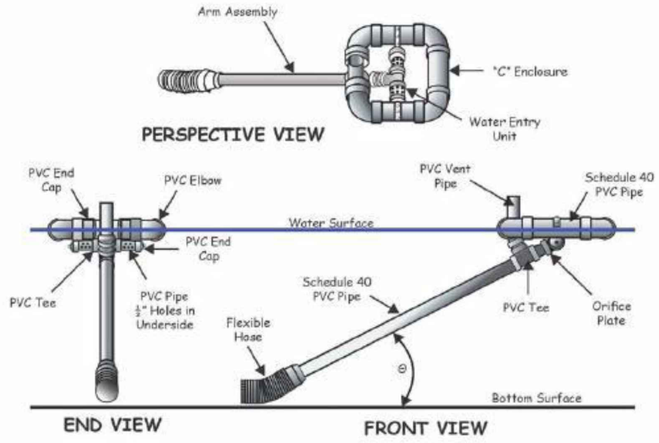
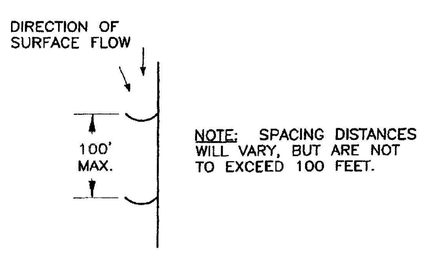


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

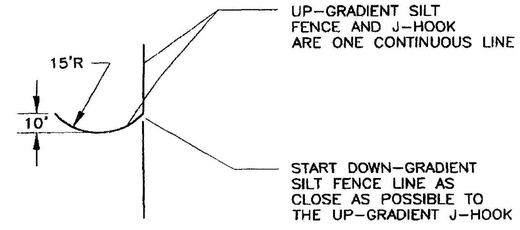
I. SPACING REQUIREMENTS

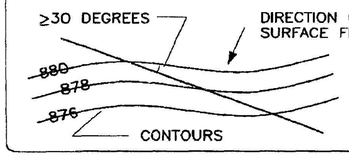
PLAN VIEW



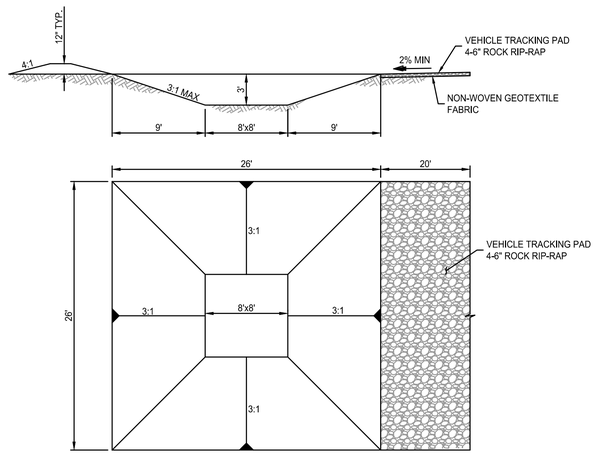
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS:



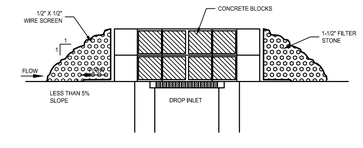


NOTE:
J-HOOKS SHALL ALSO BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

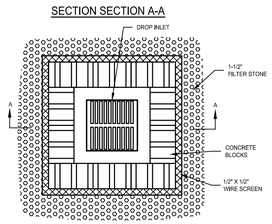


NOTES:
1. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER OF AT LEAST 16 MIL THICKNESS OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHALL BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
3. THE CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8'x8' WITH MAXIMUM 3:1 SIDE SLOPES. tHE PIT SHALL BE AT LEAST 3' DEEP.
4. A BERM SURROUNDING THE SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 12".
5. A VEHICLE TRACKING PAD SHALL BE SLOPED 2% MINIMUM TOWARDS THE CWA.
6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
7. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
8. THE CWA SHALL BE REPAIRED, CLEANED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
9. THE CWA SHALL REMAIN IN-PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
10. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED OR SOD PER LANDSCAPE PLANS.

1 CONCRETE WASHOUT AREA
SCALE: N.T.S.

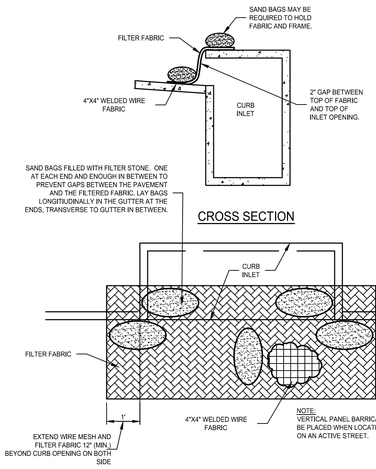


SECTION SECTION A-A



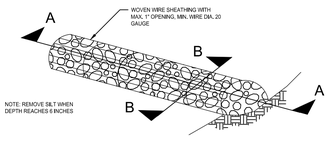
PLAN VIEW

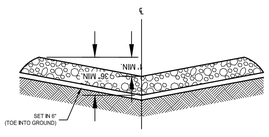
2 DROP INLET PROTECTION
NOT TO SCALE



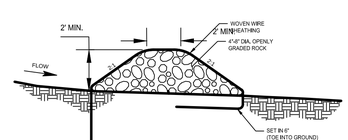
PLAN VIEW

3 CURB INLET PROTECTION
NOT TO SCALE





SECTION A: SWALE OR CHANNEL



SECTION B

4 ROCK CHECK DAM
NOT TO SCALE

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
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T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

EROSION CONTROL DETAILS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

13
SHEET 13 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:11 PM
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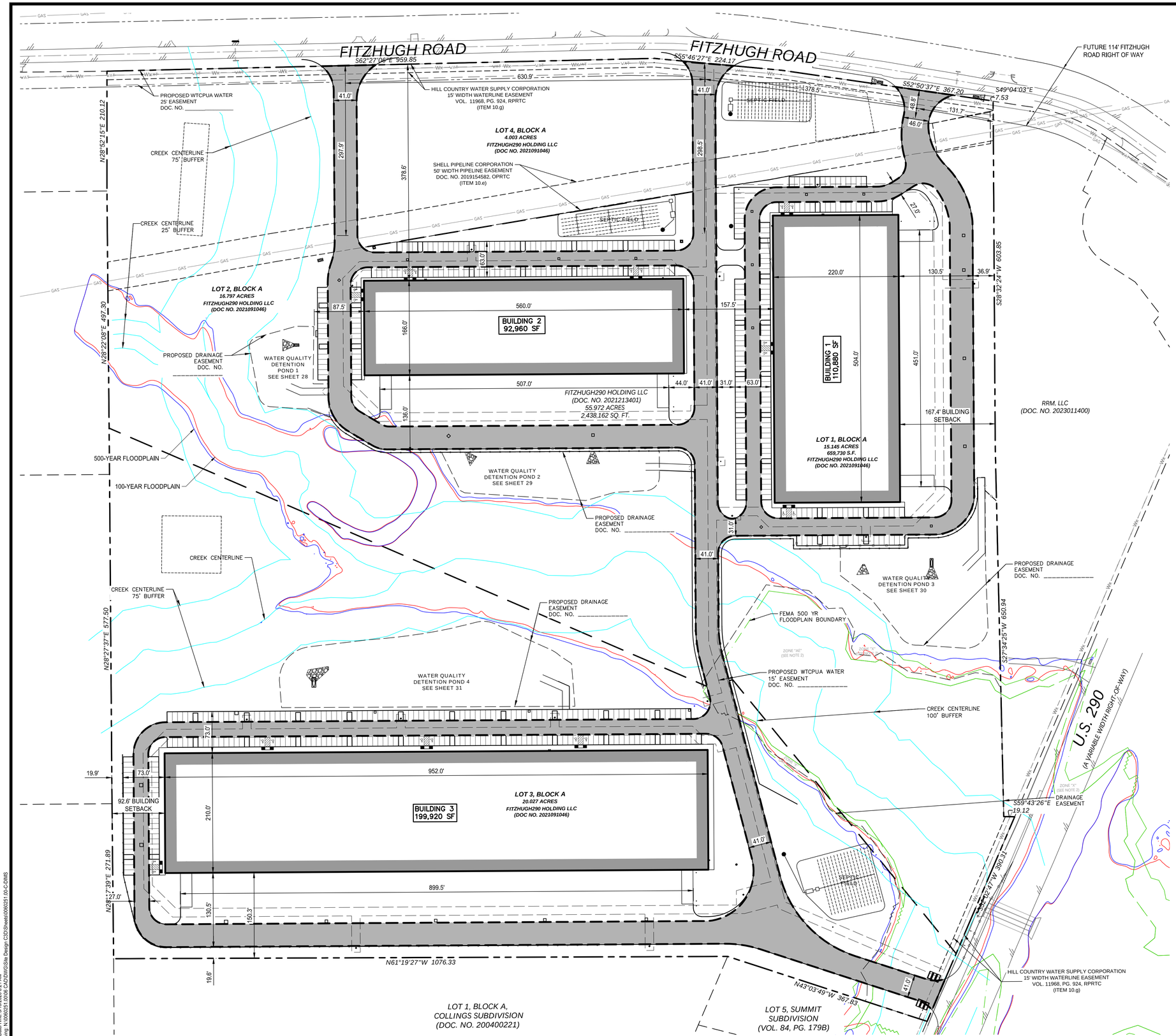

0 40 80 160 240

GRAPHIC SCALE IN FEET
1" = 80'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- EX EDGE OF PAVEMENT LINE
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
5. ALL STRIPING TO BE PAINTED PER COUNTY REQUIREMENTS.
6. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

PARKING TABLE

STALL TYPE	BUILDING 1	BUILDING 2	BUILDING 3
ADA	6	6	8
STANDARD	138	168	227
TOTAL	144	174	235

Westwood
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
OVERALL SITE PLAN

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

14
SHEET 14 OF 81

#26-53646

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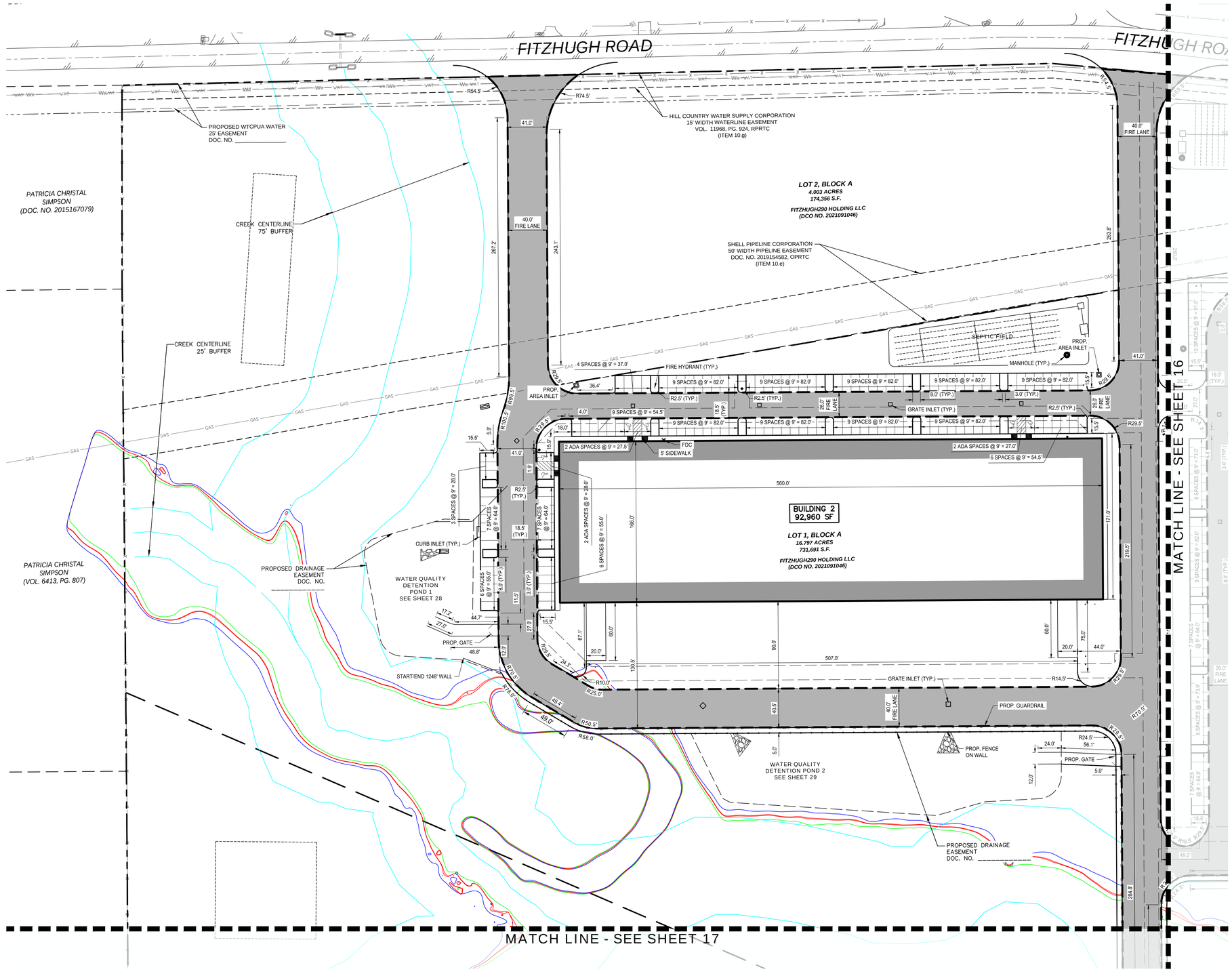

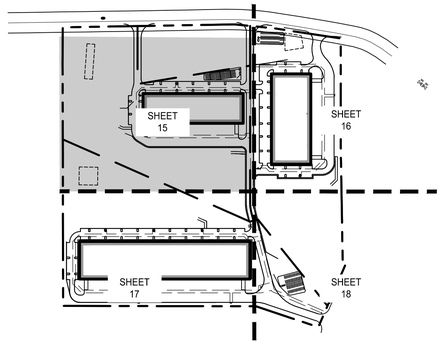

0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- EX EDGE OF PAVEMENT LINE
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

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TBPELS SURVEYING FIRM NO. 10074301
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

DIMENSIONAL CONTROL PLAN 1 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

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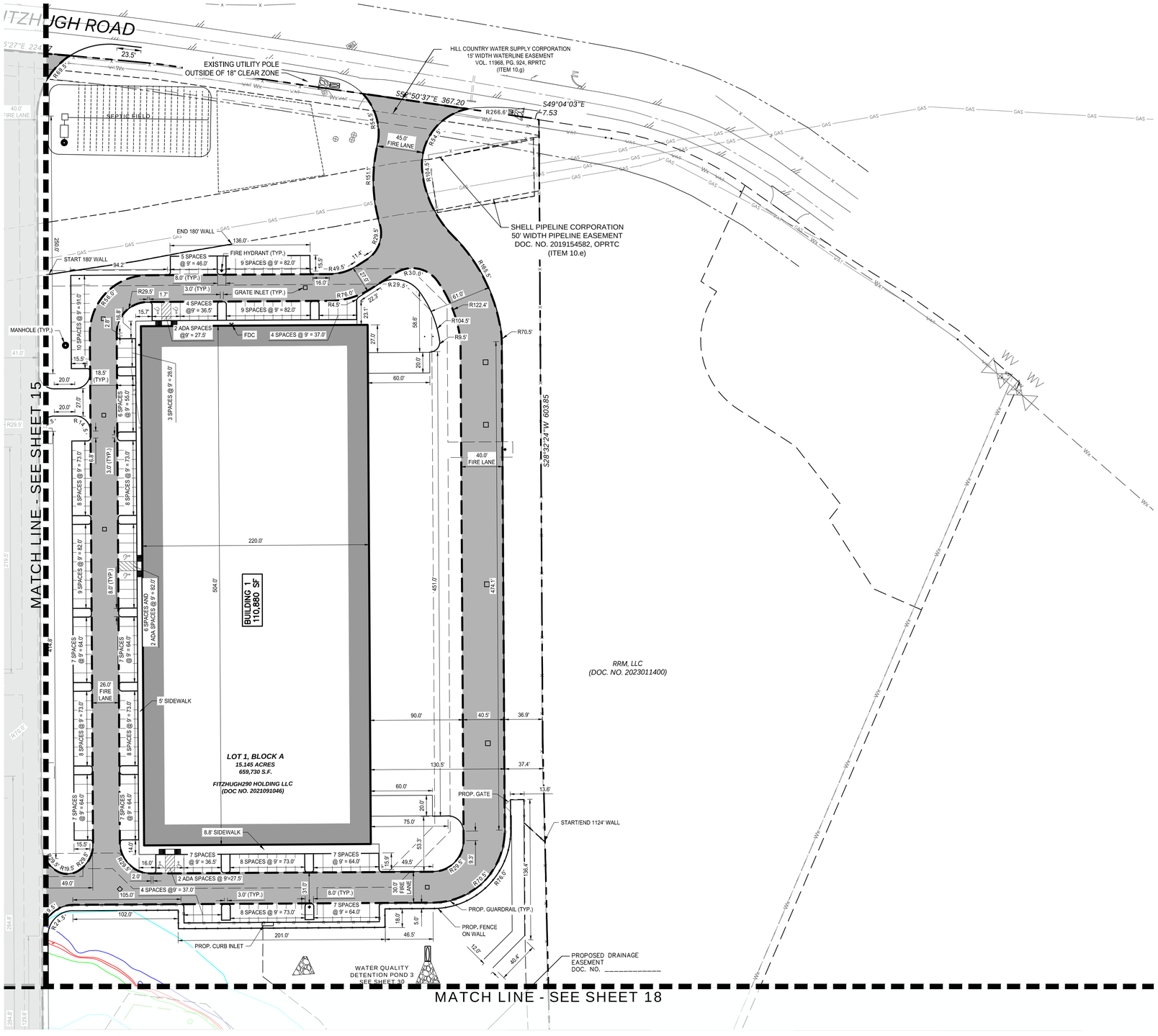

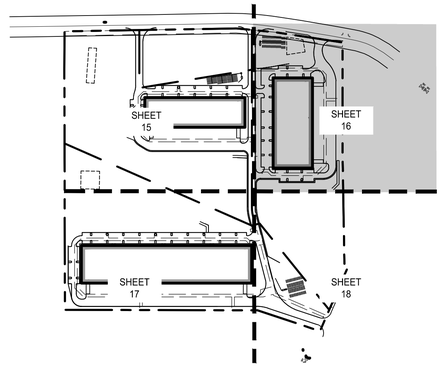

0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- EX EDGE OF PAVEMENT LINE
- FENCE ON TOP OF WALL
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- 500 YEAR FLOODPLAIN
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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

DIMENSIONAL CONTROL PLAN 2 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

16
SHEET 16 OF 81

#26-53646

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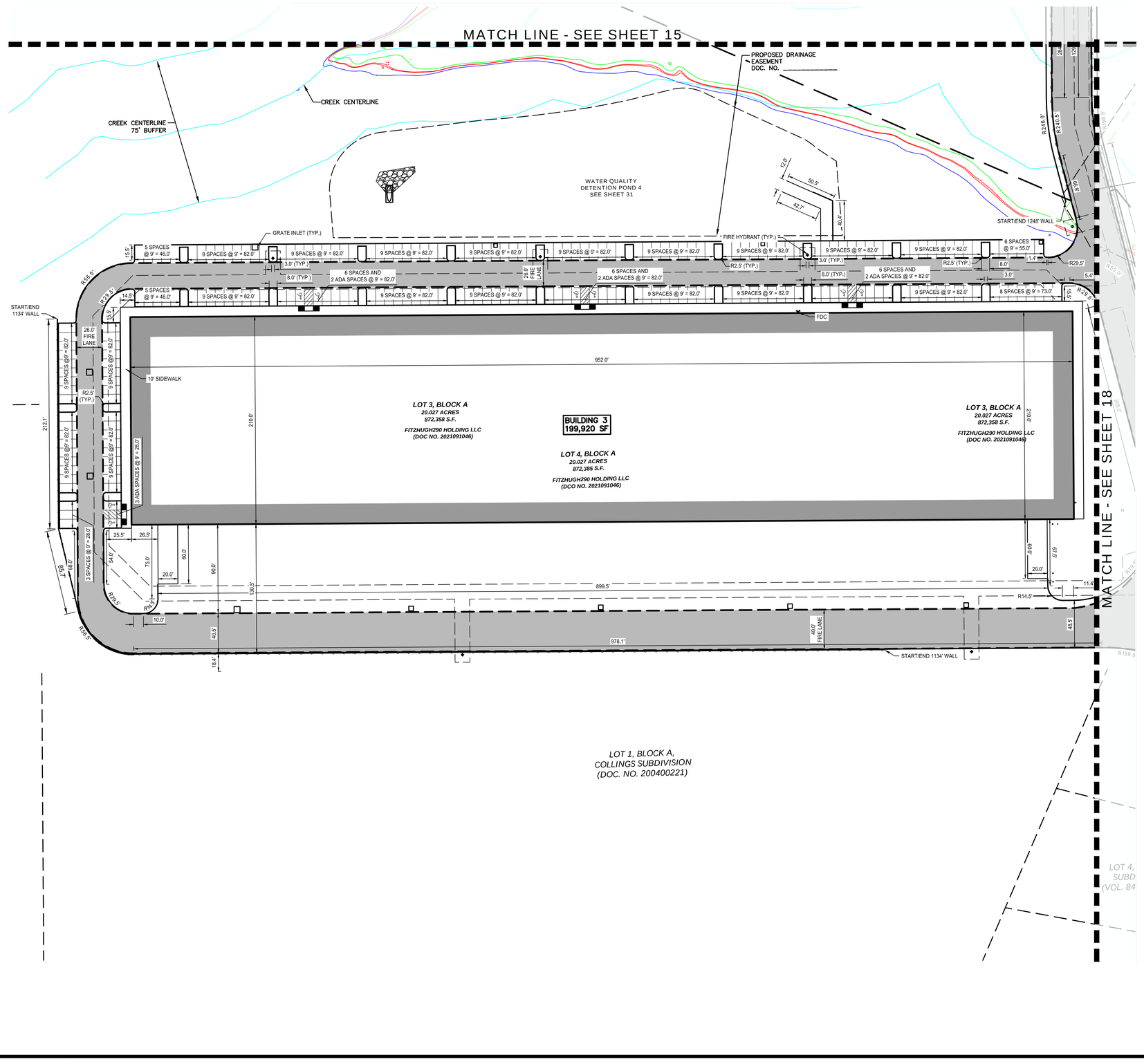

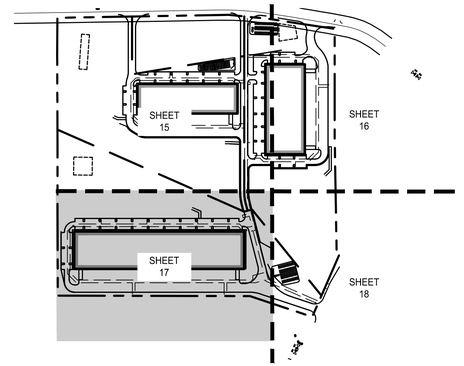

0 25 50 100 150

GRAPHIC SCALE IN FEET

1" = 50'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- EX EDGE OF PAVEMENT LINE
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
5. ALL STRIPING TO BE PAINTED PER COUNTY REQUIREMENTS.
6. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

DIMENSIONAL CONTROL PLAN 3 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

17
SHEET 17 OF 81

#26-53646

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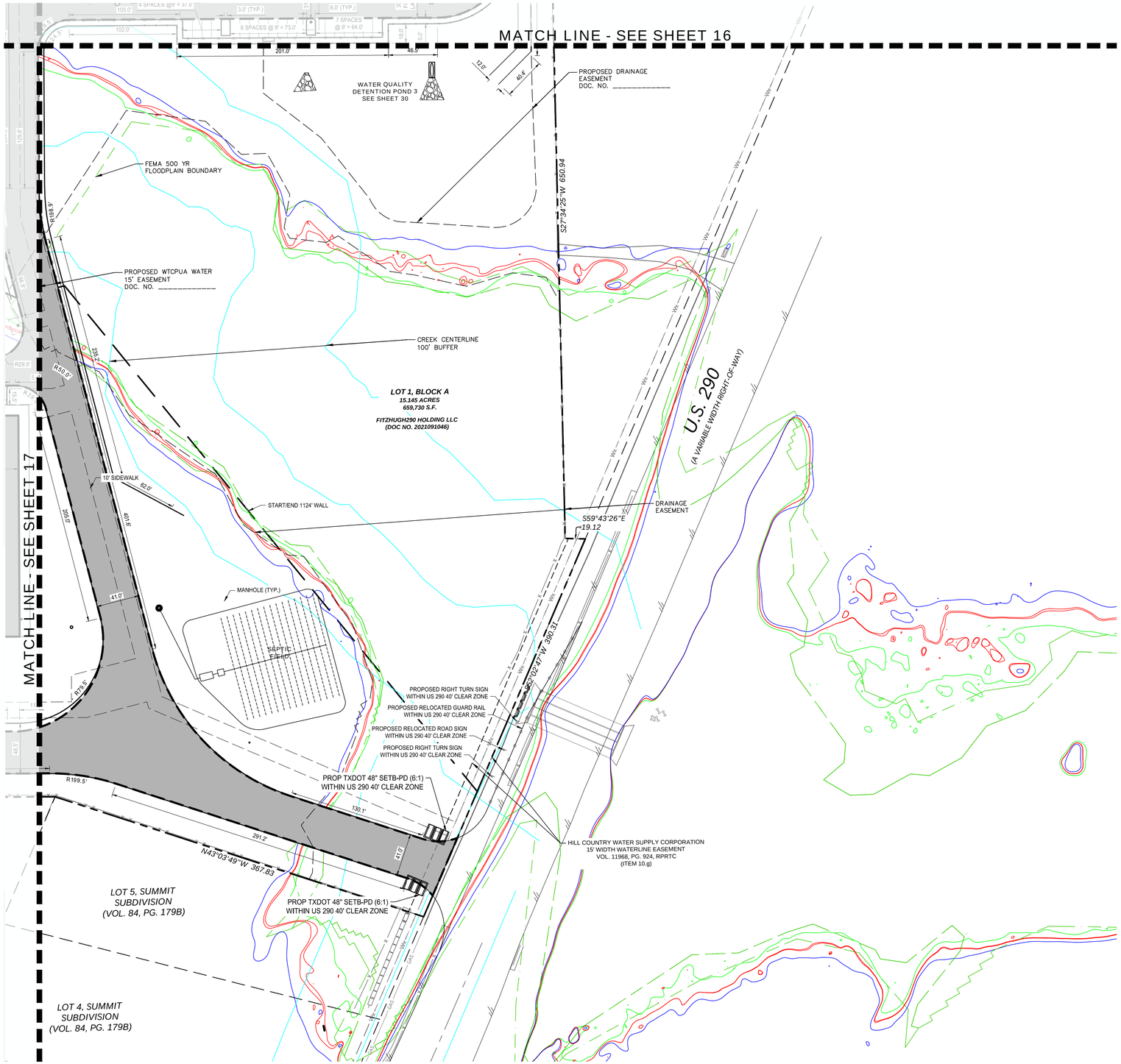

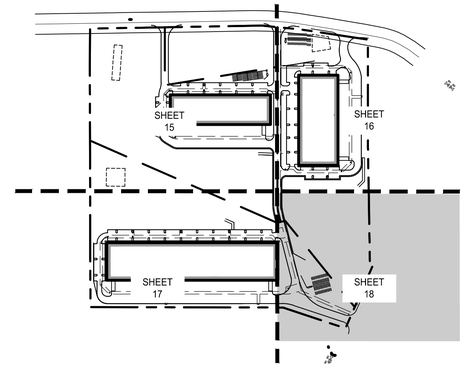

0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- EX EDGE OF PAVEMENT LINE
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

DIMENSIONAL CONTROL PLAN 4 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

#26-53646

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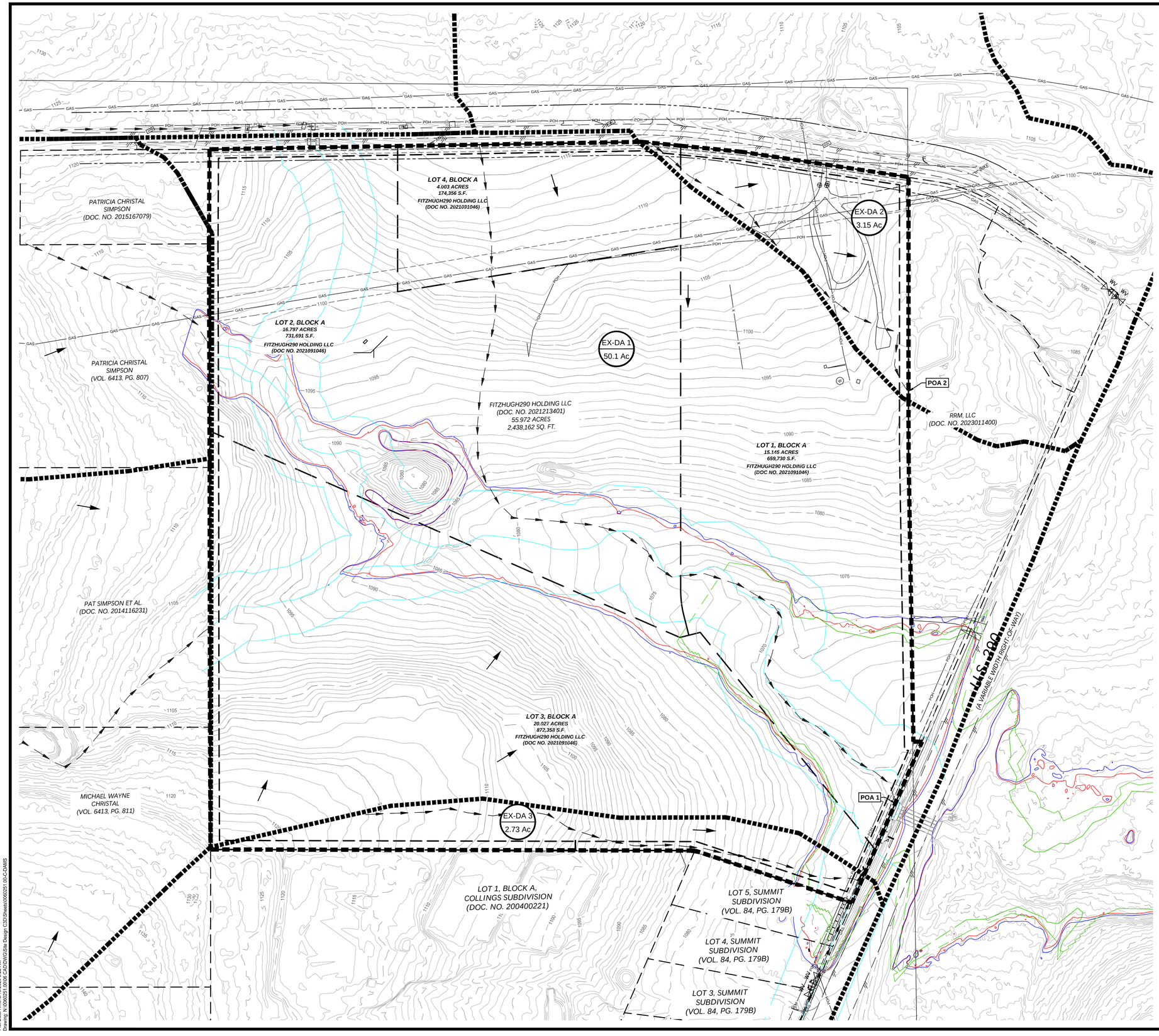

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

EXISTING DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

19
SHEET 19 OF 81

#26-53646

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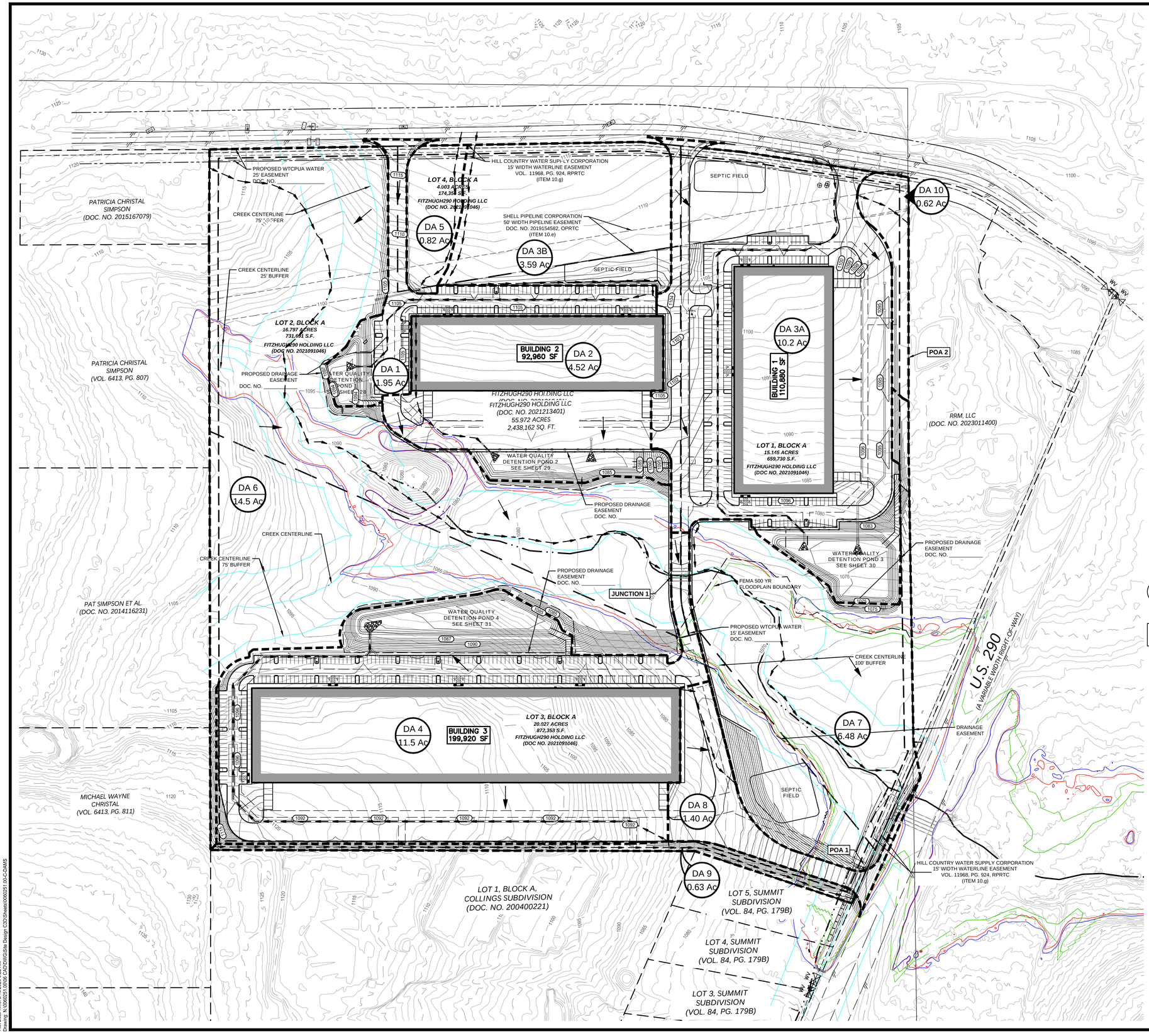
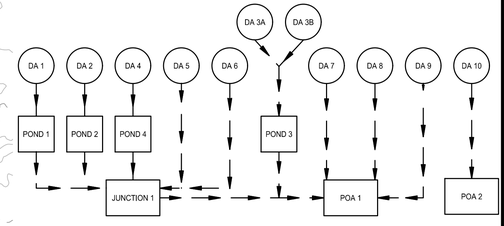


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR (133)
- EXISTING CONTOUR (133)
- DRAINAGE DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE FLOW PATH
- DRAINAGE FLOW DIRECTION
- DA 2 / 2.03 Ac — DRAINAGE ID, AREA (ACRES)
- EX-DA 2 / 2.03 Ac — EX DRAINAGE ID, AREA (ACRES)
- CURB INLET, GRATE INLET, AREA INLET
- U_8 / 1.00 / 7.99 — ULTIMATE DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTIONALITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.



NOTE:
1. REFER TO SHEET 22 FOR HYDRAULIC CALCULATIONS AND HEC-HMS MODEL OUTPUT.
2. HEC-HMS MODEL IS NAMED "FITZHUGH_FINAL".
3. REFER TO SHEET 28 - 33 FOR POND DETAILS.

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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

PROPOSED DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
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PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

20
SHEET 20 OF 81

#26-53646

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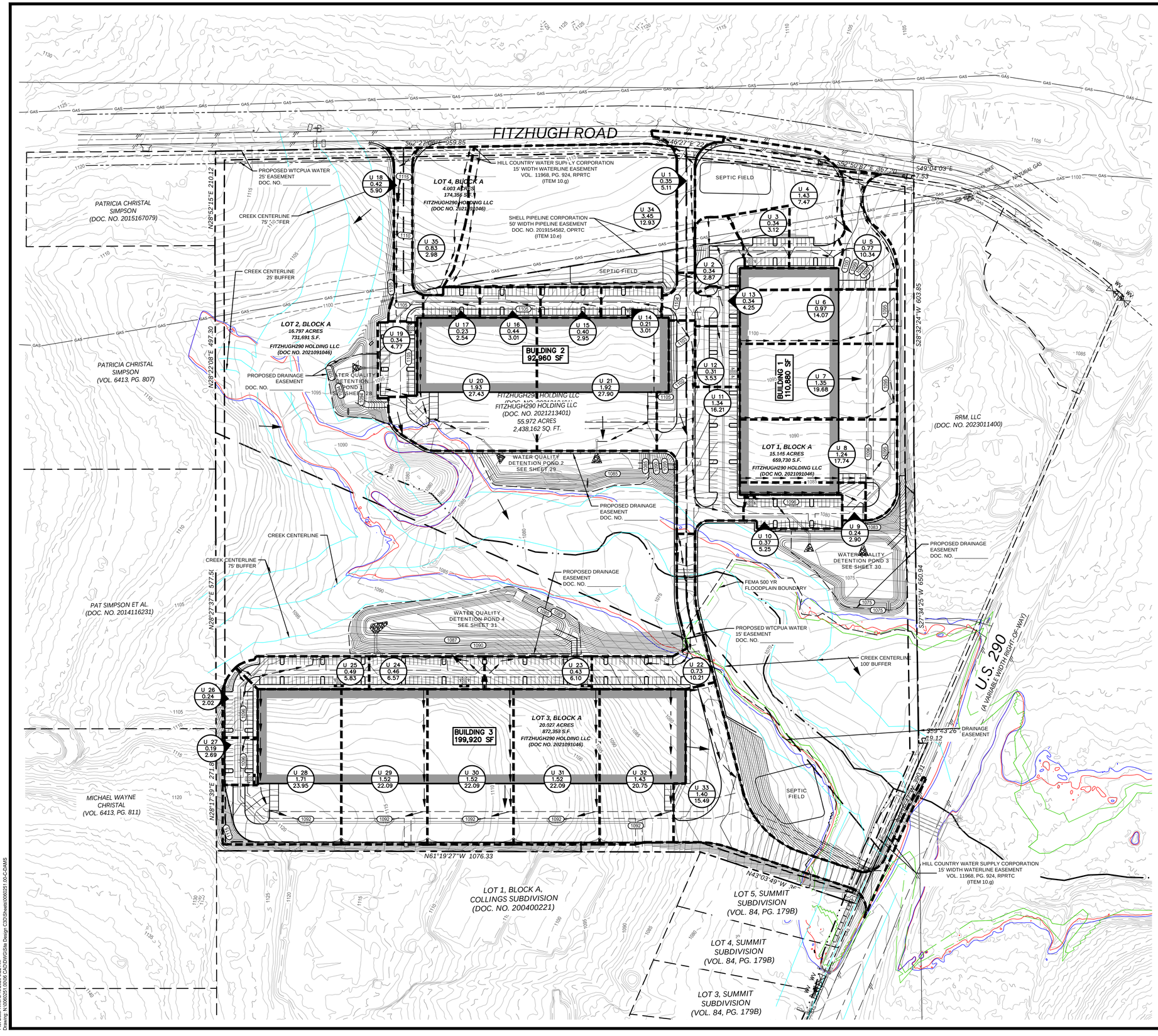

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 133 EXISTING CONTOUR
- DRAINAGE DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE FLOW PATH
- DRAINAGE FLOW DIRECTION
- DA 2 / 2.03 Ac — DRAINAGE ID, AREA (ACRES)
- EX-DA 2 / 2.03 Ac — EX DRAINAGE ID, AREA (ACRES)
- CURB INLET
- GRATE INLET
- AREA INLET
- U 8 / 1.00 / 7.99 — ULTIMATE DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
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- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
INLET DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

21
SHEET 21 OF 81

#26-53646

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NOTE:
DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

Point of Analysis Calculations								
	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
Point of Analysis	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)
POA 1	152.70	151.70	254.20	246.00	340.10	335.40	484.20	482.30
POA 2	10.30	4.00	16.90	6.60	22.40	8.70	31.70	12.30

HEC-HMS SUMMARY: EXISTING CONDITONS					CALCULATIONS IN HEC-HMS WITH ATLAS 14 ZONE 2											
					2 YEAR STORM		5 YEAR STORM		10 YEAR STORM		25 YEAR STORM		50 YEAR STORM		100 YEAR STORM	
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover (%)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	50.10	78.56	8.46	0.00%	144.10		183.90		240.40		321.80		397.30		457.90	
EX 3	2.73	79.59	6.32	0.00%	9.00		11.50		14.90		19.80		24.40		28.00	
POA-1						152.70		194.60		254.20		340.10		419.80		484.20
EX 2	3.15	80	6.87	14.55%	10.30		13.10		16.90		22.40		27.50		31.70	
POA-2						10.30		13.10		16.90		22.40		27.50		31.70

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
EX-1	2098	100	0.029	SHORT GRASS PRAIRIE	0.222	0.15	7.50	1011	0.038	UNPAVED	3.14	16.1	5.37	987	0.013	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	13.5	1.22	14.09
EX-2	846	100	0.028	SHORT GRASS PRAIRIE	0.221	0.15	7.54	606	0.029	UNPAVED	2.72	16.1	3.71	140	0.011	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	12.3	0.19	11.45
EX-3	1167	100	0.029	SHORT GRASS PRAIRIE	0.223	0.15	7.46	542	0.042	UNPAVED	3.28	16.1	2.75	525	0.051	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	26.50	0.33	10.54

HEC-HMS SUMMARY: DEVELOPED CONDITONS						CALCULATIONS IN HEC-HMS WITH ATLAS 14 ZONE 2											
						2 YEAR STORM		5 YEAR STORM		10 YEAR STORM		25 YEAR STORM		50 YEAR STORM		100 YEAR STORM	
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
DA 1	1.95	79.53	3.00		75.88%	10.90		13.40		16.10		20.10		23.70		26.80	
POND 1				1.95			4.30		5.70		8.20		11.90		15.10		17.90
DA 2	4.52	77.65	3.00		83.58%	25.50		31.10		37.30		46.40		54.60		61.60	
POND 2				4.52			6.40		8.40		11.00		15.10		19.10		22.40
DA 3A	10.20	80	5.59		77.27%	52.10		65.70		80.40		102.00		121.60		138.10	
DA 3B	3.59	80	6.96		100.00%	12.10		15.30		19.80		26.30		32.30		37.20	
POND 3				10.20			24.30		34.10		48.60		71.50		92.40		109.40
DA 4	11.52	79.53	3.24		83.16%	66.70		81.20		97.30		120.90		142.10		160.30	
POND 4				11.52			54.80		62.30		76.20		96.20		113.70		128.80
DA 5	0.82	80	4.60		0.00%	2.70		3.40		4.40		5.90		7.20		8.30	
DA 6	14.53	76.7	6.40		0.00%	38.70		50.40		66.70		90.40		112.50		130.20	
DA 7	6.48	77.43	5.05		0.00%	17.80		23.00		30.20		40.80		50.60		58.50	
DA 8	1.40	79.54	3.00		70.81%	7.00		8.70		10.50		13.20		15.60		17.60	
DA 9	0.63	79.46	8.75		0.00%	2.10		2.60		3.40		4.60		5.60		6.40	
POA 1				52.05			151.70		186.50		246.00		335.40		416.60		482.30
DA 10	0.62	80	4.65		0.00%	4.00		5.10		6.60		8.70		10.70		12.30	
POA 2				0.62			4.00		6.60		6.60		8.70		10.70		12.30

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
DA 1	683	50	0.017	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.258	0.01	0.66	27	0.008	PAVED	1.83	20.3	0.25	400	0.005	18" HDPE	59.44	4.20	1.59	5.00
														206	0.010	24" HDPE	72.01	7.20	0.48	
DA 2	404	50	0.010	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.027	0.01	0.81	313	0.017	PAVED	2.67	20.30	1.96	41	0.032	24" HDPE	72.01	12.96	0.05	5.00
DA 3A	1276	100	0.026	SHORT GRASS PRAIRIE	0.214	0.15	7.78	169	0.059	PAVED	4.91	20.3	0.57	219	0.057	24" HDPE	72.01	17.12	0.21	9.31
														95	0.017	30" HDPE	83.56	10.73	0.15	
														693	0.042	36" HDPE	94.36	19.40	0.60	
DA 3B	856	100	0.046	SHORT GRASS PRAIRIE	0.268	0.15	6.21	251	0.036	UNPAVED	3.05	16.10	1.37	488	0.005	NATURAL TRAP CHANNEL, B=0, Y= 2, SS=3:1	28.69	2.03	4.01	11.59
DA 4	1617	50	0.006	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	0.815	0.01	1.02	43	0.005	PAVED	1.41	20.30	0.51	367	0.005	24" HDPE	72.01	5.09	1.20	5.40
														368	0.005	30" HDPE	83.56	5.91	1.04	
														789	0.005	48" HDPE	114.31	8.08	1.63	
DA 5	398	100	0.048	SHORT GRASS PRAIRIE	0.274	0.15	6.08	283	0.039	UNPAVED	3.18	16.1	1.48	15	0.001	24" HDPE	72.01	2.3	0.11	7.67
DA 6	1737	100	0.039	SHORT GRASS PRAIRIE	0.250	0.15	6.66	327	0.031	UNPAVED	2.83	16.1	1.93	1300	0.023	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	10.4	2.07	10.66
DA 7	911	100	0.041	SHORT GRASS PRAIRIE	0.257	0.15	6.49	20	0.046	UNPAVED	3.45	16.1	0.10	791	0.011	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	7.2	1.83	8.41
DA 8	263	50	0.024	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.458	0.01	0.57	213	0.020	PAVED	2.88	20.3	1.23	0	0.000		0.00	0.0	0.00	5.00
DA 9	1442	100	0.017	SHORT GRASS PRAIRIE	0.180	0.15	9.26	939	0.040	UNPAVED	3.23	16.1	4.84	403	0.041	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	13.9	0.48	14.58
DA 10	130	100	0.028	SHORT GRASS PRAIRIE	0.220	0.15	7.57	30	0.030	UNPAVED	2.80	16.1	0.18							7.74

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
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T: 512.485.0831
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
DRAINAGE CALCULATIONS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

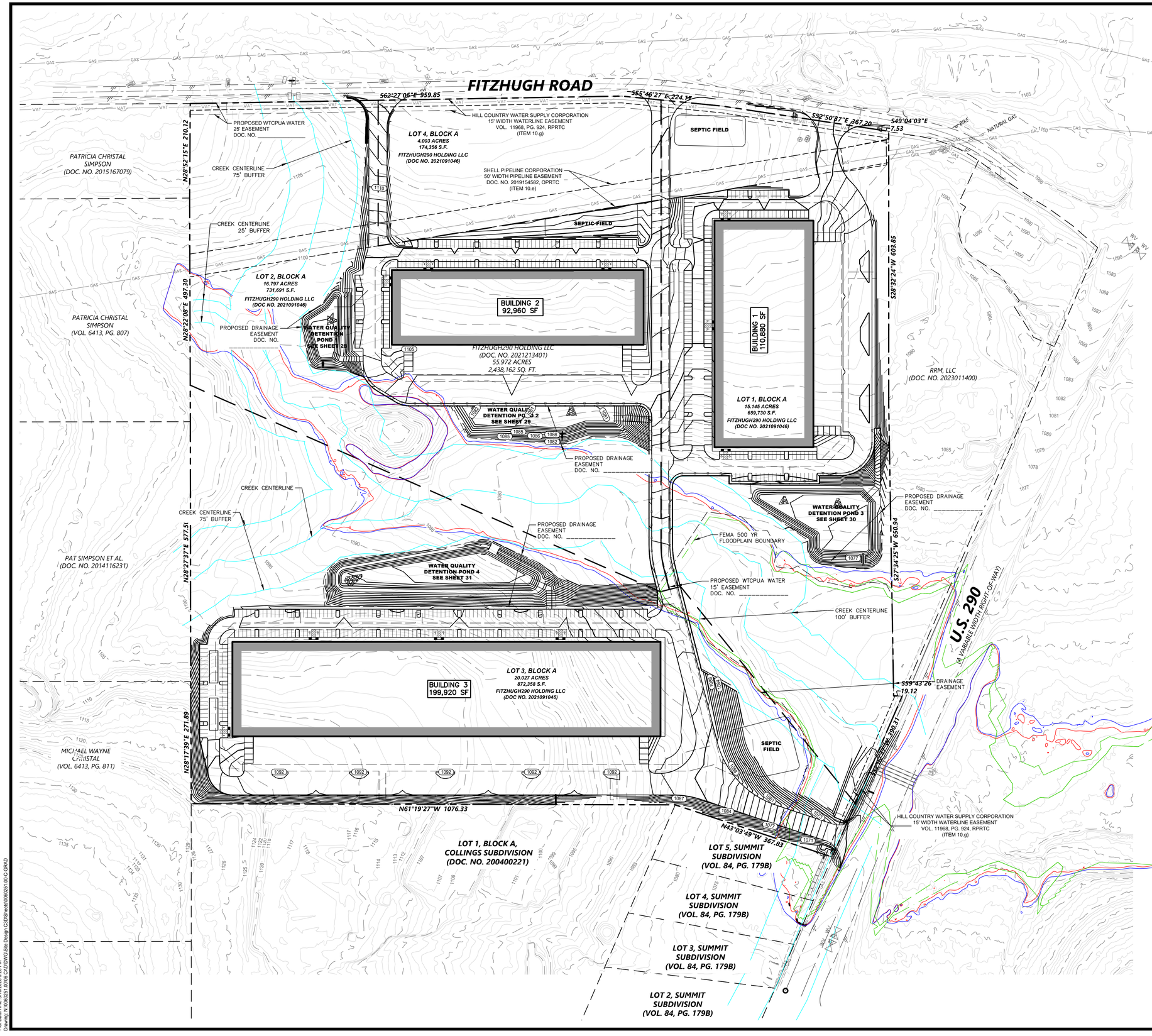
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

22
SHEET 22 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/13/2026 11:24 AM
Plot Date: 3/13/2026 11:25 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheet\0060251.00-C-DAMS



0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

	PROPERTY LINE
	EASEMENT LINE
133	PROPOSED CONTOUR
133	EXISTING CONTOUR
	FENCE ON TOP OF WALL
	GUARDRAIL
	FEMA FLOODPLAIN
	500 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN
	PROPOSED LOT LINES
	CREEK CENTERLINE AND BUFFER
× EG 132.50	EX. SPOT GRADE
× FG 132.50	FINISHED GRADE
× TP 132.50	TOP OF PAVEMENT
× LP 132.50	LOW POINT
× HP 132.50	HIGH POINT
× TW 132.50 / BW 132.00	TOP OF WALL / BOTTOM OF WALL
× TC 132.50 / G 132.00	TOP OF CURB / GUTTER
FF=132.50	FINISHED FLOOR ELEVATION

NOTES:

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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
OVERALL GRADING PLAN

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

23
SHEET 23 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/18/2026 3:17 PM
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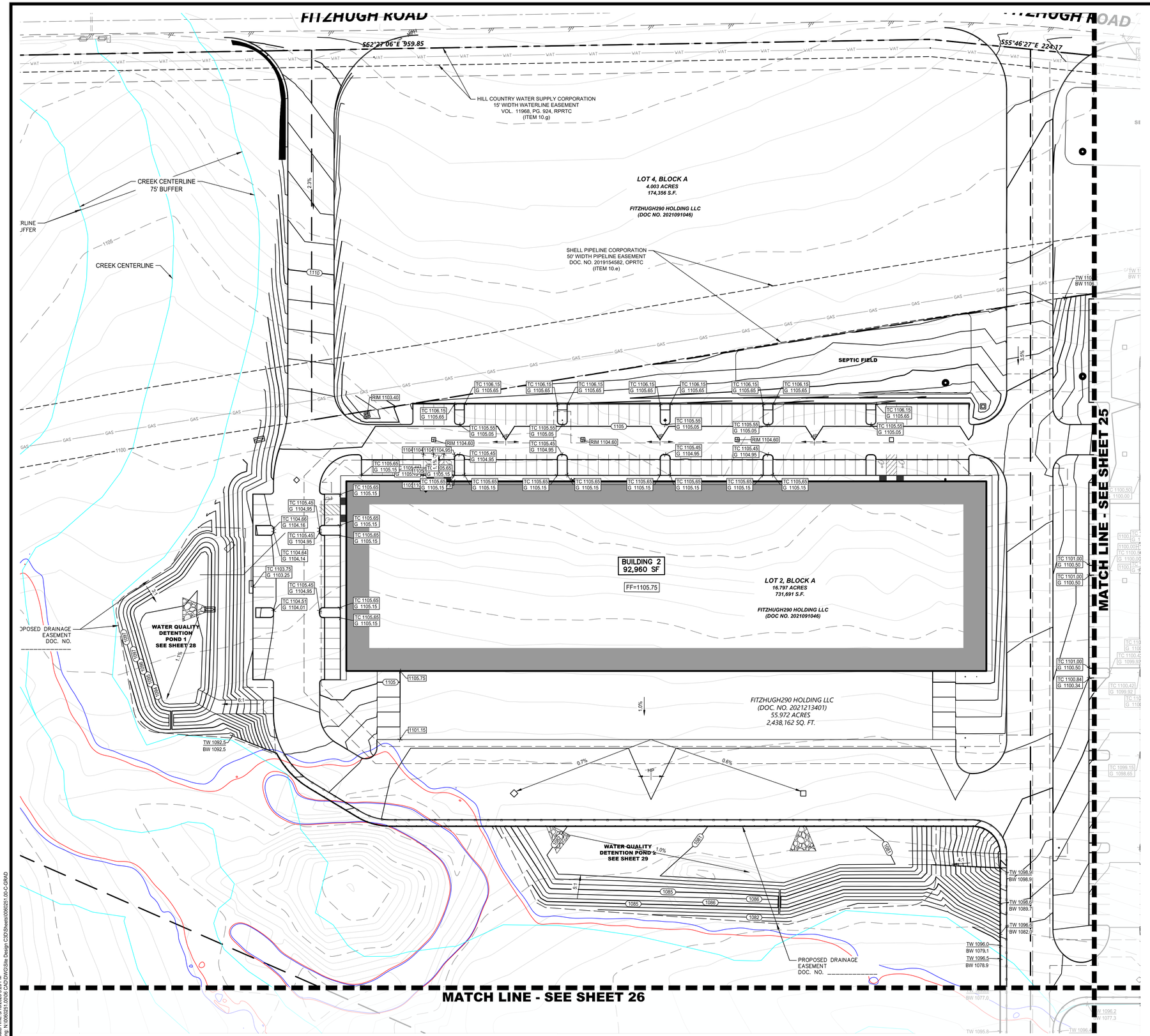

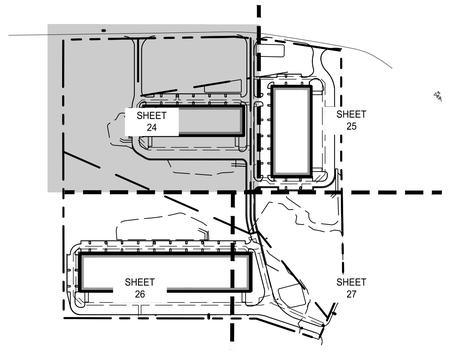

0 20 40 80 120

GRAPHIC SCALE IN FEET

1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- EG 132.50 — EX. SPOT GRADE
- FG 132.50 — FINISHED GRADE
- TP 132.50 — TOP OF PAVEMENT
- LP 132.50 — LOW POINT
- HP 132.50 — HIGH POINT
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- TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
GRADING PLAN 1 OF 4

DATE: March, 2026

DRAFTER: LJTM

DESIGNER: TCJ

CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

24
SHEET 24 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/16/2026 3:17 PM
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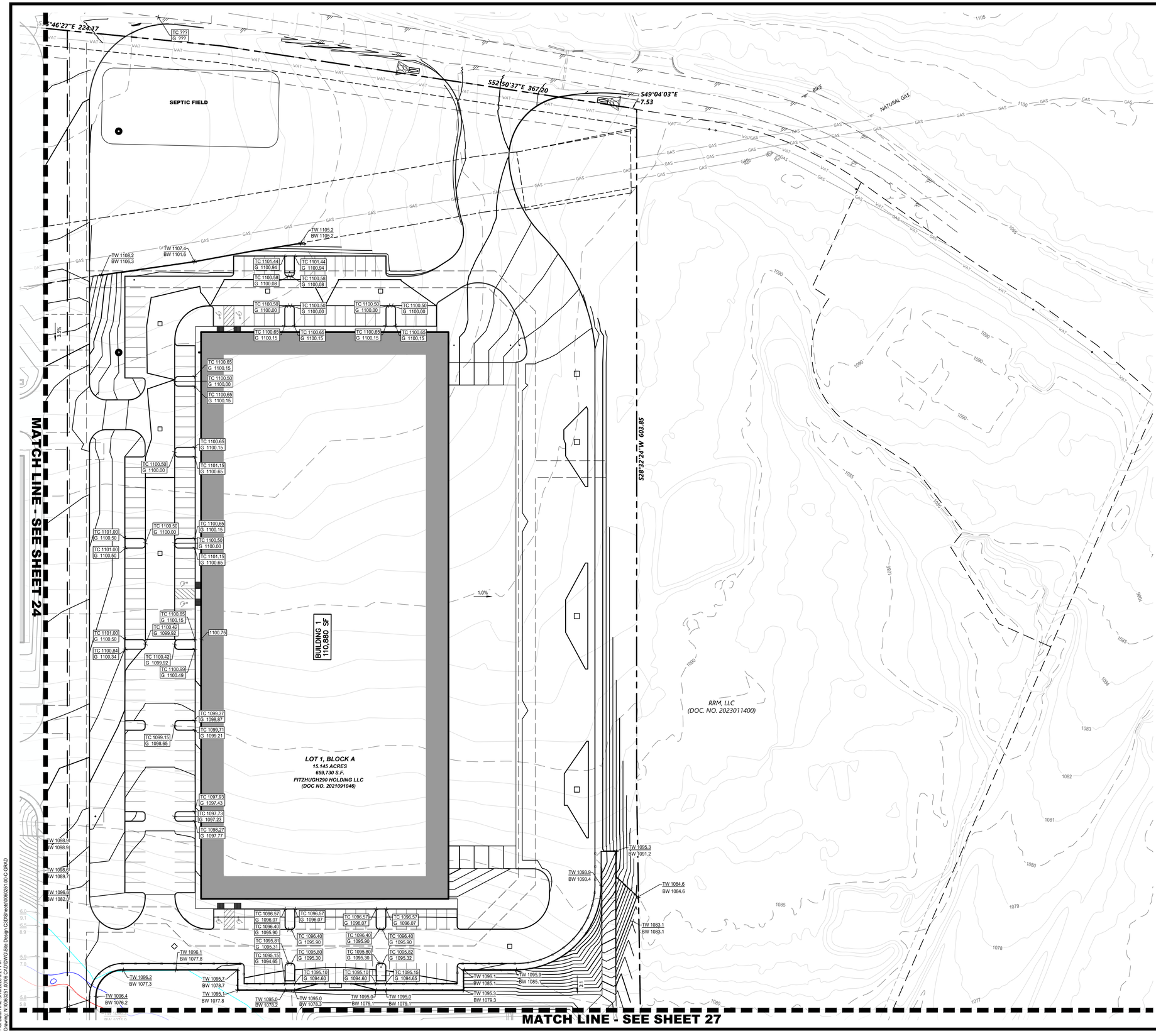

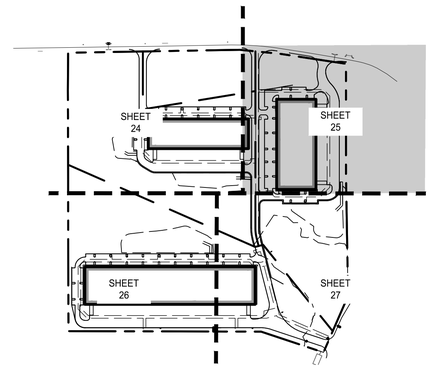

0 20 40 80 120

GRAPHIC SCALE IN FEET

1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

× EG 132.50	EX. SPOT GRADE
× FG 132.50	FINISHED GRADE
× TP 132.50	TOP OF PAVEMENT
× LP 132.50	LOW POINT
× HP 132.50	HIGH POINT
× TW 132.50 / BW 132.00	TOP OF WALL / BOTTOM OF WALL
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
GRADING PLAN 2 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

25
SHEET 25 OF 82

#26-53646

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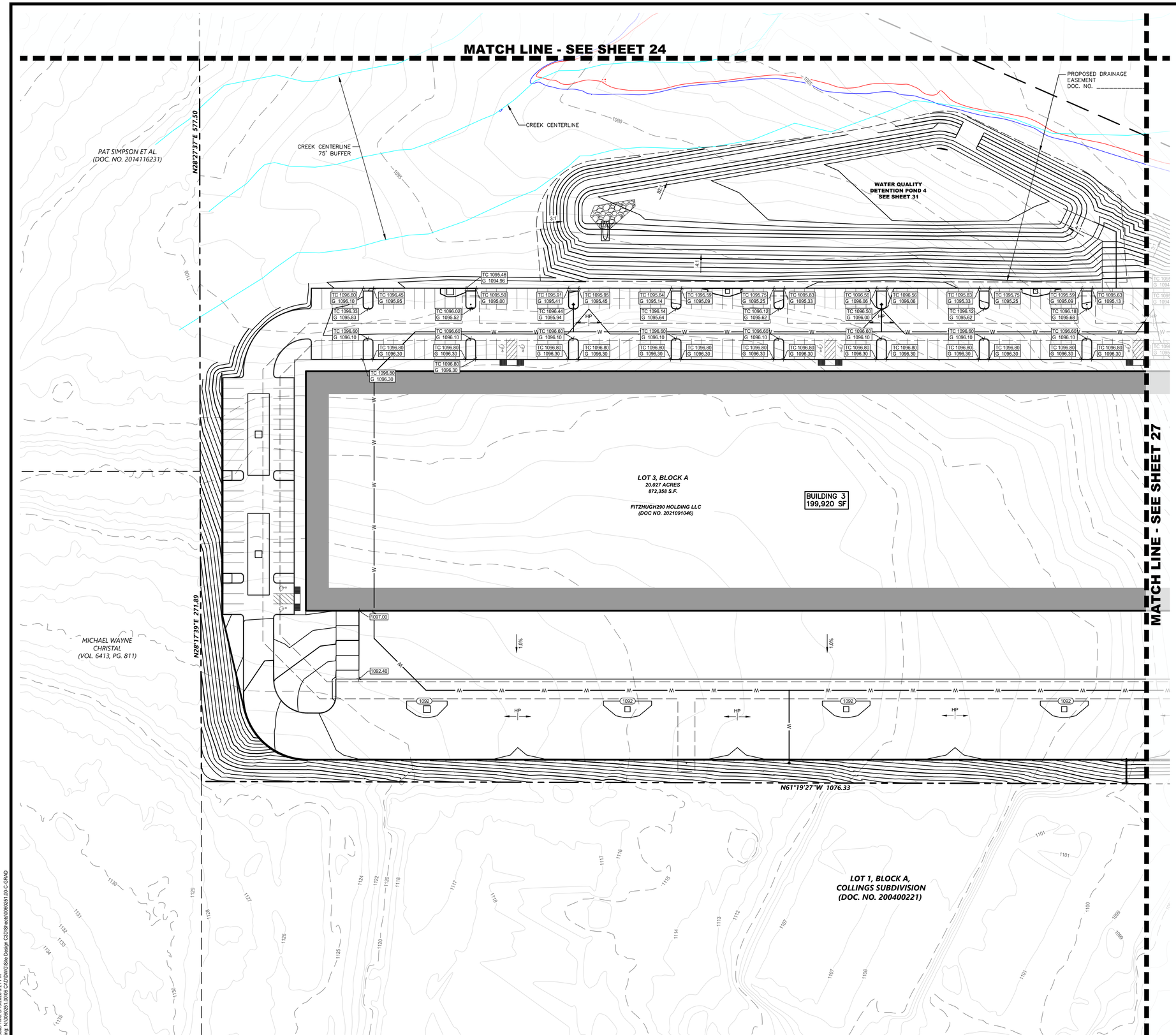

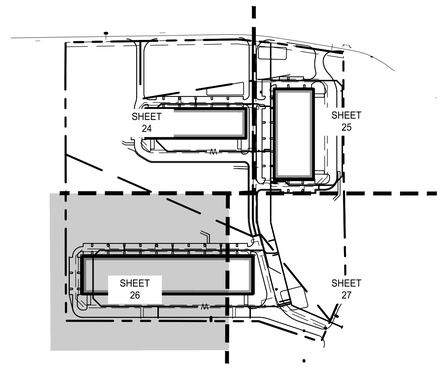

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- EG 132.50 — EX. SPOT GRADE
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
GRADING PLAN 3 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

26
SHEET 26 OF 82

#26–53646

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MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 26

WATER QUALITY DETENTION POND 3 SEE SHEET 30

PROPOSED DRAINAGE EASEMENT DOC. NO. _____

PROPOSED WTCPUA WATER 15' EASEMENT DOC. NO. _____

FEMA 500 YR FLOODPLAIN BOUNDARY

CREEK CENTERLINE 100' BUFFER

LOT 1, BLOCK A
15.145 ACRES
659,730 S.F.
FITZHUGH290 HOLDING LLC
(DOC NO. 2021091046)

LOT 3, BLOCK A
20.027 ACRES
872,358 S.F.
FITZHUGH290 HOLDING LLC
(DOC NO. 2021091046)

LOT 5, SUMMIT SUBDIVISION
(VOL. 84, PG. 179B)

SEPTIC FIELD

U.S. 290
(A VARIABLE WIDTH RIGHT-OF-WAY)

DRAINAGE EASEMENT

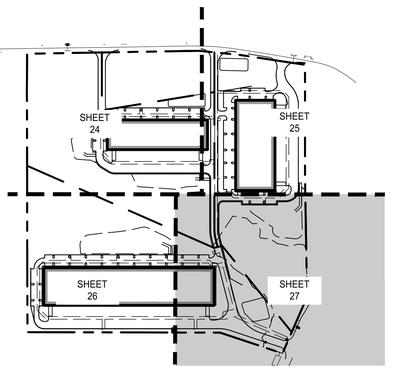
HILL COUNTRY WATER SUPPLY CORPORATION
15' WIDTH WATERLINE EASEMENT
VOL. 11968, PG. 924, RPRTC
(ITEM 10.g)

S27°34'25"W 650.94

S59°43'26"E 19.12

S59°43'26"E 390.31

N43°03'49"W 367.83



0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
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- EG 132.50 — EX. SPOT GRADE
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- TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
- FF=132.50 — FINISHED FLOOR ELEVATION

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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
GRADING PLAN 4 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

27
SHEET 27 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/1/2026 3:17 PM
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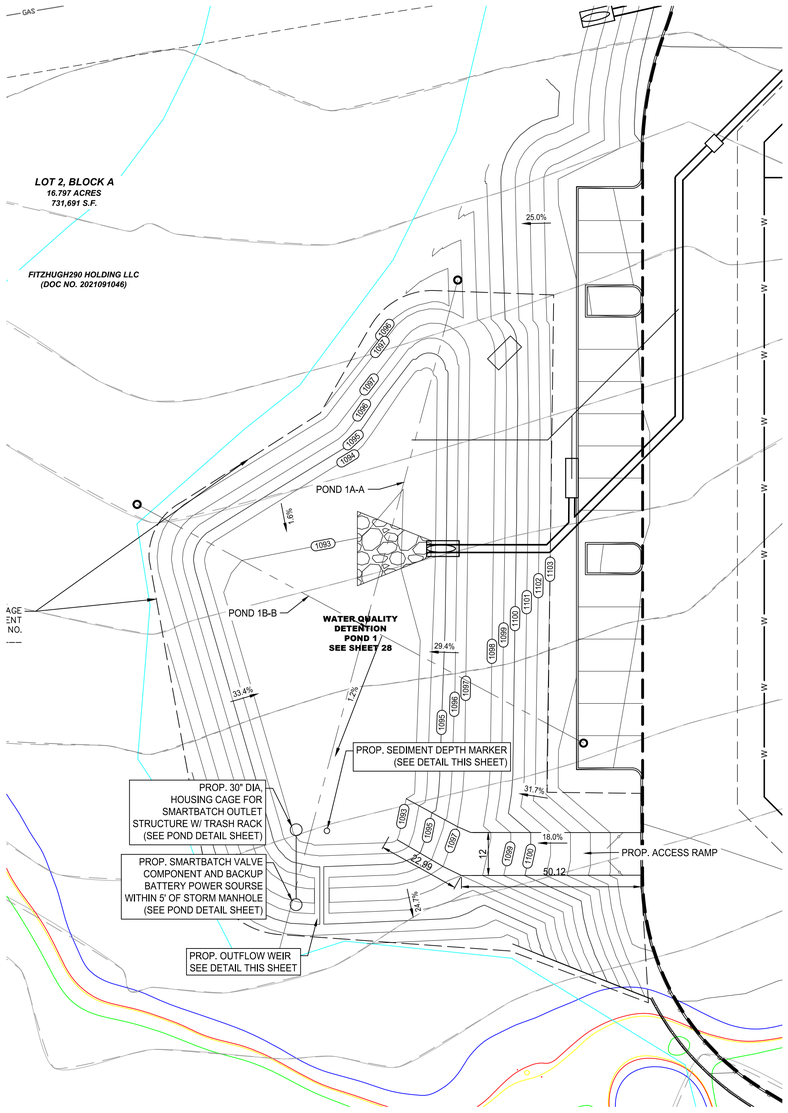
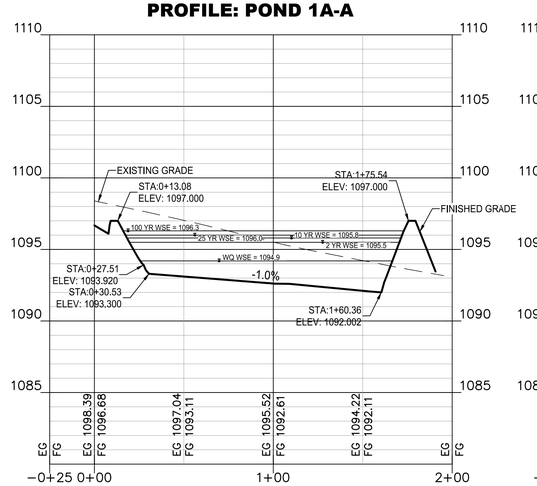
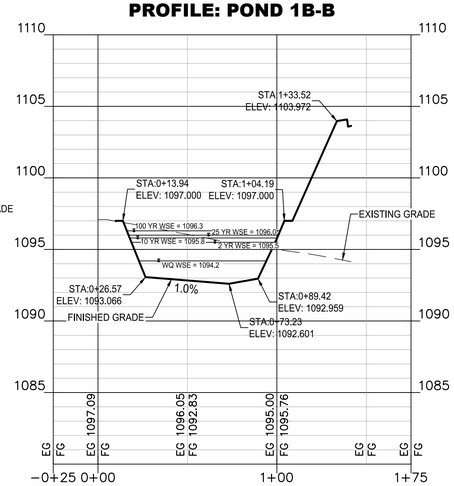
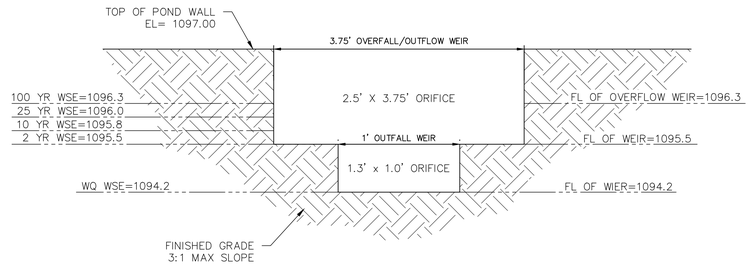


PROFILE: POND 1A-A



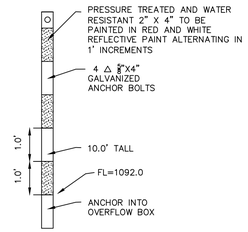
PROFILE: POND 1B-B





1 OVERFALL/OUTFLOW WEIR DETAIL

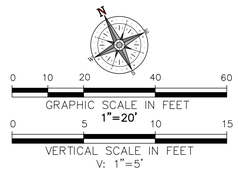
NOT TO SCALE



2 SEDIMENT MARKER DETAIL

NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1097.00	9,331.90	6,234.62	28,556.05
100	1096.30	8,481.29	2,489.71	22,321.43
25	1096.00	8,116.75	1,600.29	19,831.72
10	1095.80	7,886.12	2,313.95	18,231.44
2	1095.50	7,540.18	3,625.95	15,917.49
	1095.00	6,963.61	5,221.73	12,291.54
WQ	1094.20	6,090.72	1,196.32	7,069.81
	1094.00	5,872.49	5,873.49	5,873.49
	1093.00	3,698.65	0.00	0.00
	1092.00	1.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR (133)
- EXISTING CONTOUR (133)
- FENCE ON TOP OF WALL
- GUARDRAIL
- PROFILE ALIGNMENT
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
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- × TW 132.50 / BW 132.00 — TOP OF WALL / BOTTOM OF WALL
- × TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
- FF=132.50 — FINISHED FLOOR **ELEVATION**

NOTES:

1. CONTACT POSTINSPECTION@TRAVISCOUNTYTX.GOV TO SCHEDULE THE FOLLOWING MILESTONE INSPECTION(S) FOR THE WATER QUALITY STRUCTURES WITH AT LEAST A 48-HOUR NOTICE, IF APPLICABLE:
   - 1.A. PUMP TESTING FOR THE SUMP/ PUMP SYSTEM.
   - 1.B. COMPLETION OF CONSTRUCTION OF WATER QUALITY STRUCTURE(S).
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHERN COLORS.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND 1 PLAN & PROFILE

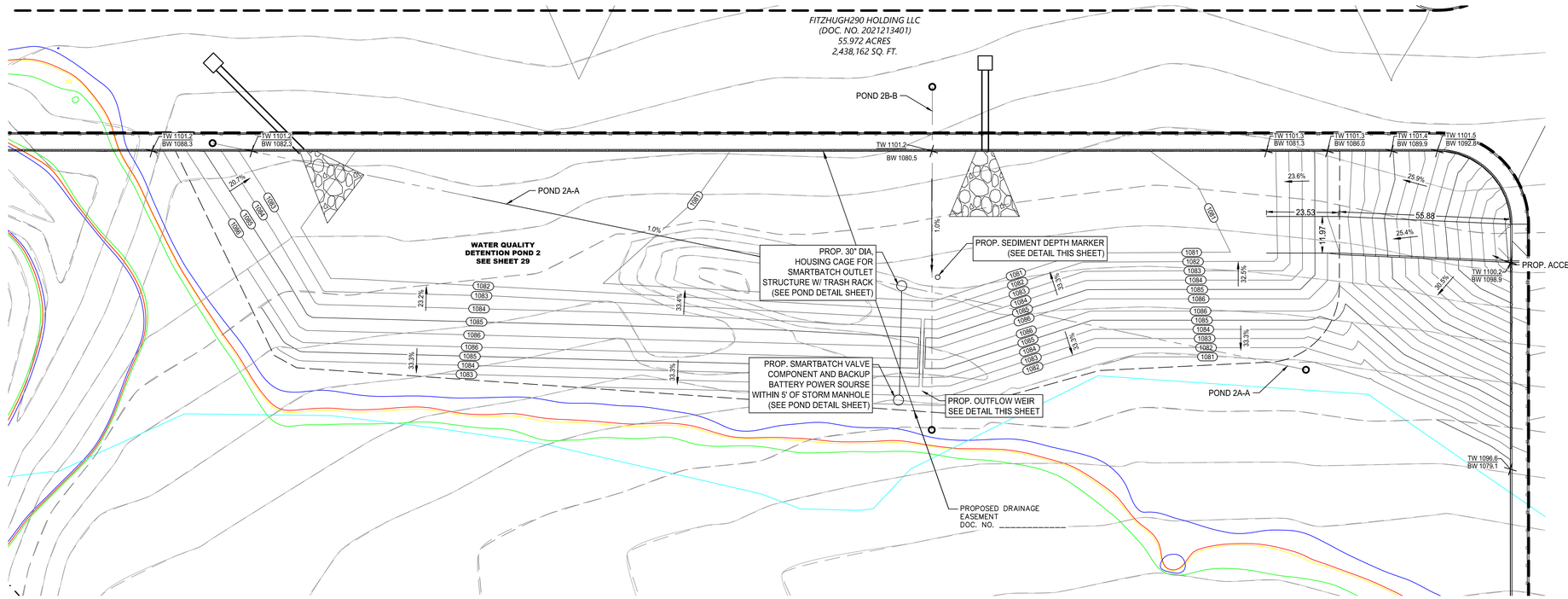
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

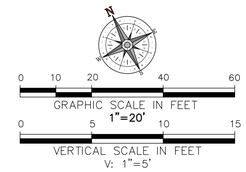
STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

28
SHEET 28 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Plot Date/Time: 3/17/2026 8:33 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND





LEGEND

	PROPERTY LINE
	EASEMENT LINE
133	PROPOSED CONTOUR
133	EXISTING CONTOUR
	FENCE ON TOP OF WALL
	GUARDRAIL
	FEMA FLOODPLAIN
	500 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN
	PROPOSED LOT LINES
	CREEK CENTERLINE AND BUFFER
× EG 132.50	EX. SPOT GRADE
× FG 132.50	FINISHED GRADE
× TP 132.50	TOP OF PAVEMENT
× LP 132.50	LOW POINT
× HP 132.50	HIGH POINT
× TW 132.50 / BW 132.00	TOP OF WALL / BOTTOM OF WALL
× TC 132.50 / G 132.00	TOP OF CURB / GUTTER
FF=132.50	FINISHED FLOOR ELEVATION

NOTES:

1. ALL PROPOSED AND EXISTING GRADES IN NON PAVED

NOTES:

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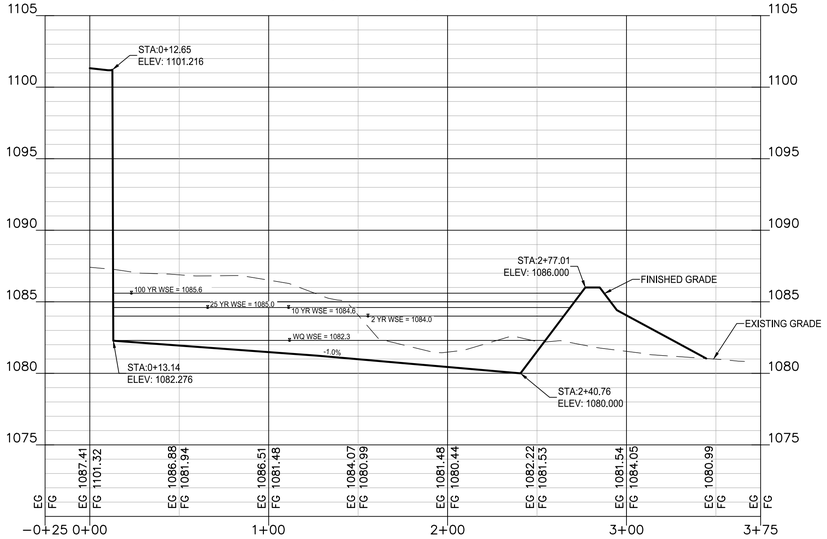
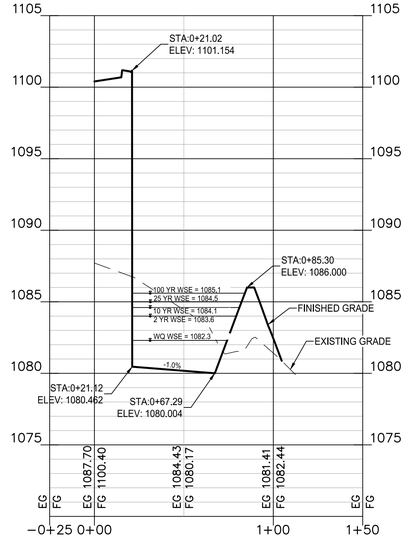
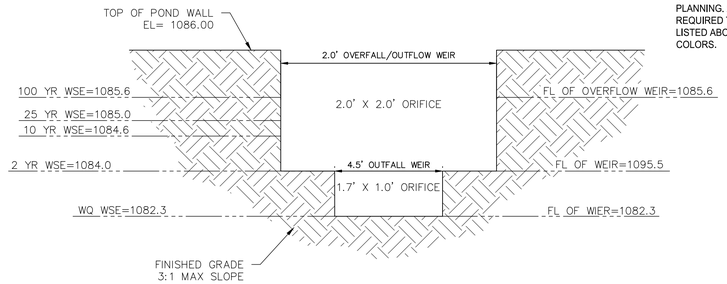
PROFILE: POND 2A-A

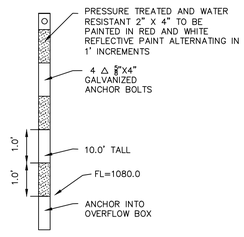


PROFILE: POND 2B-B





1 OVERFALL/OUTFLOW WEIR DETAIL
NOT TO SCALE



2 SEDIMENT MARKER DETAIL
NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1086.00	20,487.44	8,054.77	82,855.52
100	1085.60	19,786.43	11,556.40	74,800.74
25	1085.00	18,734.92	7,364.31	63,244.34
10	1084.60	18,086.63	10,560.24	55,880.03
2	1084.00	17,114.19	16,366.58	45,319.79
	1083.00	15,618.97	10,493.10	28,953.20
WQ	1082.30	14,361.32	4,227.55	18,460.10
	1082.00	13,822.33	10,571.61	14,232.55
	1081.00	7,320.89	3,660.94	3,660.94
	1080.00	1.00	0.00	0.00

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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND 2 PLAN & PROFILE

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

29
SHEET 29 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Plot Date/Time: 3/17/2026 8:33 AM
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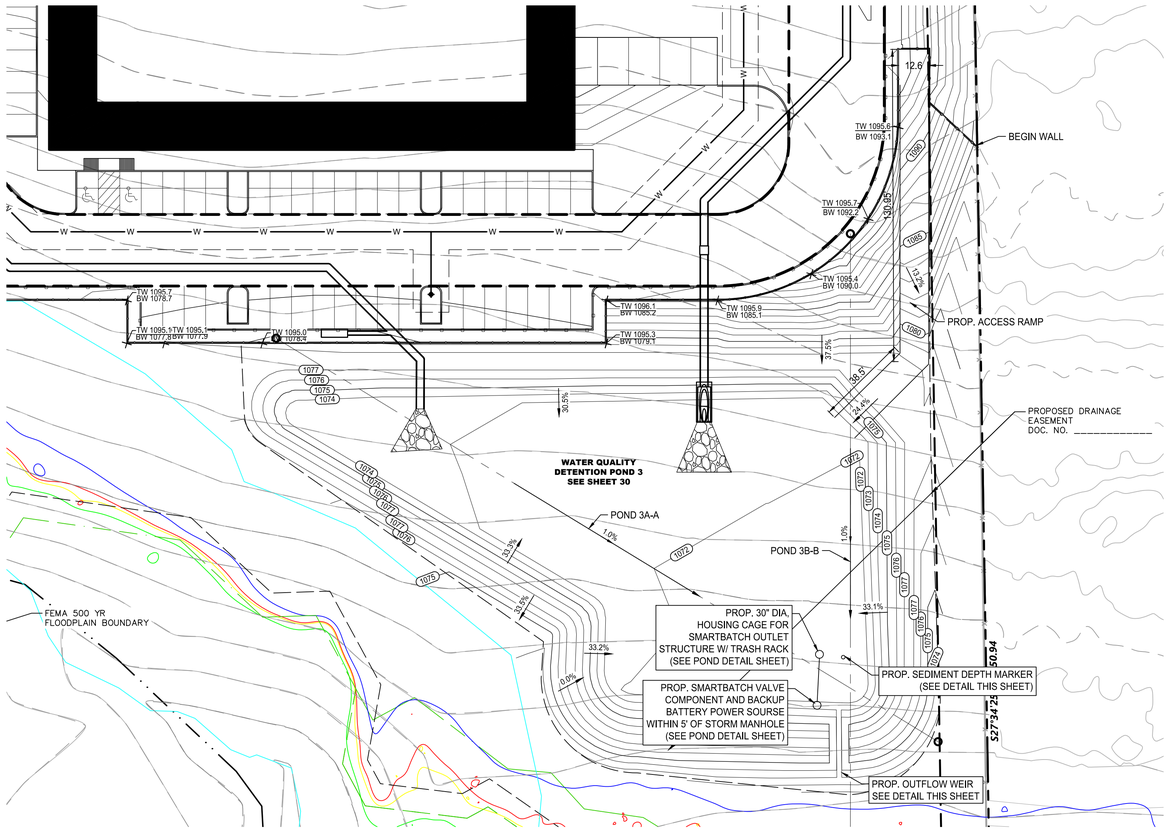
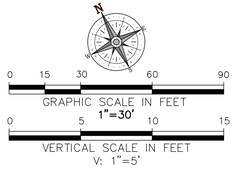


Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1077.00	29,134.60	5,681.25	103,009.93
100	1076.70	8,740.38	12,413.83	97,328.69
25	1076.00	26,727.72	13,073.61	84,914.85
10	1075.50	25,566.72	12,493.11	71,841.24
	1075.00	24,405.72	9,583.32	59,348.13
2	1074.60	23,510.87	13,703.84	49,764.81
	1074.00	22,168.59	20,076.97	36,060.97
	1073.00	17,985.35	11,734.03	15,984.00
WQ	1072.10	8,090.28	754.06	4,249.97
	1072.00	6,990.83	3,495.91	3,495.91
	1071.00	1.00	0.00	0.00
		0.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 132 EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- EG 132.50 — EX. SPOT GRADE
- FG 132.50 — FINISHED GRADE
- TP 132.50 — TOP OF PAVEMENT
- LP 132.50 — LOW POINT
- HP 132.50 — HIGH POINT
- TW 132.50 / BW 132.00 — TOP OF WALL / BOTTOM OF WALL
- TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
- FF=132.50 — FINISHED FLOOR ELEVATION

NOTES:
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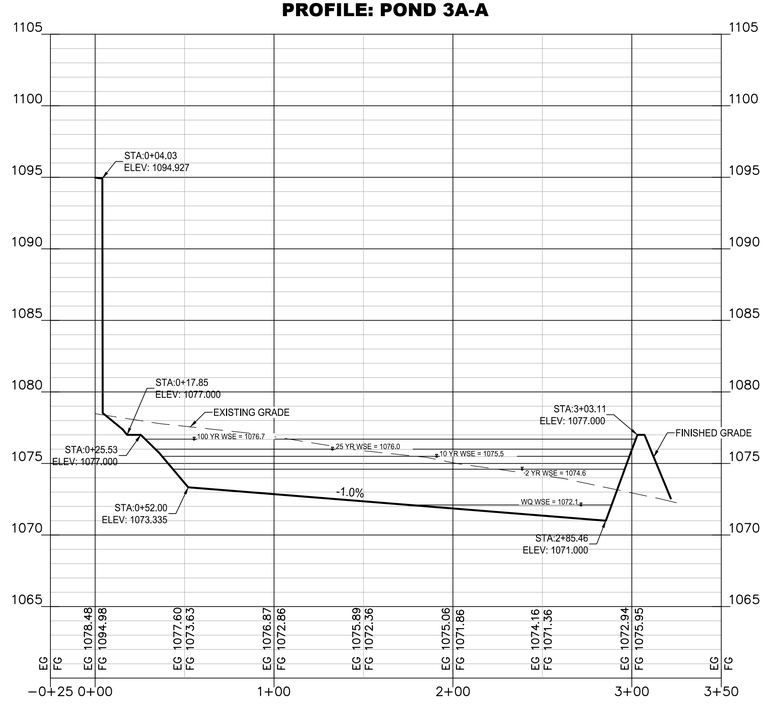
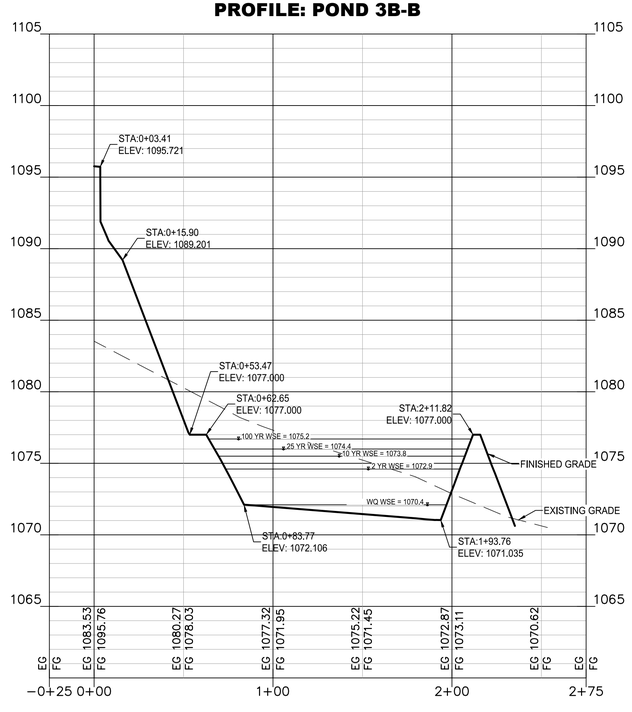
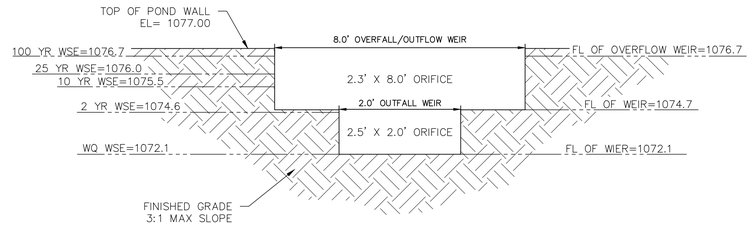
PROFILE: POND 3A-A

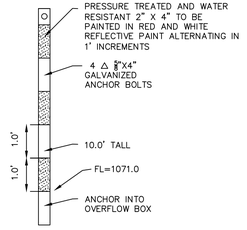


PROFILE: POND 3B-B





1 OVERFALL/OUTFLOW WEIR DETAIL
NOT TO SCALE



2 SEDIMENT MARKER DETAIL
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND 3 PLAN & PROFILE

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

30
SHEET 30 OF 82

#26-53646

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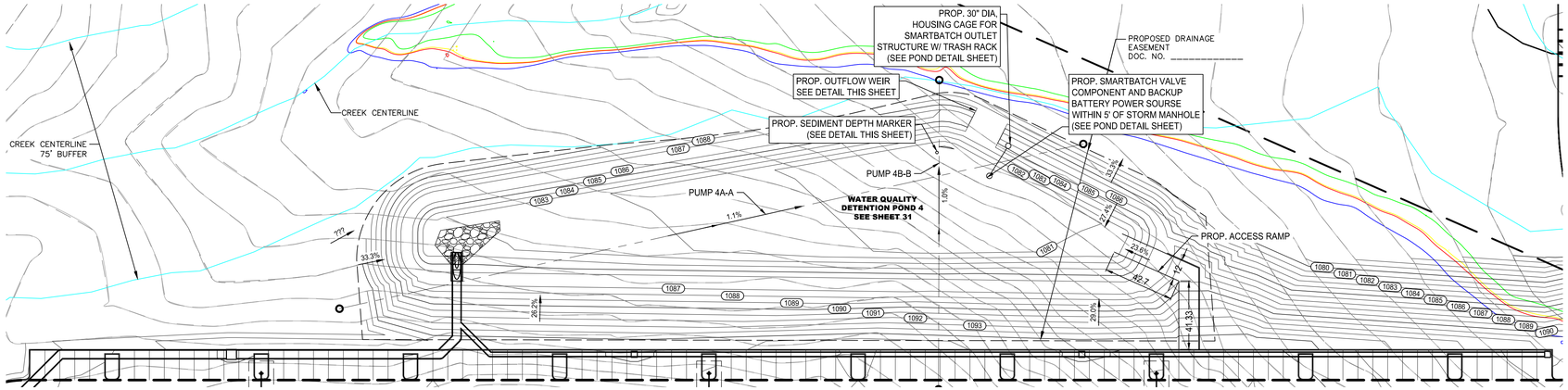
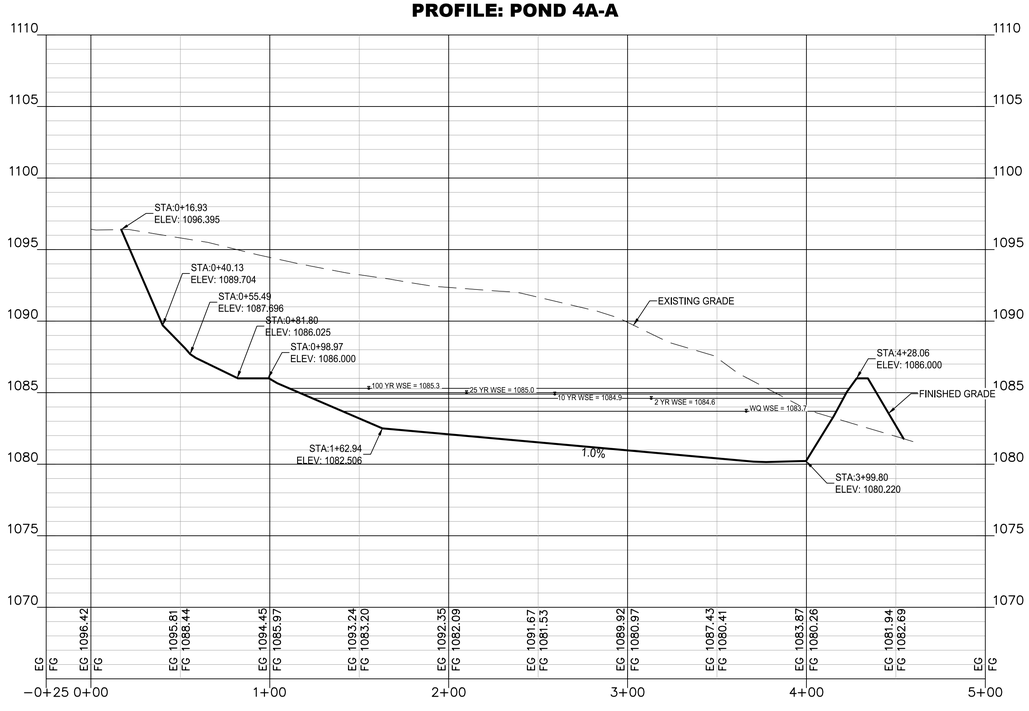
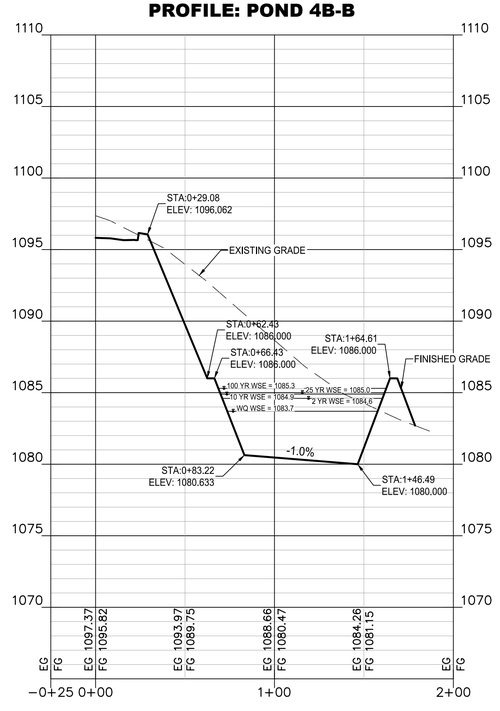
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

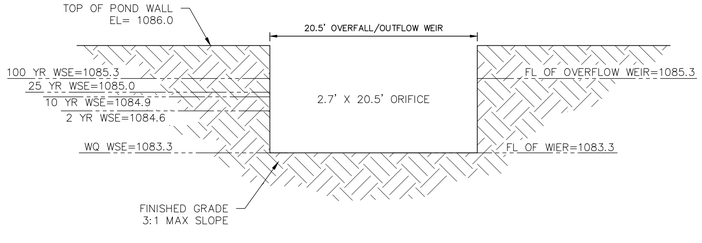


PROFILE: POND 4A-A



PROFILE: POND 4B-B





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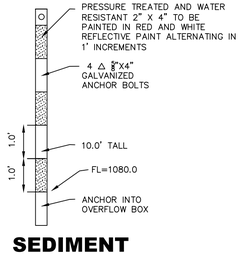
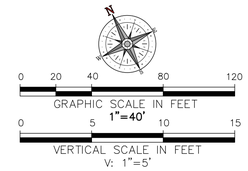


2 SEDIMENT MARKER DETAIL

NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1086.00	30,944.32	20,851.40	111,185.65
100	1085.30	28,631.11	8,440.63	90,334.25
25	1085.00	27,639.73	2,747.73	81,893.63
10	1084.90	27,314.95	8,048.33	79,145.89
2	1084.60	26,340.61	15,219.76	71,097.56
	1084.00	24,391.92	7,147.54	55,877.80
WQ	1083.70	23,258.36	15,355.10	48,730.26
	1083.00	20,613.37	17,770.56	33,375.16
	1082.00	14,927.74	11,533.24	15,604.60
	1081.00	8,138.73	4,071.37	4,071.37
	1080.00	4.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 133 EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND 4 PLAN & PROFILE

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

#26-53646

Last Saved by: LMyers
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Drawing: N:\0060251.00\06 CAD\GIS\Site Design C3D\Sheets\0060251.00-C-POND

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

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

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

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

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

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 1

Total drainage basin/outfall area =	1.98	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.50	acres
Post-development impervious fraction within drainage basin/outfall area =	0.76	
$L_{M\ THIS\ BASIN}$ =	1306	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	1.98	acres
A_I =	1.50	acres
A_P =	0.48	acres
L_R =	1519	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1306 lbs.
F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.57	
On-site Water Quality Volume =	5644	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1129	
Total Capture Volume (required water quality volume(s) x 1.20) =	6773	cubic feet

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

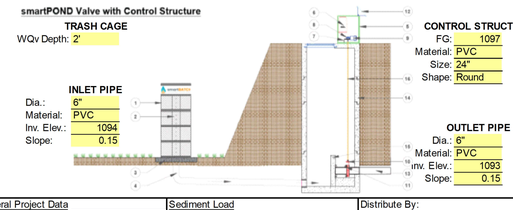
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 6773 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 1 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	6773 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	6913 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	1519 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

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

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

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

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 2

Total drainage basin/outfall area =	4.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.78	acres
Post-development impervious fraction within drainage basin/outfall area =	0.84	
$L_{M\ THIS\ BASIN}$ =	3290	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	4.52	acres
A_I =	3.78	acres
A_P =	0.74	acres
L_R =	3820	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3290 lbs.
F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.68	
On-site Water Quality Volume =	15326	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3065	
Total Capture Volume (required water quality volume(s) x 1.20) =	18391	cubic feet

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

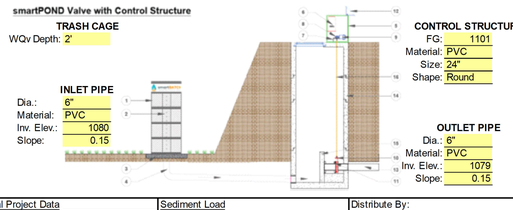
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 18391 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 2 [L = 34 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	18391 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	18400 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	3820 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
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1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

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

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

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 3A+DA 3B

Total drainage basin/outfall area =	14.11	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.95	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	6048	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	14.11	acres
A_I =	6.95	acres
A_P =	7.16	acres
L_R =	19971	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6048 lbs.
F = 0.30

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

Rainfall Depth =	0.19	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	3469	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	694	
Total Capture Volume (required water quality volume(s) x 1.20) =	4163	cubic feet

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

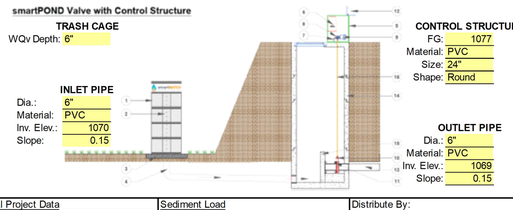
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 4163 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 3 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	4163 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	5390 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	19971 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 4

Total drainage basin/outfall area =	11.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.75	acres
Post-development impervious fraction within drainage basin/outfall area =	0.85	
$L_{M\ THIS\ BASIN}$ =	8486	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	11.52	acres
A_I =	9.75	acres
A_P =	1.77	acres
L_R =	9850	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 8486 lbs.
F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.69	
On-site Water Quality Volume =	39883	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	7977	
Total Capture Volume (required water quality volume(s) x 1.20) =	47860	cubic feet

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

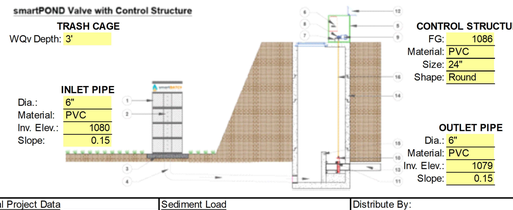
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 47860 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 4 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	47860 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	49224 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	9850 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND TCEQ WQ CALCULATIONS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

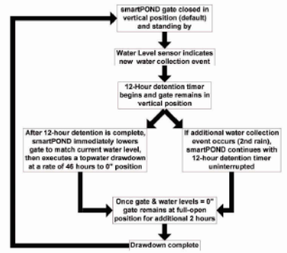
STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

32
SHEET 32 OF 81

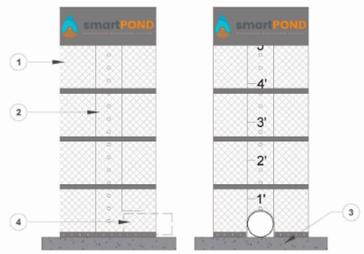
#26-53646

Last Saved by: LMyers
Last Saved: 3/1/2026, 12:06 PM
Full Name: N:\0060251.00\Civil\Drainage\SMARTPOND\SMARTPOND Design C3D\Sheets\0060251.00-C-POND
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

PROGRAMMABLE LOGIC FLOW CHART



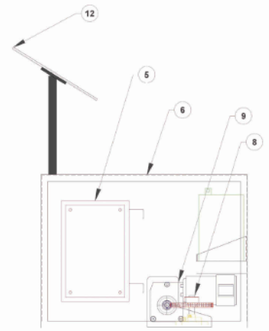
TRASH CAGE WITH PERFORATED RISER PIPE



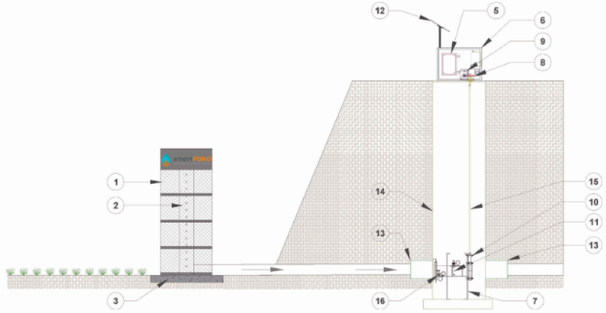
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{4}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE STEM

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:
- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications
- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light
- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will be comprised of steel banding and a 3.5" 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.

7.3 Valve Stem Extension
The drive shaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve 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 strapsor 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.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install he smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:
- Always keep hands clear of the valve 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 PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 5 or more years.

A. Acceptable smartPOND Valve
"smartSTATIC" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)456-1000
www.ecosvc.com

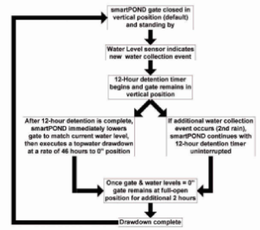
12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

smartPOND Valve Specifications

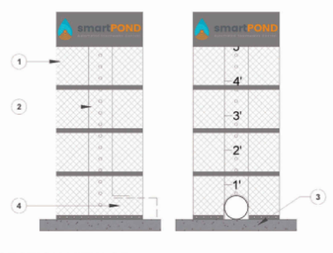
REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

PROGRAMMABLE LOGIC FLOW CHART



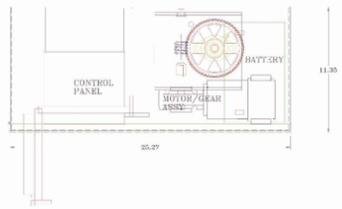
TRASH CAGE WITH PERFORATED RISER PIPE



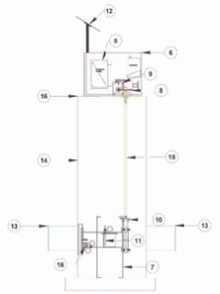
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{4}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTPOND



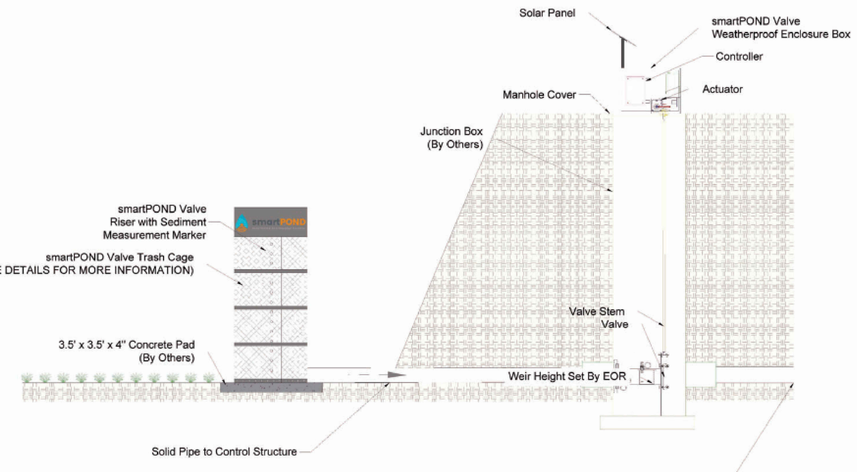
FRONT VIEW OF SMARTPOND



smartPOND Valve with Control Structure Details

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



smartPOND Valve with Control Structure

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

Westwood

Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND DETAILS 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

33
SHEET 33 OF 81

#26-53646

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Last Plotted: 3/13/2026 12:06 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction

The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management

The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control

Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality

The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control

The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment

smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring

smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components

The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration

The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)

If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data

To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command

To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts

The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light

- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure

To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control

In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser

The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage

The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will 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.

7.3 Valve Stem Extension

The driveshaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease

The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts

There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser

Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage

As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel

On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery

Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage

The smartPOND valve 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.

9. Installation

The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support

If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:

- Always keep hands clear of the valve 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 PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS

Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve

"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier

Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller

Construction EcoServices
(800)456-1000
www.ecosvs.com

12. 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.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Automated Stormwater Control.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve Specifications

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND DETAILS 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

34
SHEET 34 OF 82

#26-53646

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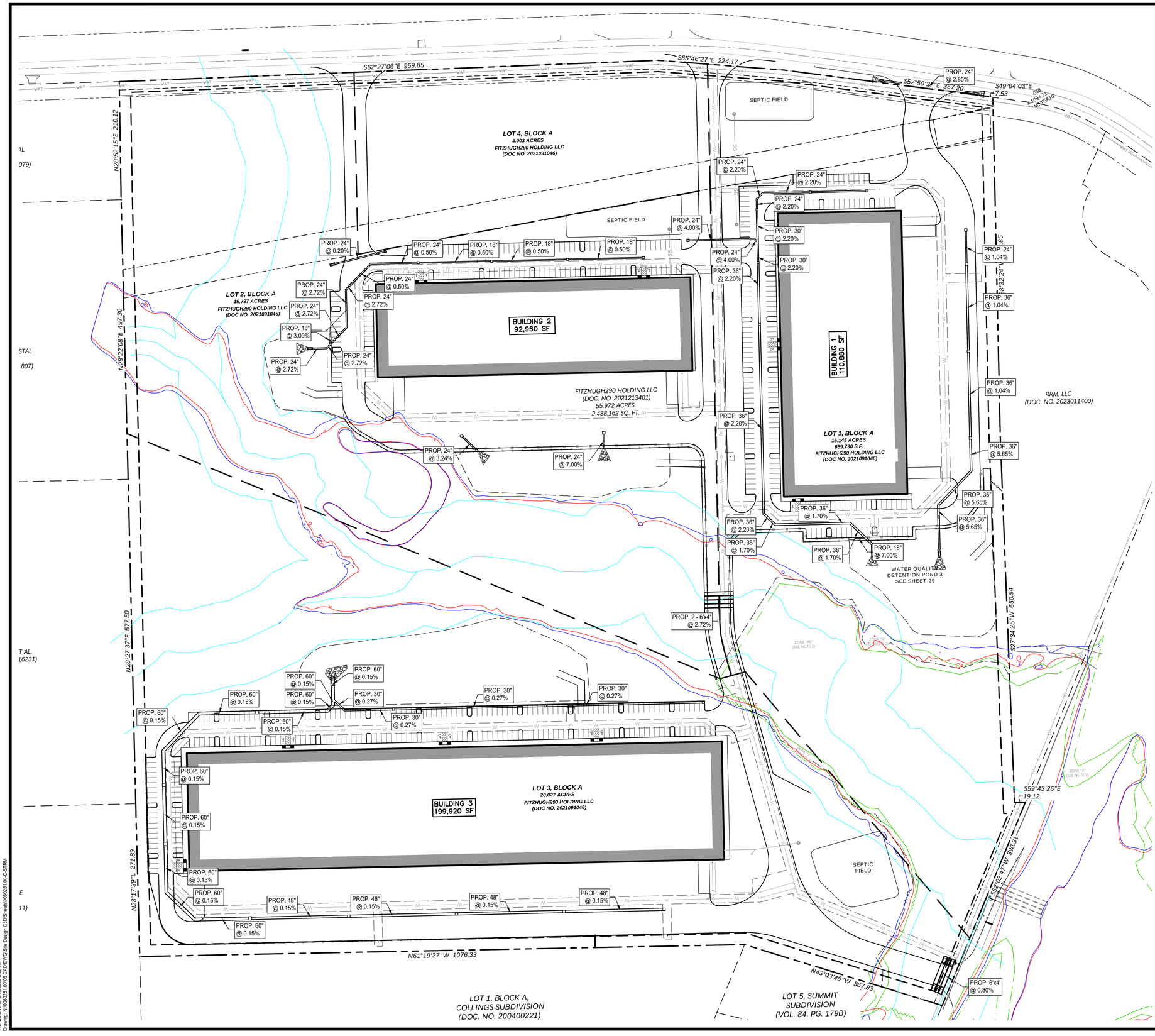

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

1. TRAVIS COUNTY DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
5. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
6. ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
7. GRATE INLETS ARE PRECAST PARTS PER OLDCASTLE OR APPROVED EQUAL.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
9. ALL STORM DRAINS PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM OVERALL

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

35
SHEET 35 OF 81

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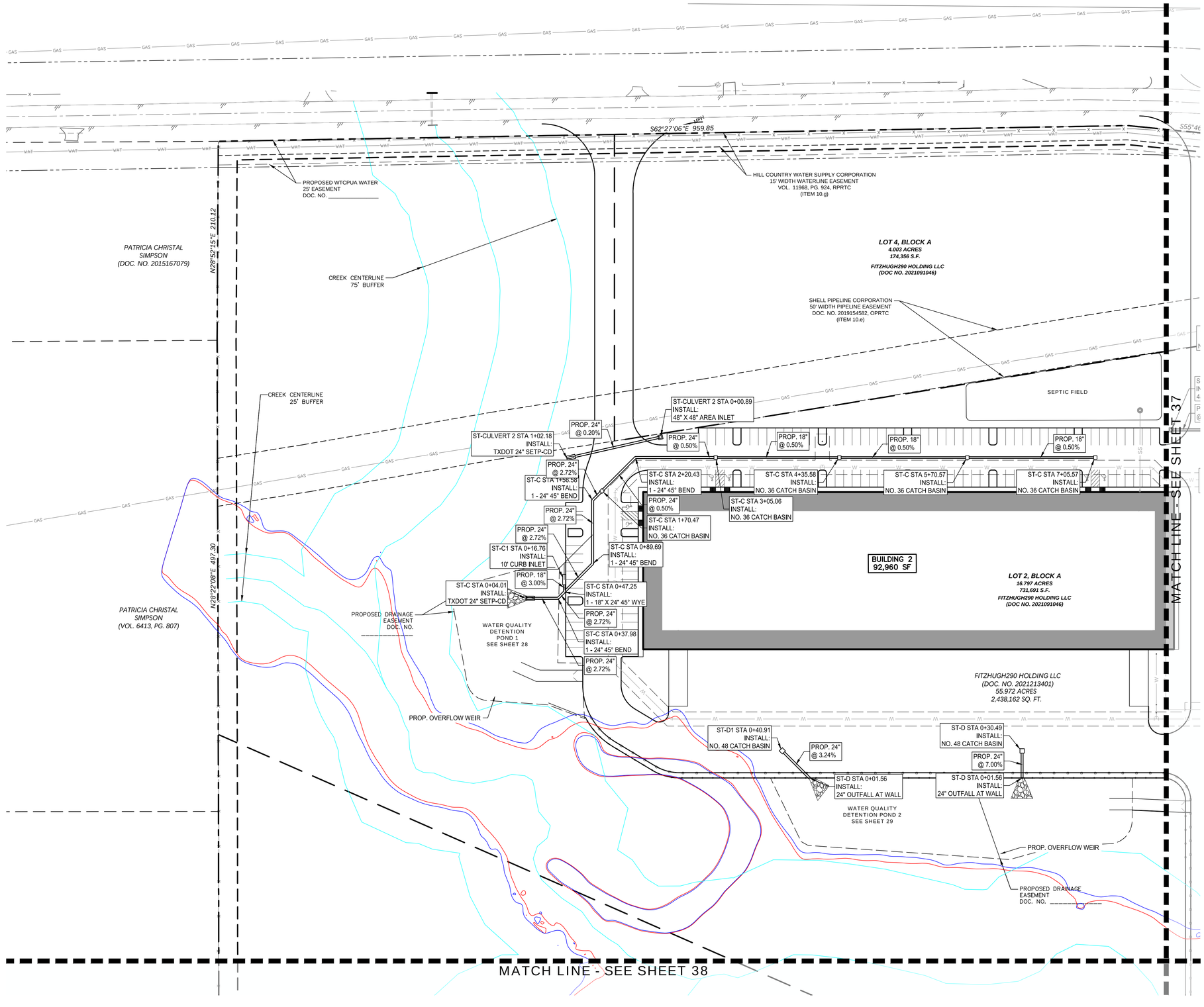

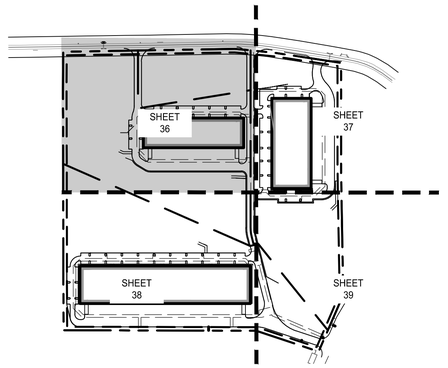

0 25 50 100 150

GRAPHIC SCALE IN FEET
1"=50'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PLAN 1 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

36
SHEET 36 OF 81

#26-53646

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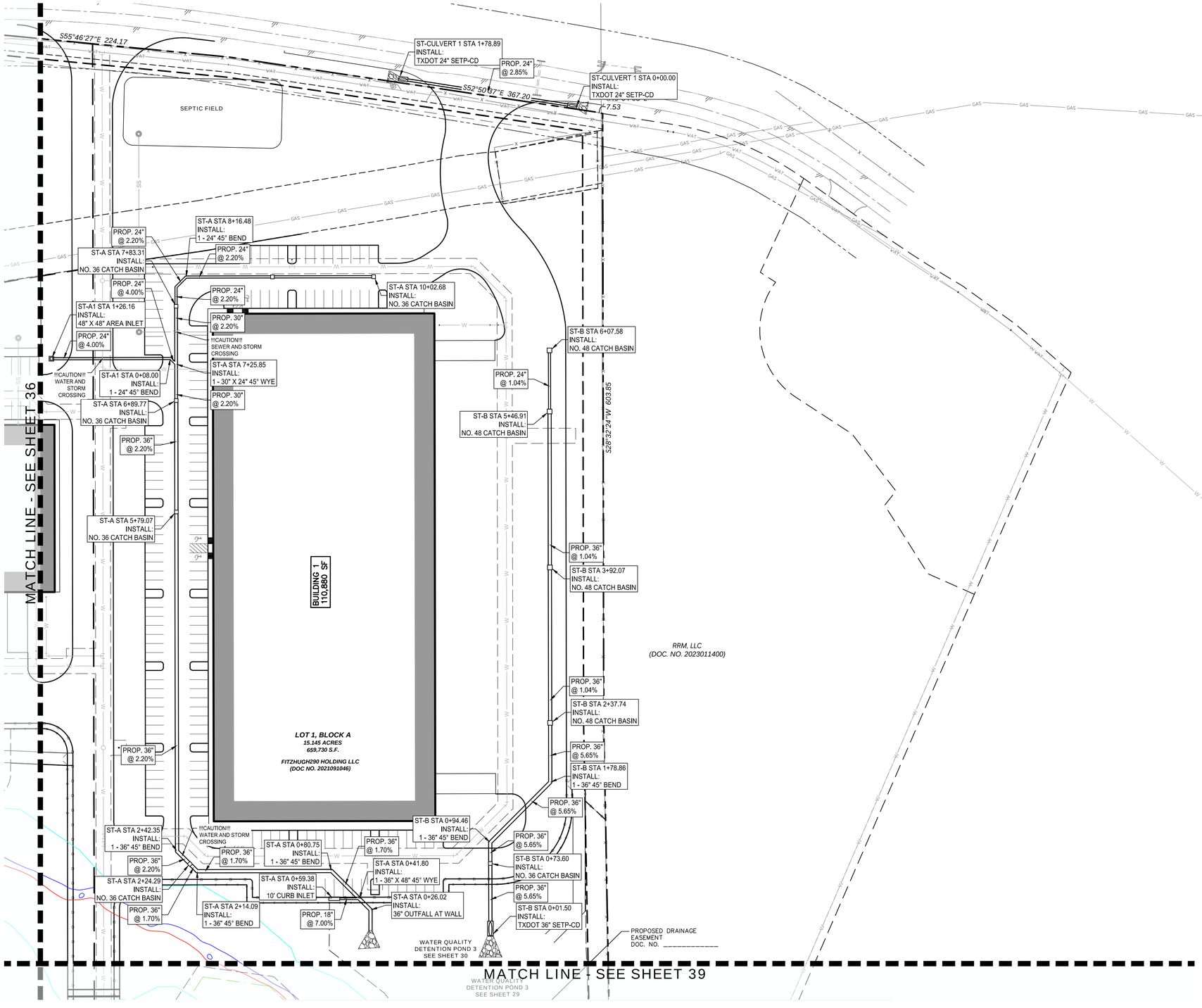

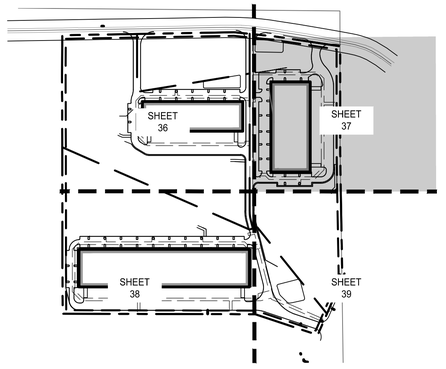

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR (133)
- EXISTING CONTOUR (133)
- EXISTING WATERLINE (WV, WAT)
- EXISTING SEWER LINE (SSx)
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE (W)
- PROPOSED SEWER LINE (SS)
- PROPOSED STORM DRAIN LINE
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8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
9. ALL STORM DRAINS PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

Westwood
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AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PLAN 2 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

37
SHEET 37 OF 81

#26-53646

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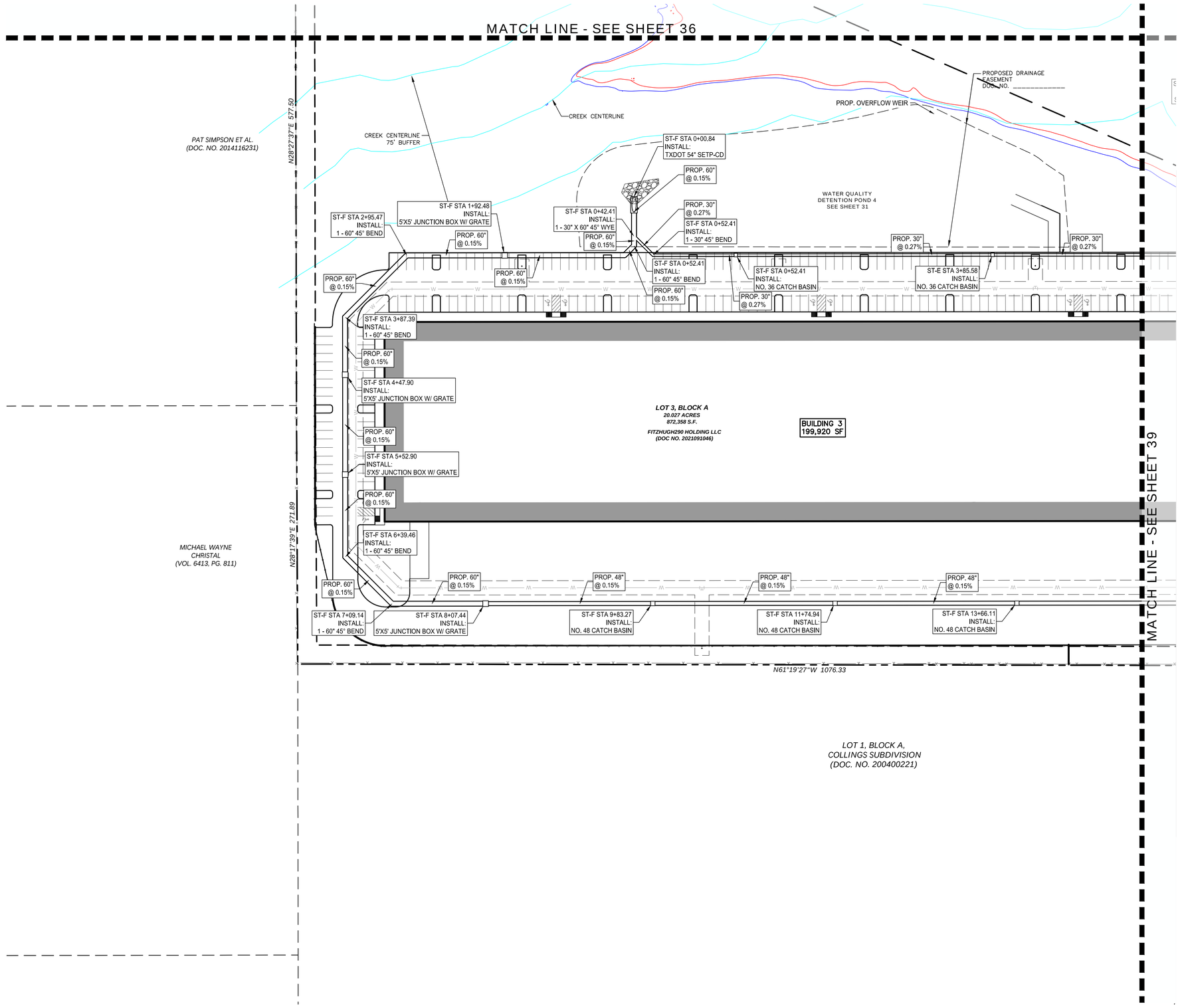

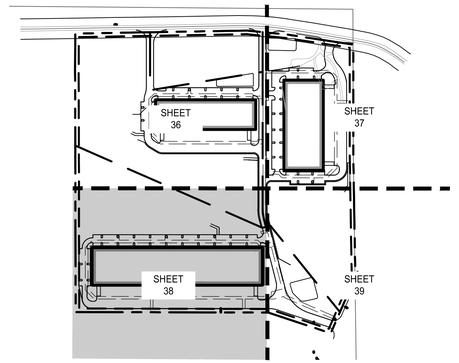

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

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2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PLAN 3 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

38
SHEET 38 OF 81

#26-53646

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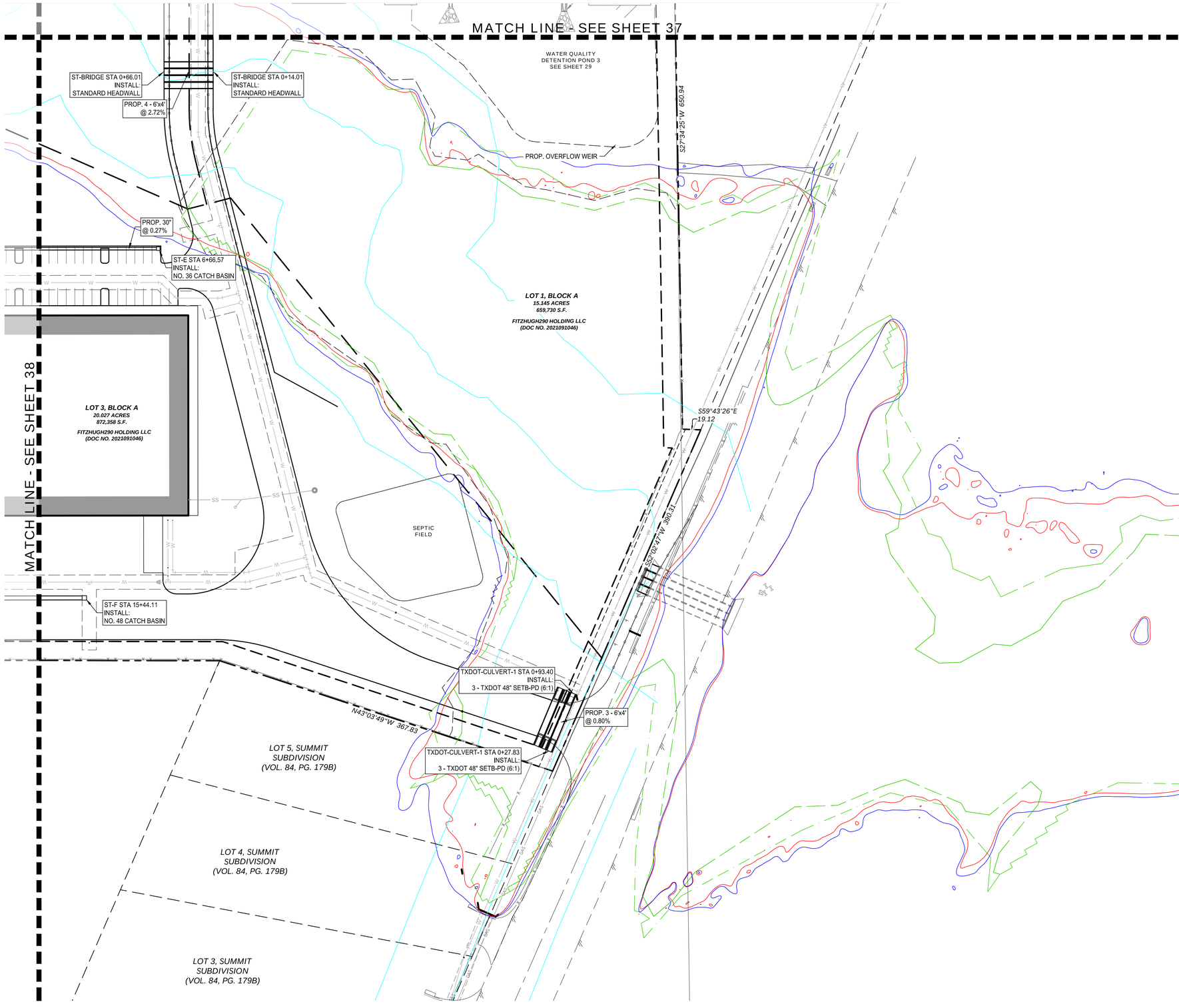

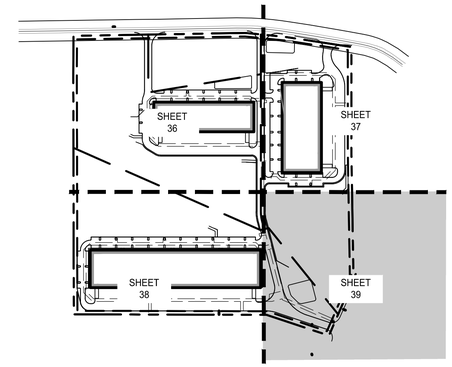



LEGEND

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- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING WATERLINE
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- EXISTING STORM DRAIN LINE
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
STORM PLAN 4 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

39
SHEET 39 OF 81

#26-53646

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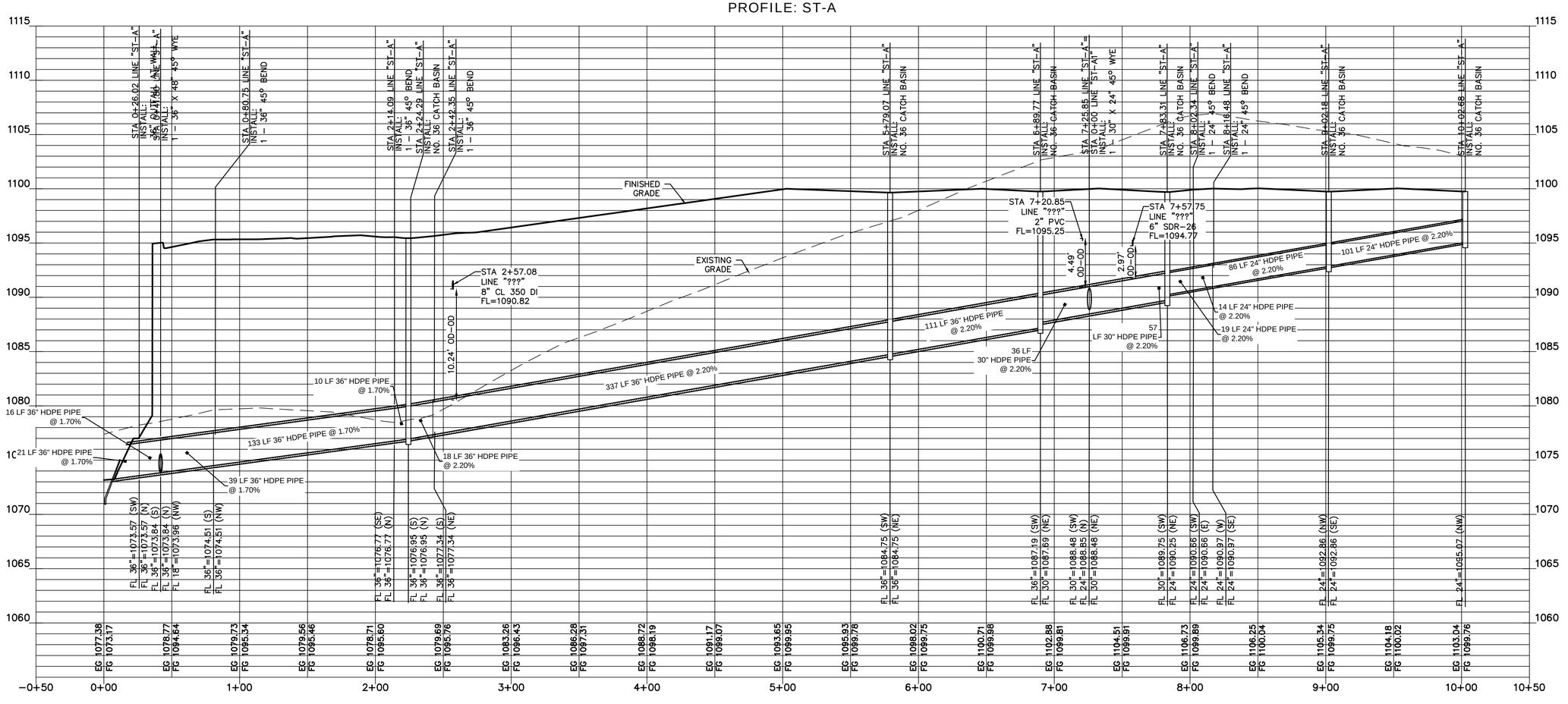
PROFILE: ST-A





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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PROFILE 1 OF 5

DATE: March, 2026
DRAFTER: LJTM
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STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

40
SHEET 40 OF 81

#26-53646

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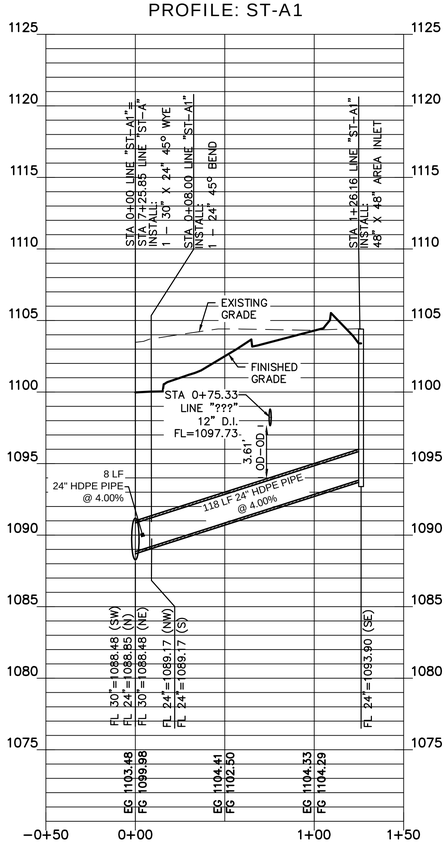
PROFILE: ST-A1



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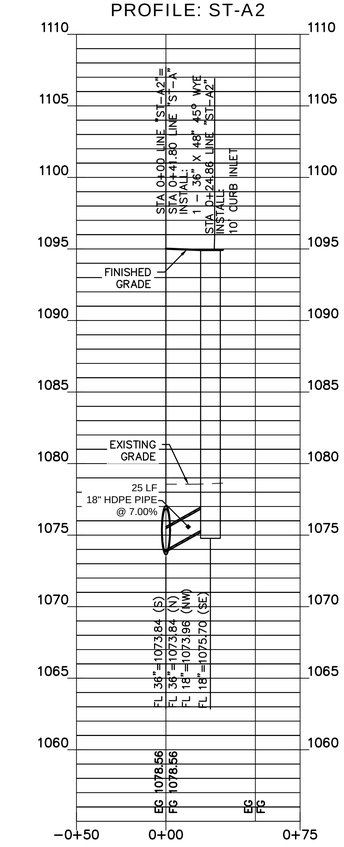

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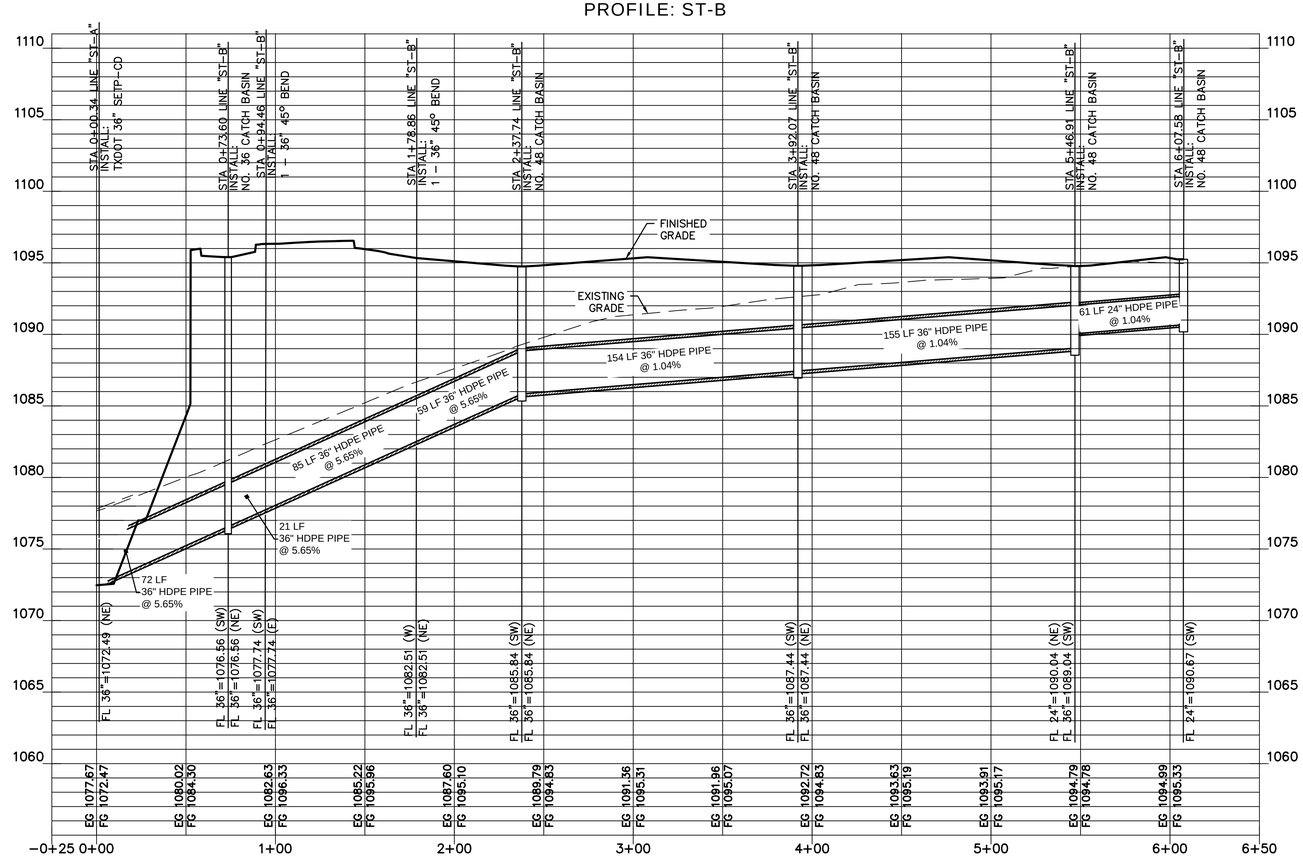
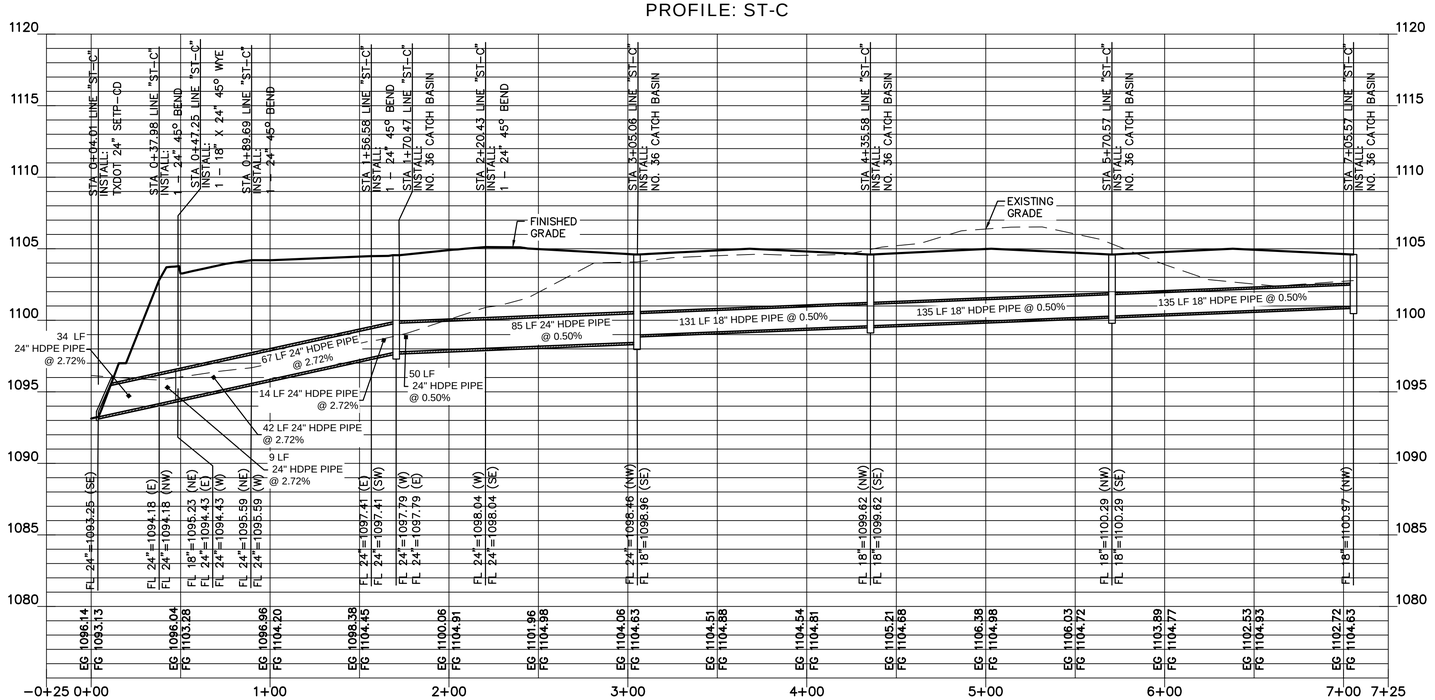


PROFILE: ST-C



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1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V:1"=5'

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

STORM PROFILE 2 OF 5

DATE: March, 2026
DRAFTER: LJTM
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PROJECT NO.
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STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
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12/19/2025

41
SHEET 41 OF 81

#26-53646

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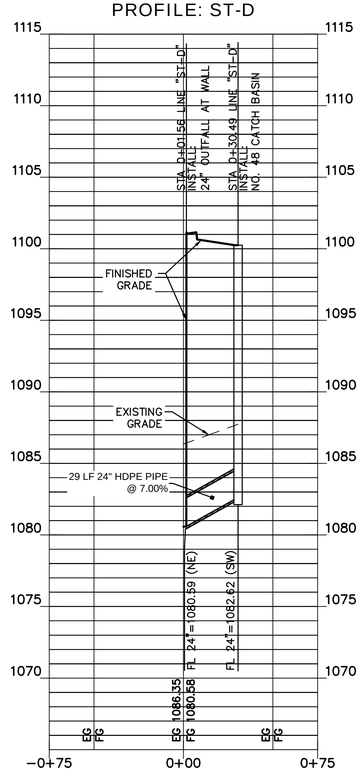

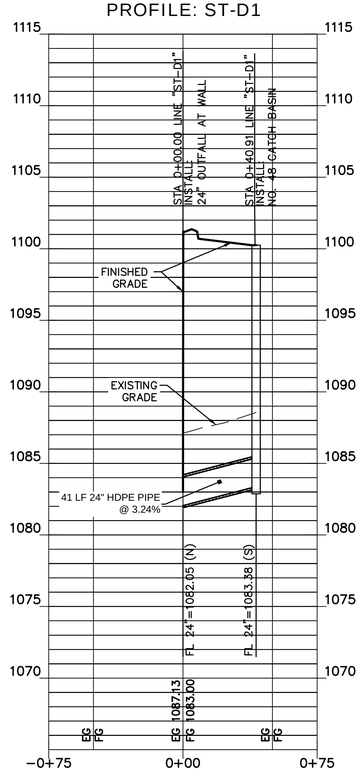

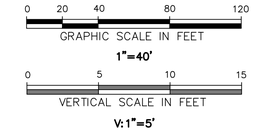

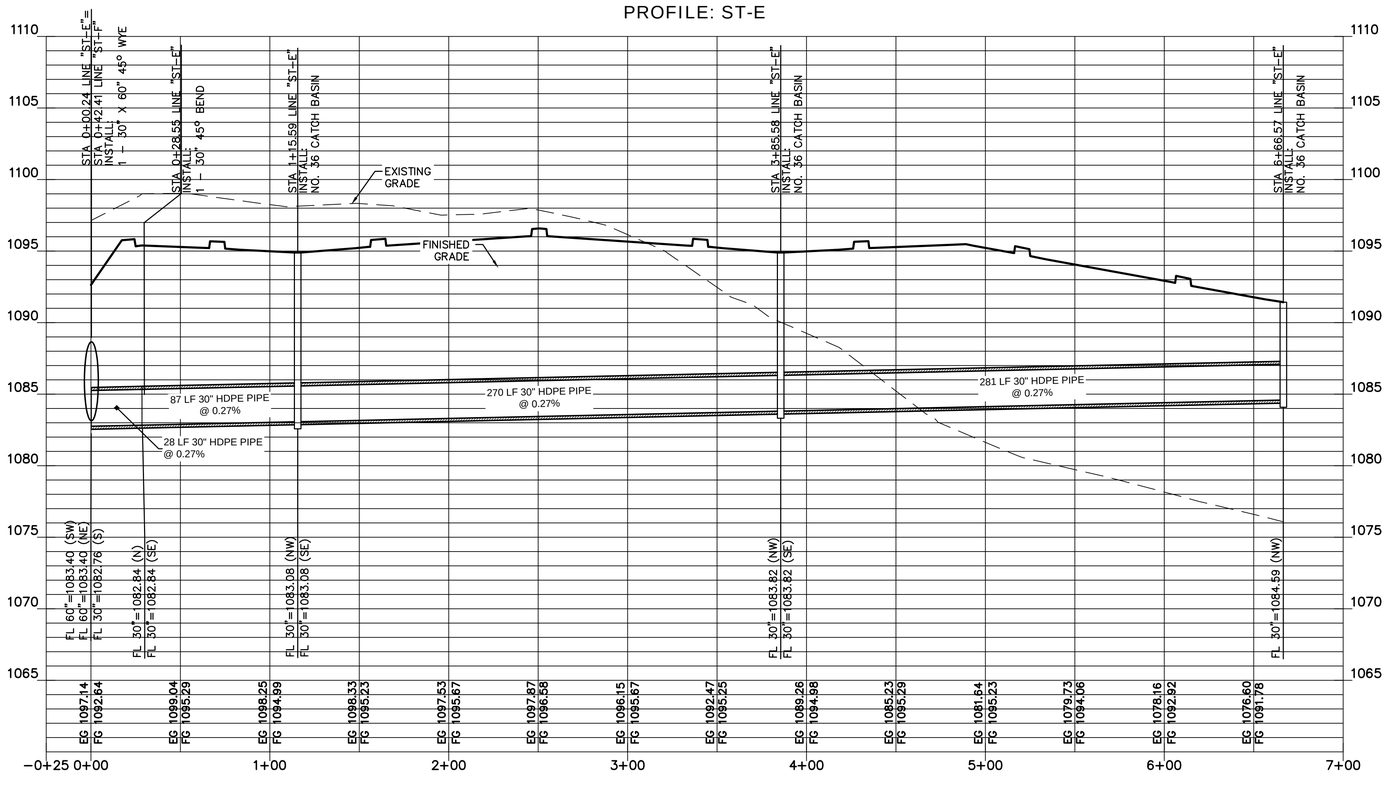

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PROFILE 3 OF 5

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STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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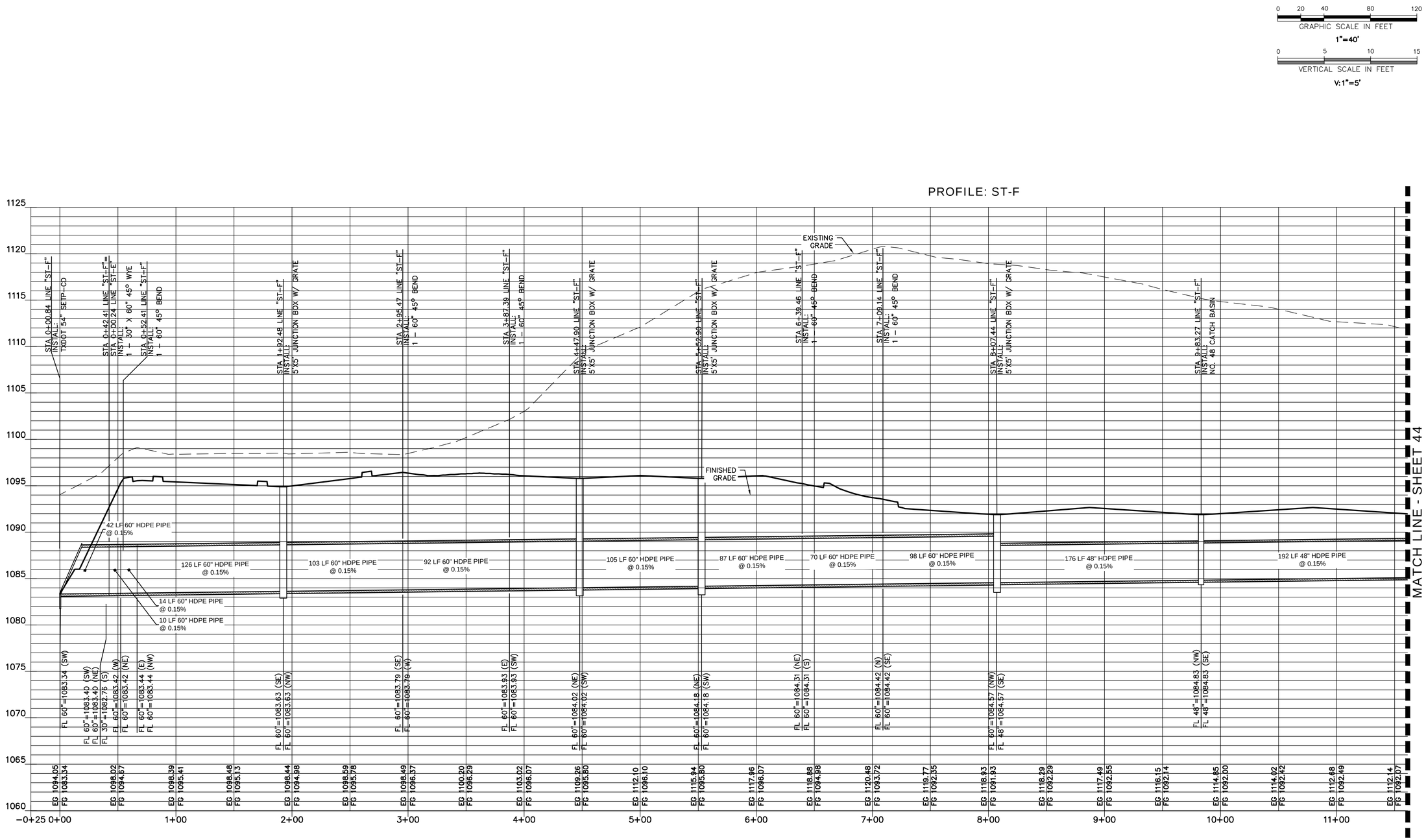

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PROFILE 4 OF 5

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STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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43
SHEET 43 OF 81

#26-53646

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GRAPHIC SCALE IN FEET
1"=40'

0 5 10 15
VERTICAL SCALE IN FEET
V:1"=5'

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EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM PROFILE 5 OF 5

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44
SHEET 44 OF 81

#26-53646

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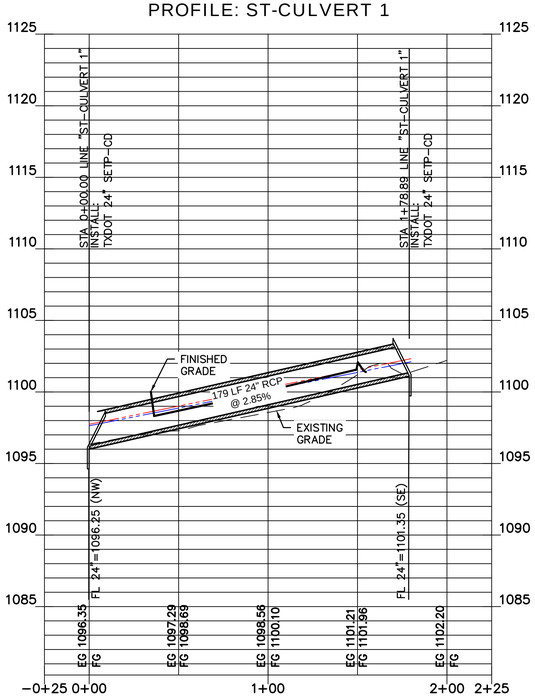
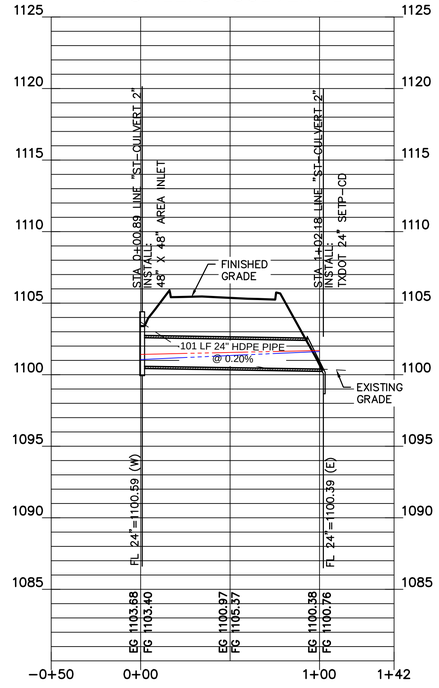
V:1"=5'

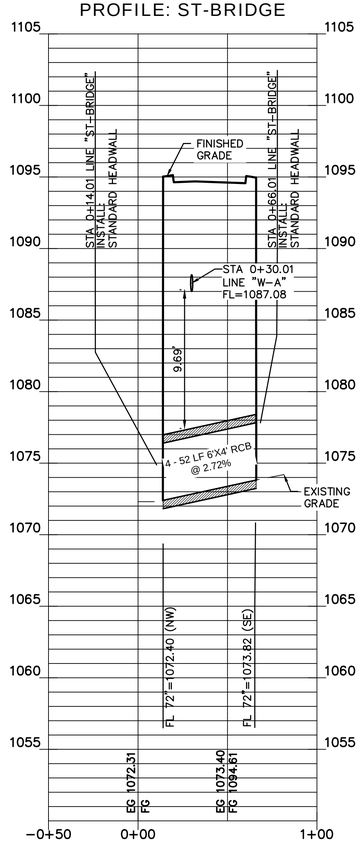
PROFILE: ST-CULVERT 1



PROFILE: ST-CULVERT 2



PROFILE: ST-BRIDGE



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EXETER FITZHUGH LAND LP

FITZHUGH 290 W
STORM CULVERT PROFILES

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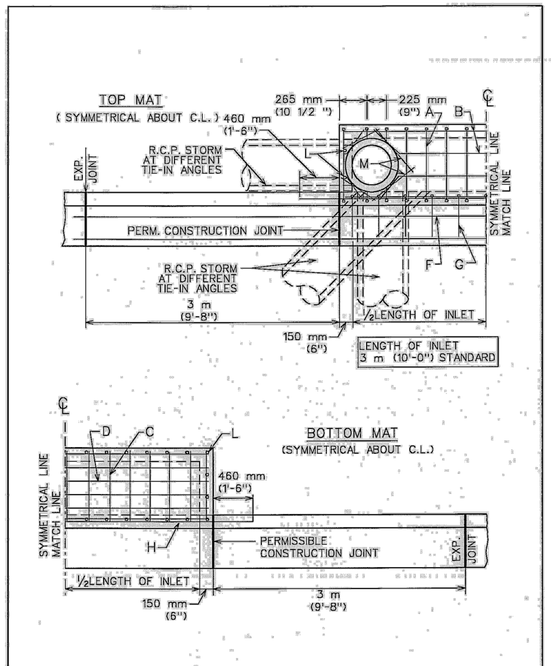
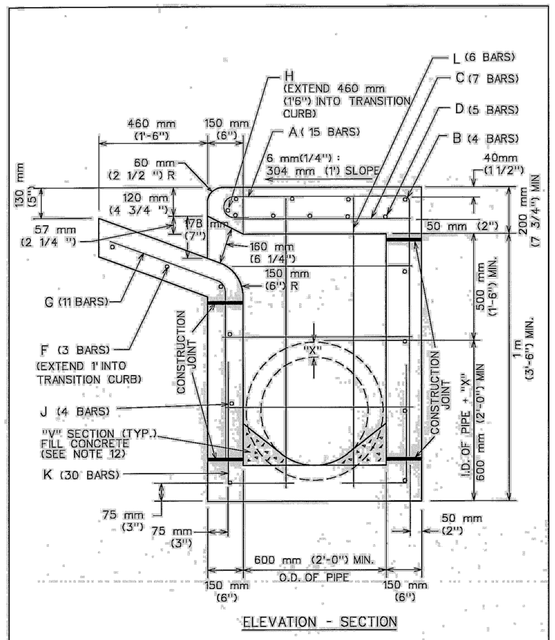


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 1 OF 4



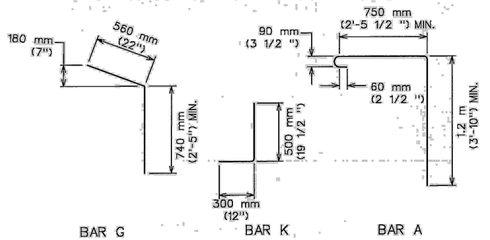
ELEVATION - SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")*	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (6")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	-	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")*	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")*	6	1.3 m (4'-4")	17
M	4	-	4	500 mm (1'-8") AVG	4
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

* EXCEPT AS SHOWN ON PLAN



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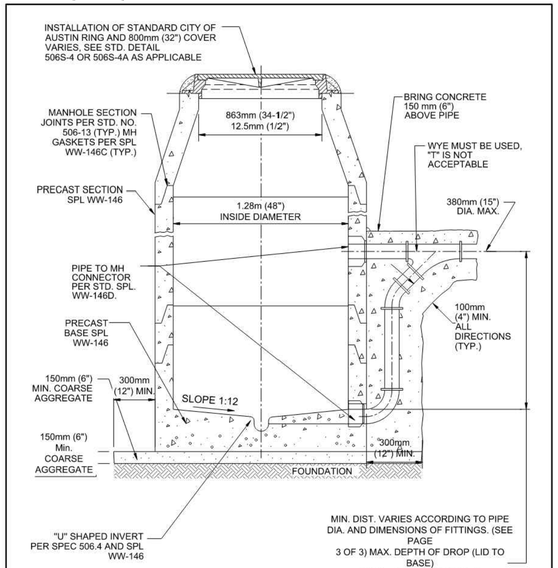
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 3 OF 4

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 (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.S. IN AREAS OF CONFLICT BETWEEN REINFORCING 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. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
7. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
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. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:
FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL".
FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S-1, "18" COVER AND FRAME".

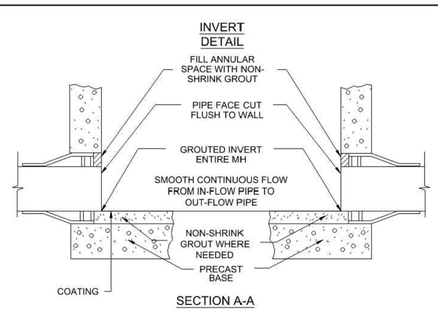
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 4 OF 4



NOTES:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150mm (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. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B.

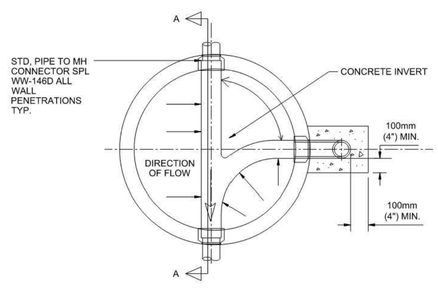
CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-8 1 OF 3

INVERT
DETAIL



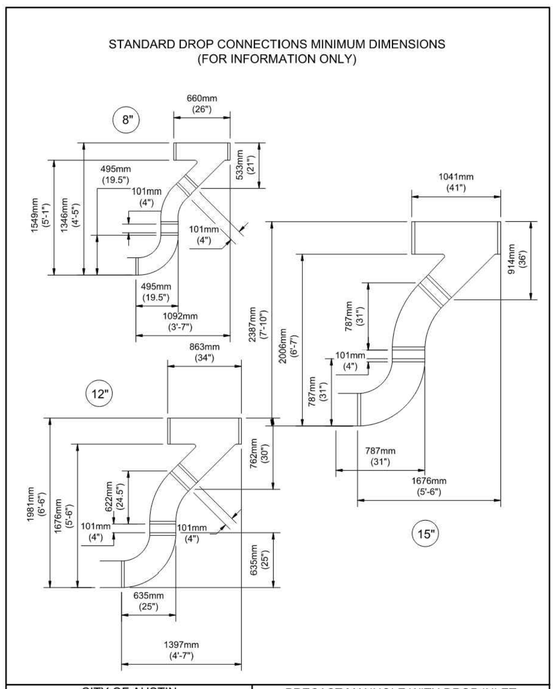
SECTION A-A

INVERT PLAN VIEW

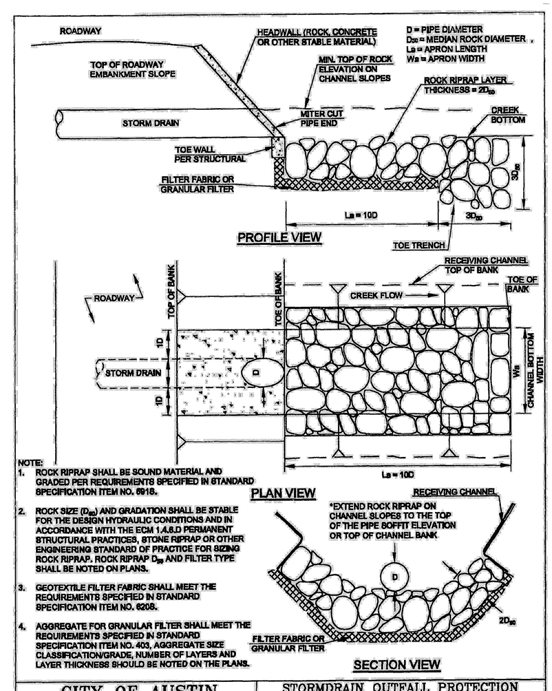


CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-8 2 OF 3

STANDARD DROP CONNECTIONS MINIMUM DIMENSIONS
(FOR INFORMATION ONLY)



CITY OF AUSTIN AUSTIN WATER UTILITY	PRECAST MANHOLE WITH DROP INLET 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-8 3 OF 3



NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6016.
2. ROCK SIZE (D_M) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_M AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6208.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STD. SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE	
9/11/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-20

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

STORM DETAILS 1 OF 2

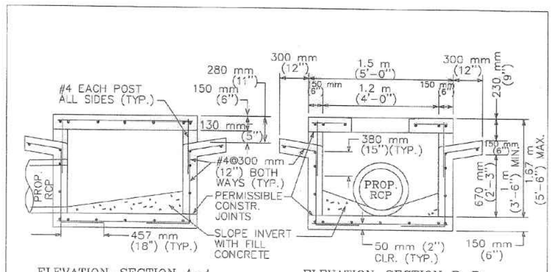
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

46
SHEET 46 OF 81

#26-53646

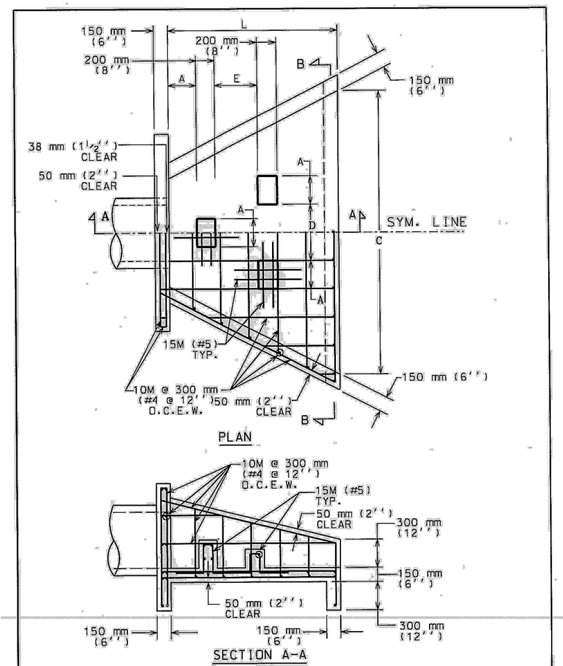
Last Saved by: LMyers
Last Saved: 2/10/2026 4:31 PM
Plot Date: 2/10/2026 4:32 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D Sheets\0060251.00-C-DTLS



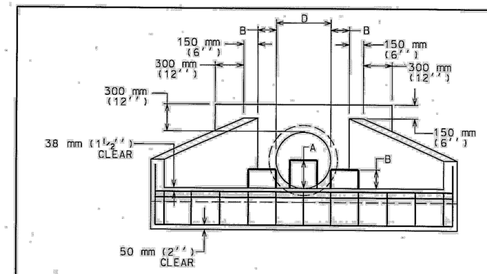
NOTES:

1. CHAMFER ALL EXPOSED EDGES 20 mm (3/4").
2. REINFORCING STEEL SHALL BE CUT OR FIELD-BENT AS REQUIRED TO CLEAR PIPE AND MANHOLE OPENING. ALL CUT STEEL SHALL BE REPLACED WITH ADDITIONAL DIAGONAL BARS OF THE SAME DIAMETER.
3. INLET FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
4. CONCRETE COVERAGE OF STEEL SHALL BE 50 mm (2") MIN. AT ALL SURFACES.
5. ANY MODIFICATION TO THIS STANDARD SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	4-SIDED AREA INLET	
Keith C. Rowe, P.E. 3/15/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-9



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Bardon 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 1 OF 2



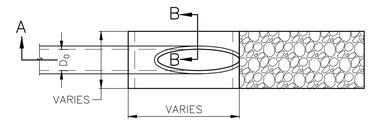
NOTES:

1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

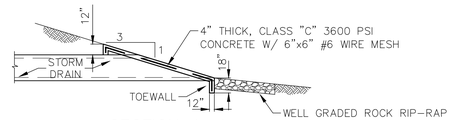
D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1.067 m (42")	1.219 m (48")	1.372 m (54")	1.524 m (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	343 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.37 m (54")	1.60 m (63")	1.83 m (72")	2.06 m (81")	2.29 m (90")	2.51 m (99")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

DIMENSIONS IN MILLIMETERS. METERS AND (INCHES).
DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

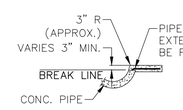
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	
Bill Bardon 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-13 2 OF 2



PLAN VIEW



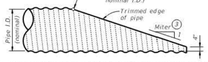
SECTION A–A



SECTION B–B

SLOPING HEADWALL W/ RIP-RAP

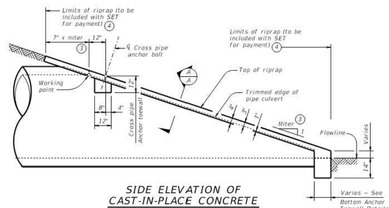
1 NOT TO SCALE



NOTE: All pipe runners, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

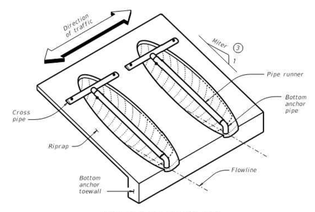
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert. Details of reinforced concrete pipe (RCP) culvert are similar.)



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details of corrugated metal pipe (CMP) culvert are similar. Pipe runners not shown for clarity)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing installation with no skew.)

CROSS PIPE LENGTHS AND PIPE RUNNER LENGTHS ① ②

Nominal Culvert I.D.	Pipe Culvert Span – G	Cross Pipe Length	Pipe Runner Length												
			3:1 Side Slope				4:1 Side Slope				6:1 Side Slope				
			0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	0° Skew	15° Skew	30° Skew	45° Skew	
24"	1'-7"	3'-5"	N/A	N/A	N/A	5'-10"	N/A	N/A	N/A	8'-1"	N/A	N/A	N/A	12'-9"	
27"	1'-8"	3'-8"	N/A	N/A	5'-3"	6'-11"	N/A	N/A	7'-7"	9'-7"	N/A	N/A	11'-11"	14'-11"	
30"	1'-10"	3'-11"	N/A	N/A	6'-4"	8'-0"	N/A	N/A	8'-9"	11'-0"	N/A	N/A	13'-8"	17'-0"	
33"	1'-11"	4'-2"	6'-2"	6'-5"	7'-3"	9'-1"	8'-6"	8'-10"	10'-0"	12'-5"	13'-3"	13'-9"	15'-5"	19'-2"	
36"	2'-1"	4'-5"	6'-11"	7'-3"	8'-2"	10'-2"	9'-6"	9'-11"	11'-2"	13'-10"	14'-9"	15'-3"	17'-2"	21'-3"	
42"	2'-4"	4'-11"	8'-6"	8'-10"	9'-11"	12'-4"	11'-7"	12'-0"	13'-6"	16'-8"	17'-9"	18'-5"	20'-8"	25'-7"	
48"	2'-7"	5'-5"	10'-1"	10'-5"	11'-9"	N/A	13'-7"	14'-2"	15'-10"	N/A	20'-9"	21'-6"	24'-2"	N/A	
54"	3'-0"	5'-11"	11'-8"	12'-1"	N/A	N/A	15'-8"	16'-3"	N/A	N/A	23'-10"	24'-8"	N/A	N/A	
60"	3'-3"	6'-5"	13'-3"	N/A	N/A	N/A	17'-9"	N/A	N/A	N/A	26'-10"	N/A	N/A	N/A	

TYPICAL PIPE CULVERT MITERS ③

Side Slope	0° Skew	15° Skew	30° Skew	45° Skew
3:1	3:1	3.106:1	3.464:1	4.243:1
4:1	4:1	4.141:1	4.619:1	5.657:1
6:1	6:1	6.212:1	6.928:1	8.485:1

CONDITIONS WHERE PIPE RUNNERS ARE NOT REQUIRED ②

Nominal Culvert I.D.	Single Pipe Culvert	Multiple Pipe Culverts
12" thru 21"	Skews thru 45°	Skews thru 45°
24"	Skews thru 45°	Skews thru 30°
27"	Skews thru 30°	Skews thru 15°
30"	Skews thru 15°	Skews thru 15°
33"	Skews thru 15°	Always required
36"	Normal (no skew)	Always required
42" thru 60"	Always required	Always required

STANDARD PIPE SIZES AND MAX PIPE RUNNER LENGTHS ①

Pipe Size	Pipe O.D.	Pipe I.D.	Max Pipe Runner Length
2" STD	2.375"	2.067"	N/A
3" STD	3.500"	3.068"	10'-0"
4" STD	4.500"	4.026"	19'-8"
5" STD	5.563"	5.047"	34'-2"

ESTIMATED CONCRETE RIPRAP QUANTITIES (CY) ⑤

Nominal Culvert I.D.	3:1 Side Slope					4:1 Side Slope					6:1 Side Slope				
	0° Skew	15° Skew	30° Skew	45° Skew	0.5	0° Skew	15° Skew	30° Skew	45° Skew	0.6	0° Skew	15° Skew	30° Skew	45° Skew	0.8
12"	0.4	0.4	0.5	0.5		0.5	0.5	0.5	0.6		0.7	0.7	0.7	0.8	
15"	0.5	0.5	0.5	0.6		0.6	0.6	0.6	0.7		0.7	0.7	0.8	0.9	
18"	0.5	0.5	0.6	0.6		0.6	0.7	0.7	0.8		0.8	0.8	0.9	1.0	
21"	0.6	0.6	0.6	0.7		0.7	0.7	0.8	0.9		0.9	0.9	1.0	1.2	
24"	0.6	0.7	0.7	0.8		0.8	0.8	0.8	1.0		1.0	1.0	1.1	1.3	
27"	0.7	0.7	0.8	0.9		0.8	0.9	0.9	1.1		1.1	1.1	1.2	1.4	
30"	0.8	0.8	0.8	0.9		0.9	0.9	1.0	1.2		1.2	1.2	1.3	1.6	
33"	0.8	0.8	0.9	1.0		1.0	1.0	1.1	1.3		1.3	1.4	1.5	1.7	
36"	0.9	0.9	0.9	1.1		1.1	1.1	1.2	1.4		1.4	1.5	1.6	1.8	
42"	1.0	1.0	1.1	1.3		1.2	1.3	1.3	1.6		1.6	1.7	1.8	2.1	
48"	1.1	1.1	1.2	N/A		1.4	1.4	1.5	N/A		1.9	1.9	2.1	N/A	
54"	1.3	1.3	N/A	N/A		1.6	1.6	N/A	N/A		2.1	2.1	N/A	N/A	
60"	1.4	N/A	N/A	N/A		1.7	N/A	N/A	N/A		2.3	N/A	N/A	N/A	

① Provide pipe runner of the size shown in the tables. Provide cross pipe of the same size as the pipe runner. Provide cross pipe stub out and bottom anchor pipe of the next smaller size pipe as shown in the Standard Pipe Sizes and Max Pipe Runner Lengths table.

② This standard allows for the placement of only one pipe runner across each culvert pipe opening. In order to limit the clear opening to be traversed by an errant vehicle, the following conditions must be met:

For 60" culvert pipes, the skew must not exceed 0°.
For 54" culvert pipes, the skew must not exceed 15°.
For 48" culvert pipes, the skew must not exceed 30°.
For all culvert pipe sizes 42" and less, the skew must not exceed 45°.

If the above conditions cannot be met, the designer should consider using a safety end treatment with flared wings. For further information, refer to the TxDOT Roadway Design Manual.

③ Miter = slope of mitered end of pipe culvert.

④ Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".

⑤ Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

SHEET 1 OF 2

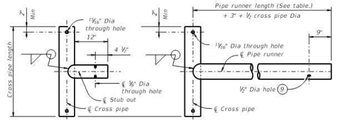
Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT

FOR 12" DIA TO 60" DIA PIPE CULVERTS
TYPE II – CROSS DRAINAGE

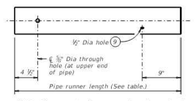
SETP-CD

FILE:	setp(tii-70)-fp	ck: GAF	ck: LAT	ck:	dw: JBP	ck: GAF
© TxDOT	February 2009	CONT	SECT		JOB	HIGHWAY
REVISIONS		DIST	COUNTY			SHEET NO.



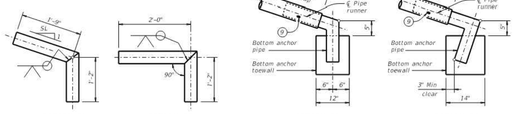
OPTION A1 OPTION A2

CROSS PIPE AND CONNECTIONS DETAILS



NOTE: The separate pipe runner shown is required when Cross Pipe Connection Option A1 is used.

PIPE RUNNER DETAILS

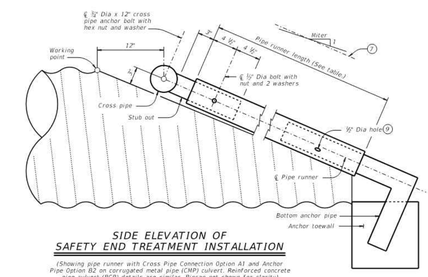


OPTION B1 OPTION B2 OPTION B1 OPTION B2

BOTTOM ANCHOR PIPE DETAILS ⑩

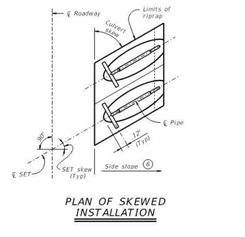
BOTTOM ANCHOR TOEWALL DETAILS

(Culvert and riprap not shown for clarity.)

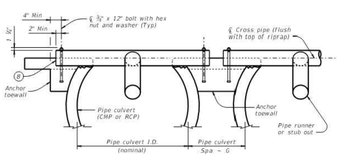


SIDE ELEVATION OF SAFETY END TREATMENT INSTALLATION

(Showing pipe runner with Cross Pipe Connection Option A1 and Anchor Pipe Option B2 on corrugated metal pipe (CMP) culvert. Reinforced concrete pipe culvert (RCP) details are similar. Riprap not shown for clarity)



PLAN OF SKEWED INSTALLATION



SHOWING CROSS PIPE AND ANCHOR TOEWALL SHOWING TYPICAL PIPE CULVERT AND RIPRAP

SECTION A-A

④ Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap".

⑥ Recommended values of side slope are 3:1, 4:1, and 6:1. All quantities, calculations, and dimensions shown herein are based on these recommended values. Slope of 3:1 or flatter is required for vehicle safety.

⑦ Note that actual slope of pipe runner may vary slightly from side slope of riprap and trimmed culvert pipe edge.

⑧ Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access.

⑨ After installation, inspect the ½" hole to ensure that the lap of the pipe runner with the bottom anchor pipe is adequate.

⑩ At fabricator's option, a heat bend to a smooth 5° radius or a manufactured elbow (of the same material as the runner) may be substituted for the mitered and welded joint in the bottom anchor pipe.

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Provide pipe runners, cross pipes, and anchor pipes conforming to the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication.

Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Pipe runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the pipe runners.

Payment for riprap and toewall is included in the price bid for each safety end treatment.

Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap".

SHEET 2 OF 2

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT

FOR 12" DIA TO 60" DIA PIPE CULVERTS
TYPE II – CROSS DRAINAGE

SETP-CD

FILE:	setp(tii-70)-fp	ck: GAF	ck: LAT	ck:	dw: JBP	ck: GAF
© TxDOT	February 2009	CONT	SECT		JOB	HIGHWAY
REVISIONS		DIST	COUNTY			SHEET NO.

DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation assumes no responsibility and shall not be liable for any damages resulting from its use.

FILE:
DATE:

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
STORM DETAILS 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

47
SHEET 47 OF 81

#26–53646

Last Saved by: LMyers
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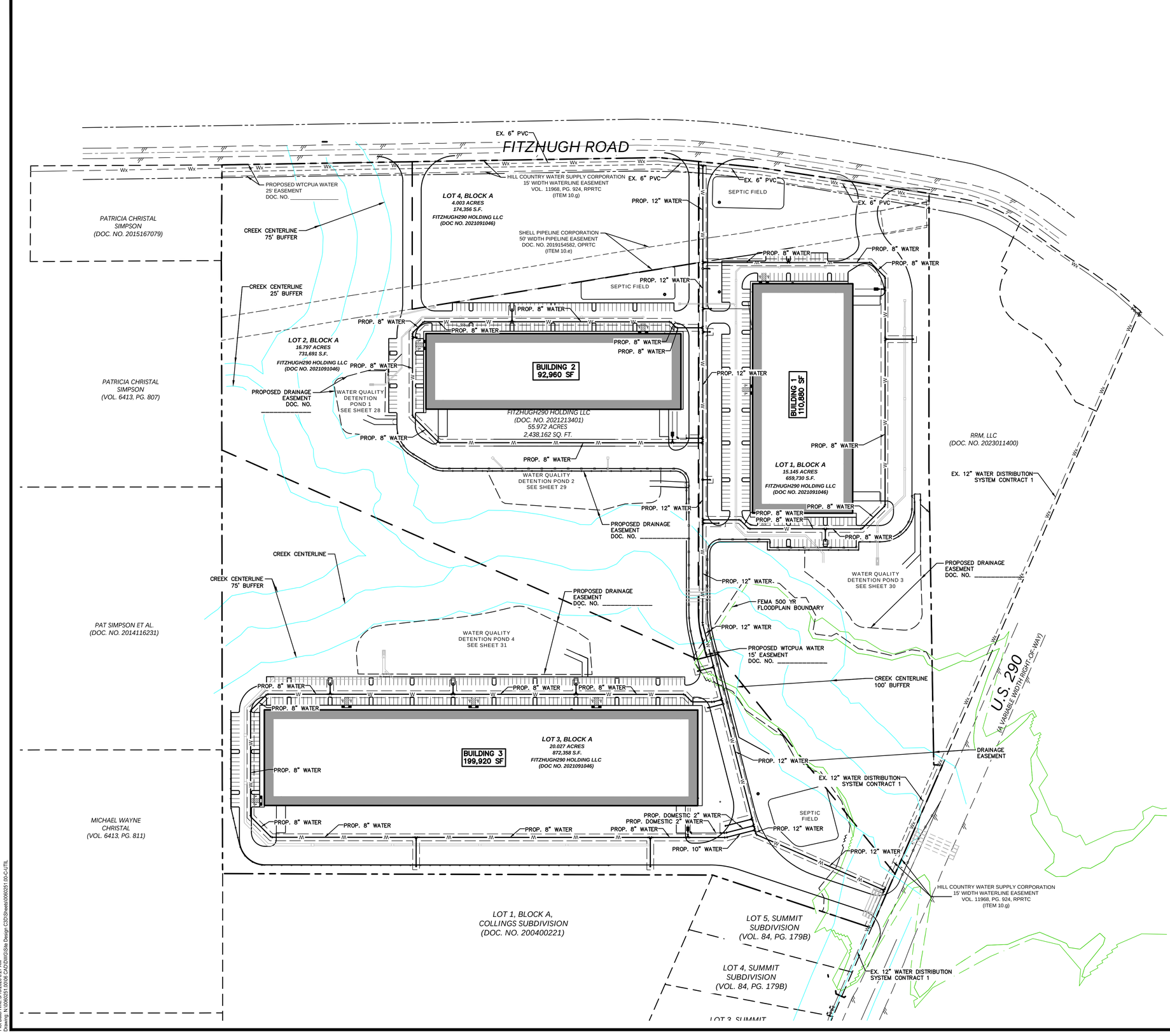

0 50 100 200 300

GRAPHIC SCALE IN FEET

1"=100'

0 4 8 12

VERTICAL SCALE IN FEET

V:1"=4'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATERLINE
- EXISTING MANHOLE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED PUBLIC WATERLINE
- PROPOSED PRIVATE WATERLINE
- PROPOSED MANHOLE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

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4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

OVERALL UTILITY PLAN

DATE: March, 2026

DRAFTER: LJTM

DESIGNER: TCJ

CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

48
SHEET 48 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:46 PM
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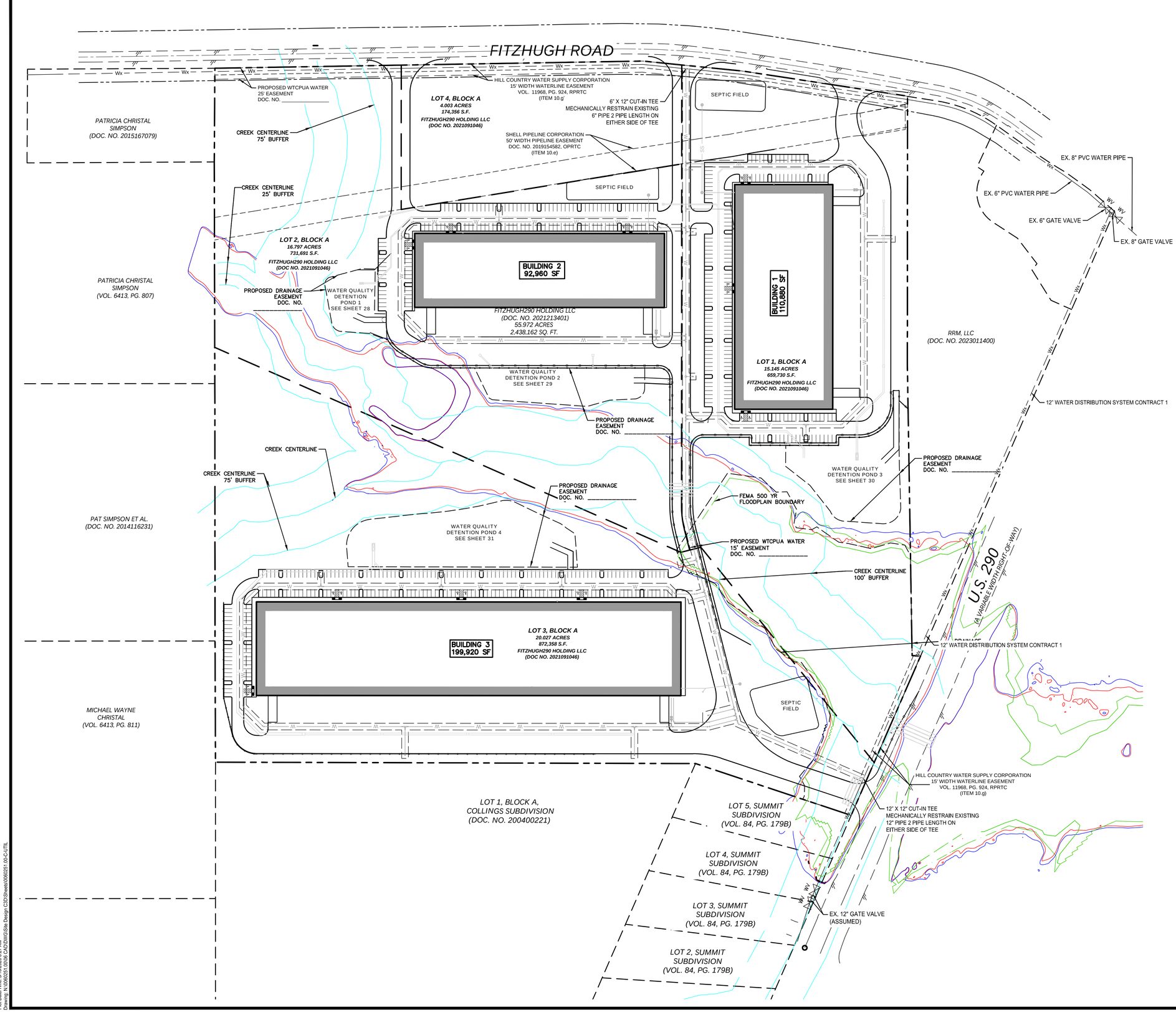

0 50 100 200 300
GRAPHIC SCALE IN FEET
0 4 8 12
VERTICAL SCALE IN FEET
1"=100'
V:1"=4'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
- PROPOSED WATERLINE PRIVATE
- PROPOSED AIR RELEASE VALVE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
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- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

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3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
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18. ALL WATER SERVICE LINES SHALL BE BLACK HDPE PIPE. COPPER PIPE IS NOT ALLOWED.
19. ALL SERVICE SADDLES SHALL BE 2" TO THE BALL VALVE.

LAND OWNER:

FITZHUGH290 HOLDING LLC
421 COUNTY CLUB RD
FAIRVIEW, TX 75069

PROPERTY ID:
324505

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W SHUT-OUT PLAN

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

49
SHEET 49 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/9/2026 2:48 PM
Plot Date: 3/9/2026 2:49 PM
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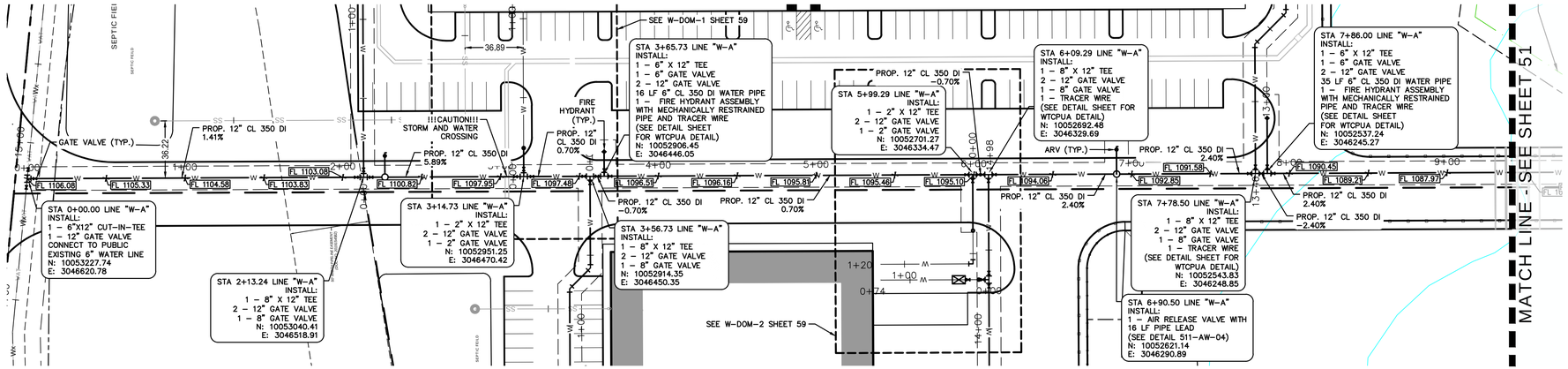
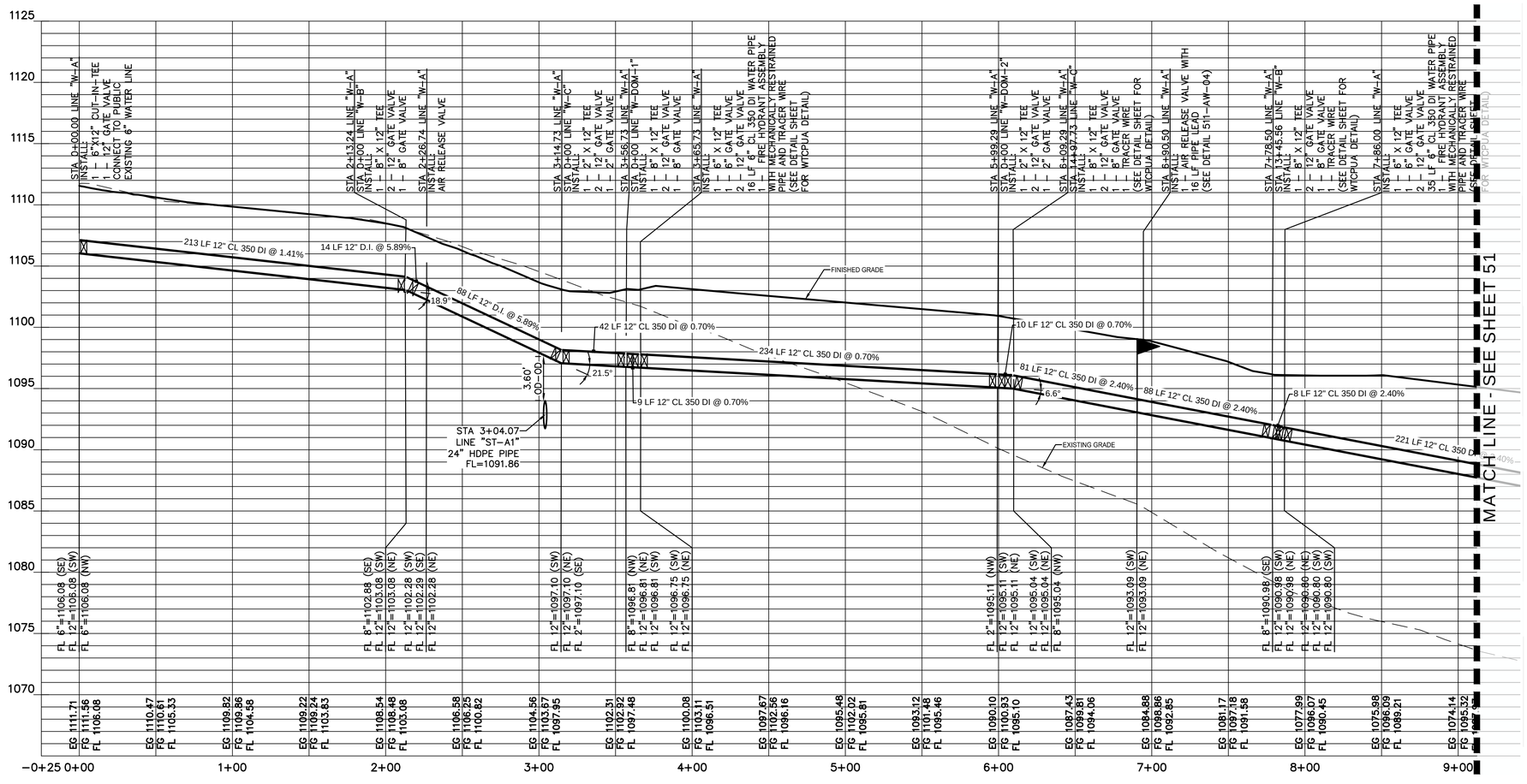


1 W-A PLAN

SCALE: 1"=40'



1 W-A PROFILE

SCALE: 1"=40'

0 20 40 80 120

GRAPHIC SCALE IN FEET

1"=40'

0 5 10 15

VERTICAL SCALE IN FEET

V:1"=5'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE (WV / WX)
- EXISTING SEWER LINE (SS / SSX)
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC (W)
- PROPOSED WATERLINE PRIVATE (W)
- PROPOSED AIR RELEASE VALVE
- PROPOSED SEWER LINE (SS)
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-A 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

50
SHEET 50 OF 81

#26-53646

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Last Saved: 3/9/2026 2:46 PM
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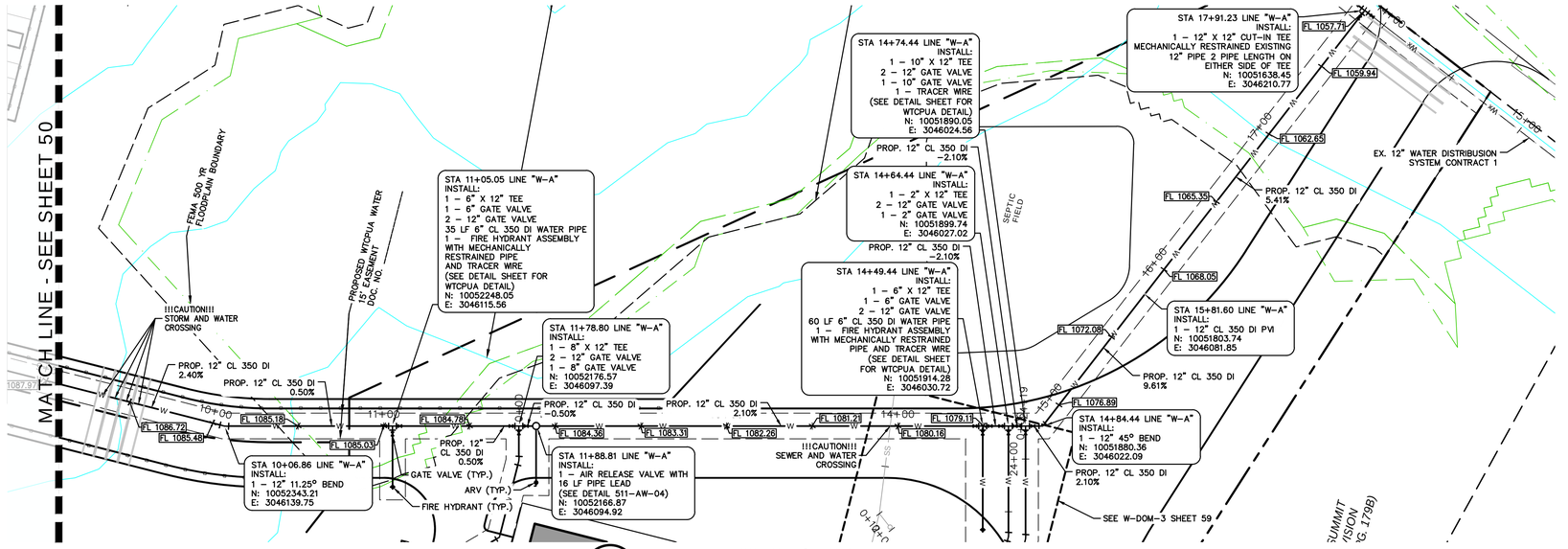
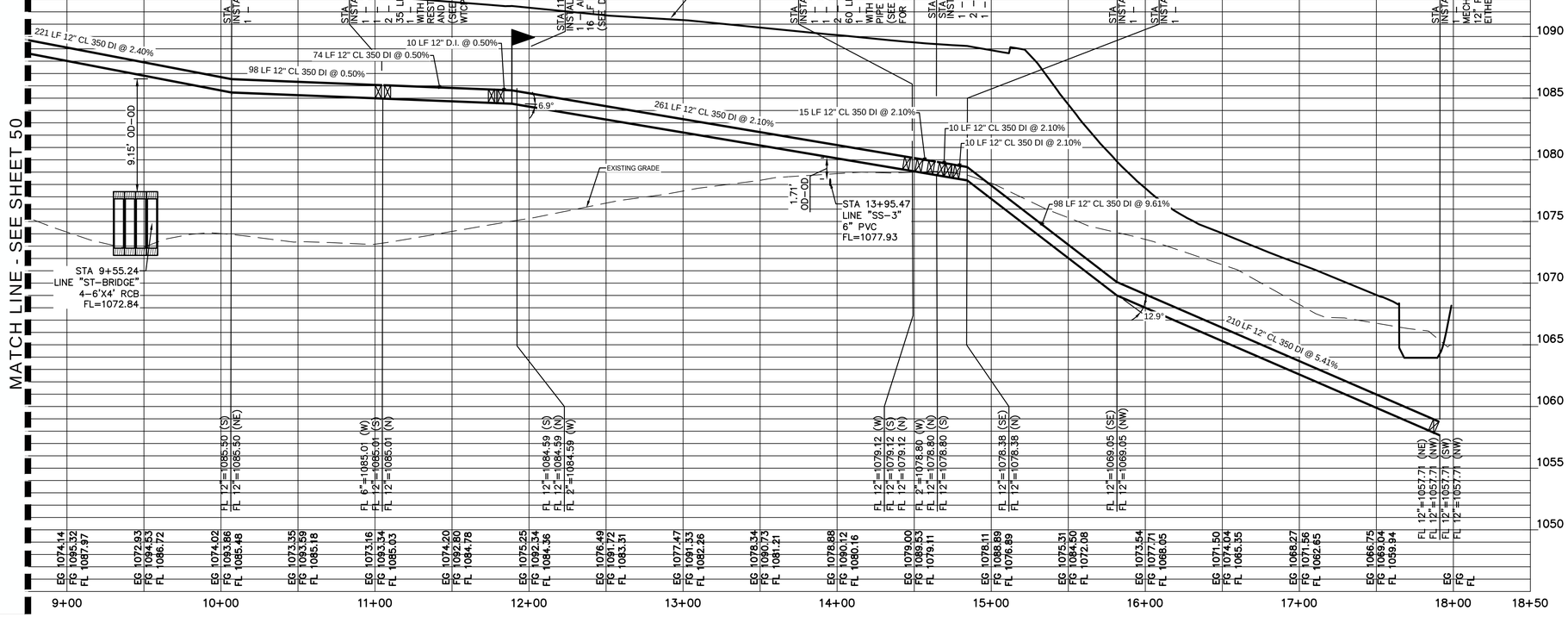


W-A PLAN

SCALE: 1"=40'



W-A PLAN

SCALE: 1"=40'

0 20 40 80 120
GRAPHIC SCALE IN FEET
0 5 10 15
1"=40'
VERTICAL SCALE IN FEET
V:1"=5'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
- PROPOSED WATERLINE PRIVATE
- PROPOSED AIR RELEASE VALVE
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NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-A 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

51
SHEET 51 OF 81

#26–53646

Last Saved by: LMyers
Last Saved: 3/9/2026 2:46 PM
Plot Saved: 3/9/2026 2:48 PM
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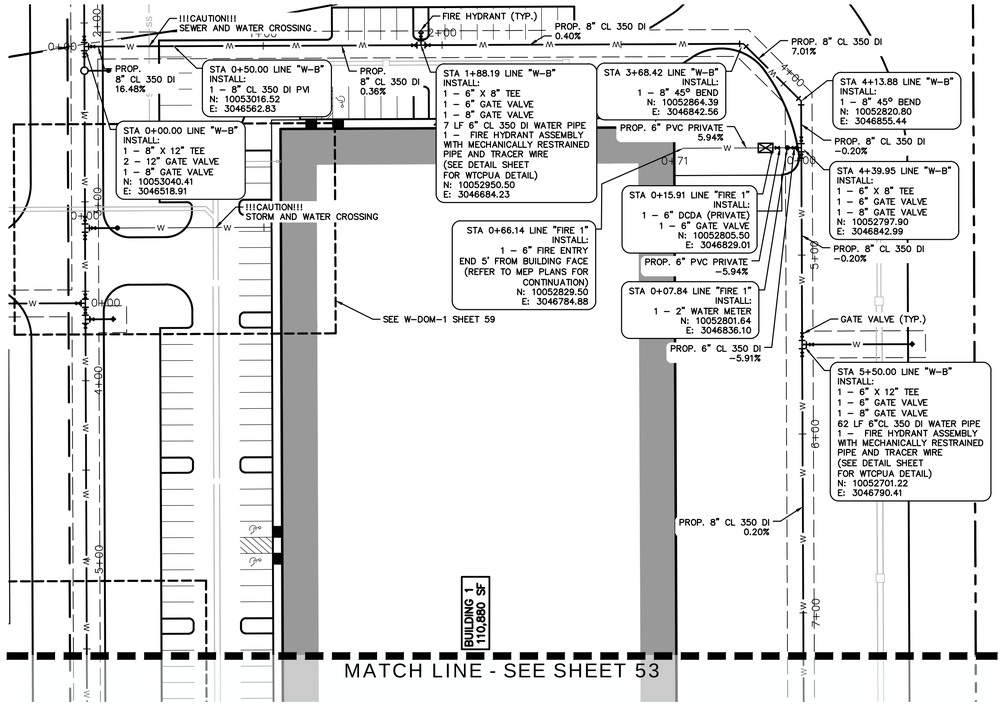
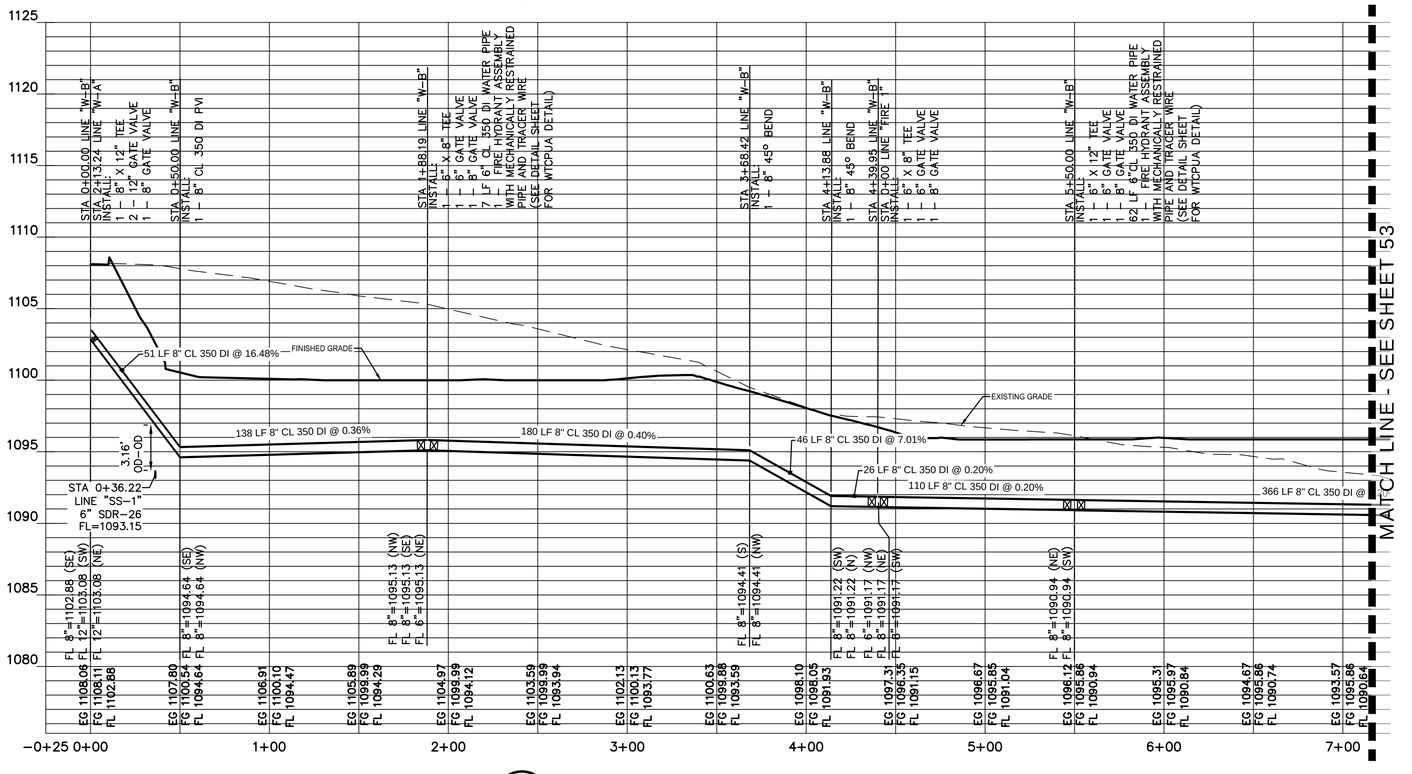


1 W-B PLAN

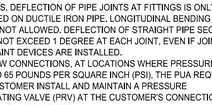
SCALE: 1"=40'



1 W-B PROFILE

SCALE: 1"=40'

Sheet Name Line 1a
Sheet Name Line 1b
Sheet Name Line 2a



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
- PROPOSED WATERLINE PRIVATE
- PROPOSED AIR RELEASE VALVE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-B 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

52
SHEET 52 OF 81

#26–53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:46 PM
Plot Date/Time: 3/6/2026 2:48 PM
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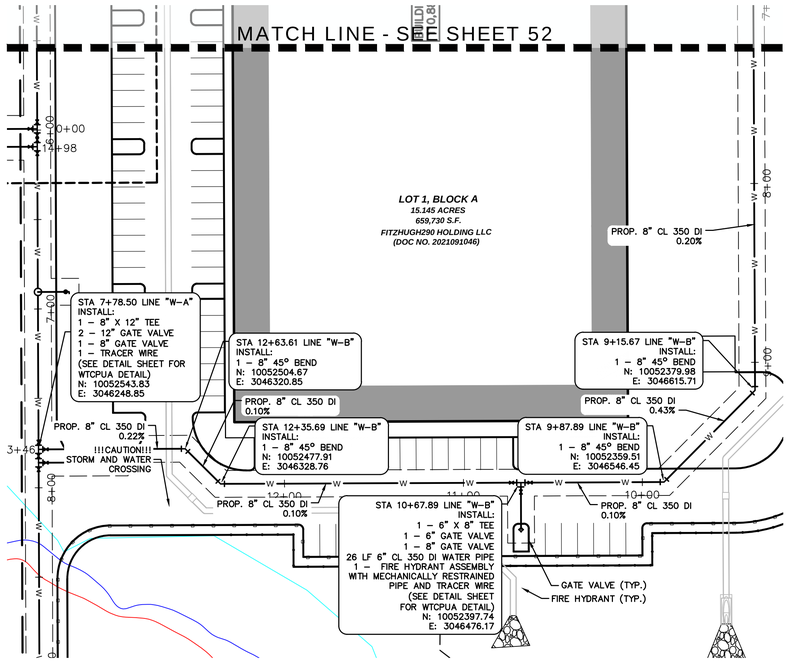
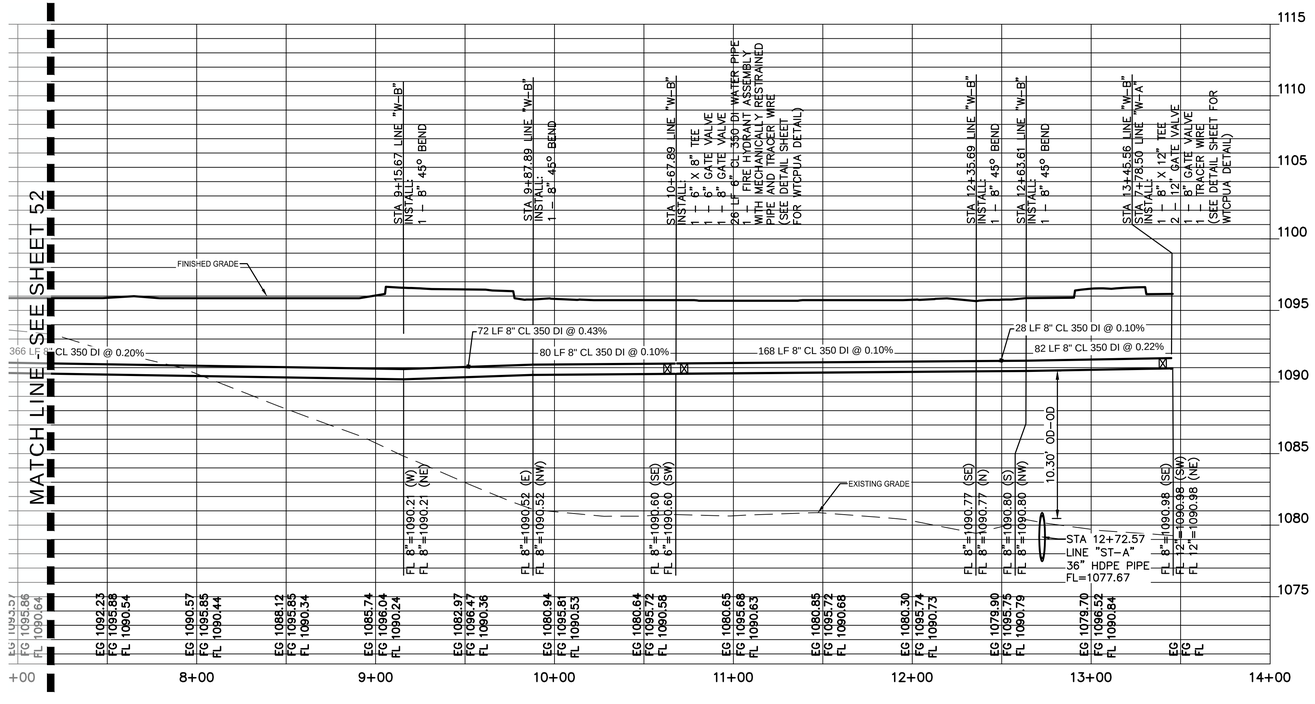


2 W-B PLAN

SCALE: 1"=40'



2 W-B PROFILE

SCALE: 1"=40'

0 20 40 80 120

GRAPHIC SCALE IN FEET

0 5 10 15

VERTICAL SCALE IN FEET

V:1"=5'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-B 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

53
SHEET 53 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:46 PM
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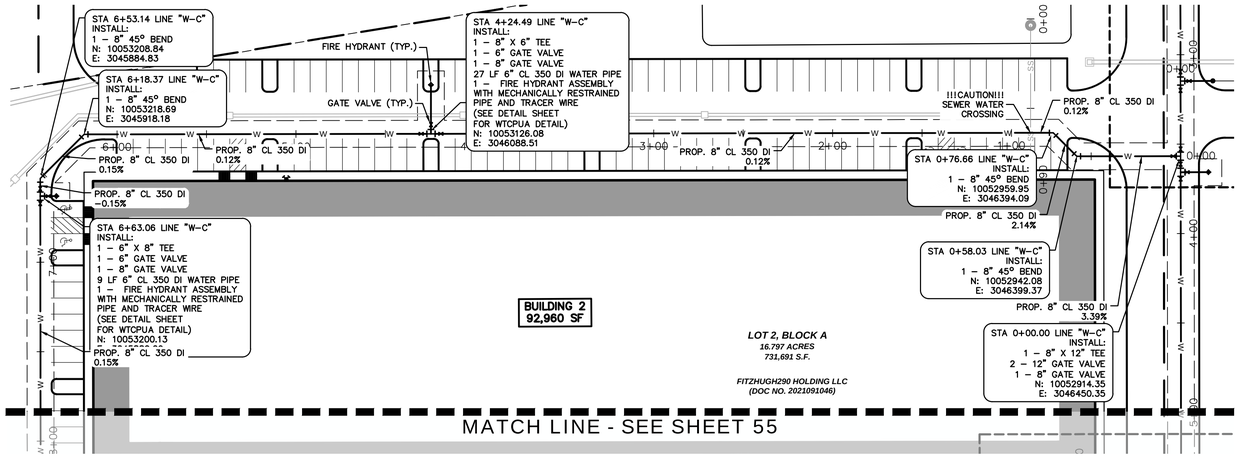
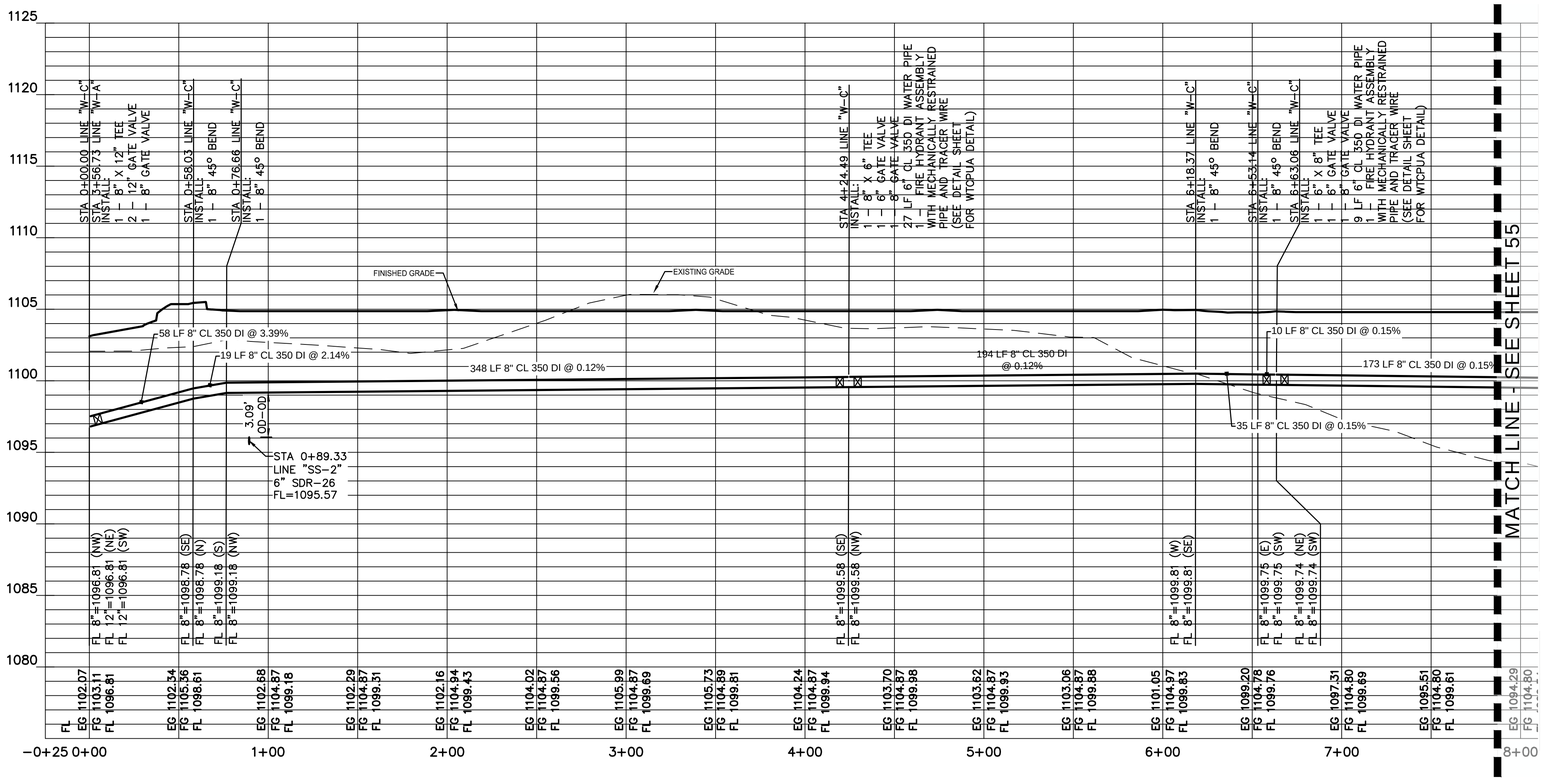
Drawing: N:\0060251.10\06 CAD\DWG\Site Design C3D\Sheets\0060251.10-C-UTIL



1 W-C PLAN

SCALE: 1"=40'



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0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'
0 5 10 15
VERTICAL SCALE IN FEET
V:1"=5'

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TBPELS SURVEYING FIRM NO. 10074301

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-C 1 OF 2

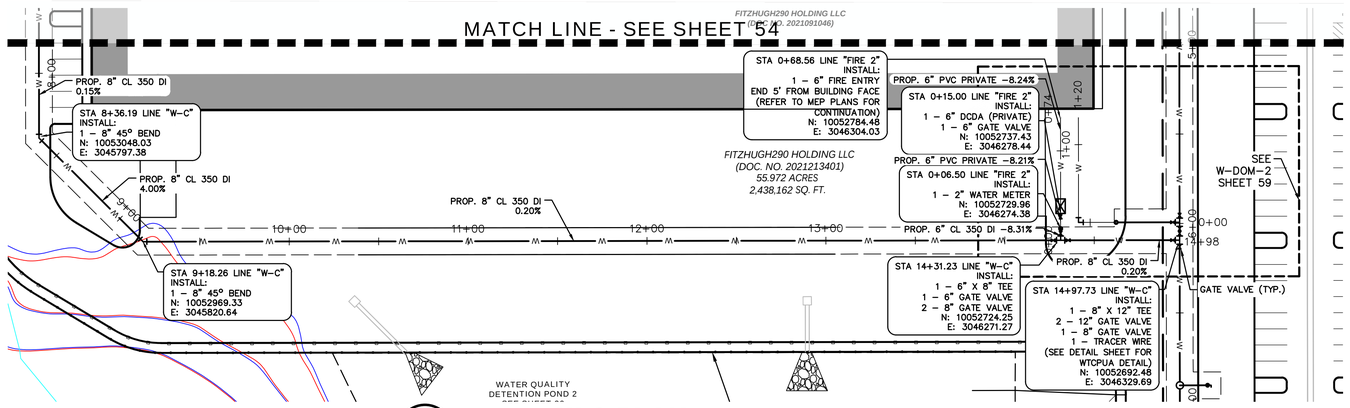
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

54
SHEET 54 OF 81

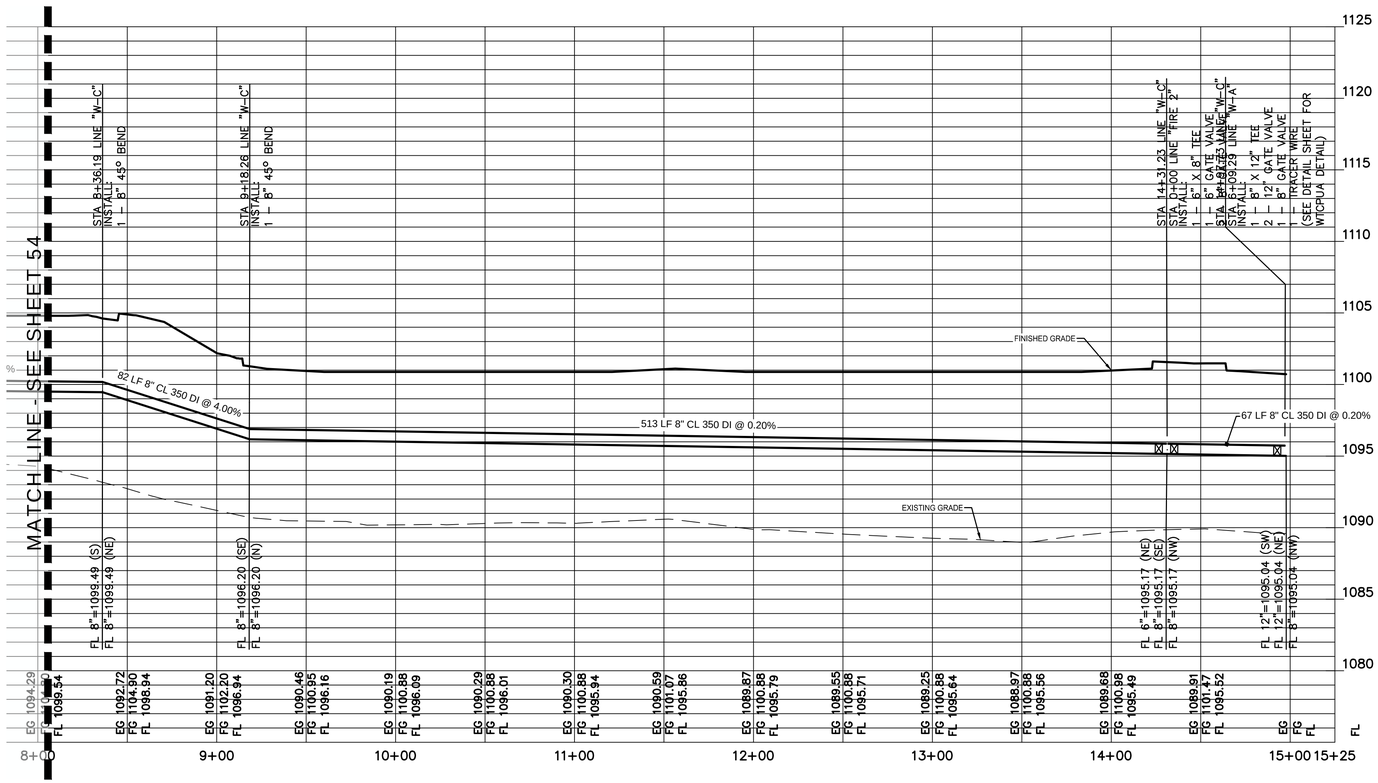
#26-53646

Last Saved by LMyers
Last Saved: 3/6/2026 2:46 PM
Full Name: I:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-UTIL
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-UTIL



2 W-C PLAN

SCALE: 1"=40'



2 W-C PROFILE

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0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'
0 5 10 15
VERTICAL SCALE IN FEET
V:1"=5'

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-C 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

55
SHEET 55 OF 81

#26–53646

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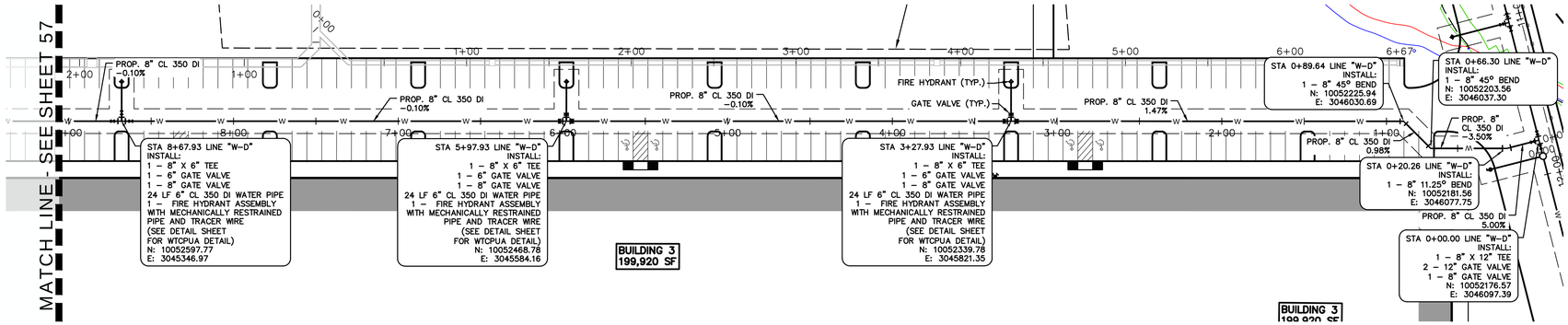
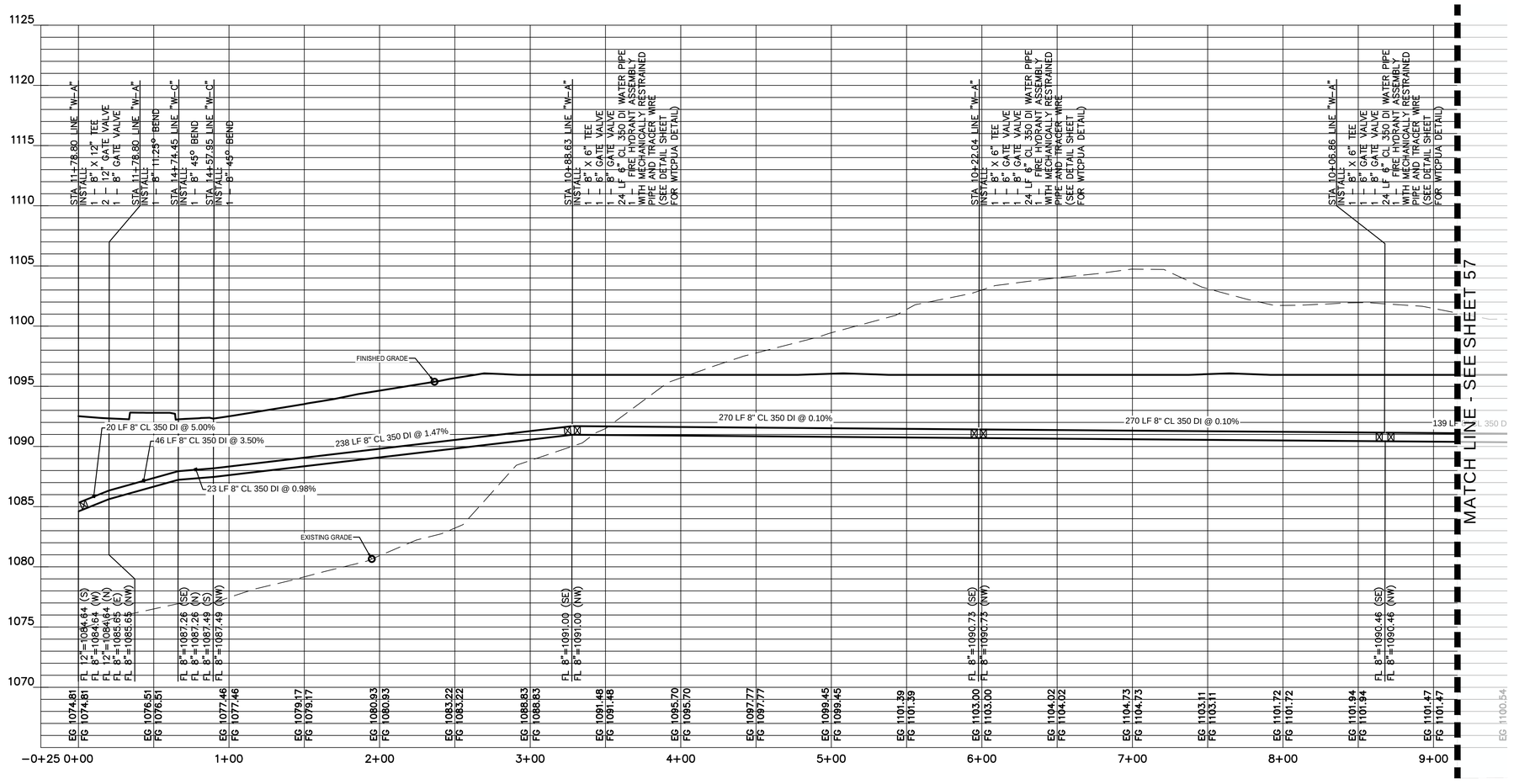


1 W-D PLAN

SCALE: 1"=40'



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VERTICAL SCALE IN FEET V:1"=5'

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-D 1 OF 3

DATE: March, 2026
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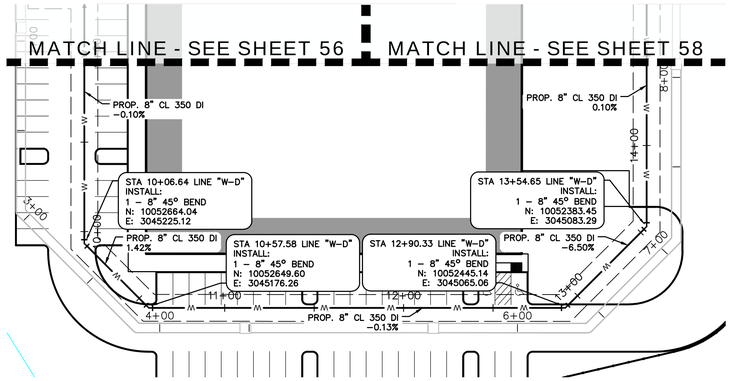
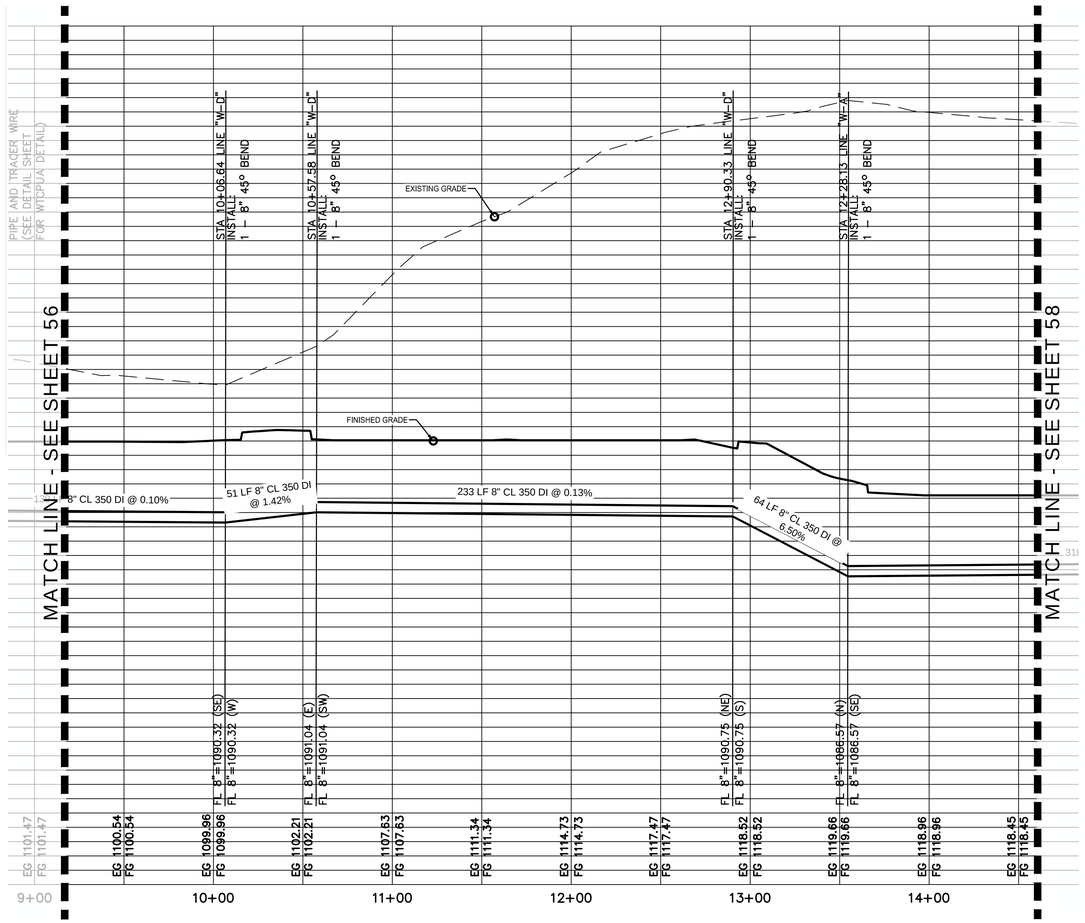


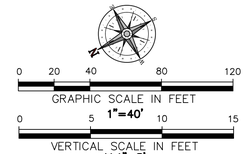
2 W-D PLAN

SCALE: 1"=40'



2 W-D PROFILE

SCALE: 1"=40'



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
- PROPOSED WATERLINE PRIVATE
- PROPOSED AIR RELEASE VALVE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:

1. TRAVIS COUNTY DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
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3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
5. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
6. ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
7. GRATE INLETS ARE PRECAST PARTS PER OLDCASTLE OR APPROVED EQUAL.
8. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
9. ALL STORM DRAINS PIPING ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
10. FIRE HYDRANTS SHALL BE A MINIMUM OF NINE (9) FEET AWAY FROM ALL WASTEWATER LINES AND SERVICES.
11. CHANGES IN ALIGNMENT, BOTH HORIZONTAL AND VERTICAL, SHALL BE ACHIEVED BY DEFLECTION OF JOINTS OR BY USE OF FITTINGS. DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE. LONGITUDINAL BENDING OF PIPE IS NOT ALLOWED. DEFLECTION OF STRAIGHT PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT, EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED.
12. 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.
13. A BACKFLOW PREVENTER SHALL BE INSTALLED THAT MEETS THE SPECIFICATIONS OF WATTS MODEL NO 709DCDA, OR EQUAL. THE WTCPUA HAS CONTRACTED WITH BSI FOR CROSS-CONNECTION CONTROL/BACKFLOW INSPECTION REPORTING. PLEASE REFER TO THE WTCPUA WEBSITE UNDER THE RESOURCES TAB.
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Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-D 2 OF 3

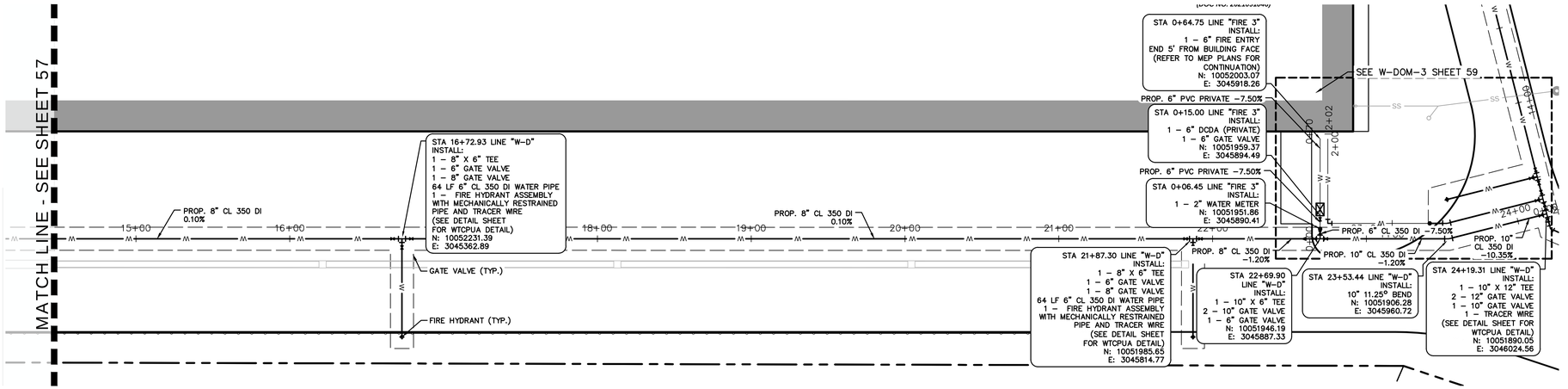
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

57
SHEET 57 OF 81

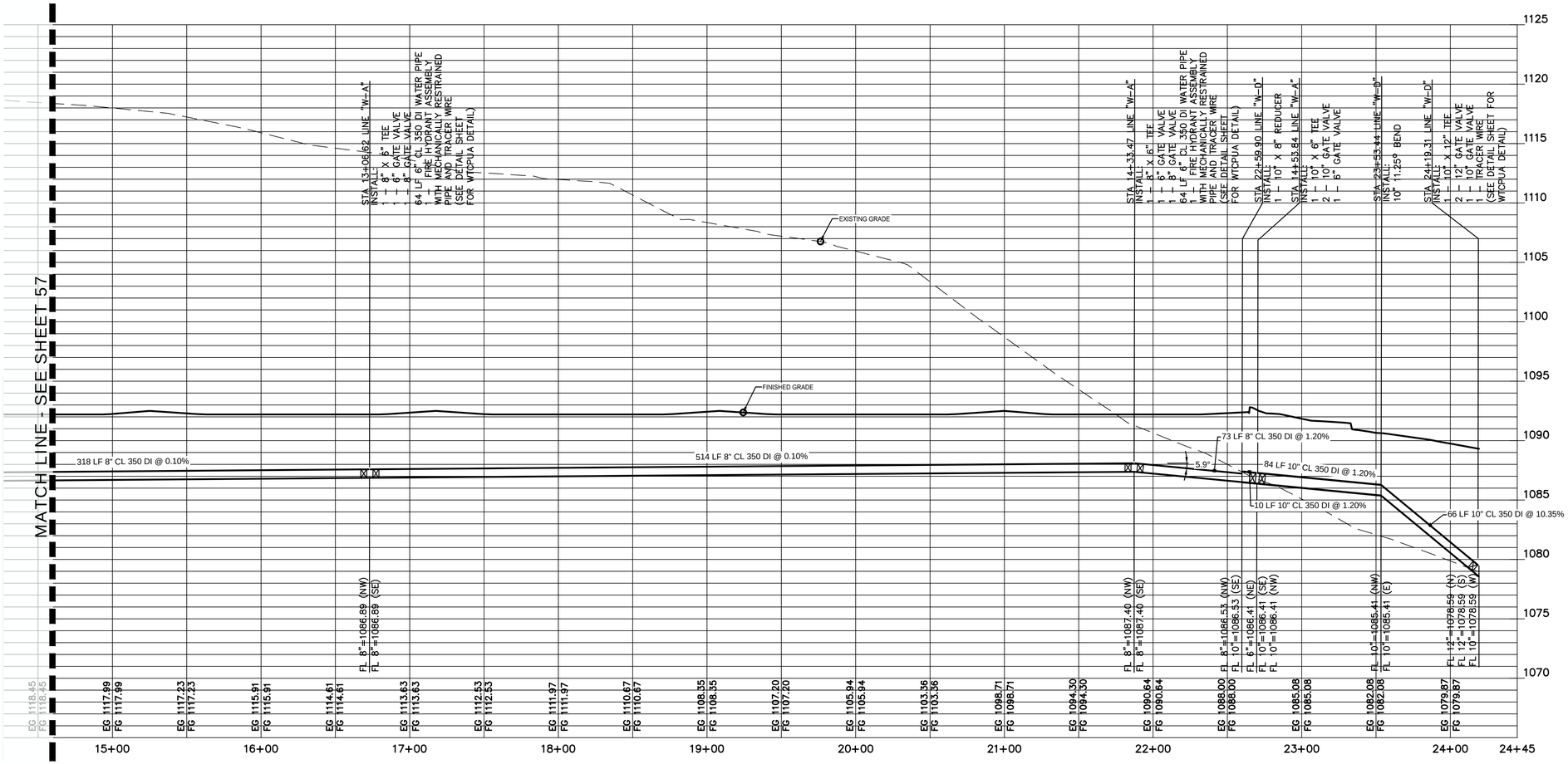
#26–53646

Last Saved by LMyers
Last Saved: 3/6/2026 2:46 PM
Plot Date: 3/6/2026 2:50:58 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-UTIL



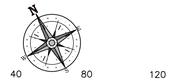
3 W-D PLAN

SCALE: 1"=40'



3 W-D PROFILE

SCALE: 1"=40'



LEGEND

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- EASEMENT LINE
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- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATERLINE PUBLIC
- PROPOSED WATERLINE PRIVATE
- PROPOSED AIR RELEASE VALVE
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN & PROFILE W-D 3 OF 3

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

58
SHEET 58 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/9/2026 2:46 PM
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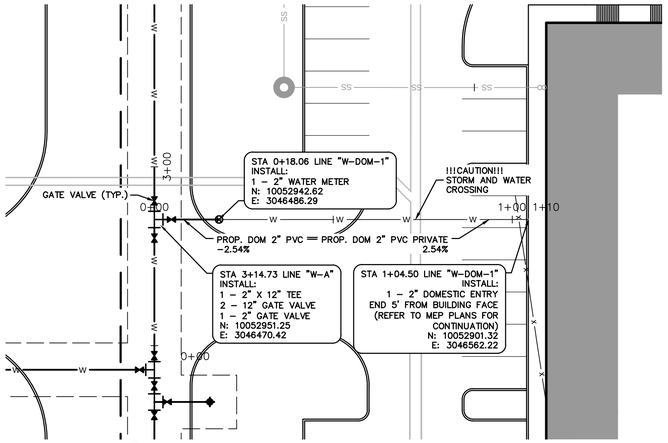
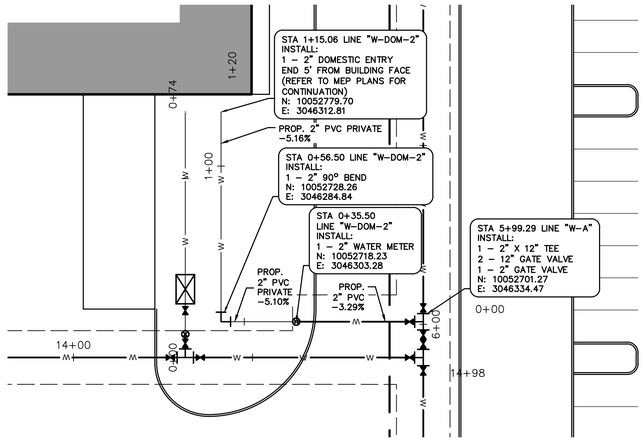


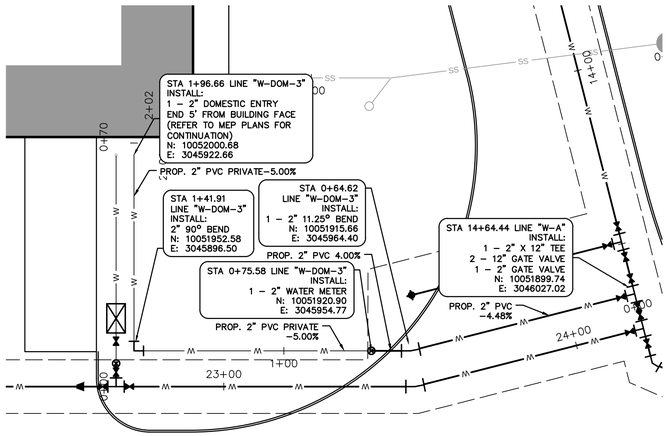
W-DOM-1 PLAN

SCALE: 1"=20'



W-DOM-2 PLAN

SCALE: 1"=20'



W-DOM-3 PLAN

SCALE: 1"=20'

0 10 20 40 60

GRAPHIC SCALE IN FEET

1"=20'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATERLINE
- EXISTING MANHOLE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED PUBLIC WATERLINE
- PROPOSED PRIVATE WATERLINE
- PROPOSED MANHOLE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
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- PROPOSED LOT LINES
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

WATER PLAN DOMESTIC LINES

DATE: March, 2026

DRAFTER: LJTM

DESIGNER: TCJ

CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

59
SHEET 59 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:46 PM
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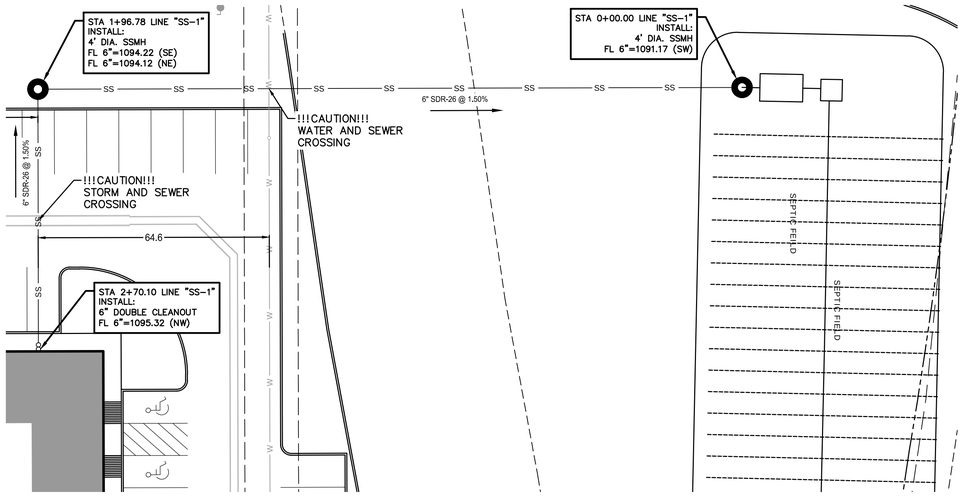
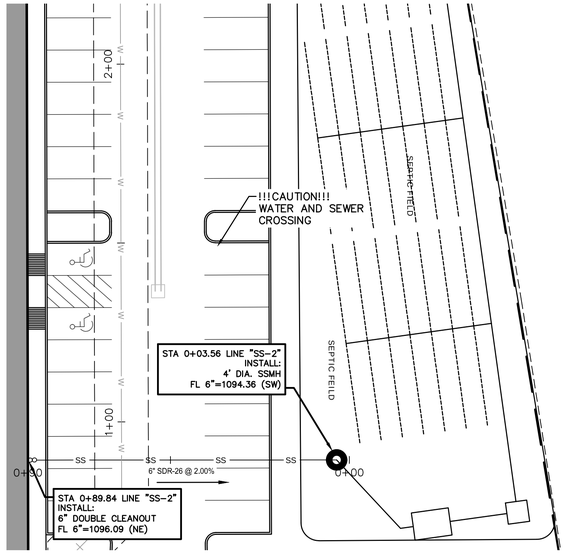


1 SS-1 PLAN

SCALE: 1"=20'



2 SS-2 PLAN

SCALE: 1"=20'

0 10 20 40 60
GRAPHIC SCALE IN FEET
1"=20'
0 5 10 15
VERTICAL SCALE IN FEET
V:1"=5'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- FEMA FLOODPLAIN
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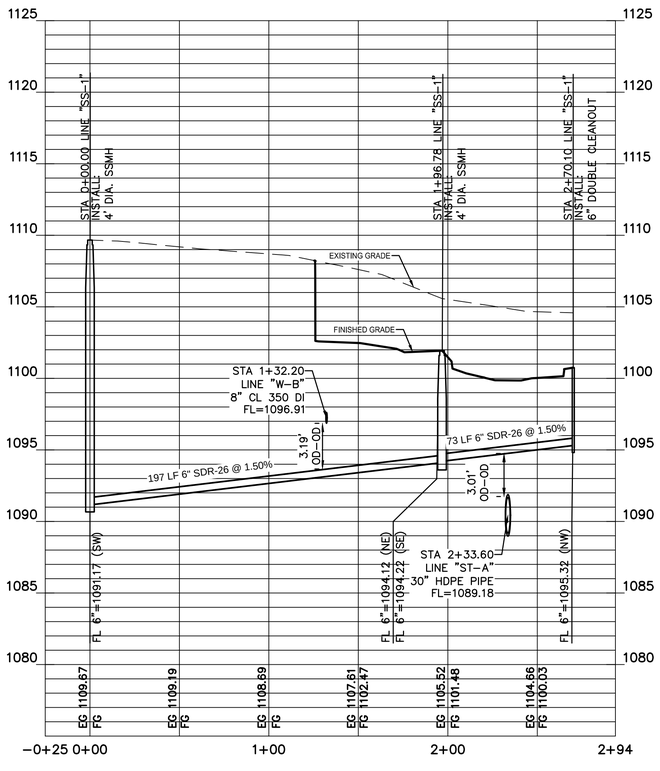
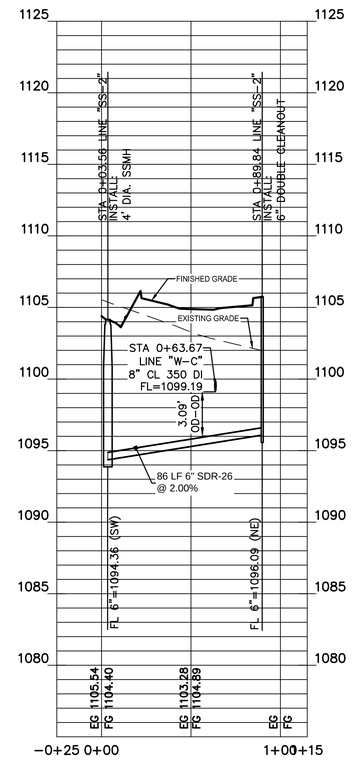


1 SS-1 PROFILE

SCALE: 1"=40'



2 SS-2 PROFILE

SCALE: 1"=40'

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

SEWER PLAN & PROFILE 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

60
SHEET 60 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026, 1:26 PM
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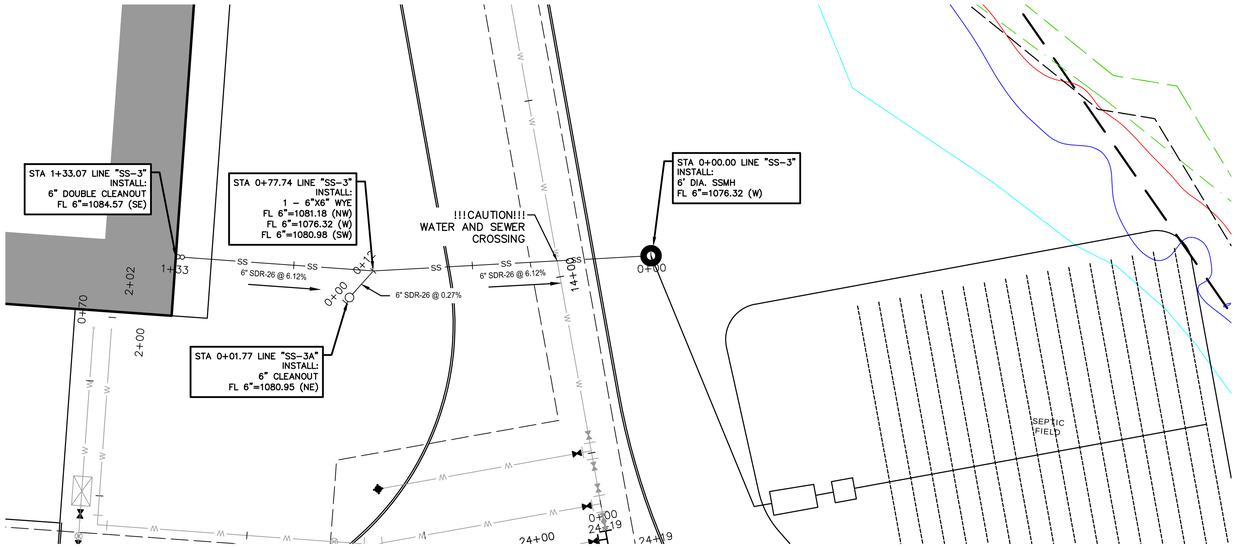
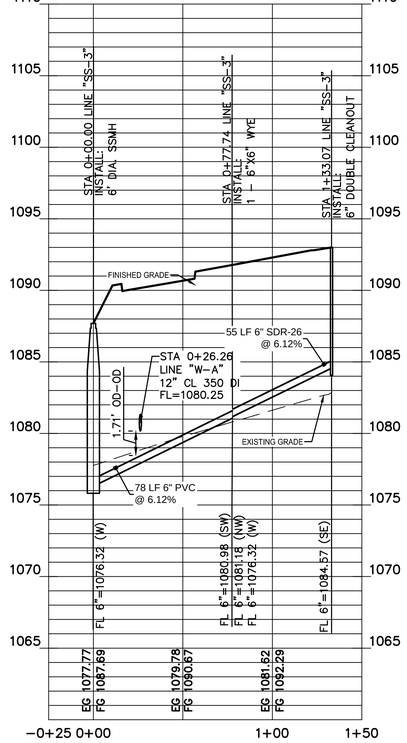
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.10-C-SEWER



3 SS-3 PLAN

SCALE: 1"=20'

PROFILE: SS-3



3 SS-3 PROFILE

SCALE: 1"=40'

GRAPHIC SCALE IN FEET 1"=20'

VERTICAL SCALE IN FEET V:1"=5'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

SEWER PLAN & PROFILE 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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LICENSED PROFESSIONAL ENGINEER
12/19/2025

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Last Saved by: LMyers
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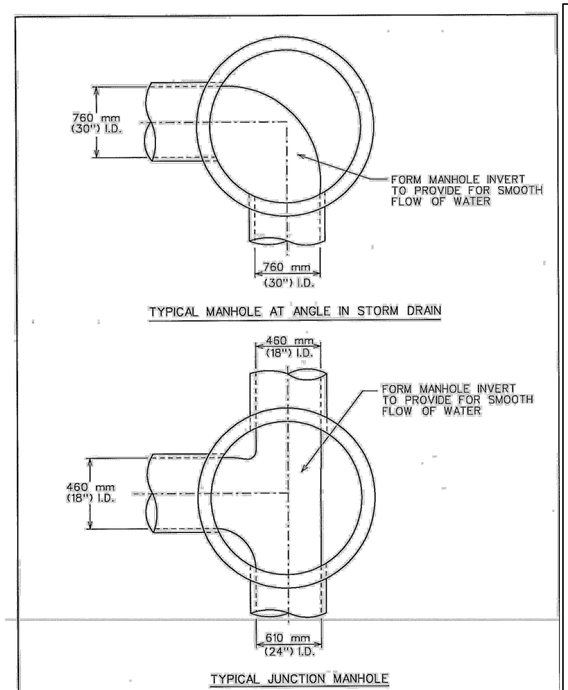
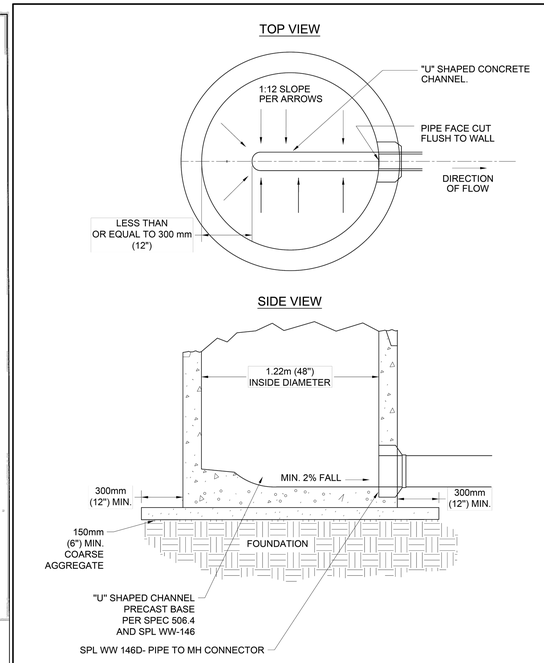
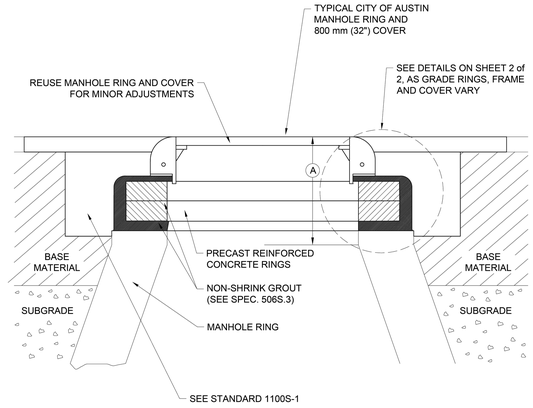


CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	MANHOLE INVERT PLAN	
George E. Lowe 2/14/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1



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

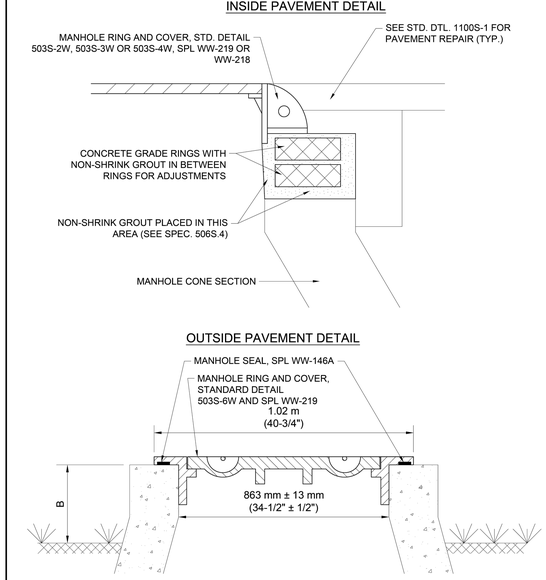


(A) VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT
= NEW CONSTRUCTION = 525mm = (21") Max.
= EXISTING CONSTRUCTION = 675mm (27") Max.

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).

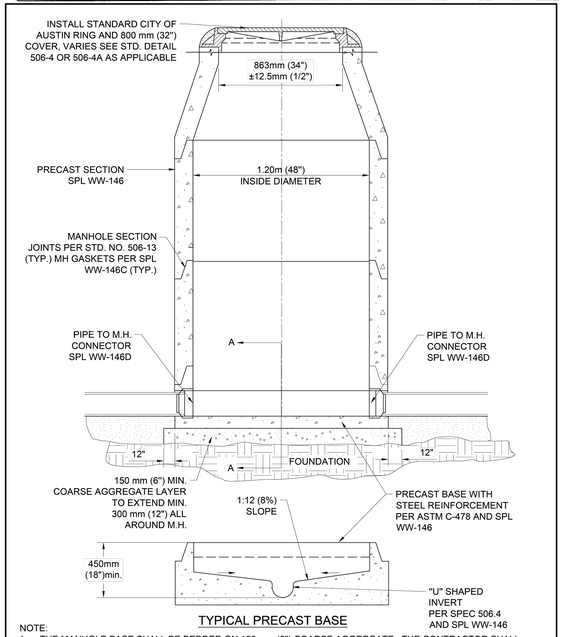
CITY OF AUSTIN AUSTIN WATER UTILITY		MINOR MANHOLE ADJUSTMENT & NEW MANHOLE CONSTRUCTION	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-4 1 OF 2



NOTES:

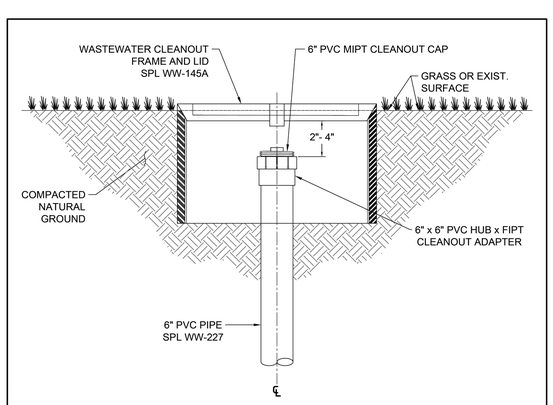
1. FOR USE IN UNPAVED AREAS ONLY.
2. WHEN USED WITHIN 100-YEAR FLOODPLAIN, SEE DTL. 506S-6 FOR ADDITIONAL M.H. REQUIREMENTS.
3. DIMENSION B=150-300 mm (6"-12") FOR M.H. LOCATED IN 100-YR FLOOD PLAN; B=50-300 mm (2"-12") FOR M.H. OUTSIDE 100-YR FLOOD PLAN.

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.

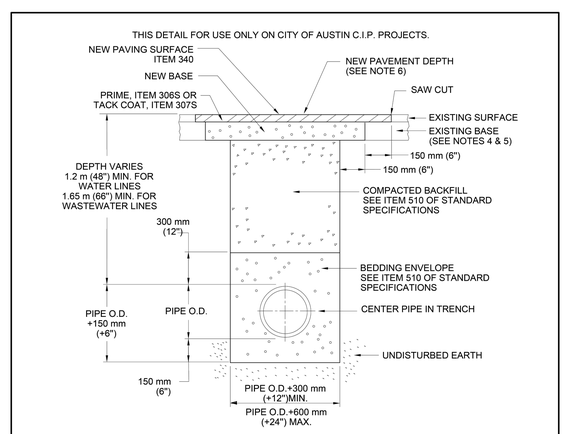
CITY OF AUSTIN AUSTIN WATER UTILITY		WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 506S-10 1 OF 1



NOTE:

1. WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

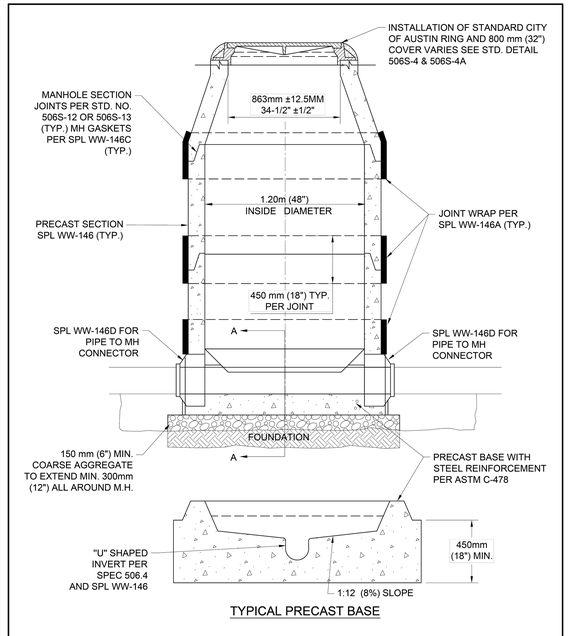
CITY OF AUSTIN AUSTIN WATER		WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE	*08/16/2019* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-03 1 OF 1



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



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. MANHOLE FOUNDATION SHALL MEET OR EXCEED SPEC. 506.5B.

CITY OF AUSTIN AUSTIN WATER UTILITY		WATER TIGHT WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED 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-6 1 OF 1

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T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

UTILITY DETAILS 1 OF 4

DATE: March, 2026

DRAFTER: LJTM

DESIGNER: TCJ

CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

62
SHEET 62 OF 81

#26-53646

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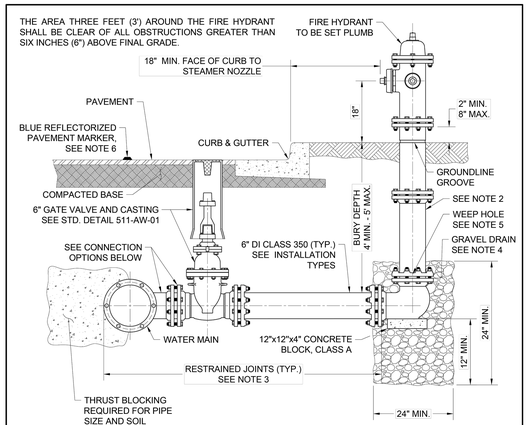
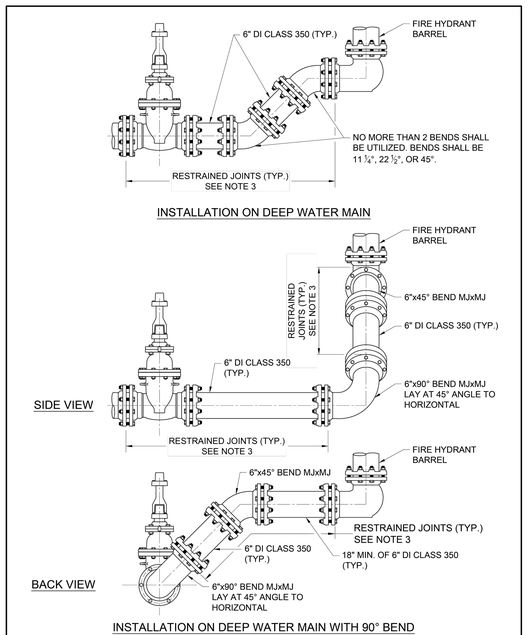


CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 1 OF 3

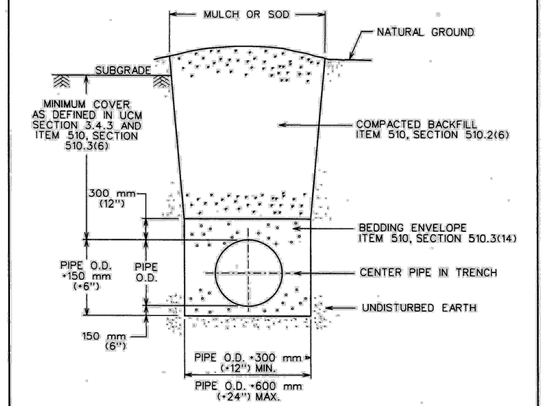


CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 2 OF 3

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-B REFLECTORIZED PAVEMENT MARKER, CONFORMING TO STANDARD SPECIFICATION ITEM NO. 863S, 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.

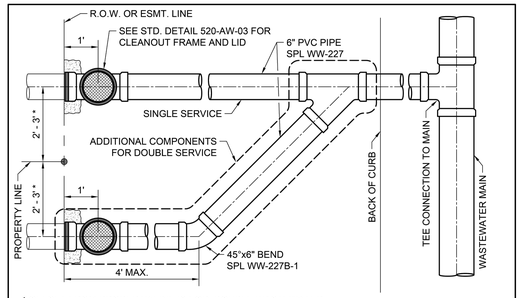
CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT ASSEMBLY	
JEFF A. KYLE 11/06/2023 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-02 3 OF 3



REFERENCES:

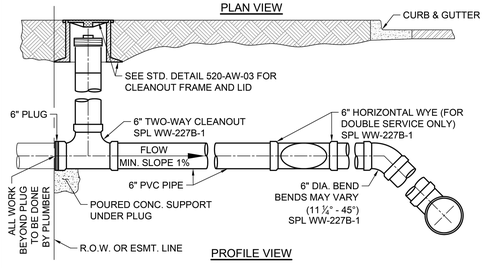
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Bill Anderson 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



* OFFSET FROM PROPERTY LINE IS FOR DOUBLE WASTEWATER SERVICE INSTALLATION ONLY.

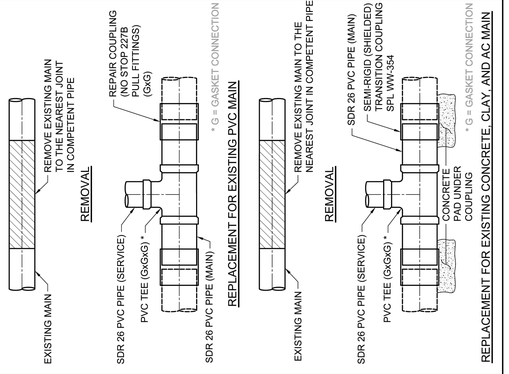
WHERE WATER & WASTEWATER SERVICES ARE INSTALLED ON A COMMON LOT LINE, SEE DETAIL 520-AW-01A



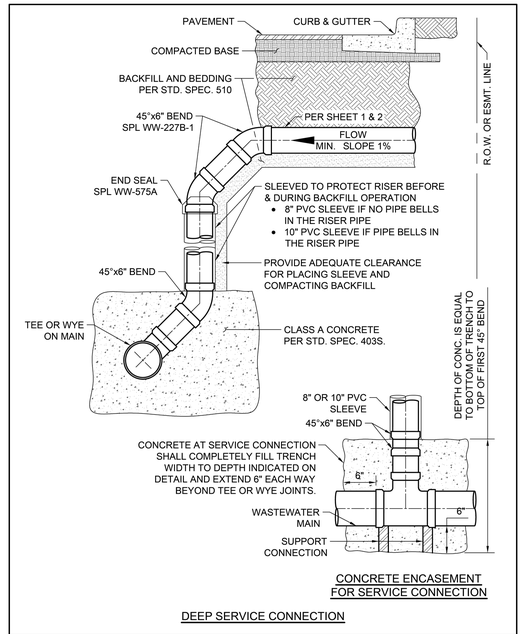
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* 11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 1 OF 4

NOTES:

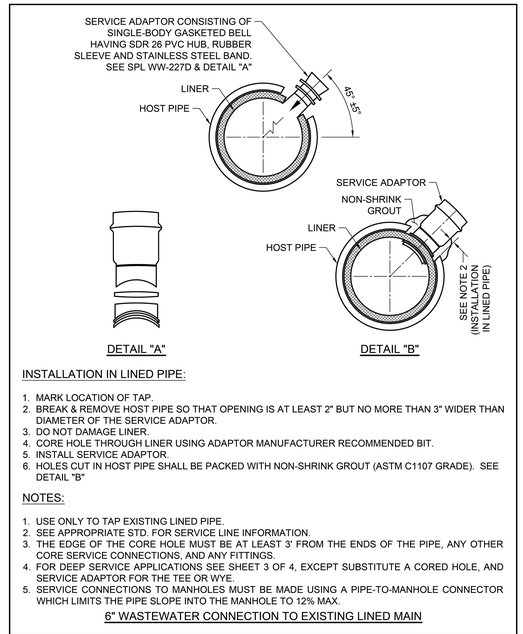
1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUT(S) AND RISER, FRAME, AND COVER. CLEANOUT(S) TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4.
2. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
3. PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED.



CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* 11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 2 OF 4



CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* 11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 3 OF 4



INSTALLATION IN LINED PIPE:

1. MARK LOCATION OF TAP.
2. BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
3. DO NOT DAMAGE LINER.
4. CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
5. INSTALL SERVICE ADAPTOR.
6. HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

NOTES:

1. USE ONLY TO TAP EXISTING LINED PIPE.
2. SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
3. THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3' FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
4. FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
5. SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED *JEFF A. KYLE* 11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-01C 4 OF 4

Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

UTILITY DETAILS 2 OF 4

DATE: March, 2026

DRAFTER: LJTM

DESIGNER: TCJ

CHECKED: HAS

PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

63
SHEET 63 OF 81

#26-53646

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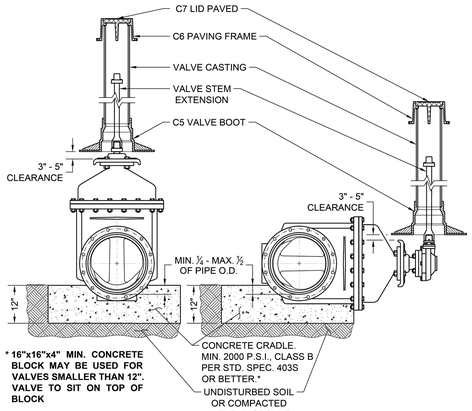


*** 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

VERTICAL VALVE

HORIZONTAL VALVE

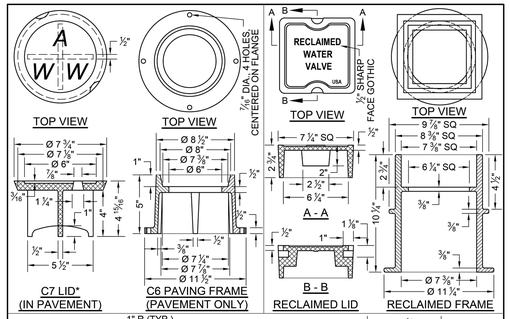
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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:

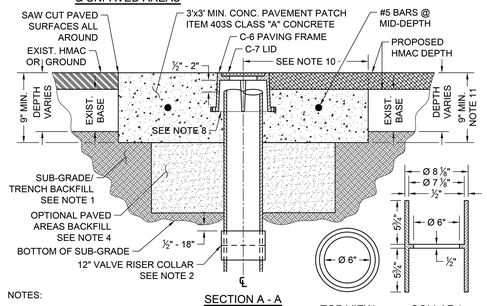
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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 2 OF 4

FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.



NOTES:

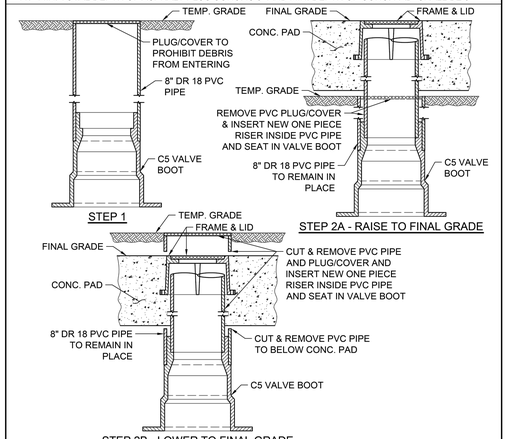
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 408S.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'.

SECTION A - A

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

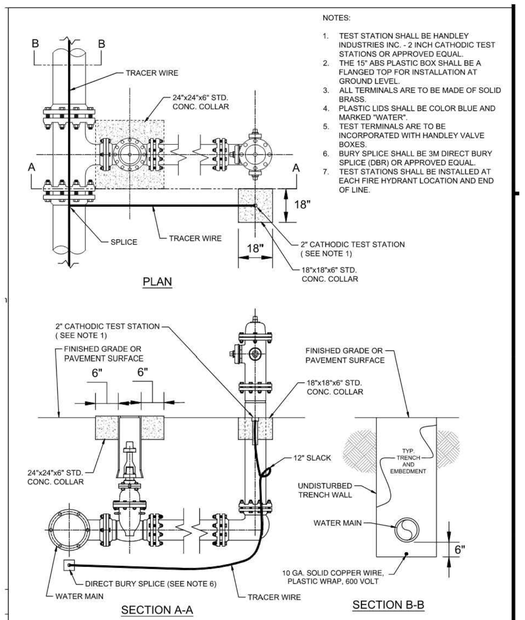
NOTES (CON'T):

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 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 4 OF 4



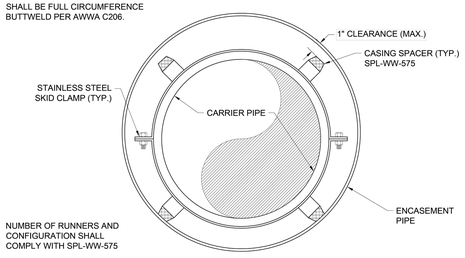
NOTES:

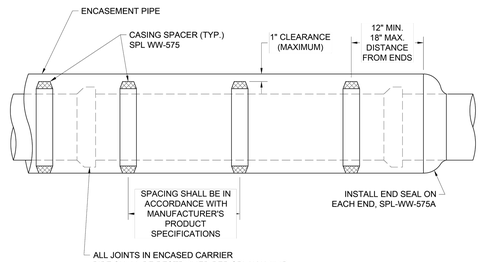
1. TEST STATION SHALL BE HANDLEY INDUSTRIES INC. - 2 INCH CATHODIC TEST STATIONS OR APPROVED EQUAL.
2. THE 15" ABS PLASTIC BOX SHALL BE A FLANGED TOP FOR INSTALLATION AT GROUND LEVEL.
3. ALL TERMINALS ARE TO BE MADE OF SOLID BRASS.
4. PLASTIC LIDS SHALL BE COLOR BLUE AND MARKED "WATER".
5. TEST TERMINALS ARE TO BE INCORPORATED WITH HANDLEY VALVE BOXES.
6. BURY SPLICE SHALL BE 3M DIRECT BURY SPLICE (DBR) OR APPROVED EQUAL.
7. TEST STATIONS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION AND END OF LINE.

WTCPUA
CONSTRUCTION STANDARDS AND DETAILS

TRACER WIRE INSTALLATION AND TEST STATION LOCATION

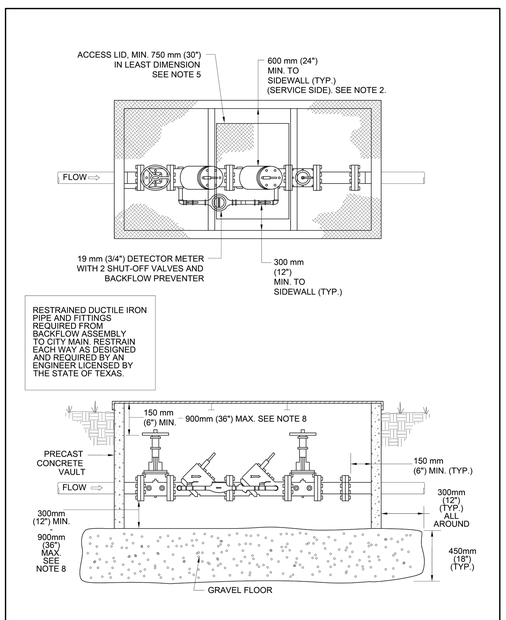
FIELD WELDS IN ENCASEMENT PIPE SHALL BE FULL CIRCUMFERENCE BUTTWELD PER AWWA C206.





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



CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
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. 520S-19C 1 OF 2

NOTES:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
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. 520S-19C 2 OF 2

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
UTILITY DETAILS 3 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

64
SHEET 64 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 2/10/2026 4:31 PM
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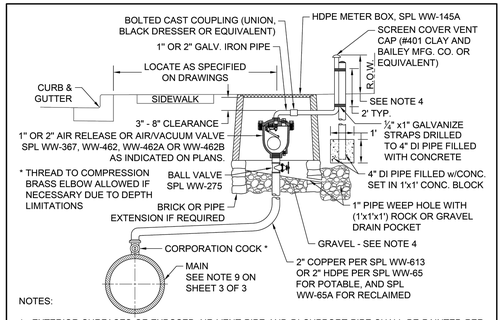


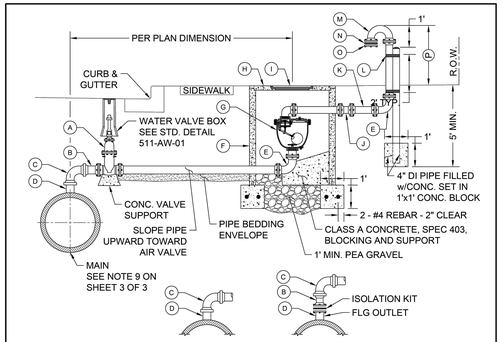
NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND DI SUPPORT PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.
2. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO RIGHT-OF-WAY LINE WITH MINIMUM CLEARANCE OF 18" FROM ANY OBSTACLE.
3. HDPE METER BOX PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED WITH LINKSEAL LS 300 OR APPROVED EQUAL.
4. COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH SAND SLOPED TO DRAIN.
5. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE 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. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 8" - 12" IN HEIGHT AND LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
6. THE AIR VALVE AND ASSOCIATED PIPING SHALL BE INSTALLED ABOVE THE HIGHEST ELEVATION OF THE WATER MAIN. AIR VALVE PIPING, FROM THE WATER MAIN TO THE AIR VALVE, SHALL MAINTAIN A CONSTANT RISE, WITH NO DIPS, TO THE TOP OF THE GROUND.

1" - 2" AIR RELEASE OR AIR/VACUUM VALVE INSTALLATION - TYPE I

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		AIR RELEASE AND AIR/VACUUM VALVE	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016*	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-04 1 OF 3
	ADOPTED		



A. GATE VALVE (FLG x FLG). GATE VALVE SHALL NOT BE INSTALLED DIRECTLY ABOVE WATER MAIN.
B. PIPE FLG x FACTORY RESTRAINED JOINT SPIGOT END.
C. 90° BEND w/FACTORY RESTRAINED JOINT BELL ENDS, SPL WW-27F.
D. FOR DI MAIN: WELDED-ON OUTLET w/FACTORY RESTRAINED JOINT SPIGOT END.
FOR STEEL/CSC MAIN: WELDED-ON FLANGED OUTLET w/ISOLATION KIT AND FLG x FACTORY RESTRAINED SPIGOT END.
E. 90° BEND (FLG x FLG).
F. CLASS III RCP VAULT 60" MIN. I.D.
G. AIR RELEASE VALVE w/GOOSENECK PER AIR RELEASE VALVES FOR WATER SPL WW-367 OR AIR RELEASE/VACUUM RELIEF VALVES FOR POTABLE WATER SPL WW-462A OR AIR RELEASE/VACUUM RELIEF VALVES FOR RECLAIMED WATER SPL WW-462B OR AIR RELEASE/AIR VACUUM VALVE FOR WASTEWATER SPL WW-462B.
H. REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING).
I. COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.
J. BOLTED CAST COUPLING (SMITH-BLAIR 441 OMNI CAST COUPLING OR APPROVED EQUAL).
K. AIR VENT PIPE, 3" PIPE - GALVANIZED IRON, 4" AND LARGER PIPE - DI ONLY.
L. ½" x1" GALVANIZE STRAPS DRILLED TO 4" DI PIPE FILLED w/CONCRETE (SEE NOTE 7).
M. RETURN BEND (FLG x FLG).
N. No. 16 MESH BRASS CLOTH
O. COMPANION FLANGE (SEE NOTE 5).
P. 4' MIN. - UNDEVELOPED AREAS.

3" OR LARGER AIR/VACUUM VALVE INSTALLATION - TYPE II

CITY OF AUSTIN AUSTIN WATER		AIR RELEASE AND AIR/VACUUM VALVE	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016*	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-04 2 OF 3
	ADOPTED		

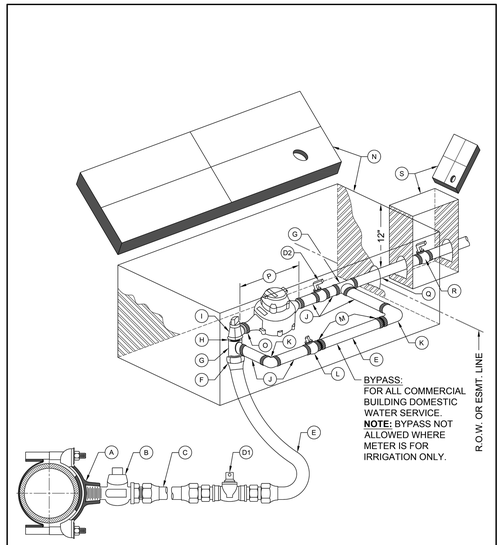
NOTES:

1. ON 10" AND LARGER TWO PIECE COMBINATION AIR VALVES, THE OUTLET PIPING OF THE SMALL VALVE SHALL BE VENTED WITHIN THE VAULT INTO THE LARGER VENT PIPE
2. AIR VENT PIPE 6" AND LARGER SHALL BE DI (CLASS 350 MIN.) PIPE FLANGE FITTINGS AND EXTERIOR SURFACES OF ALL EXPOSED PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE. SURFACE PREPARATION SHALL BE PER PAINT MANUFACTURER'S REQUIREMENTS.
3. ENTIRE AIR VENT ASSEMBLY SHALL BE LOCATED WITHIN EASEMENT OR R.O.W.
4. CONCRETE PIPE PENETRATIONS SHALL BE CORE BIT DRILLED. VOID SHALL BE SEALED w/LINKSEAL LS 300 OR APPROVED EQUAL.
5. CROSS SECTIONAL AREA OF OPENING TO BE EQUAL TO OR GREATER THAN CROSS SECTIONAL AREA OF AIR VENT PIPE.
6. AIR/VACUUM VALVE SHALL BE INSTALLED IN A MANNER WHICH WILL ALLOW REMOVAL OF ASSEMBLY WITHOUT REMOVAL OF PRECAST CONCRETE LID.
7. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE 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. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
8. GATE VALVE, PIPE, AND FITTINGS FROM MAIN TO ARV SHALL BE OF EQUAL DIAMETER AS THE AIR VALVE EXCEPT 3" ARV SHALL HAVE 4" FITTINGS AND A 4"x3" REDUCER AT THE ARV, AND ALL PIPE AND FITTINGS ON THE OUTLET SIDE OF THE ARV SHALL BE EQUAL TO THE SIZE OF THE OUTLET OF THE ARV. VAULTS SHALL BE 5' DIAMETER FOR 3" VALVE; 6' DIAMETER FOR 4", 6", AND 8" VALVES; AND 7' DIAMETER FOR 10" AND 12" VALVES.
9. FOR 24" AND LARGER MAINS, AN 18" OUTLET WITH BLIND FLANGE SHALL BE INSTALLED AT CONNECTION OF ARV.

3" OR LARGER AIR/VACUUM VALVE INSTALLATION - TYPE II

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		AIR RELEASE AND AIR/VACUUM VALVE	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016*	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 511-AW-04 3 OF 3
	ADOPTED		



CITY OF AUSTIN AUSTIN WATER		1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016*	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
	ADOPTED		

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-275
D2. 2" BALL VALVE, SPL WW-275
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	
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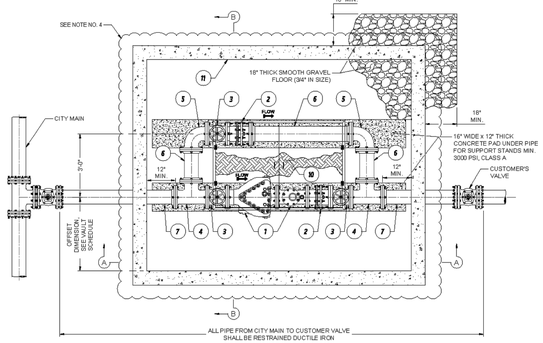


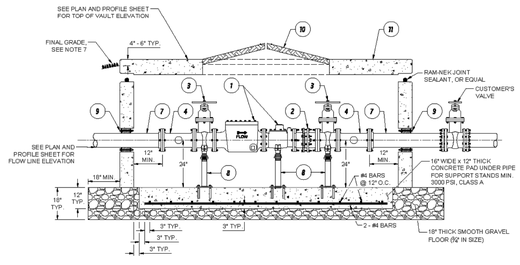
PLAN VIEW

6", 8" OR 10" SENSUS OMNI F2 FIRE LINE METER MATERIAL LIST

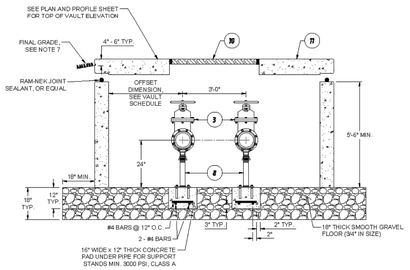
ITEM	DESCRIPTION	SIZE	TYPE
1	FIRE LINE METER AND STRAINER (PROVIDED BY AUSTIN WATER)	6", 8" OR 10"	FLG x FLG
2	DISMANTLING JOINT PER COA SPL WW-27J	6", 8" OR 10"	FLG x FLG
3	RESILIENT-SEATED GATE VALVE (w/HAND WHEEL) PER COA SPL WW-700	6", 8" OR 10"	FLG x FLG
4	TEE PER COA SPL WW-27C	6", 8" OR 10"	FLG x FLG
5	90° BEND PER COA SPL WW-27C	6", 8" OR 10"	FLG x FLG
6	DUCTILE IRON CLASS 53 PIPE PER COA SPL WW-27E	6", 8" OR 10"	FLG x FLG
7	DUCTILE IRON CLASS 53 PIPE PER COA SPL WW-27E	6", 8" OR 10"	FLG x PE
8	PIPE SADDLE SUPPORT AND STANCHION PER COA SPL WW-614B (USE 5/8" DIA. x 6" LONG STAINLESS STEEL WEDGE-ALL ANCHOR, TYP.)	NA	NA
9	LINK-SEAL MODULAR SEALS SERIES LS-625 FOR 6" PIPE, LS-500 FOR 8" PIPE AND LS-650 FOR 10" PIPE w/STAINLESS STEEL HARDWARE, OR EQUAL	NA	NA
10	48" x 72" ACCESS HATCH PER COA SPL WW-614A	NA	NA
11	CONCRETE VAULT PER COA SPL WW-298 (SEE VAULT SCHEDULE)	NA	NA

VAULT SCHEDULE

FIRE LINE METER SIZE	VAULT SIZE (INSIDE DIMENSION)	OFFSET DIMENSION
6"	8' x 12'	3'-0"
8"	10' x 12'	3'-6"
10"	10' x 15'	3'-6"



SECTION A-A VIEW



SECTION B-B VIEW

NOTES:

1. CONCRETE VAULT SHALL NOT BE INSTALLED IN A TRAFFIC AREA.
2. NUTS AND BOLTS USED TO CONNECT PIPE, FITTINGS AND VALVES SHALL BE STAINLESS STEEL (SS304 OR SS316) OR HIGH-STRENGTH LOW-ALLOY STEEL WITH A BLUE FLUOROPOLYMER FINISH.
3. FULL FACE 1/8" THICK RED RUBBER GASKETS USED THROUGHOUT ASSEMBLY.
4. ALL ITEMS IN MATERIAL LIST, INCLUDING VAULT AND ALL COMPONENTS WITHIN VAULT, TO BE IN COMPLIANCE WITH ITEM No. 512, PRE-CAST WATER UTILITY VAULTS. ALL PIPING, VALVES AND APPURTENANCES OUTSIDE VAULT TO BE SHOWN IN PLAN AND PROFILE SHEET, AND SHALL BE IN COMPLIANCE WITH ITEM Nos. 510 AND 511.
5. IF NECESSARY, WALL PENETRATION LOCATION IS ALLOWED TO MOVE HORIZONTALLY IN ACCORDANCE WITH SPL WW-298 MINIMUM 18" CLEARANCE SHALL BE PROVIDED BETWEEN VAULT WALL AND BYPASS PIPING OR FIRE LINE METER COMPONENTS, UNLESS NOTED OTHERWISE.
6. ALL BURIED PIPE AND FITTINGS SHALL BE BEDDED, BACKFILLED, AND WRAPPED IN POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH COA STANDARDS.
7. THE TOP OF THE VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATIONS SUCH AS CONNECTION OF VAULT DRAINAGE TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL FLOOR, OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
8. BYPASS AND MAIN PIPE SHALL BE SAME DIAMETER.

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

USE OF THIS STANDARD

THIS STANDARD DRAWING ONLY APPLIES TO FIRE LINE METER VAULTS SATISFYING BOTH OF THE FOLLOWING STIPULATIONS. OTHERWISE, A PROJECT-SPECIFIC DESIGN MUST BE PREPARED. THE VAULT ITSELF MUST BE DESIGNED BY A TEXAS-LICENSED PROFESSIONAL ENGINEER (STRUCTURAL).

1. THE CONDITIONS AT THE SITE OF THE PROPOSED FIRE LINE METER, THE LOADS AFFECTING A PRE-CAST CONCRETE VAULT AT THAT SITE, AND THE COMPONENTS AND PHYSICAL FEATURES OF THE VAULT FOR THAT SITE ARE ALL ADEQUATELY AND RELIABLY REPRESENTED BY THE STRUCTURAL DESIGN CRITERIA, DESIGN LOADS, AND DETAILS INCLUDED WITH SPL WW-298.
2. THE PIPING AND VALVES FOR THE PROPOSED FIRE LINE METER ARE THE SAME MATERIAL, TYPE, SIZE, AND ORIENTATION AS THOSE SHOWN IN THIS STANDARD.

CITY OF AUSTIN AUSTIN WATER		6", 8" AND 10" FIRE LINE METER	
JEFF A. KYLE	*03/10/2025*	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 512-AW-02 1 OF 1
	ADOPTED		

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
UTILITY DETAILS 4 OF 4

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

65
SHEET 65 OF 81

#26–53646

Last Saved by: LMyers
Last Saved: 2/10/2026 4:31 PM
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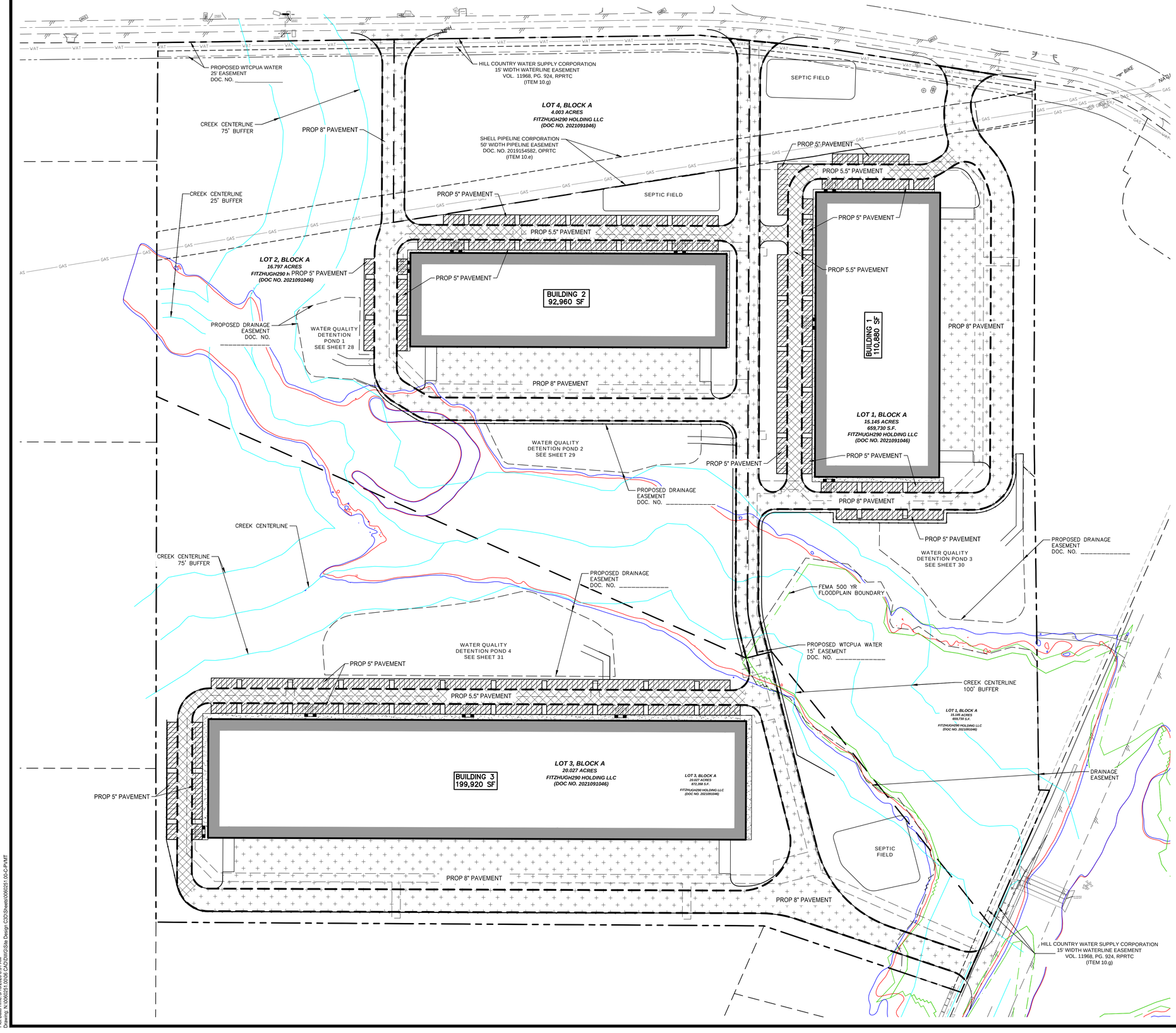

LEGEND

- SIDEWALKS — 5" 3,600 PSI CONCRETE PAVEMENT WITH #5 BARS @ 12" O.C.E.W. ON 8" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- LIGHT DUTY PAVING — 5" 3,600 PSI CONCRETE PAVEMENT WITH #5 BARS @ 12" O.C.E.W. ON 8" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- MEDIUM DUTY PAVING — 5.5" 3,600 PSI CONCRETE PAVEMENT WITH #6 BARS @ 12" O.C.E.W. ON 8" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- HEAVY DUTY PAVING — 8" 3,600 PSI CONCRETE PAVEMENT WITH #8 BARS @ 12" O.C.E.W. ON 8" LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- FIRE LANE
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
1. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT & SUBGRADE REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES AND CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
3. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
4. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER, SEWER, AND STORM APPURTENANCES.
5. CONSTRUCTION JOINTS SHALL BE REQUIRED AT THE END OF A DAY'S WORK.
6. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
7. RADIAL JOINTS SHALL BE NO SHORTER THAN 18"
8. ALL CONSTRUCTION JOINTS SHALL BE CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
9. CONTRACTOR SHALL PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTS DRIVEWAYS.
10. ALL BARRIER FREE RAMPS MUST MEET CURRENT AMERICAN DISABILITY (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS) REQUIREMENTS FOR SLOPE, SURFACE FINISH, AND COLOR.

Westwood
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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
PAVING PLAN

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

66
SHEET 66 OF 81

#26-53646

Last Saved by: LMyers
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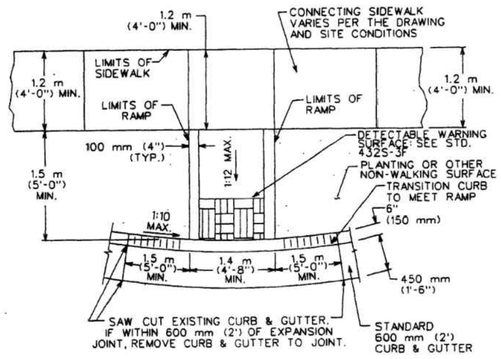
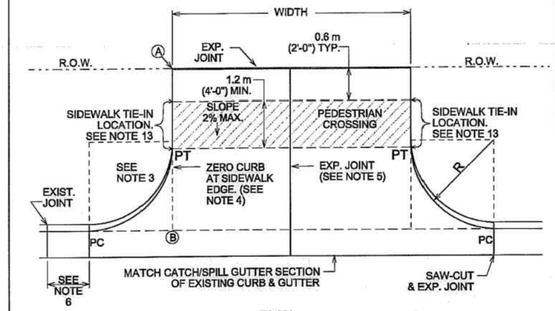
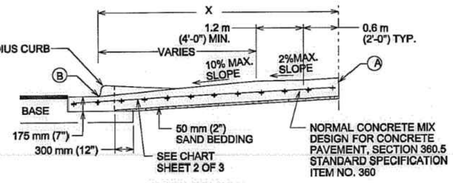


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	
Bill Gordon 9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-5B



PLAN

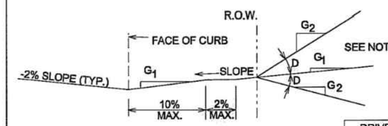
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



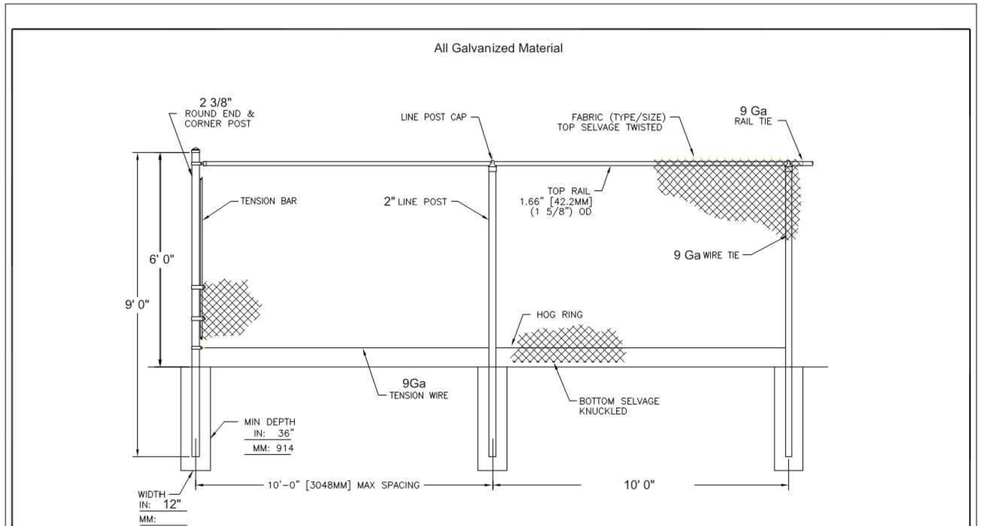
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

ALLOWABLE GRADES

NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH.

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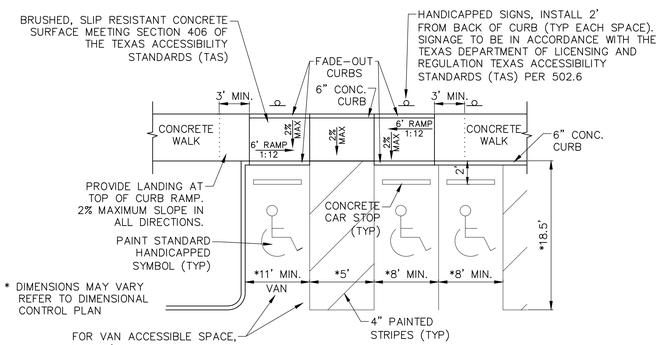
Merchants Metals®
the first name in fence solutions

TYPICAL FENCE SECTION	BY: FJR	DWG. NO. SDM-134
TYPICAL FENCE ELEVATION TOP RAIL / NO BRACE RAIL	DATE: 05/19/05	SCALE: 1:40
	REV: A	



NOTES:
1. MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%; MAXIMUM CROSS SLOPE IS 2%; FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX) MUST BE MAINTAINED.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

1 90° HANDICAP PARKING & TWO-WAY CURB RAMP

NOT TO SCALE (PRIVATE ONLY)

Westwood
Westwood Professional Services, Inc.
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

PAVEMENT DETAILS 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS HOLLIS ANN SCHEFFLER 136049 LICENSED PROFESSIONAL ENGINEER 12/19/2025

67
SHEET 67 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/6/2026 2:57 PM
Plot Date: 3/6/2026 11:15 AM
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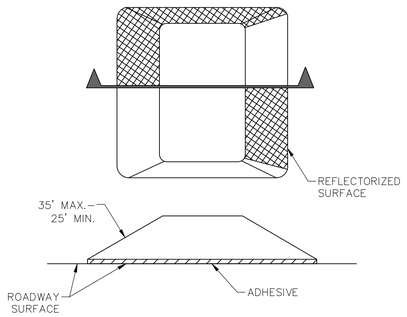
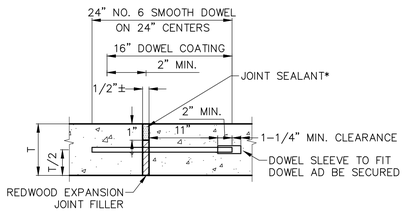


1 RAISED PAVEMENT MARKER DETAIL

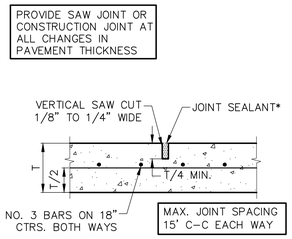
NOT TO SCALE



* READY–MIXED COLD–APPLIED JOINT SEALANT (EZ–7 OR APPROVED EQUAL)

2 EXPANSION JOINT

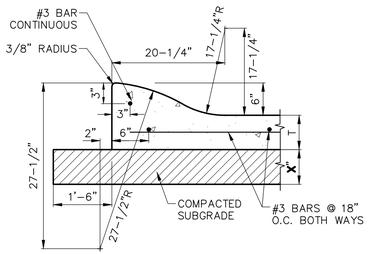
NOT TO SCALE



* READY–MIXED COLD–APPLIED JOINT SEALANT (EZ–7 OR APPROVED EQUAL)

3 SAWED DUMMY JOINT

NOT TO SCALE



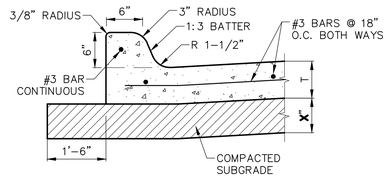
4 MOUNTABLE CURB

NOT TO SCALE

DOWEL DESIGN INFORMATION				
Slab Thickness, In.	Dowel Diameter, In.	Min. Dowel Embedment Each Side, In.	Min. Dowel Length, In.	Dowel Spacing On-Centers, In
5.0	⅛	5	12	12
5.5	⅛	6	14	12
6.5	⅛	7	16	12
7.5-8.0	1	8	18	12

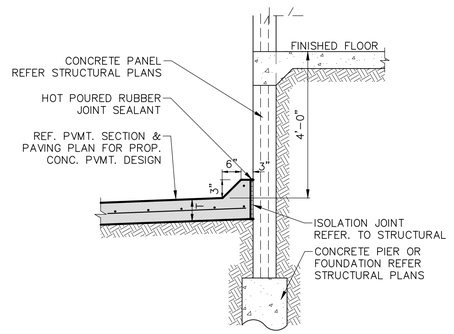
5 DOWEL DESIGN

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION



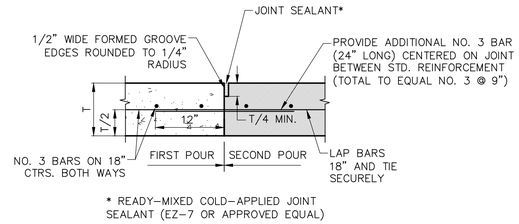
6 INTEGRAL CURB

NOT TO SCALE



7 RAISED PAVEMENT AT TRUCK DOCK

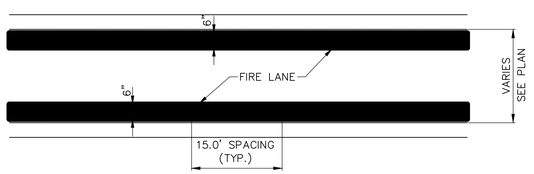
NOT TO SCALE



* READY–MIXED COLD–APPLIED JOINT SEALANT (EZ–7 OR APPROVED EQUAL)

8 CONSTRUCTION JOINT

NOT TO SCALE



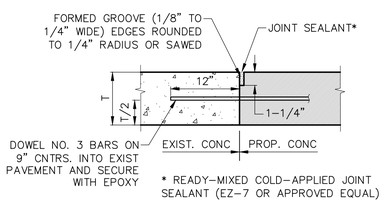
GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.

STRIPING DETAIL NOTE:
A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
   A. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
   B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.

B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIES AND SPACED AS DETAILED ON THIS SHEET.

9 FIRE LANE - TOW AWAY ZONE

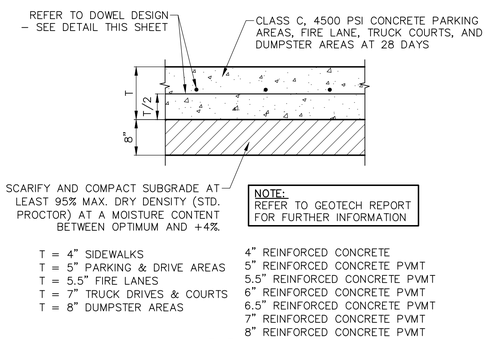
NOT TO SCALE



* READY–MIXED COLD–APPLIED JOINT SEALANT (EZ–7 OR APPROVED EQUAL)

10 PAVEMENT CONNECTION

NOT TO SCALE



T = 4" SIDEWALKS
T = 5" PARKING & DRIVE AREAS
T = 5.5" FIRE LANES
T = 7" TRUCK DRIVES & COURTS
T = 8" DUMPSTER AREAS

4" REINFORCED CONCRETE
5" REINFORCED CONCRETE PVMT
5.5" REINFORCED CONCRETE PVMT
6" REINFORCED CONCRETE PVMT
6.5" REINFORCED CONCRETE PVMT
7" REINFORCED CONCRETE PVMT
8" REINFORCED CONCRETE PVMT

11 CONCRETE PAVEMENT SECTION

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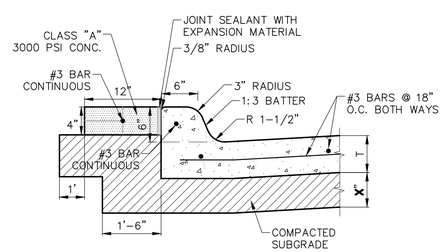

12 6" INTEGRAL CURB WITH 12" ROLL GUARD

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TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

PAVEMENT DETAILS 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

68
SHEET 68 OF 81

#26–53646

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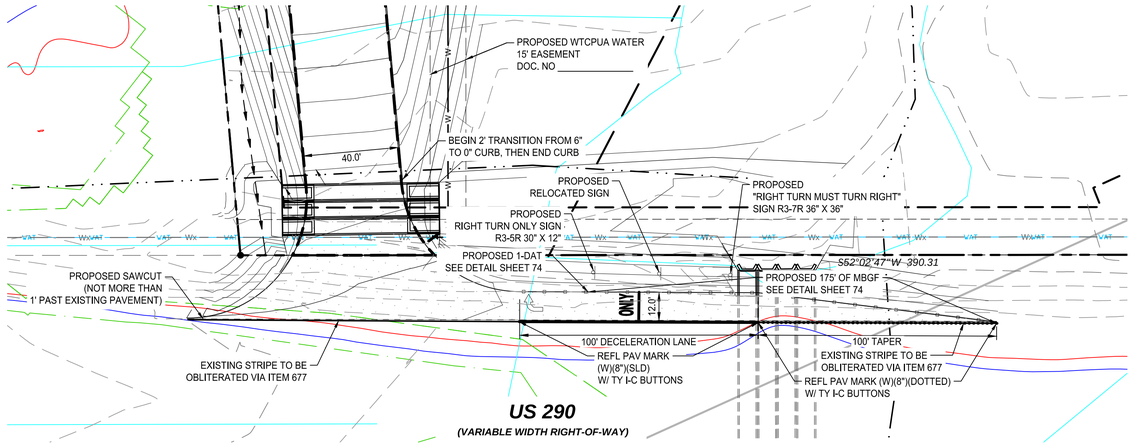
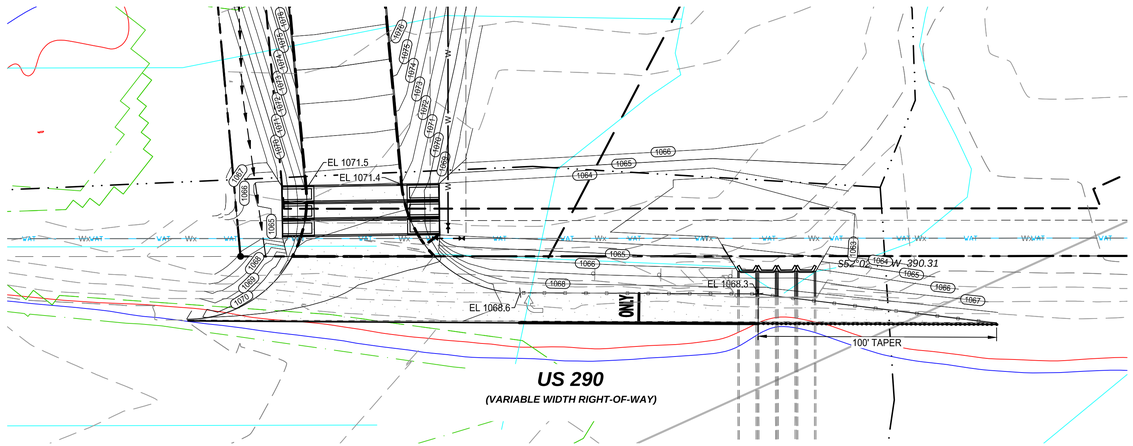


TXDOT DRIVEWAY DIMENSIONAL AND STRIPING PLAN



TXDOT DRIVEWAY GRADING PLAN

0 15 30 60 90

GRAPHIC SCALE IN FEET
1"=30'

LEGEND

- OVERHEAD ELECTRIC LINE
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- SAWCUT
- EXISTING STRIPING
- PROPOSED STRIPING
- PROPOSED LOT LINES
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- CREEK CENTERLINE AND BUFFER
- ASPHALT PAVEMENT SECTION

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AUSTIN UNIFIED DEVELOPMENT CODE.
2. NOTIFY SHANE BROWN AT (512) 930-6011 48 HOURS PRIOR TO BEGINNING LANE CLOSURE. CLOSURE HOURS SHALL BE 9:00 AM - 4:00 PM MONDAY THROUGH FRIDAY.
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC. NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
5. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
6. THE CONTRACTOR SHALL GIVE THE CITY OF AUSTIN 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 512-974-2200.
7. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING AT THE CONTRACTORS OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
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9. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS.
10. THE AUSTIN CITY COUNCIL SHALL NOT BE PETITION FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
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12. PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
13. TRANSITIONS BETWEEN CURBS OF DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20-FOOT LENGTH OR AS APPROVED BY THE ENGINEER
14. SAWCUT 12" INTO EXISTING PAVEMENT AND MATCH EXISTING GRADE ALONG LENGTH OF ACCESS DRIVEWAY.
15. REFER TO ASPHALT PAVEMENT DETAIL FOR PROPOSED RIGHT TURN LANE.
16. ALL STRIPING SHOULD BE TY I 90 MIL THICKNESS
17. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.
18. ANY METHODS, STREET MARKING AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITION.
19. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITIONS.
20. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT AR AS FOLLOWS:

BM# 1 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHWEST ± 72' FROM A WOOD SHED, NORTHWEST ± 80' FROM A POWER POLE, AND NORTHWEST ± 148' FROM A WATER TANK.
NORTHING SURFACE: 10,052,689.64
EASTING SURFACE: 3,046,597.83
ELEVATION: 1,095.89

BM# 2 5/8-INCH IRON ROD WITH PINK CONTROL CAP SET IN NATURAL GROUND, NORTHEAST ± 5' FROM A FENCE, SOUTH ± 45' FROM A BRICK MAILBOX, AND NORTHWEST 40' FROM A SPEED LIMIT 45 TRAFFIC SIGN.
NORTHING SURFACE: 10,053,525.45
EASTING SURFACE: 3,046,098.25
ELEVATION: 1,115.44

BM# 3 ALUMINUM DISK STAMPED "WESTWOOD PROFESSIONAL SERVICES SURVEY CONTROL" SET IN NATURAL GROUND, NEAR A BARB WIRE FENCE, SOUTHWEST ± 1' FROM A BARB WIRE FENCE, NORTH ± 5' FROM A VAULT, AND NORTHWEST ± 72' FROM A POWER POLE.
NORTHING SURFACE: 10,051,650.54
EASTING SURFACE: 3,046,080.25
ELEVATION: 1,068.84

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
TXDOT DRIVEWAY SHEET

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

69
SHEET 69 OF 72

#26-53646

Last Saved by: LMyers
Last Saved: 3/11/2026 4:08 PM
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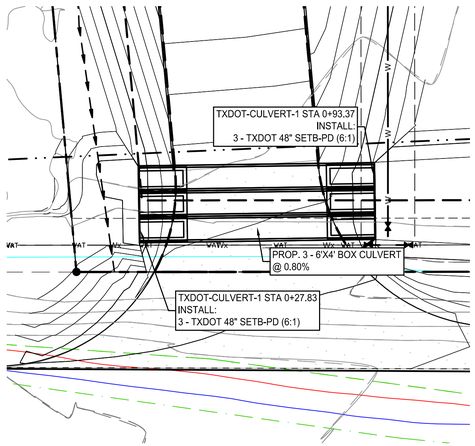
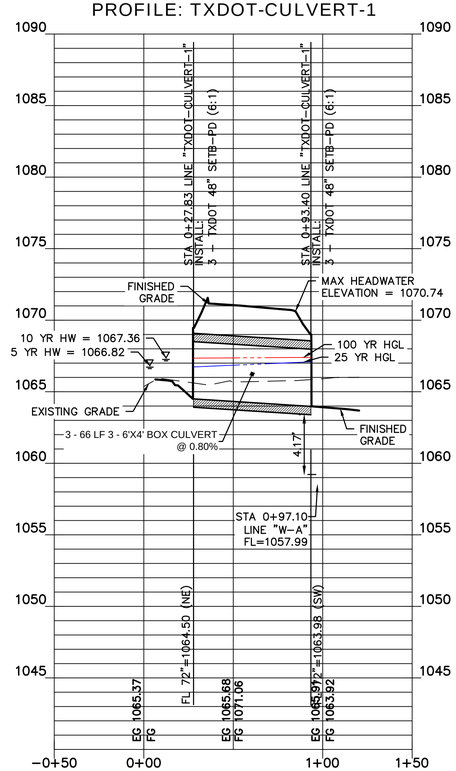


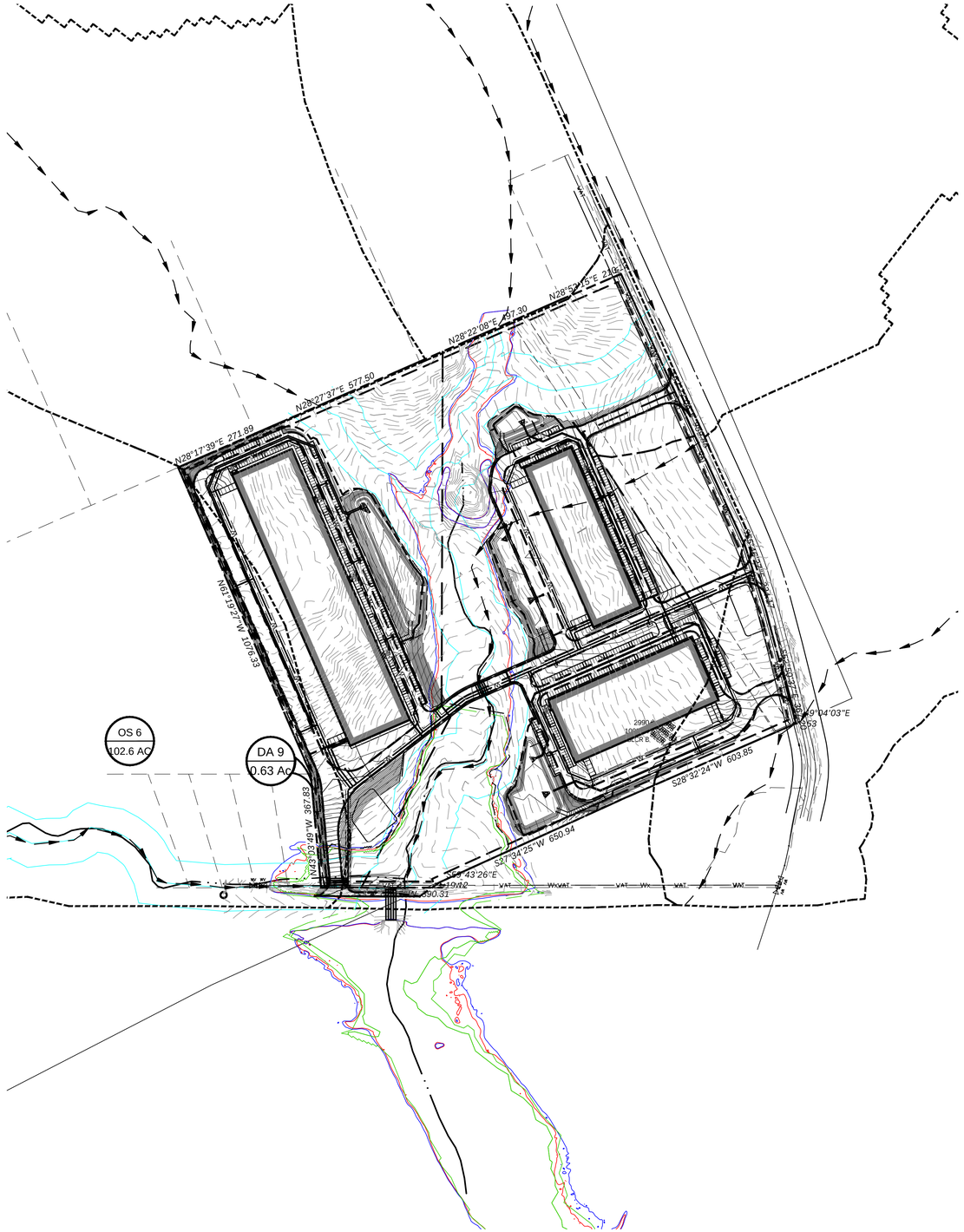
TXDOT DRIVEWAY CULVERT PLAN

SCALE: 1"=20'



TXDOT DRIVEWAY CULVERT PROFILE

SCALE: 1"=40' ; V 1"=5'



TXDOT DRIVEWAY DRAINAGE PLAN

SCALE: 1"=200'

0 100 200 400 600

GRAPHIC SCALE IN FEET

1"=200'

LEGEND

- OVERHEAD ELECTRIC LINE
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- SAWCUT
- EXISTING STRIPING
- PROPOSED STRIPING
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- FEMA FLOODPLAIN
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NORTHING SURFACE: 10,052,689.64
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ELEVATION: 1,095.89

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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

TXDOT DRIVEWAY CONNECTION CULVERTS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

70
SHEET 70 OF 81

#26-53646

Last Saved by: LMyers
Last Saved: 3/11/2026 4:08 PM
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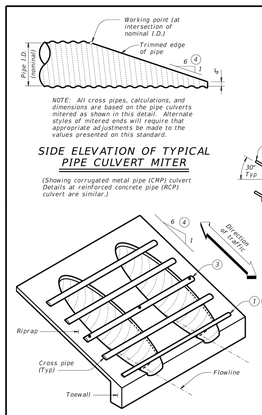
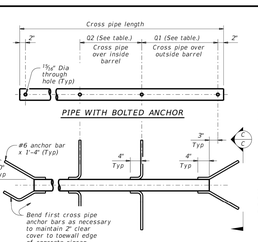


NOTE: All cross pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require the appropriate adjustments be made to the values presented on this standard.

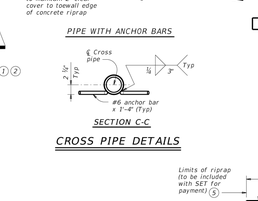
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert Details at reinforced concrete pipe (RCP) culvert are similar.)

ISOMETRIC VIEW OF TYPICAL INSTALLATION



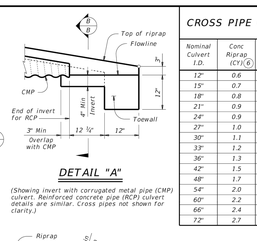
PIPE WITH BOLTED ANCHOR



PIPE WITH ANCHOR BARS

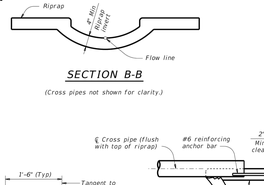
SECTION C-C

CROSS PIPE DETAILS



DETAIL "A"

(Showing invert with corrugated metal pipe (CMP) culvert. Reinforced concrete pipe (RCP) culvert details are similar. Cross pipes not shown for clarity.)



SECTION B-B

(Cross pipes not shown for clarity.)

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES (2)

Nominal Culvert I.D.	Conc Riprap (CY) (6)	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0' - 9"	N/A	2' - 1"	1' - 9"	3 or more pipe culverts	3" Std (3.500" O.D.)
15"	0.7	0' - 11"	N/A	2' - 5"	2' - 2"		
18"	0.8	1' - 2"	N/A	2' - 10"	2' - 8"		
21"	0.9	1' - 4"	N/A	3' - 2"	3' - 1"		
24"	0.9	1' - 7"	N/A	3' - 6"	3' - 7"		
27"	1.0	1' - 8"	N/A	3' - 10"	3' - 11"	3 or more pipe culverts	3 1/2" Std (4.000" O.D.)
30"	1.1	1' - 10"	N/A	4' - 2"	4' - 4"	2 or more pipe culverts	
33"	1.2	1' - 11"	4' - 2"	4' - 5"	4' - 8"	All pipe culverts	4" Std (4.500" O.D.)
36"	1.3	2' - 1"	4' - 5"	4' - 9"	5' - 1"		
42"	1.5	2' - 4"	4' - 11"	5' - 5"	5' - 10"	All pipe culverts	5" Std (5.563" O.D.)
48"	1.7	2' - 7"	5' - 5"	6' - 0"	6' - 7"		
54"	2.0	3' - 0"	5' - 11"	6' - 9"	7' - 6"		
60"	2.2	3' - 3"	6' - 5"	7' - 4"	8' - 3"		
66"	2.4	3' - 3"	6' - 11"	7' - 10"	8' - 9"		
72"	2.7	3' - 4"	7' - 5"	8' - 5"	9' - 4"		

(1) The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.

(2) Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1/#2" standard pipe (4" O.D.) for the first bottom pipe.

(3) Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.

(4) Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.

(5) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap."

(6) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B), or API 5L/5L2.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

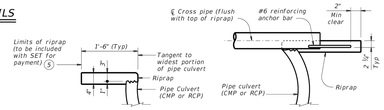
GENERAL NOTES:

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

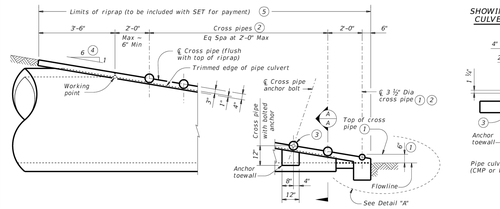
Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap."

Payment for riprap and toewall is included in the Price Bid for each Safety Treatment.



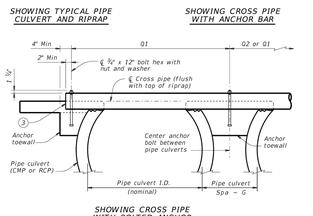
SHOWING TYPICAL PIPE CULVERT AND RIPRAP

SHOWING CROSS PIPE WITH ANCHOR BAR



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details at corrugated metal pipe (CMP) culvert are similar.)



SHOWING CROSS PIPE WITH BOLTED ANCHOR

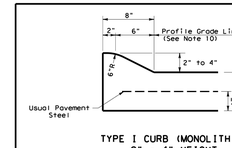
SECTION A-A

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

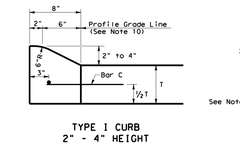
DATE:
FILE:

Texas Department of Transportation	Bridge Division Standard
SAFETY END TREATMENT FOR 12" DIA TO 72" DIA PIPE CULVERTS TYPE II ~ PARALLEL DRAINAGE SETP-PD	

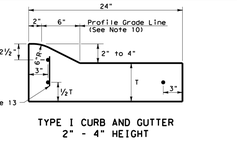
FILE: CD-SETEPD-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.



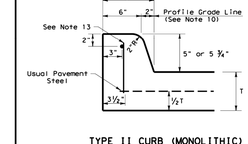
TYPE I CURB (MONOLITHIC) 2" - 4" HEIGHT



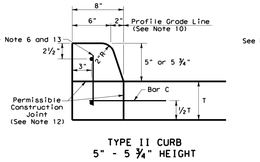
TYPE I CURB 2" - 4" HEIGHT



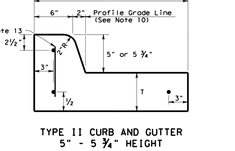
TYPE I CURB AND GUTTER 2" - 4" HEIGHT



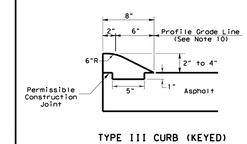
TYPE II CURB (MONOLITHIC) 5" - 5 3/4" HEIGHT



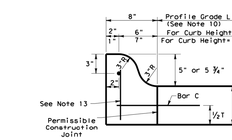
TYPE II CURB 5" - 5 3/4" HEIGHT



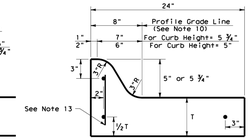
TYPE II CURB AND GUTTER 5" - 5 3/4" HEIGHT



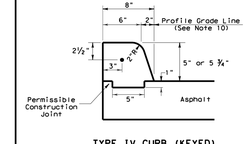
TYPE III CURB (KEYED) 2" - 4" HEIGHT



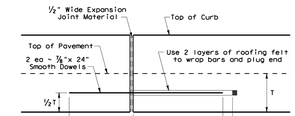
TYPE IIa CURB 5" - 5 3/4" HEIGHT



TYPE IIa CURB AND GUTTER 5" - 5 3/4" HEIGHT

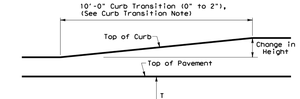


TYPE IV CURB (KEYED) 5" - 5 3/4" HEIGHT



EXPANSION JOINT DETAIL

CURB TRANSITION NOTE:
Field conditions may require a longer or shorter transition, and shall be shown elsewhere in the plans, or as directed by the Engineer.



CURB TRANSITION

Note: To be paid for as Highest Curb

GENERAL NOTES

1. All materials and construction shall be in accordance with Item 529, "Concrete Curb, Gutter, and Combined Curb and Gutter."
2. Concrete shall be Class A.
3. When reinforcing bars are used, they shall be No.4 unless otherwise shown. The use of fiber reinforced concrete in lieu of reinforcing steel is acceptable. Use fibers meeting the requirements of DMS 4550, "Fibers for Concrete," and dose fibers in accordance with Material Producers List (MPL) "Fibers for Class A and B Concrete Applications."
4. Round exposed sharp edges with a rounding tool, to a minimum radius of 1/4 inch.
5. All existing curbs and driveways to be removed shall be sawed or removed at existing joints.
6. Where concrete curb is to be placed on existing concrete pavement, Bar B may be drilled and grouted in place, or may be inserted into fresh concrete.
7. Expansion and contraction joints shall be constructed to match pavement joints in all curbs and curb and gutter adjacent to jointed concrete pavement. Where placement of curb or curb and gutter is not adjacent to concrete pavement, expansion joints shall be provided at structures, curb returns at streets, and at locations directed by the Engineer.
8. Vertical and horizontal dowel bars and transverse reinforcing bars shall be placed at four feet C-C.
9. Dimension 'T' shown is the thickness of concrete pavement. When curb is installed adjacent to flexible pavement dimension 'T' is 8" maximum.
10. Usual profile grade line. Refer to typical sections and plan-profile sheets for exact locations.
11. One-half inch expansion joint material shall be provided where curb or curb and gutter is adjacent to sidewalk or riprap.
12. When horizontal permissible construction joints are used, the longitudinal pavement steel shall be placed in accordance with pavement details shown elsewhere in the plans. Reinforcing steel for curb section shall then conform to that required for concrete curb.
13. Bar B placement as needed (typically at four ft. C-C) to support curb reinforcing steel during concrete placement.



BAR B

BAR C

Texas Department of Transportation	Design Division Standard
CONCRETE CURB AND CURB AND GUTTER CCCG-22	

FILE: cccg22.dgn	DN: TXDOT	CK: AN	DW: CS	CK: KM
©TxDOT JUNE 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

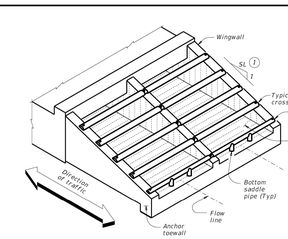
FITZHUGH 290 W

TXDOT DRIVEWAY DETAILS 1 OF 5



TYPICAL WINGWALL ELEVATION

(Cross pipes not shown for clarity.)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing bolted anchor option.)

WING DIMENSION CALCULATIONS:

Hw = H + T + C - 0.250'
Lw = (Hw - 0.250') (SL)

For cast-in-place culverts:
Atw = (N) (S) + (N + 1) (U)

For precast culverts:
Atw = (N) (2U + S) + (N - 1) (0.500')

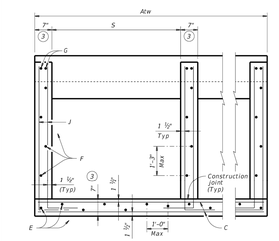
Total Wingwall Area (SF)
= (0.5) (Hw + 0.250') (Lw) (N - 1)

Total Concrete Volume (CY)
= [(Wingwall Area) (0.583') + (Lw) (Atw) (0.583') + (Atw) (1.000')] (1.167 - 0.583)] ÷ (27)

Total Reinforcing (LB)
= (1.551 (Lw) (Atw) + (4.43) (Atw) + (K) (Hw) (N + 1)) r(Lw)

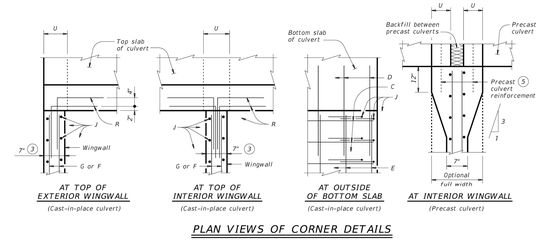
C = Height of curb above top of top slab (feet)
Hw = Height of wingwall (feet)
K = Constant value for use in formulas
Slope SLC1
6:1 10.41
Atw = Anchor toewall length (feet)
Lw = Length of wingwall (feet)
N = Number of culvert barrels
SLC1 = Side slope ratio (horizontal : 1 vertical)

See applicable box culvert standard for H, S, T, and U values.



SECTION A-A

(Showing typical wingwall and wing slab reinforcing. Pipe runners not shown for clarity.)



AT TOP OF EXTERIOR WINGWALL (Cast-in-place culvert)

AT TOP OF INTERIOR WINGWALL (Cast-in-place culvert)

AT OUTSIDE OF BOTTOM SLAB (Cast-in-place culvert)

AT INTERIOR WINGWALL (Precast culvert)

PLAN VIEWS OF CORNER DETAILS

MATERIAL NOTES:

Provide Grade 60 reinforcing steel.

Provide galvanized reinforcing steel if required elsewhere in the plans.

Adjust reinforcing as necessary to provide a minimum clear cover of 1½".

Provide Class "C" concrete (f'c = 3,600 psi).

Provide pipe runners, cross pipes, and anchor pipes meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B or API 5L/5L2.

Provide ASTM A307 bolts.

Galvanize all steel components, except the concrete reinforcing, unless required elsewhere in the plans, after fabrication.

Repair galvanizing damaged during transport or construction in accordance with Item 445, "Galvanizing."

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

The safety end treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

The quantities for concrete, reinforcing steel, and cross pipes resulting from the formulas given herein are for Contractor's information only.

See the Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.

Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the safety end treatments.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

(1) Provide 6:1 or flatter slope.

(2) 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to Extended Curb Details the Extended Curb Details (ECD) standard sheet.

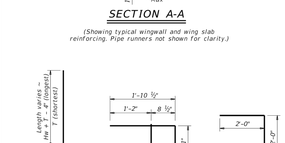
(3) Wingwall and slab thicknesses may be the same as the adjacent culvert wall and slab thicknesses (7" Minimum). If thicknesses greater than the minimum (7") are used, no changes will be made in quantities and no additional compensation will be allowed.

(4) For vehicle safety, reduce height, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

(5) For culverts with C = 0', the precast culvert reinforcing may extend 1'-0" minimum into wingwall. Wingwall bars D and R may be omitted. Otherwise, refer to the Wingwall Connection detail on the Box Culvert Precast Miscellaneous Details (SCP-MD) standard sheet.

TABLE OF REINFORCING BAR SIZES AND SPACING

Bar	Size	Spacing
C	#4	10" Max
D	#4	Match F and E
E	#4	1'- 0" Max
F	#4	1'- 3" Max
G	#6	As shown
J	#4	10" Max
K	#4	1'- 0" Max
R	#4	As shown

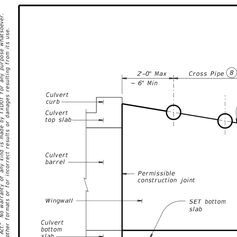


BARS J BARS K (Length = 4'-3") BARS R

Texas Department of Transportation	Bridge Division Standard
SAFETY END TREATMENT FOR BOX CULVERTS TYPE I ~ PARALLEL DRAINAGE SETP-PD	

SHEET 1 OF 2

FILE: CD-SETBPD-22.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS 06-2022 ~ Wing dimensions	DIST	COUNTY		SHEET NO.



OPTIONAL ANCHOR BAR DETAILS

REQUIRED PIPE SIZES (8)		
Culvert Span Sizes	Cross Pipe Size	Sleeve Pipe Size (9)
First Pipe	3 1/2" STD	2 1/2" STD
30" to 42"	4" STD	3" STD
48" to 72"	5" STD	4" STD
78" to 120"	6" STD	5" STD

STANDARD PIPE SIZES		
Pipe Size	Pipe O.D.	Pipe I.D.
2 1/2" STD	2.875"	2.469"
3" STD	3.500"	3.068"
3 1/2" STD	4.000"	3.548"
4" STD	4.500"	4.026"
5" STD	5.563"	5.047"
6" STD	6.625"	6.065"

(6) The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe at no more than 6" above the flow line.

(7) Always install the third cross pipe from the bottom of the culvert using a bolted connection. Take care to ensure that concrete does not flow into this cross pipe so as to permit disassembly of the bolted connection to allow cleanout access.

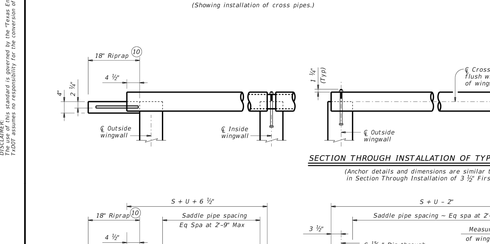
(8) Provide cross pipes and sleeve pipes (if required) as shown in the Required Pipe Sizes table. Provide 3 1/#2" saddle pipes for the 3 1/#2" first cross pipe.

(9) At Contractor's option, make the cross pipe continuous across the inside wingwalls. If this option is selected, omit the sleeve pipe and make a 15/#16" diameter throughhole in the cross pipe to accept the anchor bolt at the centerline of each interior wingwall.

(10) Provide riprap when using the Optional Anchor Bar details. Riprap is included in the bid price for Safety End Treatment. Provide riprap in accordance with Item 432, "Riprap."

TYPICAL WINGWALL INSIDE ELEVATION

(Showing installation of cross pipes.)



SECTION THROUGH INSTALLATION OF TYPICAL FULL CROSS PIPE

(Anchor details and dimensions are similar to those shown below in Section Through Installation of 3 1/2" First Cross Pipe detail.)

SECTION THROUGH INSTALLATION OF 3 1/2" FIRST CROSS PIPE

OUTSIDE CULVERT BARREL WITH OPTIONAL ANCHOR BARS & RIPRAP

OUTSIDE CULVERT BARREL WITH BOLTED ANCHOR

INSIDE CULVERT BARREL

CROSS PIPE INSTALLATION DETAILS

SLEEVE PIPE DETAILS (9)



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DATE:
FILE:

Texas Department of Transportation	Bridge Division Standard
SAFETY END TREATMENT FOR BOX CULVERTS (MAXIMUM Hw = 7'-0") TYPE I ~ PARALLEL DRAINAGE SETP-PD	

SHEET 2 OF 2

FILE: CD-SETBPD-22.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS 06-2022 ~ Wing dimensions	DIST	COUNTY		SHEET NO.

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

71
SHEET 71 OF 72

#26-53646

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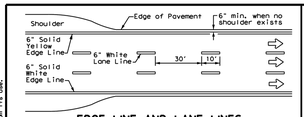
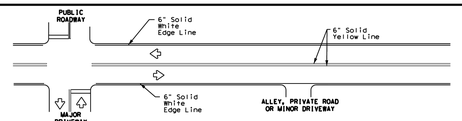
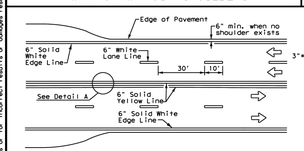
EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS

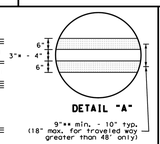


TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



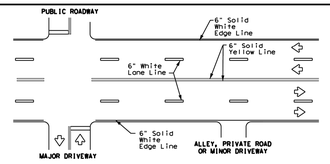
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



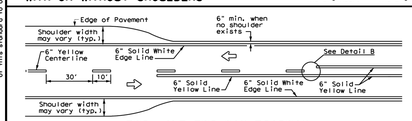


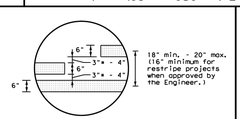
* 2" minimum for restripe projects when approved by the Engineer.
** 8" minimum for restripe projects when approved by the Engineer.

TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS

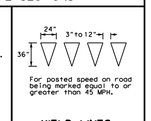


TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

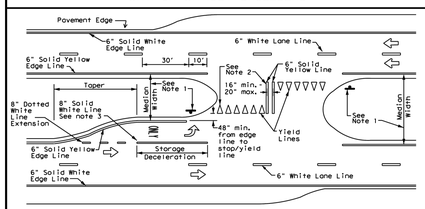




* 2" minimum for restripe projects when approved by the Engineer.



FOUR LANE DIVIDED ROADWAY CROSSOVERS



NOTES

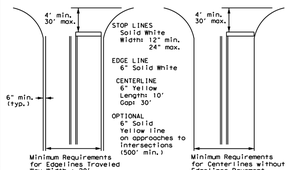
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

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

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



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation — Traffic Safety Division Standard

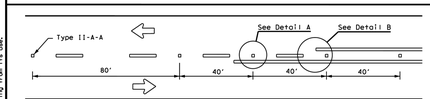
TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

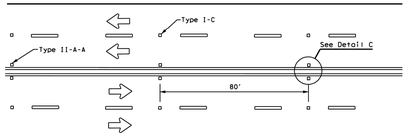
FILE:	pm1-22.dgn	DN:	CK:	DW:	CK:
©TxDOT	December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS					
11-78	8-00 6-20				
8-95	3-03 12-22	DIST	COUNTY		SHEET NO.
5-00	2-12				

268

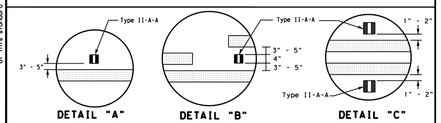
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

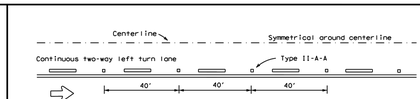


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

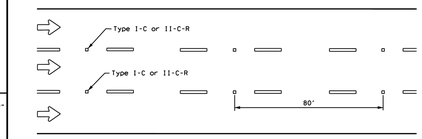


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





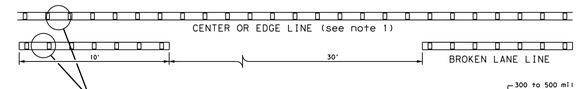
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

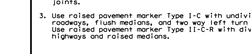
Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS



A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTES

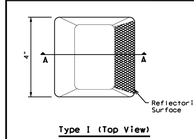
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements, the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians, and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

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

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



RAISED PAVEMENT MARKERS

Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS

PM(2)-22

FILE:	pm2-22.dgn	DN:	CK:	DW:	CK:
©TxDOT	December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS					
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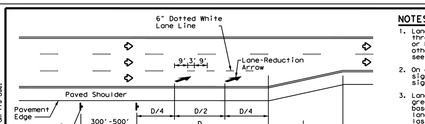
5-00	2-12 12-22	DIST	COUNTY		SHEET NO.

268

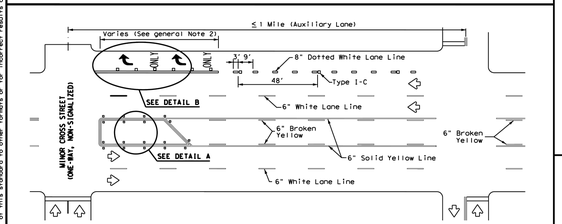


LANE REDUCTION

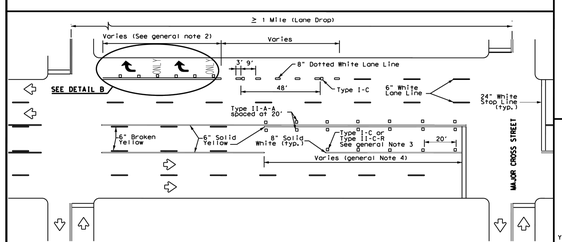
NOTES

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

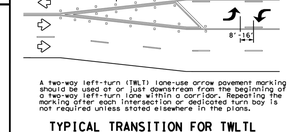
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L = \frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	
50 MPH	885	L=WS
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	



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

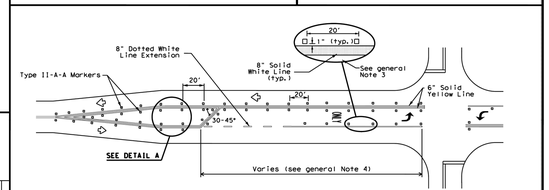


TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP

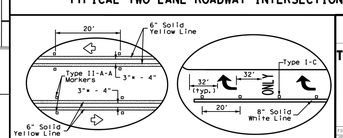


A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



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

GENERAL NOTES

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

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

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

Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-22

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4-98	3-03 6-20				
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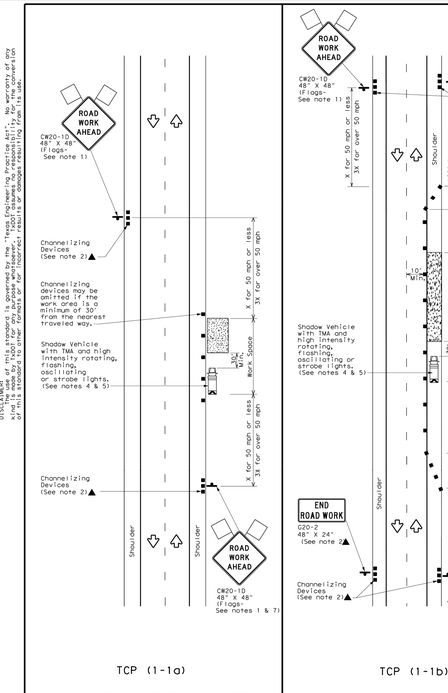
8-00	2-12	DIST	COUNTY		SHEET NO.

268



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

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

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

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

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1)for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-18

FILE:	tcp1-1-18.dgn	DN:	CK:	DW:	CK:
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REVISIONS					
2-94	4-98				
8-95	2-12				
1-97	2-18	DIST	COUNTY		SHEET NO.

151

NOTE:
ALL CHANGES TO THE TRAFFIC CONTROL PLAN MUST BE APPROVED AND DOCUMENTED BY THE SEALING ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

TXDOT DRIVEWAY DETAILS 2 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED PROFESSIONAL ENGINEER — 12/19/2025

72
SHEET 72 OF 72

#26-53646

Last Saved by: LMyers
Last Saved: 3/11/2026 4:08 PM
Plotted: Mar 11, 2026 - 4:08 PM
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PK-0060251.00-C-TXDOT.DWG

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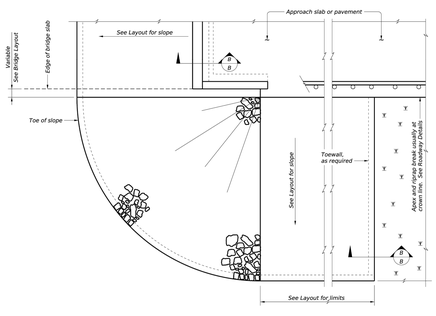
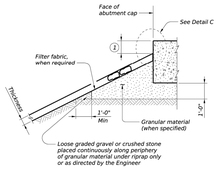


PLAN



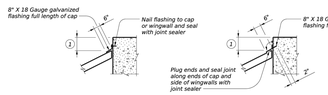
SECTION A-A AT CAP



SECTION B-B

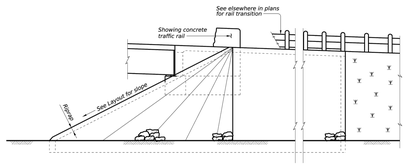
Provide toewall when shoulder drain is located adjacent to limits of stone riprap. Omit toewall when thickness of protection riprap is greater than 18".

(1) Top of cap to top of riprap dimension varies as directed by the Engineer. Provide 9" Min for beams/slab type bridges and 1'-6" for slab span, box beam, or slab beam bridges.



CAP OPTION A **CAP OPTION B**

DETAIL C



ELEVATION

GENERAL NOTES:
Refer to Item 432, "Riprap" for stone size and gradation, and construction details. See Layout for limits and thickness of riprap specified.
See elsewhere in plans for locations and details of shoulder drains.

SHEET 1 OF 2

Texas Department of Transportation | Bridge Division Standard

STONE RIPRAP

SRR

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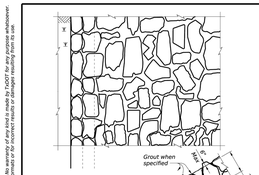


FIGURE 1 – TYPE R STONE RIPRAP
Dry or grouted

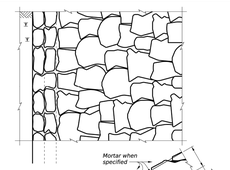


FIGURE 2 – TYPE F STONE RIPRAP
Dry or mortared

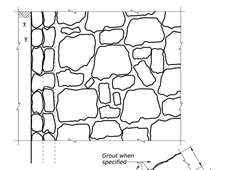
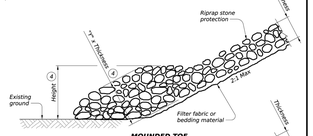
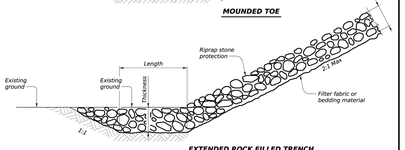


FIGURE 3 – TYPE F STONE RIPRAP
Grouted

(2) Provide bedding material instead of filter fabric if shown elsewhere in plans. See Layout for thickness of bedding material.
(3) Minimum toe depth is 2 times the riprap thickness (typical) or as shown elsewhere in the plans.
(4) "Y" and Height need to be defined. See layout or detail sheet for values if this option is used.
(5) List Stone Protection as size (XX inch) and thickness (YY inch) on the layout.
Example: Riprap (Stone Protection) XX inch, Thickness = YY inch.



MOUNDED TOE



EXTENDED ROCK FILLED TRENCH

PROTECTION STONE RIPRAP TOE OPTIONS (5)

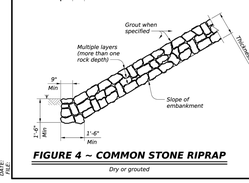


FIGURE 4 – COMMON STONE RIPRAP
Dry or grouted

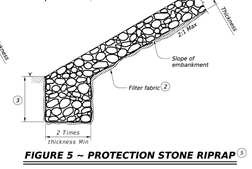


FIGURE 5 – PROTECTION STONE RIPRAP (5)

SHEET 2 OF 2

Texas Department of Transportation | Bridge Division Standard

STONE RIPRAP

SRR

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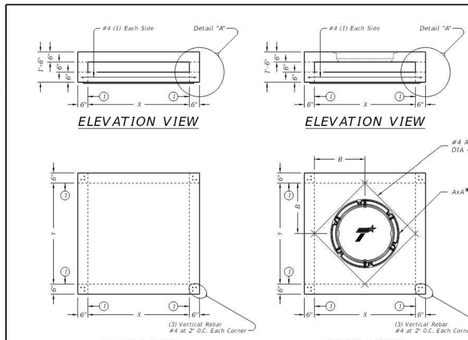


ELEVATION VIEW | ELEVATION VIEW | ELEVATION VIEW | ELEVATION VIEW

PLAN VIEW — NO OPENINGS — STYLE 'SL'
PLAN VIEW — 32" DIA CAST-IN RING & COVER — STYLE 'RC'
PLAN VIEW — 32" DIA CAST-IN RING & GRATE — STYLE 'RG'
PLAN VIEW — CAST-IN FRAME & GRATE — STYLE 'FG'

(2) Matches inside face of wall of precast base or riser below inlet.

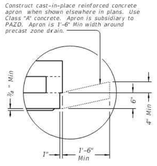
Style	Size (X x Y)	A x A*	B x B	Short Span Reinf Steel Area	Long Span Reinf Steel Area
SL	3'x3'	n/a	n/a	0.37 in²/ft	0.37 in²/ft
RC,RG	3'x3'	32" Dia	1.5'x1.5'	0.37 in²/ft	0.37 in²/ft
FG	3'x3'	3'x3'	1.5'x1.5'	0.37 in²/ft	0.37 in²/ft
SL	4'x4'	n/a	n/a	0.24 in²/ft	0.24 in²/ft
RC,RG	4'x4'	32" Dia	2'x2'	0.24 in²/ft	0.24 in²/ft
FG	4'x4'	3'x3'	2'x2'	0.24 in²/ft	0.24 in²/ft
FG	4'x4'	4'x4'	2'x2'	0.24 in²/ft	0.24 in²/ft
SL	5'x5'	n/a	n/a	0.43 in²/ft	0.43 in²/ft
RC,RG	5'x5'	32" Dia	2.5'x2.5'	0.68 in²/ft	0.68 in²/ft
FG	5'x5'	3'x3'	2.5'x2.5'	0.43 in²/ft	0.43 in²/ft
FG	5'x5'	4'x4'	2.5'x2.5'	0.43 in²/ft	0.43 in²/ft

* Nominal frame/grate or ring/cover size.

FABRICATION NOTES:
1. Provide Class "H" concrete in accordance with Item 421 and having a minimum compressive strength of 5,000 psi.
2. Provide Grade 60 reinforcing steel or equivalent area of WWR.
3. Provide clear cover of 1" to reinforcing from bottom of slab for structural slab roadway. Place shortest reinforcing closest to surface.
4. No substitution is allowed for diagonal #4 bars around openings.
5. Design tongue and groove joints for full closure on both shoulders. Minimum spigot depth is ½".
6. Provide lifting devices in conformance with Manufacturer's recommendations.

INSTALLATION NOTES:
1. PAZD is for use in ditches and medians outside of the horizontal clearance (clear zone). Precast Area Zone Drain is not intended for direct traffic and may not be placed in roadway.
2. Seal tongue and groove joints with preformed or bulk mastic in conformance with Manufacturer's recommendations. Tongue and groove joints may be grouted no more than 1" between each section, or ½ the joint depth, whichever is greater.
3. Do not grout rubber gasket joints without Manufacturer's recommendation.

GENERAL NOTES:
1. Designed according to ASTM C913.
2. Payment for inlet is per Item 465, "Junction Boxes, Manholes, and Inlets" by type, style, size, and opening size (when applicable).



DETAIL "A"
(Reinforcing not shown for clarity)
When an apron is to be cast around PAZD, use detail above to create an apron ledge on all 4 sides.

Texas Department of Transportation | Bridge Division Standard

PRECAST AREA ZONE DRAIN

PAZD

FILE: CD-PAZD-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS	DIST	COUNTY		SHEET NO.

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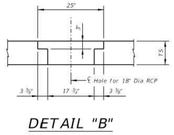
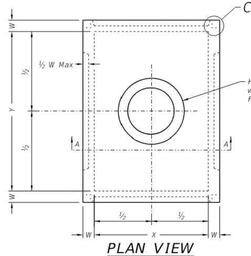
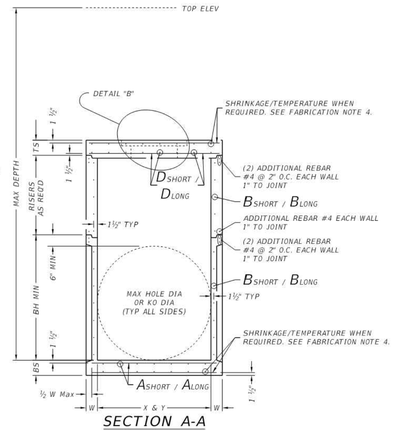


DETAIL "B"



PLAN VIEW



SECTION A-A

FABRICATION NOTES:
1. Provide Class "H" concrete in accordance with Item 421 and having a minimum compressive strength of 5,000 psi.
2. Provide Grade 60 reinforcing steel or equivalent area of WWR.
3. Provide typical clear cover of 1 ½" to reinforcing steel at interior or exterior walls.
4. Walls or slabs with a thickness of 8" or greater require shrinkage and temperature reinforcing steel. Provide #4 bars @ 2' O.C. each face.
5. No substitution is allowed for vertical and horizontal #4 bars in corners.
6. Manufacture base and risers to nearest 3" increment.
7. Design tongue and groove joints for full closure on both shoulders. Minimum spigot depth is ½".
8. Provide lifting devices in conformance with Manufacturer's recommendations.
9. See sheet PDD for sizes, dimensions, and reinforcing steel not shown.
10. Provide hole in below grade slab only when PJB is installed with inlet type PDD.

INSTALLATION NOTES:
1. Flowline grading to be provided by Contractor. Concrete or mortar used for invert is subsidiary to junction box.
2. Seal tongue and groove joints with preformed or bulk mastic in conformance with Manufacturer's recommendations. Tongue and groove joints may be grouted no more than 1" between each section, or ½ the joint depth, whichever is greater.
3. Do not grout rubber gasket joints without Manufacturer's recommendation.
4. For rigid pipe, cut hole in thin wall panel (KO) 4" Max, 2" Min larger than pipe OD.
5. For flexible pipe, consult bootlead Manufacturer's specification for placement tolerance and hole size. Center pipe in hole and install bootlead per Manufacturer's specification.

GENERAL NOTES:
1. Precast Junction Box consists of base slab, base unit, risers (as required), and below grade slab. See sheet PDD for sizes.
2. Designed according to ASTM C913.
3. Payment for junction box is per Item 465 "Junction Boxes, Manholes, and Inlets" by type and size.

Cover dimensions are clear dimensions, unless noted otherwise.



PIPE CONNECTION DETAIL
Connect pipes within 7° of normal to PJB wall. If necessary, use pipe elbow or curved approach alignment to stay within this limit.

HL93 LOADING

Texas Department of Transportation | Bridge Division Standard

PRECAST JUNCTION BOX

PJB

FILE: CD-PJB-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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NO.	DESCRIPTION	DATE	BY	APP DATE	APP

EXETER FITZHUGH LAND LP
TRAVIS COUNTY, TEXAS
FITZHUGH 290 W
TXDOT DRIVEWAY DETAILS 3 OF 5

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

73
SHEET 73 OF 72

#26-53646

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Last Saved: 3/11/2026 4:08 PM
Plotted: 3/11/2026 4:08:52 PM
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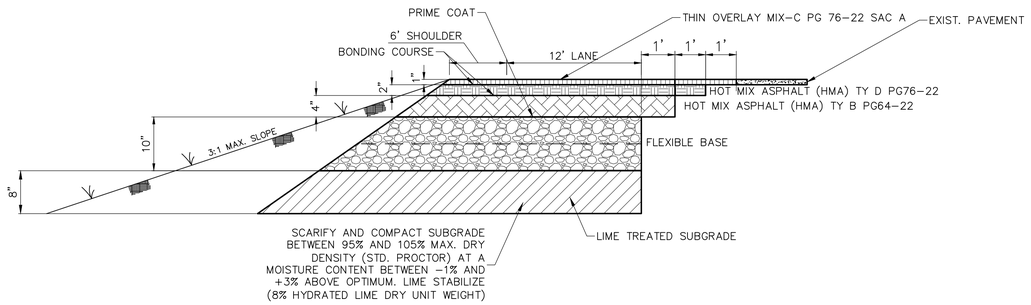

1 ASPHALT PAVEMENT SECTION

NOT TO SCALE

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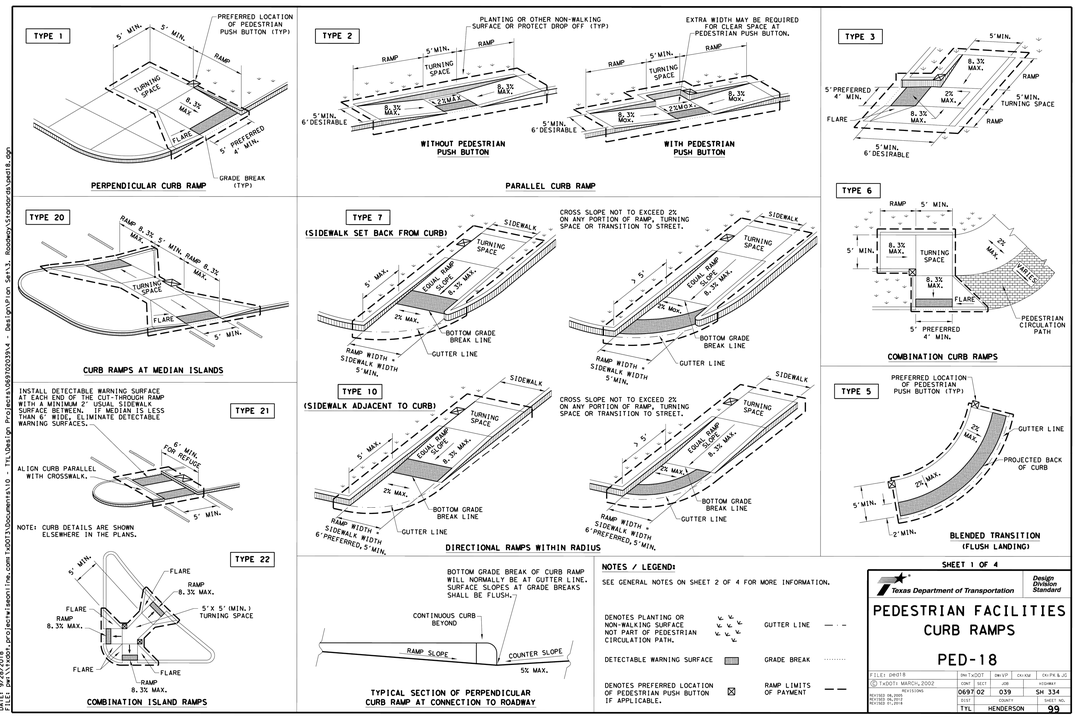
DATE: 9/28/2018
FILE: pw:\\txdot.projectsonline.com\txdot\Documents\10 - TYL\Shared Projects\0697\02\039\4 - Design\Design Set\5 Roadway\Standards\ped18_ped.dgn



NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAVEMENT

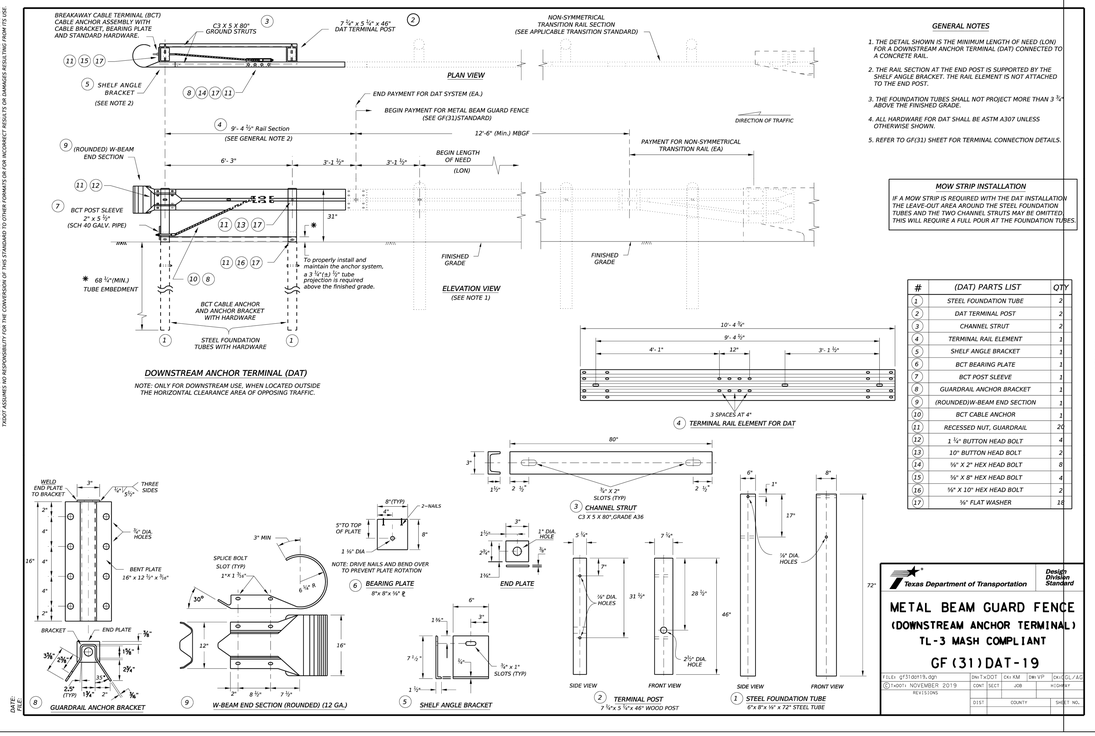
SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: KM	DW: VP	CK: PK & JG
©TxDOT: MARCH_2002	CONT	SECT	JOB	HIGHWAY
REVISED 08-2012	0697	02	039	SH 334
REVISED 06-2013	DIST	COUNTY		SHEET NO.
REVISED 11-2014	TYL	HENDERSON		99



#	(DAT) PARTS LIST	QTY
1	STEEL FOUNDATION TUBE	2
2	DAT TERMINAL POST	2
3	CHANNEL STRUT	2
4	TERMINAL RAIL ELEMENT	1
5	SHELF ANGLE BRACKET	1
6	BCT BEARING PLATE	1
7	BCT POST SLEEVE	1
8	GUARDRAIL ANCHOR BRACKET	1
9	(ROUNDED)W-BEAM END SECTION	1
10	BCT CABLE ANCHOR	1
11	RECESSED NUT, GUARDRAIL	20
12	1 1/4" BUTTON HEAD BOLT	4
13	10" BUTTON HEAD BOLT	2
14	1/2" X 2" HEX HEAD BOLT	8
15	1/2" X 8" HEX HEAD BOLT	4
16	1/2" X 10" HEX HEAD BOLT	2
17	1/2" FLAT WASHER	16

GENERAL NOTES

1. THE DETAIL SHOWN IS THE MINIMUM LENGTH OF NEED (LON) FOR A DOWNSTREAM ANCHOR TERMINAL (DAT) CONNECTED TO A CONCRETE RAIL.
2. THE RAIL SECTION AT THE END POST IS SUPPORTED BY THE SHELF ANGLE BRACKET. THE RAIL ELEMENT IS NOT ATTACHED TO THE END POST.
3. THE FOUNDATION TUBES SHALL NOT PROJECT MORE THAN 3 5/8" ABOVE THE FINISHED GRADE.
4. ALL HARDWARE FOR DAT SHALL BE ASTM A307 UNLESS OTHERWISE SHOWN.
5. REFER TO GF(31) SHEET FOR TERMINAL CONNECTION DETAILS.

MOW STRIP INSTALLATION

IF A MOW STRIP IS REQUIRED WITH THE DAT INSTALLATION THE LEAVE-OUT AREA AROUND THE STEEL FOUNDATION TUBES AND THE TWO CHANNEL STRUTS MAY BE OMITTED. THIS WILL REQUIRE A FULL POUR AT THE FOUNDATION TUBES.

Texas Department of Transportation | Design Division Standard

METAL BEAM GUARD FENCE (DOWNSTREAM ANCHOR TERMINAL) TL-3 MASH COMPLIANT

GF(31)DAT-19

FILE: gf31dat19.dgn	DN: TxDOT	CK: KM	DW: VP	CK: CL/AG
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REVISIONS	DIST	COUNTY		SHEET NO.

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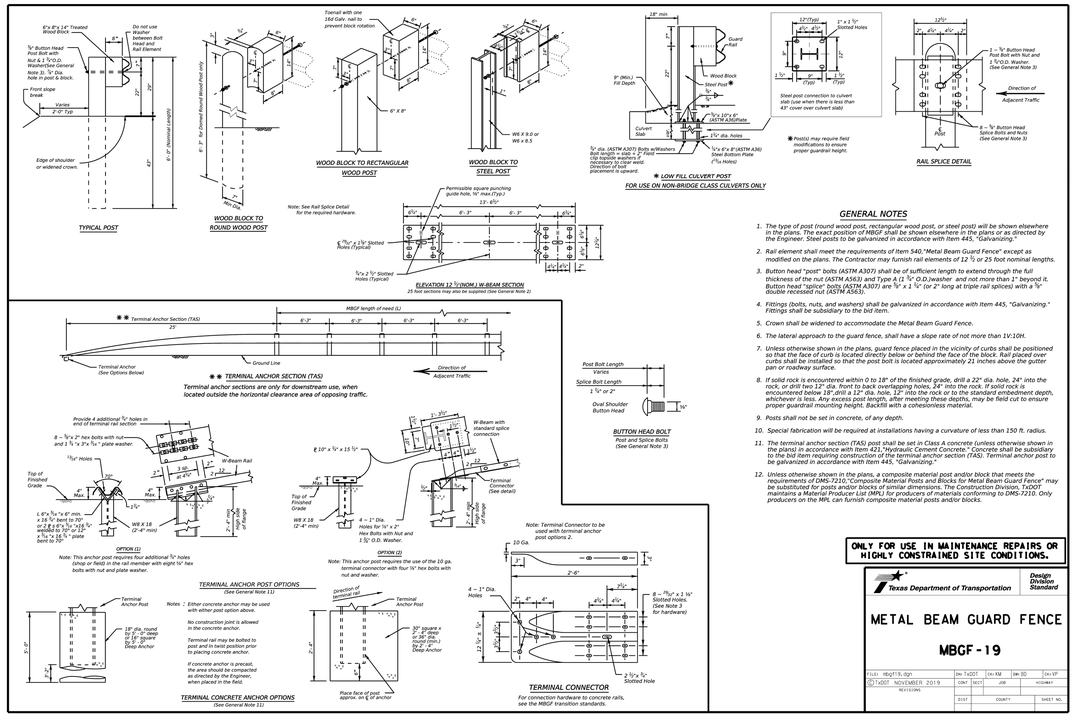

GENERAL NOTES

1. The type of post (round wood post, rectangular wood pcst, or steel post) will be shown elsewhere in the plans. The exact position of MBGF shall be shown elsewhere in the plans or as directed by the Engineer. Steel posts to be galvanized in accordance with Item 445, "Galvanizing."
2. Rail element shall meet the requirements of Item 540,"Metal Beam Guard Fence" except as modified on the plans. The Contractor may furnish rail elements of 12 1/2 or 25 foot nominal lengths.
3. Button head "post" bolts (ASTM A307) shall be of sufficient length to extend through the full thickness of the nut (ASTM A563) and Type A (1 5/16" O.D.)washer and not more than 1" beyond it. Button head "splice" bolts (ASTM A307) are 3/4" x 1 1/4" (or 2" long at triple rail splices) with a 3/4" double recessed nut (ASTM A563).
4. Fittings (bolts, nuts, and washers) shall be galvanized in accordance with Item 445, "Galvanizing." Fittings shall be subsidiary to the bid item.
5. Crown shall be widened to accommodate the Metal Beam Guard Fence.
6. The lateral approach to the guard fence, shall have a slope rate of not more than 1V:10H.
7. Unless otherwise shown in the plans, guard fence placed in the vicinity of curbs shall be positioned so that the face of curb is located directly below or behind the face of the block. Rail placed over curbs shall be installed so that the post bolt is located approximately 21 inches above the gutter pan or roadway surface.
8. If solid rock is encountered within 0 to 18" of the finished grade, drill a 22" dia. hole, 24" into the rock, or drill two 12" dia. front to back overlapping holes, 24" into the rock. If solid rock is encountered below 18",drill a 12" dia. hole, 12" into the rock or to the standard embedment depth, whichever is less. Any excess post length, after meeting these depths, may be field cut to ensure proper guardrail mounting height. Backfill with a cohesionless material.
9. Posts shall not be set in concrete, of any depth.
10. Special fabrication will be required at installations having a curvature of less than 150 ft. radius.
11. The terminal anchor section (TAS) post shall be set in Class A concrete (unless otherwise shown in the plans) in accordance with Item 421,"Hydraulic Cement Concrete." Concrete shall be subsidiary to the bid item requiring construction of the terminal anchor section (TAS). Terminal anchor post to be galvanized in accordance with Item 445, "Galvanizing."
12. Unless otherwise shown in the plans, a composite material post and/or block that meets the requirements of DMS-7210,"Composite Material Posts and Blocks for Metal Beam Guard Fence" may be substituted for posts and/or blocks of similar dimensions. The Construction Division, TxDOT maintains a Material Producer List (MPL) for producers of materials conforming to DMS-7210. Only producers on the MPL can furnish composite material posts and/or blocks.

ONLY FOR USE IN MAINTENANCE REPAIRS OR HIGHLY CONSTRAINED SITE CONDITIONS.

Texas Department of Transportation | Design Division Standard

METAL BEAM GUARD FENCE

MBGF-19

FILE: mbgf19.dgn	DN: TxDOT	CK: KM	DW: ED	CK: VP
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REVISIONS	DIST	COUNTY		SHEET NO.

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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

#26-53646

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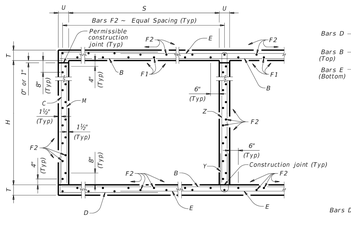
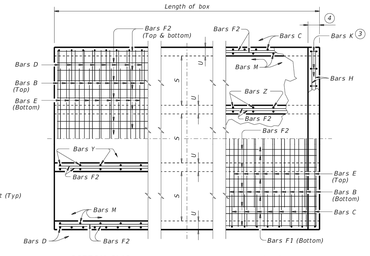
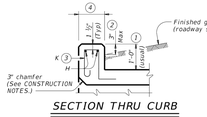


TYPICAL SECTION



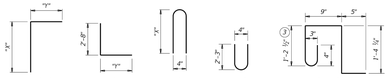
BOTTOM SLAB — PART PLANS — TOP SLAB



SECTION THRU CURB

TABLE OF BAR DIMENSIONS

H	"X"	"Y"
2'-0"	2'-7 ½"	4'-1"
3'-0"	3'-7 ½"	4'-1"
4'-0"	4'-7 ½"	4'-1"
5'-0"	5'-7 ½"	4'-1"
6'-0"	6'-7 ½"	4'-1"



BARS C — BARS D — BARS Z — BARS Y — BARS K (#4) (Spa = 1'-0" Max) (Length = 4'-2")

① 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Rail Anchorage Curb (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.

② For vehicle safety, the following requirements must be met:
- For structures without bridge rail, construct curbs no more than 3" above finished grade.
- For structures with bridge rail, construct curbs flush with finished grade.

Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

③ For curbs less than 1'-0" high, tilt Bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, Bars K may be omitted.

④ 1'-0" typical. 2'-3" when the Rail Anchorage Curb (RAC) standard sheet is referred to elsewhere in the plans.

The Contractor may replace Bars B, C, D, E, F1, F2, M, Y, and/or Z with deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064. The area of required reinforcement may be reduced by the ratio of 65 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes. The lap length required for WWR is never less than the lap length required for uncoated #4 bars.

Example conversion: Replacing No. 6 Gr 60 at 6" Spacing with WWR
Required WWR = (0.44 sq. in. per 0.5 ft.) x (60 ksi / 70 ksi) = 0.755 sq. in. per ft.
If D30.6 wire is used to meet the 0.755 sq. in. per ft. requirement in this example, the required spacing = (0.306 sq. in.) / (0.755 sq. in. per ft.) x (12 in. per ft.) = 4.86" Max spacing. Required lap length for the provided D30.6 wire is 2'-7" (the same minimum lap length required for uncoated #5 bars, as listed under MATERIAL NOTES).

CONSTRUCTION NOTES:
Do not use permanent forms.
Chamfer the bottom edge of the top slab 3" at the entrance.
Optionally, raise construction joints shown at the flow line by a maximum of 6". If this option is taken, Bars M may be cut off or raised, Bars C and D may be reversed, and Bars Y and Z may be reversed.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Provide Class C concrete (f'c = 3,600 psi) for culvert barrel and curb, with the following exceptions: provide Class S concrete (f'c = 4,000 psi) for top slabs of:
- culverts with overlay,
- culverts with 1-to-2 course surface treatment, or
- culverts with the top slab as the final riding surface.

Provide bar laps, where required, as follows:
- Uncoated or galvanized – #4 = 1'-8" Min
- Uncoated or galvanized – #5 = 2'-1" Min
- Uncoated or galvanized – #6 = 2'-6" Min

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications for the range of fill heights shown.
See the Multiple Box Culverts Cast-In-Place Miscellaneous Detail (MC-MD) standard sheet for details pertaining to skewed ends, angle sections, and lengthening.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING — SHEET 1 OF 2

Texas Department of Transportation — Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE
6'-0" SPAN
0' TO 16' FILL
MC-6-16

FILE: CD-MC616-20.dgn	DN: TxDOT	CK: BKP	DW: TxDOT	CK: TxDOT
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DATE:
FILE:

NUMBER OF SPANS

SECTION DIMENSIONS				BILLS OF REINFORCING STEEL (For Box Length = 40 feet)																														QUANTITIES				
				Bars B				Bars C & D						Bars E			Bars F1 ~ #4			Bars F2 ~ #4			Bars M ~ #4			Bars Y & Z ~ #4						Bars H 4 ~ #4		Bars K		Per Foot of Barrel		Curb		Total	
								Bars C			Bars D															Bars Y			Bars Z										
S	H	T	U	No.	Size	Spa	Length	Wt	No.	Size	Spa	Length	Wt	Length	Wt	No.	Size	Spa	Length	Wt	No.	Size	Spa	Length	Wt	No.	Size	Spa	Length	Wt	No.	Size	Spa	Length	Wt	No.	Wt	No.	Wt	Conc (CY)	Reinf (LB)	Conc (CY)	Reinf (LB)	Conc (CY)	Reinf (LB)
2	6'-0"	2'-0"	9"	7"	108	#6	9"	13'-6"	2,190	108	#5	9"	6'-8"	751	6'-9"	760	108	#6	9"	10'-2"	1,649	10	18"	39'-9"	396	44	18"	39'-9"	1,168	108	9"	2'-0"	144	54	9"	4'-9"	171	9'-5"	195	13'-6"	36	30	84	0.894	182.4	1.0	120	36.8	7,414
3	6'-0"	2'-0"	9"	7"	108	#6	9"	20'-1"	3,258	108	#5	9"	6'-8"	751	6'-9"	760	108	#6	9"	16'-9"	2,717	15	18"	39'-9"	398	63	18"	39'-9"	1,673	108	9"	2'-0"	144	108	9"	4'-9"	343	5'-5"	391	20'-1"	54	44	122	1.302	260.9	1.5	176	53.6	10,611
4	6'-0"	2'-0"	9"	7"	108	#6	9"	26'-8"	4,326	108	#5	9"	6'-8"	751	6'-9"	760	108	#6	9"	23'-4"	3,785	20	18"	39'-9"	531	82	18"	39'-9"	2,177	108	9"	2'-0"	144	162	9"	4'-9"	514	5'-5"	586	26'-8"	71	56	156	1.711	339.4	2.0	227	70.4	13,801
5	6'-0"	2'-0"	9"	7"	108	#6	9"	33'-3"	5,394	108	#5	9"	6'-8"	751	6'-9"	760	108	#6	9"	29'-11"	4,853	25	18"	39'-9"	664	101	18"	39'-9"	2,682	108	9"	2'-0"	144	216	9"	4'-9"	685	5'-5"	782	33'-3"	89	70	195	2.120	417.9	2.5	284	87.3	16,999
6	6'-0"	2'-0"	9"	7"	108	#6	9"	39'-10"	6,462	108	#5	9"	6'-8"	751	6'-9"	760	108	#6	9"	36'-6"	5,921	30	18"	39'-9"	797	120	18"	39'-9"	3,186	108	9"	2'-0"	144	270	9"	4'-9"	857	5'-5"	977	39'-10"	106	82	228	2.529	496.4	3.0	334	104.1	20,189
2	6'-0"	3'-0"	9"	7"	108	#6	9"	13'-6"	2,190	108	#5	9"	7'-8"	864	6'-9"	760	108	#6	9"	10'-2"	1,649	10	18"	39'-9"	266	50	18"	39'-9"	1,328	108	9"	2'-0"	144	54	9"	4'-9"	171	7'-5"	268	13'-6"	36	30	84	0.958	192.8	1.0	120	39.3	7,832
3	6'-0"	3'-0"	9"	7"	108	#6	9"	20'-1"	3,258	108	#5	9"	7'-8"	864	6'-9"	760	108	#6	9"	16'-9"	2,717	15	18"	39'-9"	398	71	18"	39'-9"	1,885	108	9"	3'-0"	216	108	9"	4'-9"	343	7'-5"	535	20'-1"	54	44	122	1.389	274.4	1.5	176	57.1	11,152
4	6'-0"	3'-0"	9"	7"	108	#6	9"	26'-8"	4,326	108	#5	9"	7'-8"	864	6'-9"	760	108	#6	9"	23'-4"	3,785	20	18"	39'-9"	531	92	18"	39'-9"	2,443	108	9"	3'-0"	216	162	9"	4'-9"	514	7'-5"	803	26'-8"	71	56	156	1.819	356.1	2.0	227	74.7	14,469
5	6'-0"	3'-0"	9"	7"	108	#6	9"	33'-3"	5,394	108	#5	9"	7'-8"	864	6'-9"	760	108	#6	9"	29'-11"	4,853	25	18"	39'-9"	664	113	18"	39'-9"	3,000	108	9"	3'-0"	216	216	9"	4'-9"	685	7'-5"	1,070	33'-3"	89	70	195	2.250	437.7	2.5	284	92.5	17,790
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2	6'-0"	4'-0"	9"	7"	108	#6	9"	13'-6"	2,190	108	#5	9"	8'-8"	976	6'-9"	760	108	#6	9"	10'-2"	1,649	10	18"	39'-9"	266	50	18"	39'-9"	1,328	108	9"	4'-0"	289	54	9"	4'-9"	171	9'-5"	340	13'-6"	36	30	84	1.023	199.2	1.0	120	41.9	8,089
3	6'-0"	4'-0"	9"	7"	108	#6	9"	20'-1"	3,258	108	#5	9"	8'-8"	976	6'-9"	760	108	#6	9"	16'-9"	2,717	15	18"	39'-9"	398	71	18"	39'-9"	1,885	108	9"	4'-0"	289	108	9"	4'-9"	343	9'-5"	679	20'-1"	54	44	122	1.475	282.6	1.5	176	60.5	11,481
4	6'-0"	4'-0"	9"	7"	108	#6	9"	26'-8"	4,326	108	#5	9"	8'-8"	976	6'-9"	760	108	#6	9"	23'-4"	3,785	20	18"	39'-9"	531	92	18"	39'-9"	2,443	108	9"	4'-0"	289	162	9"	4'-9"	514	9'-5"	1,019	26'-8"	71	56	156	1.927	366.1	2.0	227	79.1	14,870
5	6'-0"	4'-0"	9"	7"	108	#6	9"	33'-3"	5,394	108	#5	9"	8'-8"	976	6'-9"	760	108	#6	9"	29'-11"	4,853	25	18"	39'-9"	664	113	18"	39'-9"	3,000	108	9"	4'-0"	289	216	9"	4'-9"	685	9'-5"	1,359	33'-3"	89	70	195	2.380	449.5	2.5	284	97.7	18,264
6	6'-0"	4'-0"	9"	7"	108	#6	9"	39'-10"	6,462	108	#5	9"	8'-8"	976	6'-9"	760	108	#6	9"	36'-6"	5,921	30	18"	39'-9"	797	134	18"	39'-9"	3,558	108	9"	4'-0"	289	270	9"	4'-9"	857	9'-5"	1,698	39'-10"	106	82	228	2.832	533.0	3.0	334	116.2	21,652
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3	6'-0"	5'-0"	9"	7"	108	#6	9"	20'-1"	3,258	108	#5	9"	9'-8"	1,089	6'-9"	760	108	#6	9"	16'-9"	2,717	15	18"	39'-9"	398	79	18"	39'-9"	2,098	108	9"	5'-0"	361	108	9"	4'-9"	343	11'-5"	824	20'-1"	54	44	122	1.562	296.2	1.5	176	64.0	12,024
4	6'-0"	5'-0"	9"	7"	108	#6	9"	26'-8"	4,326	108	#5	9"	9'-8"	1,089	6'-9"	760	108	#6	9"	23'-4"	3,785	20	18"	39'-9"	531	102	18"	39'-9"	2,708	108	9"	5'-0"	361	162	9"	4'-9"	514	11'-5"	1,235	26'-8"	71	56	156	2.035	382.7	2.0	227	83.4	15,536
5	6'-0"	5'-0"	9"	7"	108	#6	9"	33'-3"	5,394	108	#5	9"	9'-8"	1,089	6'-9"	760	108	#6	9"	29'-11"	4,853	25	18"	39'-9"	664	125	18"	39'-9"	3,319	108	9"	5'-0"	361	216	9"	4'-9"	685	11'-5"	1,647	33'-3"	89	70	195	2.509	469.3	2.5	284	102.8	19,056
6	6'-0"	5'-0"	9"	7"	108	#6	9"	39'-10"	6,462	108	#5	9"	9'-8"	1,089	6'-9"	760	108	#6	9"	36'-6"	5,921	30	18"	39'-9"	797	148	18"	39'-9"	3,930	108	9"	5'-0"	361	270	9"	4'-9"	857	11'-5"	2,059	39'-10"	106	82	228	2.983	555.9	3.0	334	122.3	22,570
2	6'-0"	6'-0"	9"	7"	108	#6	9"	13'-6"	2,190	108	#5	9"	10'-8"	1,202	6'-9"	760	108	#6	9"	10'-2"	1,649	10	18"	39'-9"	266	62	18"	39'-9"	1,646	108	9"	6'-0"	433	54	9"	4'-9"	171	13'-5"	484	13'-6"	36	30	84	1.153	220.0	1.0	120	47.1	8,921
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4	6'-0"	6'-0"	9"	7"	108	#6	9"	26'-8"	4,326	108	#5	9"	10'-8"	1,202	6'-9"	760	108	#6	9"	23'-4"	3,785	20	18"	39'-9"	531	112	18"	39'-9"	2,974	108	9"	6'-0"	433	162	9"	4'-9"	514	13'-5"	1,452	26'-8"	71	56	156	2.144	399.4	2.0	227	87.7	16,204
5	6'-0"	6'-0"	9"	7"	108	#6	9"	33'-3"	5,394	108	#5	9"	10'-8"	1,202	6'-9"	760	108	#6	9"	29'-11"	4,853	25	18"	39'-9"	664	137	18"	39'-9"	3,638	108	9"	6'-0"	433	216	9"	4'-9"	685	13'-5"	1,936	33'-3"	89	70	195	2.639	489.1	2.5	284	108.0	19,849
6	6'-0"	6'-0"	9"	7"	108	#6	9"	39'-10"	6,462	108	#5	9"	10'-8"	1,202	6'-9"	760	108	#6	9"	36'-6"	5,921	30	18"	39'-9"	797	162	18"	39'-9"	4,302	108	9"	6'-0"	433	270	9"	4'-9"	857	13'-5"	2,420	39'-10"	106	82	228	3.134	578.9	3.0	334	128.3	23,488

HL93 LOADING — SHEET 2 OF 2

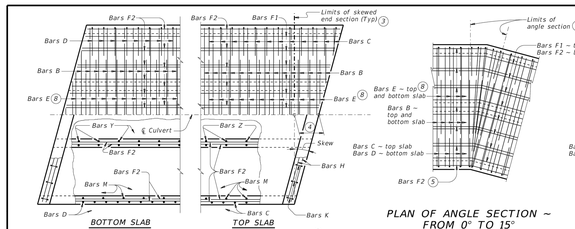
Texas Department of Transportation — Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE
6'-0" SPAN
0' TO 16' FILL
MC-6-16

FILE: CD-MC616-20.dgn	DN: TBE	CK: BKP	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for errors or omissions that may appear in this standard and specifically disclaims any liability for damages resulting from the reuse of this standard or derivatives made from it.

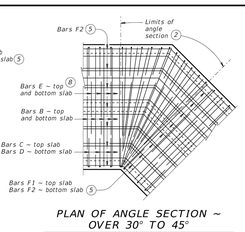
DATE:
FILE:



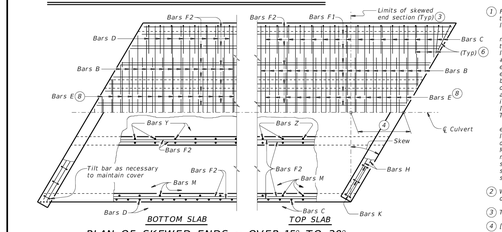
PLAN OF SKEWED ENDS ~ FROM 0° TO 15° 7

PLAN OF ANGLE SECTION ~ FROM 0° TO 15°

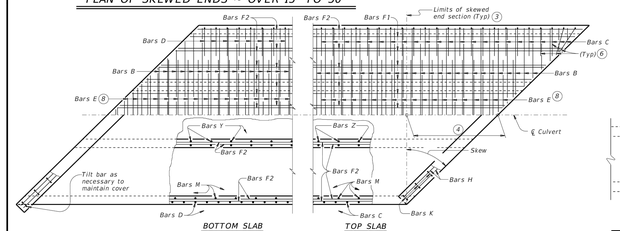
PLAN OF ANGLE SECTION ~ OVER 15° TO 30°



PLAN OF ANGLE SECTION ~ OVER 30° TO 45°



PLAN OF SKEWED ENDS ~ OVER 15° TO 30°



PLAN OF SKEWED ENDS ~ OVER 30° TO 45°

① For skewed box culverts with less than 2'-0" of fill, break back the top slab to provide a 1'-10" minimum lap of the existing longitudinal bars with the longitudinal bars in the extension.
For non-skewed box culverts with less than 2'-0" of fill and for skewed or non-skewed culverts with a fill depth of 2'-0" or greater, break back the top slab to provide a 1'-10" minimum lap of the existing longitudinal bars with the longitudinal bars in the extension. Alternatively, if the box is non-skewed, embed #6 anchor bars with a Type III, Class C, D, E, or F anchor adhesive into the existing walls, top and bottom slab at 1'-6" center-to-center spacing. Minimum embedment depth is 8". Anchor adhesive chosen must be able to achieve a basic bond strength in tension, Nba, of 26.4 kips. Submit signed and sealed calculations or the manufacturer's published literature showing the proposed anchor adhesive's ability to develop this load to the Engineer for approval prior to use. Anchor installation, including hole size, drilling, and clean out, must be in accordance with Item 450, "Railing." Test adhesive anchors in accordance with Item 450.3.3, "Tests." Test 3 anchors per 100 anchors installed.
Break back wings and apron as necessary to install the extension. Clean and extend the exposed wingwall and apron reinforcing into the extension. When lengthening existing box culverts with dimensions different than current standard dimensions, form horizontal and vertical transitions as directed by the Engineer. Match bottom slabs to maintain an uninterrupted flow line. Field bend existing and new reinforcing into transitions and maintain specified cover requirements. For top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface, adjust the "H" dimension to provide a smooth riding surface.

② When the spacing between Bars B or Bars E becomes less than half of the normal spacing, cut bars to avoid conflict.

③ The length of Bars B and Bars E will vary in the skewed end sections.

④ [One half of overall width] x [tangent of the skew angle]

⑤ Place Bars F1 and F2 continuously through the angle section. Bend Bars F1 and F2 to remain parallel to the walls of the box culvert.

⑥ When necessary to avoid conflict in acute corners, shorten the slab extension leg of Bars C and Bars D to a minimum of 1'-6" for skews of 30° thru 45°.

⑦ At the Contractor's option, for skews of 15° or less, place Bars B, C, D, and E parallel to the skewed end while maintaining spacing along centerline of box. Increase lengths of Bars B and Bars E shown on the Multiple Box Culverts Cast-In-Place (MC) standard sheets to accommodate the skew.

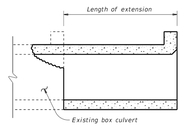
⑧ Extend Bars E as shown on the MC standard sheet for direct traffic culverts.

CONSTRUCTION NOTES:
Do not use permanent forms.
When required, lap Bars H 1'-8" for uncoated or galvanized bars.
Provide a minimum of 1 ½" clear cover.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel, if required elsewhere in the plans.
Provide Class C concrete (f'c = 3,600 psi) with these exceptions:
provide Class S concrete (f'c = 4,000 psi) for top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Refer to Multiple Box Culverts Cast-in-Place (MC) standard sheets for details of straight sections of culvert.
For skewed sections and angle sections, refer to Multiple Box Culverts Cast-in-Place (MC) standard sheets for slab and wall dimensions, bar sizes, maximum bar spacing, and any other details not shown.
For skewed ends with curbs, adjust length of Bars H, number of Bars K, curb concrete volume, and reinforcing steel weight by dividing the values shown on the Multiple Box Culverts Cast-In-Place (MC) standard sheets by the cosine of the skew angle.

Cover dimensions are clear dimensions, unless noted otherwise.



LENGTHENING DETAIL ①

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE MISCELLANEOUS DETAILS

MC-MD

FILE: CD-MC-MD-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPE/LS ENGINEERING FIRM NO. 11756
TBPE/LS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

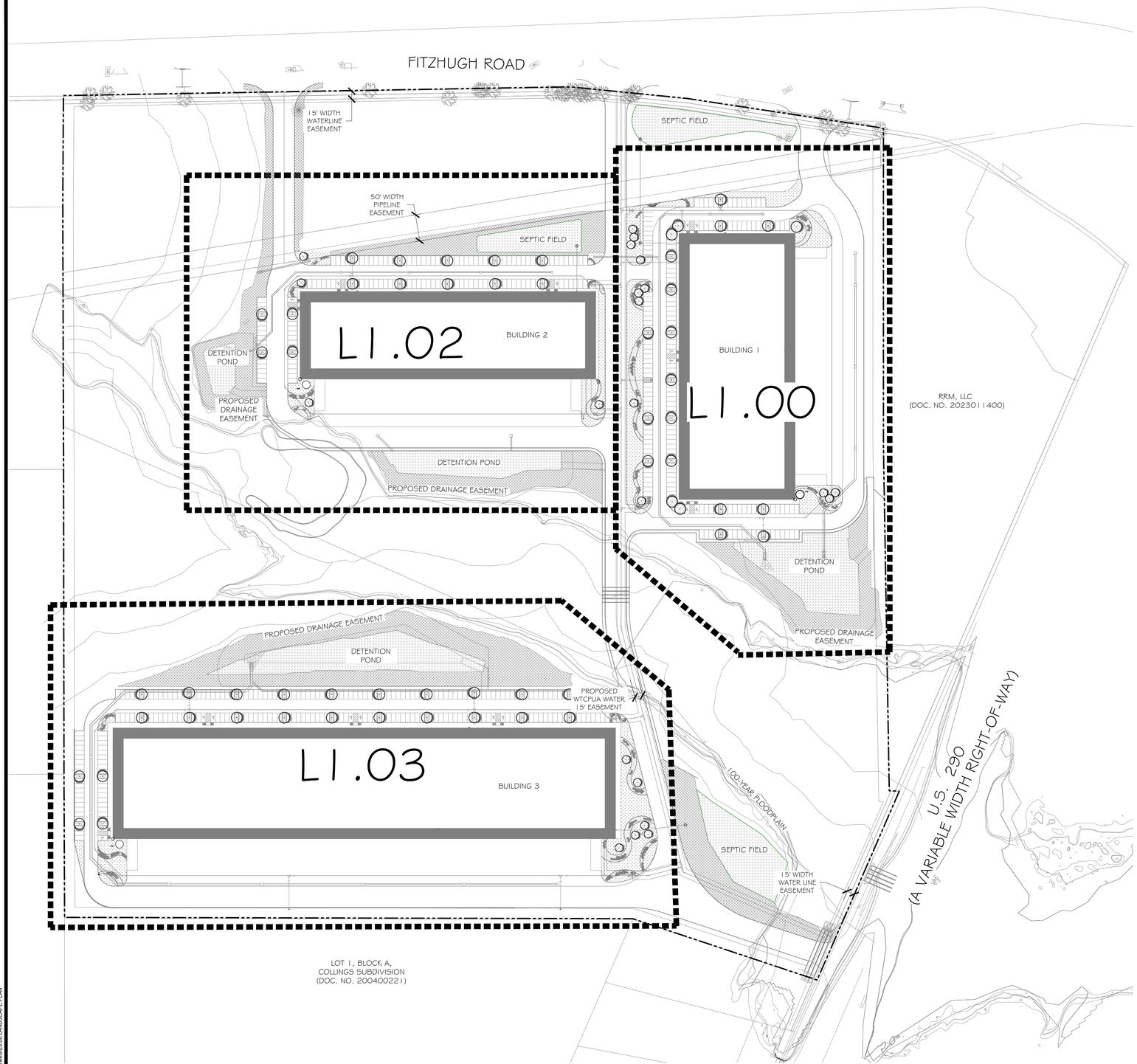
FITZHUGH 290 W

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED PROFESSIONAL ENGINEER — 12/19/2025

#26–53646

PK–0060251.00–C–TXDOT.DWG



1 OVERALL LANDSCAPE PLAN
1" = 100'-0"

0 50 100 200 300
GRAPHIC SCALE IN FEET

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

AUSTIN, TRAVIS COUNTY, TEXAS

EXETER PROPERTY GROUP

FITZHUGH 290 W

OVERALL LANDSCAPE PLAN

DATE: NOV 2025
DRAFTER: SCS
DESIGNER: EEO
CHECKED: SDS
PROJECT NO.

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL PURPOSES.
REGISTERED LANDSCAPE ARCHITECT
SCOTT D. SIMA
TEXAS REGISTRATION NUMBER 5352

L1.00

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Last Saved: 12/18/2025 2:44 PM
Full Name: C:\Users\sstack\Desktop\Exeter - Fitzhugh 290 W_central_sstack.rvt
Drawing No:0090231.0006 CAD/DWG\Landscape FX\Sheets\L0.00 LANDSCAPE PLAN

LAYOUT & DIMENSION GENERAL NOTES

1. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
2. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OR INSTALLATION. NOTIFICATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO REVIEW.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
4. THE CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
5. ALL DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. HANDICAP RAMPS TO BE LOCATED AND INSTALLED AS SHOWN IN DRAWINGS. CONTRACTOR SHALL ENSURE THAT ALL TAS/ADA GUIDELINES ARE FOLLOWED.
7. REINFORCEMENT SHALL BE PROVIDED IN THE CONCRETE IMPROVEMENTS AS SHOWN WITHIN THE CONSTRUCTION DETAILS AND SPECIFICATIONS AND SHALL BE INSTALLED CONTINUOUS THROUGH CONTROL JOINTS, AND PER DETAIL DRAWINGS FOR THE EXPANSION JOINTS.
8. EXPANSION JOINT AND CONTROL JOINT SPACING SHALL BE LOCATED AS SHOWN ON PLANS AND DETAILS.
9. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT WHERE PROPOSED CONCRETE MEETS EXISTING WALKS OR CURBS.
10. GRADING IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT OF THE FOLLOWING GUIDELINES:
    - ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN THE DIRECTION OF THE DOWNHILL SIDE.
    - THE RUNNING SLOPE OF THE WALKS SHALL BE NO GREATER THAN 5%.
    - ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING FLOW PATTERNS THAT ALLOW THE WATER TO FLOW FROM PLANTED AREAS, ACROSS PAVED AREAS TO DRAINAGE COLLECTION POINTS AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
12. THE CONTRACTOR IS TO LOCATE, DOCUMENT, AND PROTECT ALL CONTROL BENCH MARKS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
13. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. IF DISCREPANCIES WITH PLAN AND MATERIAL/FURNISHING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION.

IRRIGATION GENERAL NOTES

1. POINT OF CONNECTION IS APPROXIMATE. IRRIGATION CONTRACTOR SHALL COORDINATE WITH THOSE INSTALLING THE IRRIGATION METER TO ASSURE THAT IT IS LOCATED IN THE AREA SHOWN AND IS OF THE SIZE REQUIRED TO SERVICE THE SYSTEM AS DESIGNED.
2. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THE APPROPRIATE ELECTRICAL CONNECTION FOR THE SYSTEM CONTROLLER, INCLUDING ANY DATA OR MASTER VALVE WIRING AS REQUIRED.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PLANS IN THEIR ENTIRETY TO DETERMINE THE APPROXIMATE LOCATION OF EXISTING AND PROPOSED UTILITIES. HE SHALL ALSO CONTACT THE APPROPRIATE AUTHORITY TO MARK UTILITIES ON THE SITE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES ON THE SITE CAUSED BY HIS WORK.
4. CONTRACTOR SHALL EXAMINE THE DETAILS FOR ADDITIONAL REQUIREMENTS FOR THE IRRIGATION SYSTEM AND ITS INSTALLATION.
5. IRRIGATION DRAWINGS ARE SCHEMATIC IN NATURE. AT TIMES MAIN LINES, LATERALS AND VALVES MAY BE SHOWN IN PAVED AREAS OR OUTSIDE THE PROPERTY LINE FOR PLAN CLARITY PURPOSES ONLY. THE CONTRACTOR SHALL STAKE OUT IN THE FIELD ALL PRINCIPLE SYSTEM COMPONENTS FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
6. THE SYSTEM HAS BEEN DESIGNED TO FUNCTION WITH A MINIMUM DYNAMIC WATER PRESSURE OF XX PSI AT A MINIMUM RATE OF XX GPM AT THE POINT WHERE THE WATER METER IS CONNECTED. THE CONTRACTOR SHALL TAKE THREE READINGS (ONE AT 7:00 A.M., ONE AT 12:00 P.M., AND ONE AT 7:00 P.M.) ON TWO SEPARATE DAYS AND SUBMIT TO THE OWNERS REPRESENTATIVE FOR VERIFICATION OF PRESSURE PRIOR TO BEGINNING THE WORK.
7. ALL TRENCHING WITHIN DRIP LINES OF EXISTING TREES SHALL BE BY HAND TOOLS. SHOULD ROOTS OVER 3" IN DIAMETER BE ENCOUNTERED, THE CONTRACTOR MAY PROVIDE ANOTHER PIPE ROUTE IF LOCATION IS PROVIDED ON THE AS-BUILT DOCUMENTS.
8. THE CONTRACTOR SHALL DEMONSTRATE TO AN OWNER'S REPRESENTATIVE THAT THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND RUNNING PROPERLY PRIOR TO FINAL ACCEPTANCE AND BEGINNING OF THE WARRANTY PERIOD.
9. NEW SYSTEM COMPONENTS ARE SHOWN. CONTRACTOR SHALL PRODUCE AND INCLUDE IN HIS PRICING AN AS-BUILT FILE MARK UP, LAMINATED AT 24"X36" OF THE IRRIGATION SYSTEM, INCLUDING ANY DEVIATIONS FROM THE PROPOSED PLAN.

TEMPORARY IRRIGATION NOTES

1. THE CONTRACTOR SHALL UTILIZE TEMPORARY IRRIGATION BY ANY METHOD APPROVED BY THE OWNER'S REPRESENTATIVE ON THE CONDITION THAT PLANTING ESTABLISHMENT AND ACCEPTANCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR MUST MAKE ALL ARRANGEMENTS & PAYMENT FOR TEMPORARY WATER, MEETING ALL REQUIREMENTS OF LOCAL JURISDICTION.
3. CONTRACTOR IS RESPONSIBLE FOR METHODS, COST, FREQUENCY, QUANTITY, AND ALL MAINTENANCE UNTIL LANDSCAPE HAS BEEN ESTABLISHED & ACCEPTED BY THE OWNER'S REPRESENTATIVE & MEETS THE REQUIREMENTS OF THE SPECIFICATIONS.

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. POND OR OTHER DISTURBED SLOPES 3H:1V OR FLATTER MUST BE PERMANENTLY STABILIZED WITH SEED AND BIODEGRADABLE SOIL RETENTION BLANKETS WITH NO PLASTIC NETTING. DISTURBED SLOPES EXCEEDING 3H:1V REQUIRE SEED AND TYPE C OR D BLANKETS (OR EQUIVALENT CONTROL) UNTIL REFEGETATION IS ESTABLISHED. OR SOD.
9. UNLESS PAVEMENT IS INSTALLED, STONE, ROCK, RIPRAP, SOD OR ANOTHER FLOW DISSIPATION IS REQUIRED AT ALL CURB CUTS AND OTHER DISCHARGE POINTS, SURROUNDING ALL GRATE INLETS, AND UNDER ALL OPEN DOWNSPOUTS, RAIN CHAINS, ROOF DRAINS/LARGE DOWNSPOUT NOZZLES (AKA COW TONGUES), ETC. DECOMPOSED GRANITE, PEA GRAVEL OR SMALLER, RUBBER OR LANDSCAPE MULCH, PINE BARK, PECAN SHELLS, WOOD CHIPS, AND ANY OTHER MATERIAL THAT IS EASILY DISPLACED DURING RAIN EVENTS ARE NOT ALLOWED IN THESE LOCATIONS.
10. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES				
UC2	59	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING, SEE 1/1.05
ORNAMENTAL TREES				
CL	7	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW	15 GAL	MULTI-LEADER, FULL, MATCHING, SEE 1/1.05
PG	15	PROSOPIS GLANDULOSA HONEY MESQUITE	15 GAL	MULTI-LEADER, FULL, MATCHING, SEE 1/1.05

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
SHRUBS				
AP2	7	AGAVE PARRYI PARRY'S AGAVE	5 GAL	FULL, MATCHING, SEE 2/1.05
HP	19	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	FULL, MATCHING, SEE 2/1.05
MJ	33	MISCANTHUS SINENSIS EULALIA GRASS	5 GAL	FULL, MATCHING, SEE 2/1.05
MC2	126	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	FULL, MATCHING, SEE 2/1.05
ML2	89	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL	FULL, MATCHING, SEE 2/1.05
OL	29	OPUNTIA LINDHEIMERI TEXAS PRICKLY PEAR	5 GAL	FULL, MATCHING, SEE 2/1.05
YR2	9	YUCCA RUPICOLA TWISTLEAF YUCCA	5 GAL	FULL, MATCHING, SEE 2/1.05

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
GROUND COVERS					
CV	3,394	CALYPTOCARPUS VIALIS HORSEHERB	1 GAL	18" o.c.	FULL, MATCHING, SEE 2/1.05
DS	153,970 SF	DAM SLOPE MIX NATIVE AMERICAN SEED	DRILL SEED		PRODUCT NUMBER: #2808; SEEDING RATE: 1 LB/1,000 SF FOR SMALL AREAS; 18 LBS/ACRE FOR LARGE/OPEN AREAS, SEE 3/1.05
DM	106,524 SF	DRAINFIELD MIX NATIVE AMERICAN SEED	DRILL SEED		PRODUCT NUMBER: #2861; SEEDING RATE: 1 LB/750 SF FOR SMALL AREAS; 36 LBS/ACRE FOR LARGE/OPEN AREAS, SEE 3/1.05

NOTE: REF. CIVIL PLANS FOR EROSION CONTROL MEASURES FOR ALL 3:1 SLOPES

HARDSCAPE SCHEDULE

CODE	DESCRIPTION	DETAIL
1	STEEL EDGING, 3/16"X4" HT., PAINTED BLACK	4/L1.05
2	3/4-1.5" ARIZONA GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES	5/L1.05
3	3"X5" BULK BLACKSTAR GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES	5/L1.05

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AUSTIN, TRAVIS COUNTY, TEXAS

EXETER PROPERTY GROUP

FITZHUGH 290 W

GENERAL NOTES AND SCHEDULES

DATE: NOV 2025
DRAFTER: SCS
DESIGNER: EEO
CHECKED: SDS
PROJECT NO. ----

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
SCOTT D. SINK
TEXAS REGISTRATION NUMBER 3352

L1.01

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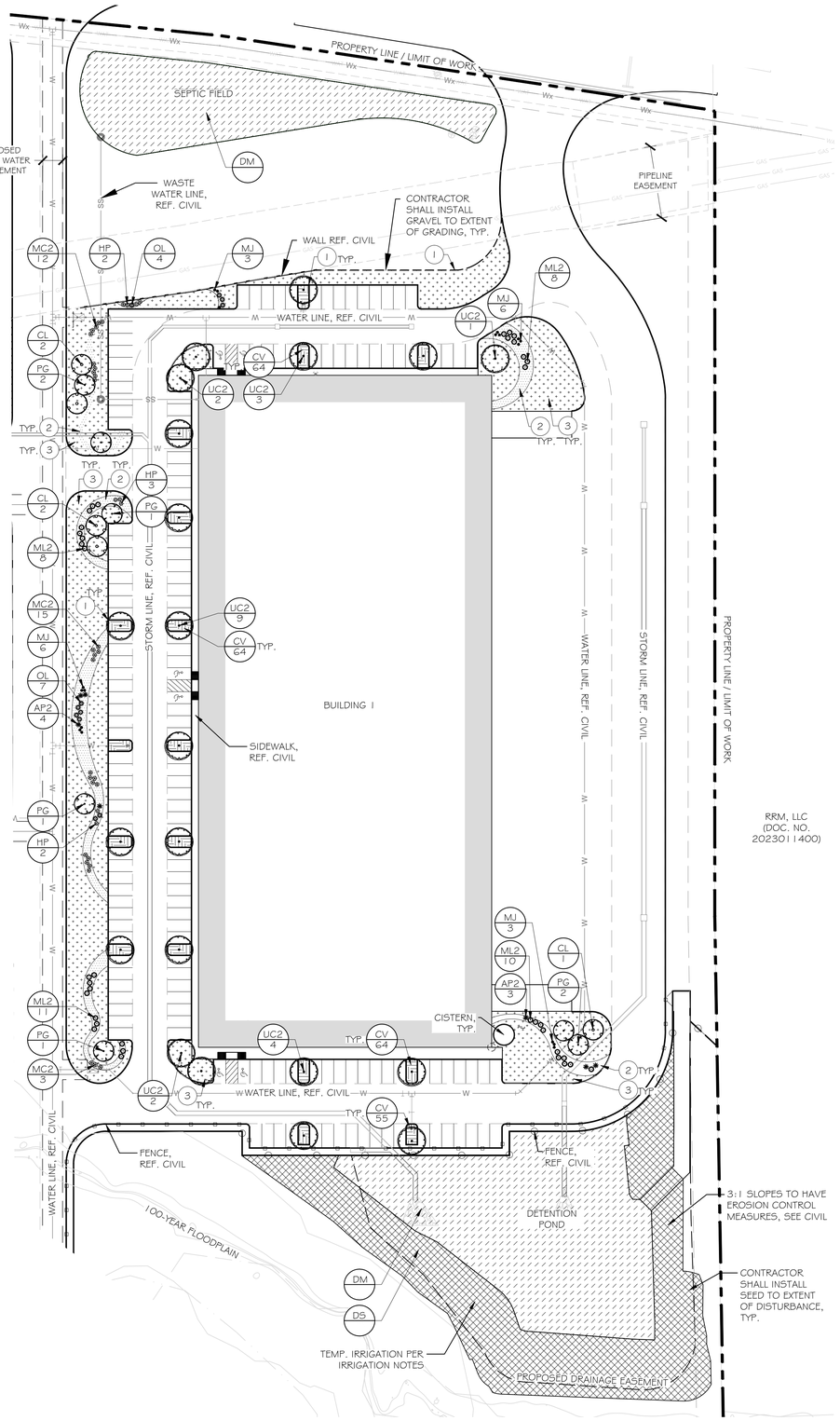

1 LANDSCAPE PLAN
1" = 50'-0"

0 25 50 100 150
GRAPHIC SCALE IN FEET

PLANT KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES		
	CL	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW
	PG	PROSOPIS GLANDULOSA HONEY MESQUITE
SHRUBS		
	AP2	AGAVE PARRYI PARRYS AGAVE
	HP	HESPERALOE PARVIFLORA RED YUCCA
	MJ	MISCANTHUS SINENSIS EULALIA GRASS
	MC2	MUHLENBERGIA CAPILLARIS PINK MUHLY
	ML2	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	OL	OPUNTIA LINDHEIMERI TEXAS PRICKLY PEAR
	YR2	YUCCA RUPICOLA TWISTLEAF YUCCA
GROUND COVERS		
	CV	CALYPTOCARPUS VIALIS HORSEHERB
	DS	DAM SLOPE MIX NATIVE AMERICAN SEED
	DM	DRAINFIELD MIX NATIVE AMERICAN SEED

HARDSCAPE KEY

SYMBOL	CODE	DESCRIPTION
	1	STEEL EDGING, 3/16"X4" HT., PAINTED BLACK
	2	3/4-1.5" ARIZONA GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES
	3	3"X5" BULK BLACKSTAR GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES

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AUSTIN, TRAVIS COUNTY, TEXAS

EXETER PROPERTY GROUP

FITZHUGH 290 W

LANDSCAPE PLAN

DATE: NOV 2025
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DESIGNER: EEO
CHECKED: SDS
PROJECT NO.

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REGISTERED LANDSCAPE ARCHITECT
SCOTT D. SIMS
TEXAS REGISTRATION NUMBER 3352

L1.02

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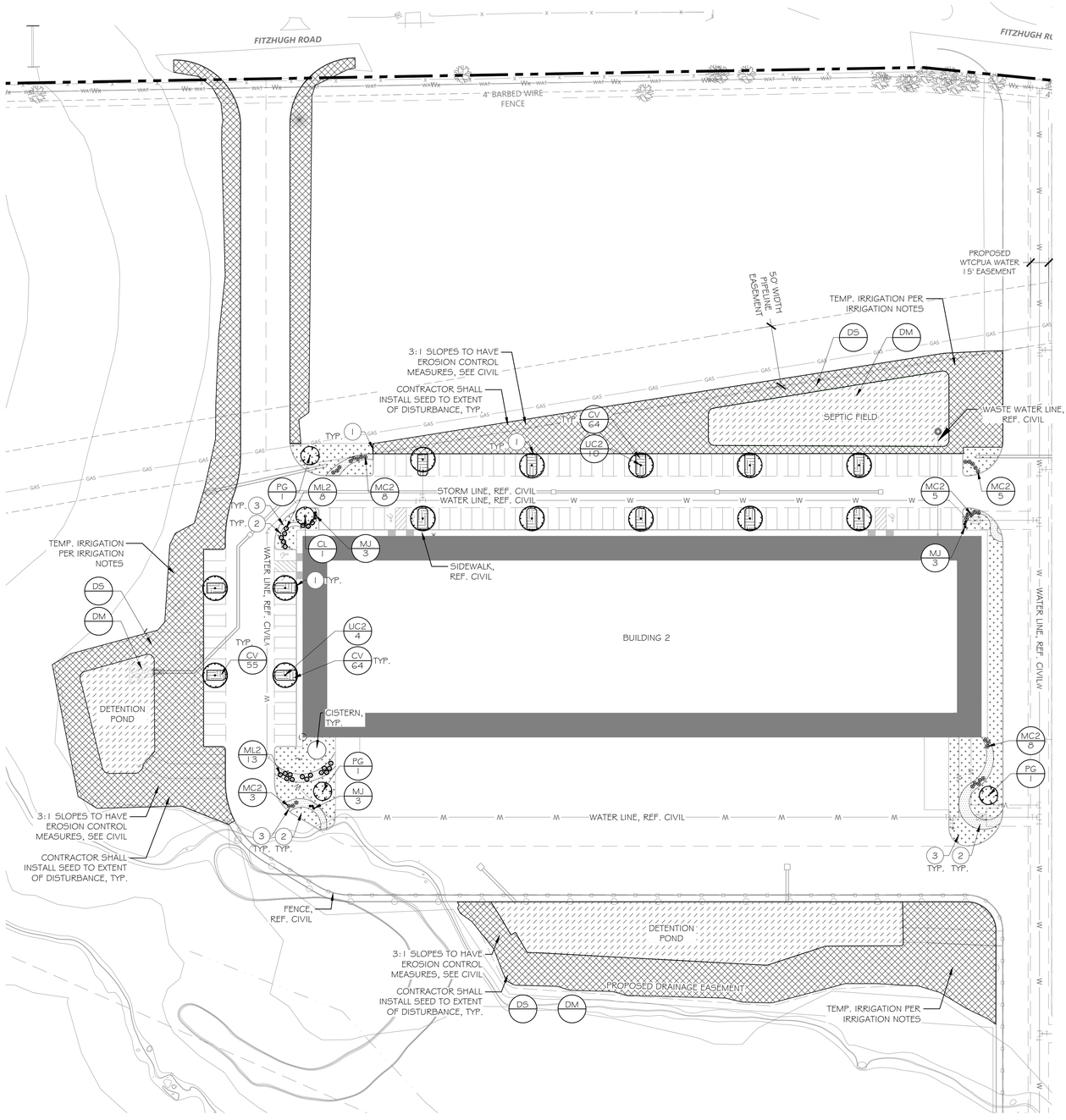

1 LANDSCAPE PLAN
1" = 50'-0"

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GRAPHIC SCALE IN FEET

PLANT KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES		
	CL	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW
	PG	PROSOPIS GLANDULOSA HONEY MESQUITE
SHRUBS		
	AP2	AGAVE PARRYI PARRY'S AGAVE
	HP	HESPERALOE PARVIFLORA RED YUCCA
	MJ	MISCANTHUS SINENSIS EULALIA GRASS
	MC2	MUHLENBERGIA CAPILLARIS PINK MUHLY
	ML2	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	OL	OPUNTIA LINDHEIMERI TEXAS PRICKLY PEAR
	YR2	YUCCA RUPICOLA TWISTLEAF YUCCA
GROUND COVERS		
	CV	CALYPTOCARPUS VIALIS HORSEHERB
	DS	DAM SLOPE MIX NATIVE AMERICAN SEED
	DM	DRAINFIELD MIX NATIVE AMERICAN SEED

HARDSCAPE KEY

SYMBOL	CODE	DESCRIPTION
	1	STEEL EDGING, 3/16"X4" HT., PAINTED BLACK
	2	3/4-1.5" ARIZONA GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES
	3	3"X5" BULK BLACKSTAR GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES

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AUSTIN, TRAVIS COUNTY, TEXAS

EXETER PROPERTY GROUP

FITZHUGH 290 W

LANDSCAPE PLAN

DATE: NOV 2025
DRAFTER: SCS
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PROJECT NO. ----

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
SCOTT D. SIMS
TEXAS REGISTRATION NUMBER 3352

L1.03

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HARDSCAPE KEY

SYMBOL	CODE	DESCRIPTION
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	2	3/4-1.5" ARIZONA GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES
	3	3"X5" BULK BLACKSTAR GRAVEL, BY WHITTLESEY LANDSCAPE SUPPLIES

PLANT KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
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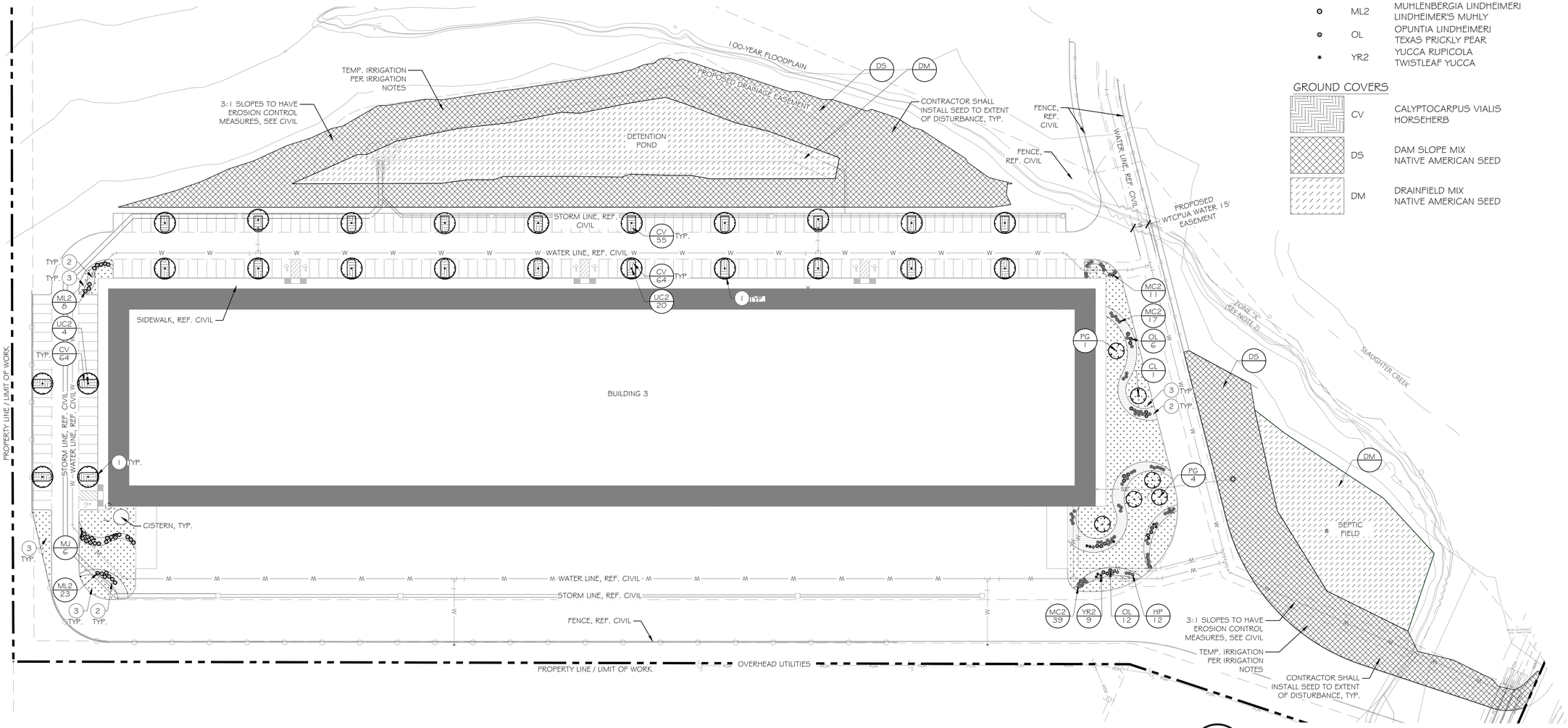
ORNAMENTAL TREES		
	CL	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW
	PG	PROSOPIS GLANDULOSA HONEY MESQUITE
SHRUBS		
	AP2	AGAVE PARRYI PARRY'S AGAVE
	HP	HESPERALOE PARVIFLORA RED YUCCA
	MJ	MISCANTHUS SINENSIS EULALIA GRASS
	MC2	MUHLENBERGIA CAPILLARIS PINK MUHLY
	ML2	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	OL	OPUNTIA LINDHEIMERI TEXAS PRICKLY PEAR
	YR2	YUCCA RUPICOLA TWISTLEAF YUCCA
GROUND COVERS		
	CV	CALYPTOCARPUS VIALIS HORSEHERB
	DS	DAM SLOPE MIX NATIVE AMERICAN SEED
	DM	DRAINFIELD MIX NATIVE AMERICAN SEED



1 LANDSCAPE PLAN
1" = 50'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

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AUSTIN, TRAVIS COUNTY, TEXAS

EXETER PROPERTY GROUP
FITZHUGH 290 W
LANDSCAPE PLAN

DATE: NOV 2025
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DESIGNER: EEO
CHECKED: SDS
PROJECT NO.

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REGISTERED LANDSCAPE ARCHITECT
ERIC E. OLSON
TEXAS REGISTRATION NUMBER 3352

L1.04

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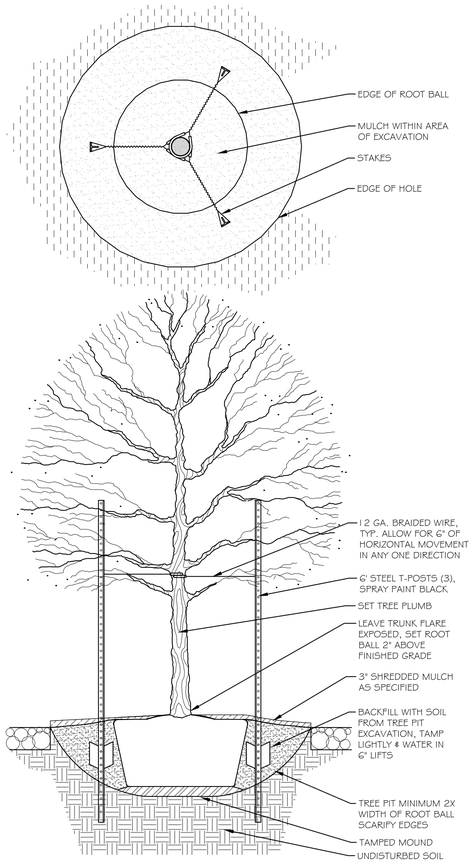
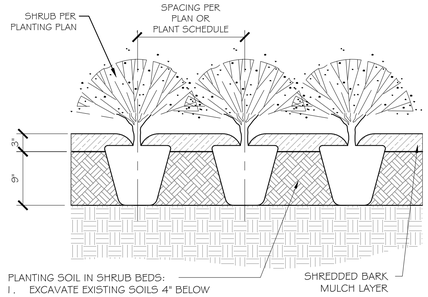
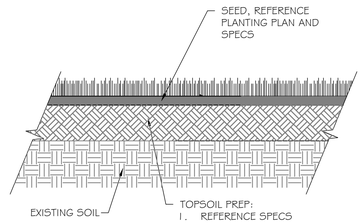


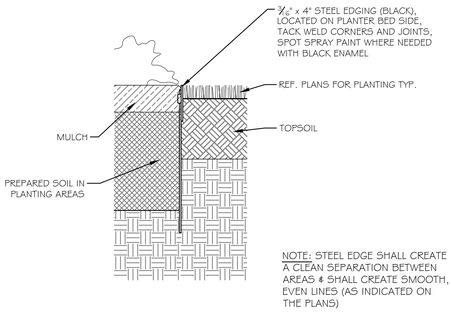
1 TREE PLANTING
3/4" = 1'-0"



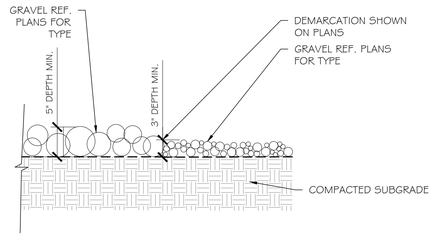
2 TYP. SHRUB PLANTING
1" = 1'-0"



3 NATIVE SEED MIX
1 1/2" = 1'-0"



4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"



5 GRAVEL
1" = 1'-0"

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EXETER PROPERTY GROUP
AUSTIN, TRAVIS COUNTY, TEXAS

FITZHUGH 290 W

LANDSCAPE DETAILS

DATE: NOV 2025
DRAFTER: SCS
DESIGNER: EEO
CHECKED: SDS
PROJECT NO.

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
SCOTT D. SIMS
TEXAS REGISTRATION NUMBER 3352

L1.05

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Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Batch detentions

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

- *Inspections*. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- *Mowing*. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- *Litter and Debris Removal*. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- *Erosion control*. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
- *Nuisance Control*. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
- *Structural Repairs and Replacement*. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced. Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract

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

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

Engineer Signature	Owner Signature
Hollis Scheffler	MATT FRASER
Printed Name	Printed Name
Senior Project Manager	SENIOR CM
Title	Title
	12/4/25
Date	Date

Attachment P – Measures for Minimizing Surface Stream Contamination

The Fitzhugh 290 W entity is proposing four batch detention ponds based on 55.973 acres of contributing area, encompassing 40.99% impervious cover across the site. Throughout construction, silt fencing, inlet protection and rock berms will be utilized to keep sediment out of the surface stream to the north of the site. Post development, the stormwater will be diverted off impervious structures and piped into the batch detentions. The batch detentions act as the primary treatment for TSS removal.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 1/7/2026

Signature of Customer/Agent:



Regulated Entity Name: Fitzhugh 290 W

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Onion Creek-Colorado River

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

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

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

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

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

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A – Spill Response Actions

In accordance with the Edwards Aquifer Technical Guidance on Best Management Practices Operators, the following actions will be followed to ensure appropriate measures are taken in the case of a spill:

Education

- Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.
- Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Significant/Hazardous Spills

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

Spills, Discharges, and Releases

- Report an environmental emergency, discharge, spill, or air release. Links to rules, law, technical assistance, waste management, State Emergency Response Commission.
- Please contact TCEQ emergencies for reportable quantities using the link below: https://www.tceq.texas.gov/response/spills/spill_rq.html

To report and environmental emergency, discharge, spill, or air release, control:

State

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 --- 24 hours a day
- TCEQ Regional Office, Monday-Friday, 8 a.m. – 5 p.m.

Federal

- National Response Center: 1-800-424-8802 (notifying the NRC does not constitute to the state)

Attachment B – Potential Sources of Contamination

The following are potential sources of surface and groundwater contamination from construction activities:

- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment C – Sequence of Major Activities

The following sequence of construction is included in the construction plans:

1. Temporary erosion controls, silt fencing and tree protection fencing to be installed.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 1 week

2. Pre-construction meeting to be held on-site.
   Estimated area disturbed = n/a ac
   Estimated timing = 1 day

3. Demolition of existing materials.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 6 weeks

4. Site staking and rough grading.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 6 weeks

5. Storm sewers to be installed.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 8 weeks

6. Water, wastewater and paving improvements to begin.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 8 weeks

7. Temporary erosion control measures to be inspected on a regular basis; any sediment buildup to be removed.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

8. Site to be cleaned up and revegetated.
   Estimated area disturbed = 55.973 ac
   Estimated timing = 6 weeks

9. Temporary erosion controls to be removed after permanent restoration of site is established.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

Attachment D – Temporary Best Management Practices and Measures

The following temporary best management practices will be conducted to prevent pollution of surface water, groundwater, and stormwater in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices.

Temporary Vegetation
Vegetation will be used as a temporary stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation will be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Dust Control
Dust control will prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Temporary Construction Entrance/Exit
The temporary gravel construction entrance will provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of way, street, alley, sidewalk or parking area. The stabilized construction entrance will reduce or eliminate the tracking or flowing of sediment onto public rights of-way. This practice should be used at all points of construction ingress and egress.

Silt Fence
A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. Proposed silt fences will be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out.

Inlet Protection
All proposed inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types. Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre, and the basin slope is less than five percent. This type of protection is not applicable in paved areas. Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas. Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

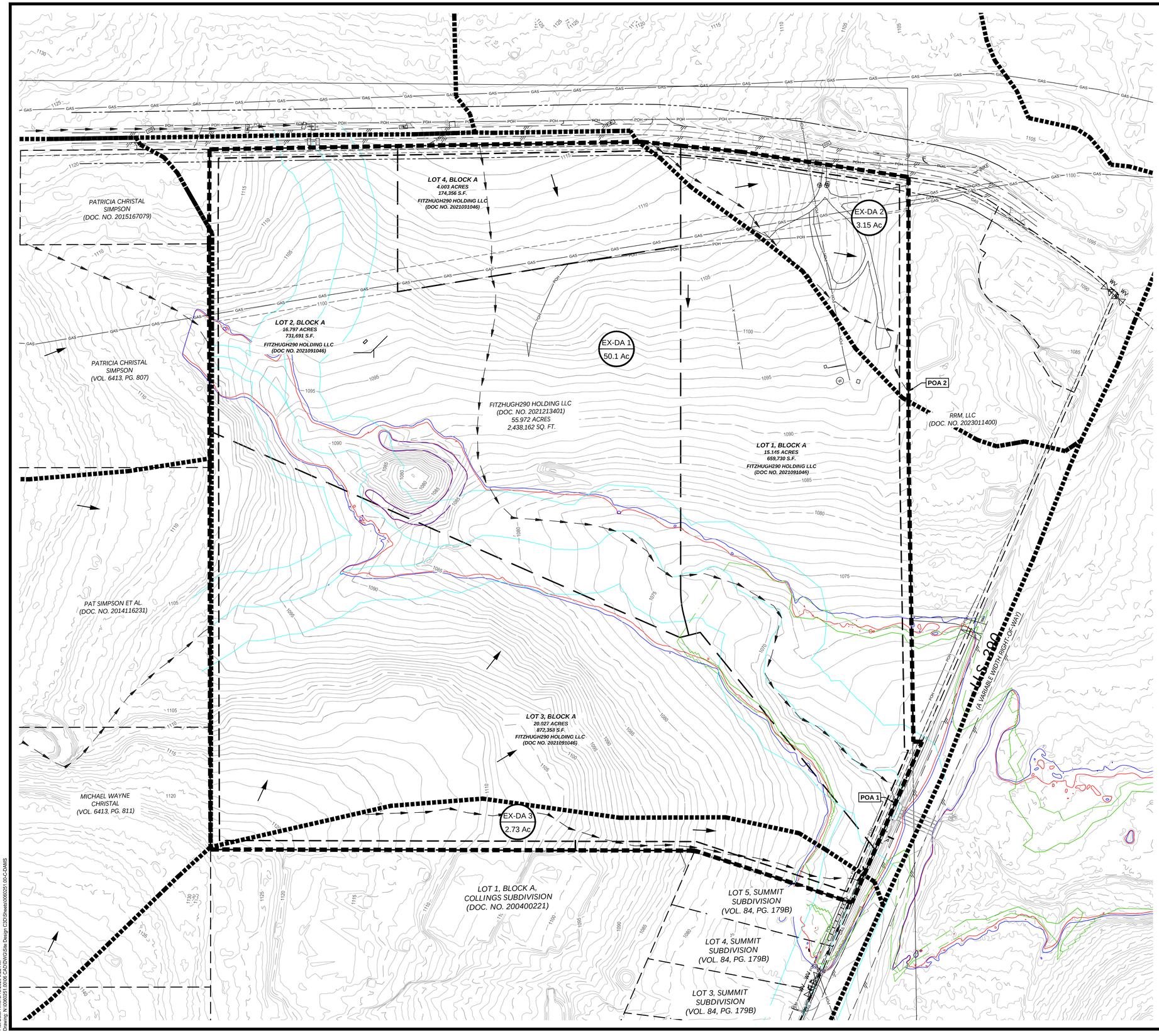
For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Attachment F – Structural Practices

Stormwater will be routed through the proposed silt fence and inlet protection for pollutant removal. The proposed permanent BMPs are to be constructed as to intercept stormwater flowing from the parking lots, streets, building roofs, and other impervious areas. The silt fence will provide temporary sedimentation control during construction prior to the permanent BMPs being finalized. No part of the site or placement of the structural practices will be encumbered by floodplain as shown on FEMA #48453C0555J.

Attachment G – Drainage Area Map



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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

EXISTING DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

19
SHEET 19 OF 81

#26-53646

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Plot Date/Time: 3/13/2026 11:24 AM
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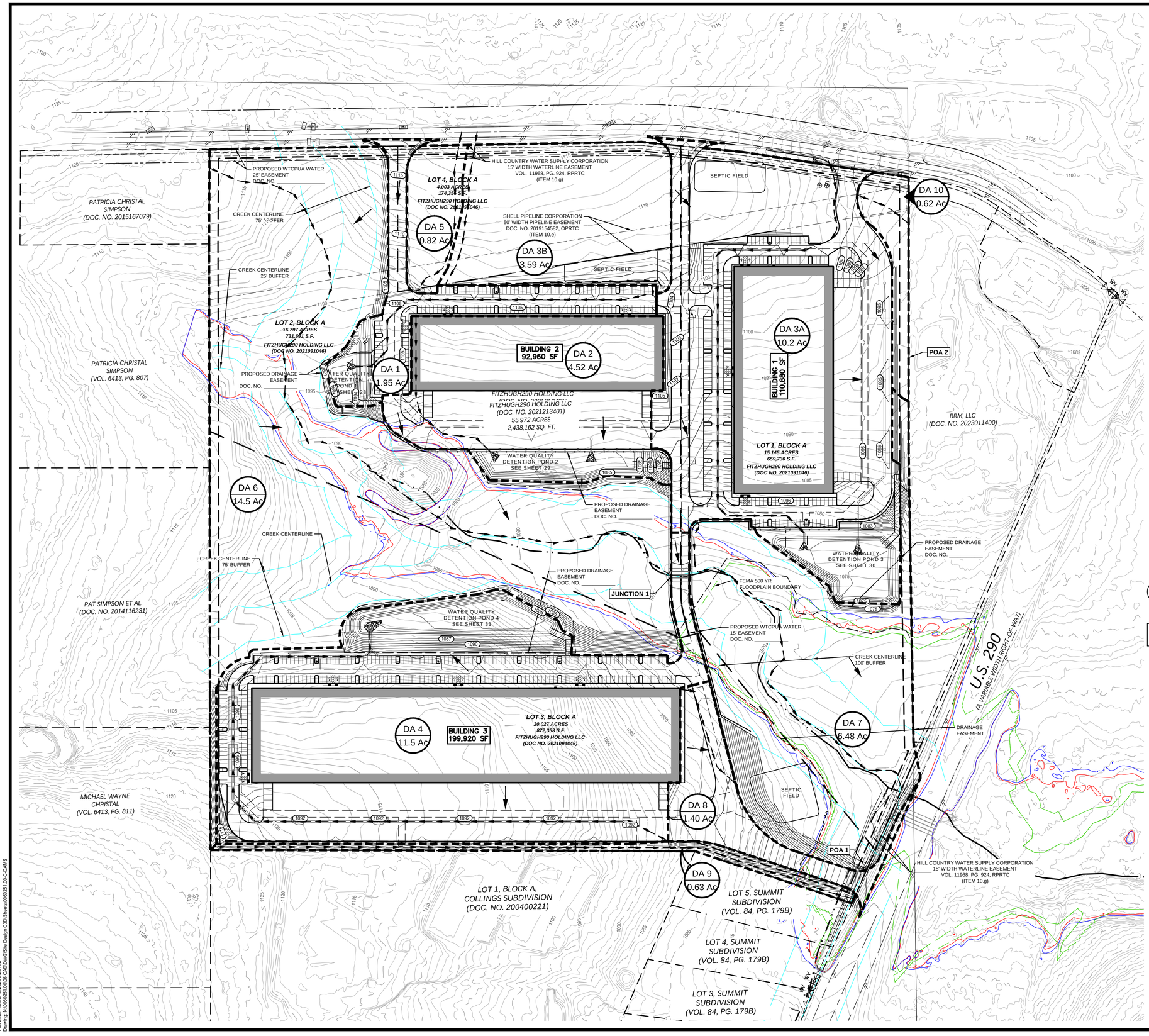
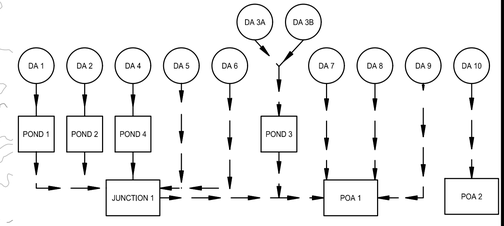


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR (133)
- EXISTING CONTOUR (133)
- DRAINAGE DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE FLOW PATH
- DRAINAGE FLOW DIRECTION
- DA 2 / 2.03 Ac — DRAINAGE ID, AREA (ACRES)
- EX-DA 2 / 2.03 Ac — EX DRAINAGE ID, AREA (ACRES)
- CURB INLET, GRATE INLET, AREA INLET
- U_8 / 1.00 / 7.99 — ULTIMATE DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTIONALITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.



NOTE:
1. REFER TO SHEET 22 FOR HYDRAULIC CALCULATIONS AND HEC-HMS MODEL OUTPUT.
2. HEC-HMS MODEL IS NAMED "FITZHUGH_FINAL".
3. REFER TO SHEET 28 - 33 FOR POND DETAILS.

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TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

PROPOSED DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
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PROFESSIONAL ENGINEER
12/19/2025

20
SHEET 20 OF 81

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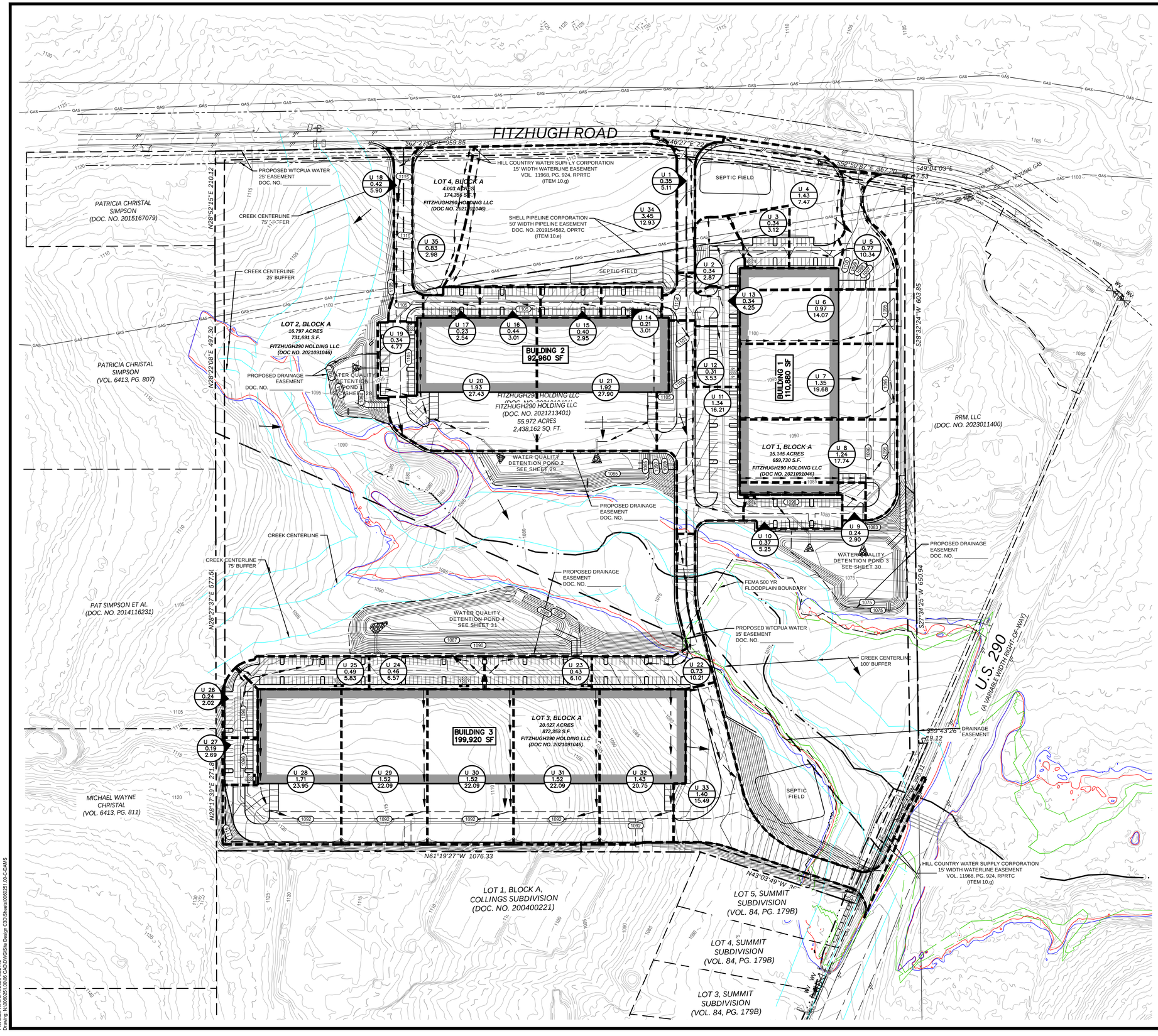

0 50 100 200 300

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 133 EXISTING CONTOUR
- DRAINAGE DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE FLOW PATH
- DRAINAGE FLOW DIRECTION
- DA 2 / 2.03 Ac — DRAINAGE ID, AREA (ACRES)
- EX-DA 2 / 2.03 Ac — EX DRAINAGE ID, AREA (ACRES)
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- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER

NOTES:
1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP
FITZHUGH 290 W
INLET DRAINAGE AREA MAP

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
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PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
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21
SHEET 21 OF 81

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NOTE:
DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

Point of Analysis Calculations								
	2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM	
Point of Analysis	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)	Existing Cumulative Runoff (cfs)	Proposed Cumulative Runoff (cfs)
POA 1	152.70	151.70	254.20	246.00	340.10	335.40	484.20	482.30
POA 2	10.30	4.00	16.90	6.60	22.40	8.70	31.70	12.30

HEC-HMS SUMMARY: EXISTING CONDITONS					CALCULATIONS IN HEC-HMS WITH ATLAS 14 ZONE 2											
					2 YEAR STORM		5 YEAR STORM		10 YEAR STORM		25 YEAR STORM		50 YEAR STORM		100 YEAR STORM	
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover (%)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
EX 1	50.10	78.56	8.46	0.00%	144.10		183.90		240.40		321.80		397.30		457.90	
EX 3	2.73	79.59	6.32	0.00%	9.00		11.50		14.90		19.80		24.40		28.00	
POA-1						152.70		194.60		254.20		340.10		419.80		484.20
EX 2	3.15	80	6.87	14.55%	10.30		13.10		16.90		22.40		27.50		31.70	
POA-2						10.30		13.10		16.90		22.40		27.50		31.70

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
EX-1	2098	100	0.029	SHORT GRASS PRAIRIE	0.222	0.15	7.50	1011	0.038	UNPAVED	3.14	16.1	5.37	987	0.013	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	13.5	1.22	14.09
EX-2	846	100	0.028	SHORT GRASS PRAIRIE	0.221	0.15	7.54	606	0.029	UNPAVED	2.72	16.1	3.71	140	0.011	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	12.3	0.19	11.45
EX-3	1167	100	0.029	SHORT GRASS PRAIRIE	0.223	0.15	7.46	542	0.042	UNPAVED	3.28	16.1	2.75	525	0.051	CONCRETE TRAP CHANNEL, B=4, Y= 3, SS=3:1	117.48	26.50	0.33	10.54

HEC-HMS SUMMARY: DEVELOPED CONDITONS						CALCULATIONS IN HEC-HMS WITH ATLAS 14 ZONE 2											
						2 YEAR STORM		5 YEAR STORM		10 YEAR STORM		25 YEAR STORM		50 YEAR STORM		100 YEAR STORM	
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)	Runoff Per Drainage Area (cfs)	Routed Cumulative Runoff (cfs)
DA 1	1.95	79.53	3.00		75.88%	10.90		13.40		16.10		20.10		23.70		26.80	
POND 1				1.95			4.30		5.70		8.20		11.90		15.10		17.90
DA 2	4.52	77.65	3.00		83.58%	25.50		31.10		37.30		46.40		54.60		61.60	
POND 2				4.52			6.40		8.40		11.00		15.10		19.10		22.40
DA 3A	10.20	80	5.59		77.27%	52.10		65.70		80.40		102.00		121.60		138.10	
DA 3B	3.59	80	6.96		100.00%	12.10		15.30		19.80		26.30		32.30		37.20	
POND 3				10.20			24.30		34.10		48.60		71.50		92.40		109.40
DA 4	11.52	79.53	3.24		83.16%	66.70		81.20		97.30		120.90		142.10		160.30	
POND 4				11.52			54.80		62.30		76.20		96.20		113.70		128.80
DA 5	0.82	80	4.60		0.00%	2.70		3.40		4.40		5.90		7.20		8.30	
DA 6	14.53	76.7	6.40		0.00%	38.70		50.40		66.70		90.40		112.50		130.20	
DA 7	6.48	77.43	5.05		0.00%	17.80		23.00		30.20		40.80		50.60		58.50	
DA 8	1.40	79.54	3.00		70.81%	7.00		8.70		10.50		13.20		15.60		17.60	
DA 9	0.63	79.46	8.75		0.00%	2.10		2.60		3.40		4.60		5.60		6.40	
POA 1				52.05			151.70		186.50		246.00		335.40		416.60		482.30
DA 10	0.62	80	4.65		0.00%	4.00		5.10		6.60		8.70		10.70		12.30	
POA 2				0.62			4.00		6.60		6.60		8.70		10.70		12.30

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_o	Length	Slope	Surface Type	Velocity	*K	T_s	Length	Slope	Type	*K	Velocity	T_h	
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
DA 1	683	50	0.017	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.258	0.01	0.66	27	0.008	PAVED	1.83	20.3	0.25	400	0.005	18" HDPE	59.44	4.20	1.59	5.00
														206	0.010	24" HDPE	72.01	7.20	0.48	
DA 2	404	50	0.010	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.027	0.01	0.81	313	0.017	PAVED	2.67	20.30	1.96	41	0.032	24" HDPE	72.01	12.96	0.05	5.00
DA 3A	1276	100	0.026	SHORT GRASS PRAIRIE	0.214	0.15	7.78	169	0.059	PAVED	4.91	20.3	0.57	219	0.057	24" HDPE	72.01	17.12	0.21	9.31
														95	0.017	30" HDPE	83.56	10.73	0.15	
														693	0.042	36" HDPE	94.36	19.40	0.60	
DA 3B	856	100	0.046	SHORT GRASS PRAIRIE	0.268	0.15	6.21	251	0.036	UNPAVED	3.05	16.10	1.37	488	0.005	NATURAL TRAP CHANNEL, B=0, Y= 2, SS=3:1	28.69	2.03	4.01	11.59
DA 4	1617	50	0.006	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	0.815	0.01	1.02	43	0.005	PAVED	1.41	20.30	0.51	367	0.005	24" HDPE	72.01	5.09	1.20	5.40
														368	0.005	30" HDPE	83.56	5.91	1.04	
														789	0.005	48" HDPE	114.31	8.08	1.63	
DA 5	398	100	0.048	SHORT GRASS PRAIRIE	0.274	0.15	6.08	283	0.039	UNPAVED	3.18	16.1	1.48	15	0.001	24" HDPE	72.01	2.3	0.11	7.67
DA 6	1737	100	0.039	SHORT GRASS PRAIRIE	0.250	0.15	6.66	327	0.031	UNPAVED	2.83	16.1	1.93	1300	0.023	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	10.4	2.07	10.66
DA 7	911	100	0.041	SHORT GRASS PRAIRIE	0.257	0.15	6.49	20	0.046	UNPAVED	3.45	16.1	0.10	791	0.011	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	7.2	1.83	8.41
DA 8	263	50	0.024	MOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL	1.458	0.01	0.57	213	0.020	PAVED	2.88	20.3	1.23	0	0.000		0.00	0.0	0.00	5.00
DA 9	1442	100	0.017	SHORT GRASS PRAIRIE	0.180	0.15	9.26	939	0.040	UNPAVED	3.23	16.1	4.84	403	0.041	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	13.9	0.48	14.58
DA 10	130	100	0.028	SHORT GRASS PRAIRIE	0.220	0.15	7.57	30	0.030	UNPAVED	2.80	16.1	0.18							7.74

Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
DRAINAGE CALCULATIONS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS

PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

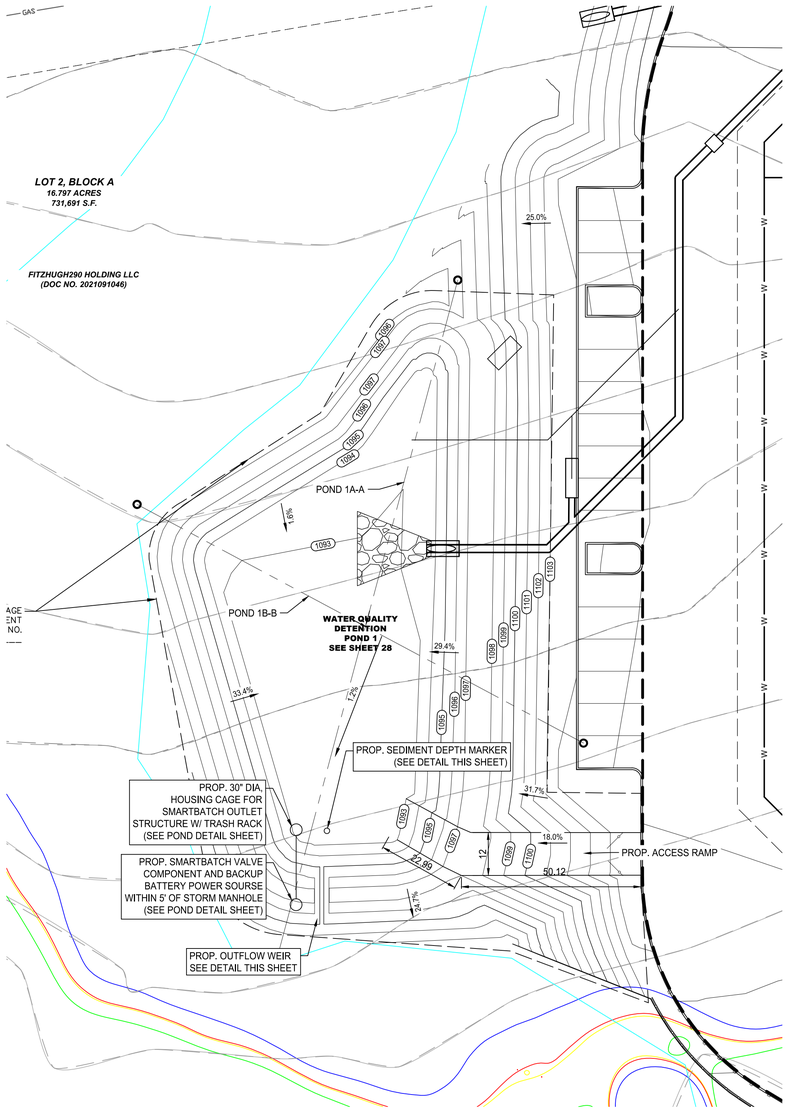
22
SHEET 22 OF 81

#26-53646

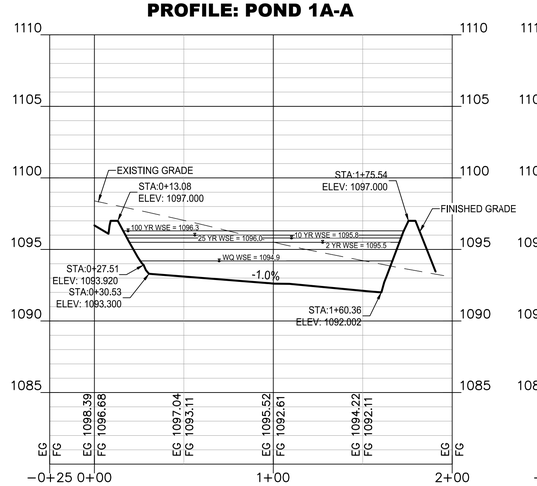
Last Saved by: LMyers
Last Saved: 3/13/2026 11:24 AM
Plot Date: 3/13/2026 11:25 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheet\0060251.00-C-DAMS

Attachment H – Temporary Sediment Pond Plans and Calculations

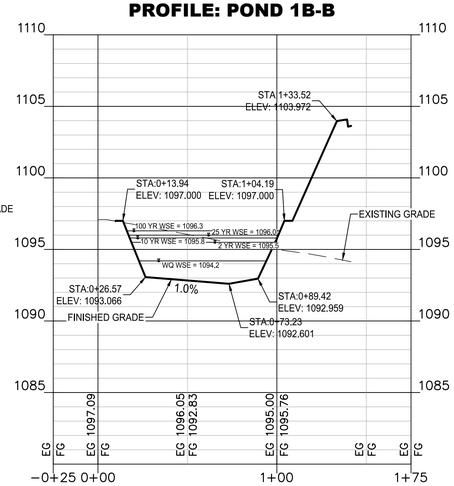
A rough cut water quality pond will be utilized for the temporary sedimentation removal on-site and is to be graded in accordance with the following plan sheet provided. Revegetation or placement of underdrain piping shall not be carried out until the site construction phase is complete.

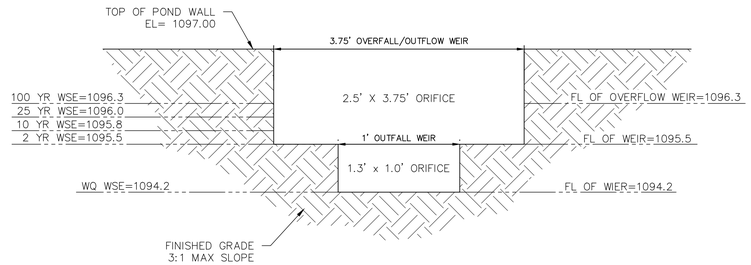


PROFILE: POND 1A-A



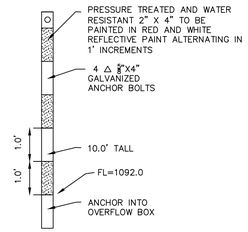
PROFILE: POND 1B-B





1 OVERFALL/OUTFLOW WEIR DETAIL

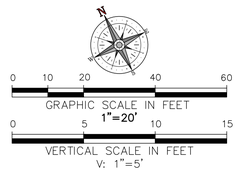
NOT TO SCALE



2 SEDIMENT MARKER DETAIL

NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1097.00	9,331.90	6,234.62	28,556.05
100	1096.30	8,481.29	2,489.71	22,321.43
25	1096.00	8,116.75	1,600.29	19,831.72
10	1095.80	7,886.12	2,313.95	18,231.44
2	1095.50	7,540.18	3,625.95	15,917.49
	1095.00	6,963.61	5,221.73	12,291.54
WQ	1094.20	6,090.72	1,196.32	7,069.81
	1094.00	5,872.49	5,873.49	5,873.49
	1093.00	3,698.65	0.00	0.00
	1092.00	1.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CONTOUR (133)
- EXISTING CONTOUR (133)
- FENCE ON TOP OF WALL
- GUARDRAIL
- PROFILE ALIGNMENT
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- × EG 132.50 — EX. SPOT GRADE
- × FG 132.50 — FINISHED GRADE
- × TP 132.50 — TOP OF PAVEMENT
- × LP 132.50 — LOW POINT
- × HP 132.50 — HIGH POINT
- × TW 132.50 / BW 132.00 — TOP OF WALL / BOTTOM OF WALL
- × TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
- FF=132.50 — FINISHED FLOOR **ELEVATION**

NOTES:

1. CONTACT POSTINSPECTION@TRAVISCOUNTYTX.GOV TO SCHEDULE THE FOLLOWING MILESTONE INSPECTION(S) FOR THE WATER QUALITY STRUCTURES WITH AT LEAST A 48-HOUR NOTICE, IF APPLICABLE:
   - 1.A. PUMP TESTING FOR THE SUMP/ PUMP SYSTEM.
   - 1.B. COMPLETION OF CONSTRUCTION OF WATER QUALITY STRUCTURE(S).
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHERN COLORS.

Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND 1 PLAN & PROFILE

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
12/19/2025

28
SHEET 28 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Plot Date/Time: 3/17/2026 8:33 AM
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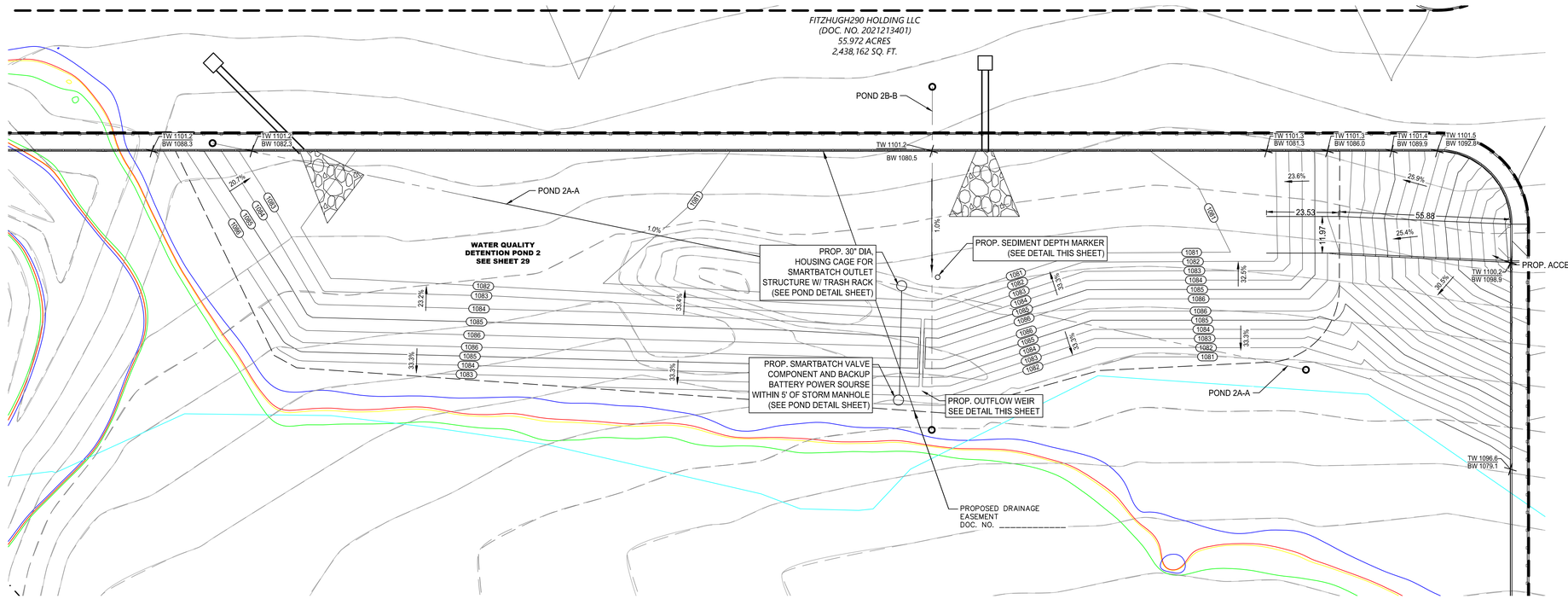

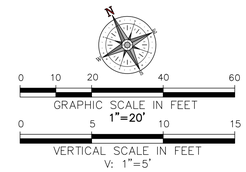

LEGEND

	PROPERTY LINE
	EASEMENT LINE
133	PROPOSED CONTOUR
133	EXISTING CONTOUR
	FENCE ON TOP OF WALL
	GUARDRAIL
	FEMA FLOODPLAIN
	500 YEAR FLOODPLAIN
	100 YEAR FLOODPLAIN
	PROPOSED LOT LINES
	CREEK CENTERLINE AND BUFFER
× EG 132.50	EX. SPOT GRADE
× FG 132.50	FINISHED GRADE
× TP 132.50	TOP OF PAVEMENT
× LP 132.50	LOW POINT
× HP 132.50	HIGH POINT
× TW 132.50 / BW 132.00	TOP OF WALL / BOTTOM OF WALL
× TC 132.50 / G 132.00	TOP OF CURB / GUTTER
FF=132.50	FINISHED FLOOR ELEVATION

NOTES:

1. ALL PROPOSED AND EXISTING GRADES IN NON PAVED

NOTES:

1. CONTACT POSTINSPECTION@TRAVISCOUNTYTX.GOV TO SCHEDULE THE FOLLOWING MILESTONE INSPECTION(S) FOR THE WATER QUALITY STRUCTURES WITH AT LEAST A 48-HOUR NOTICE, IF APPLICABLE:
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   - 1.B. COMPLETION OF CONSTRUCTION OF WATER QUALITY STRUCTURE(S).
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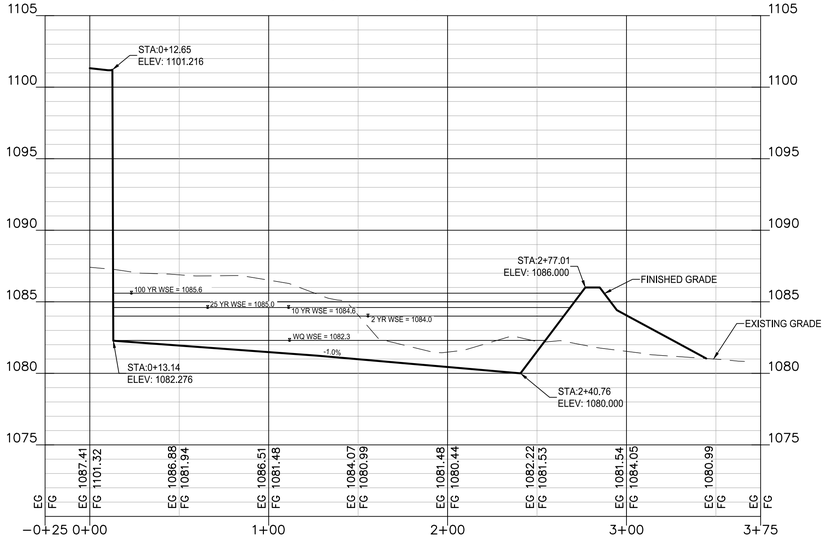
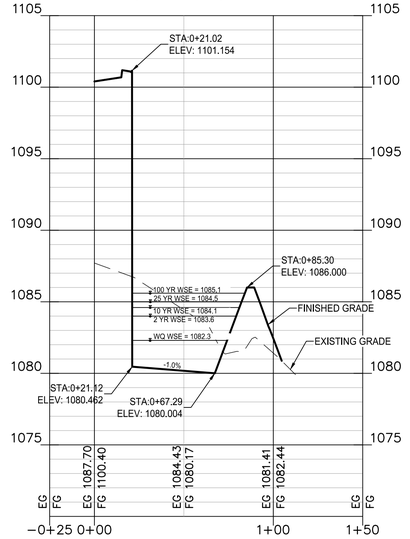
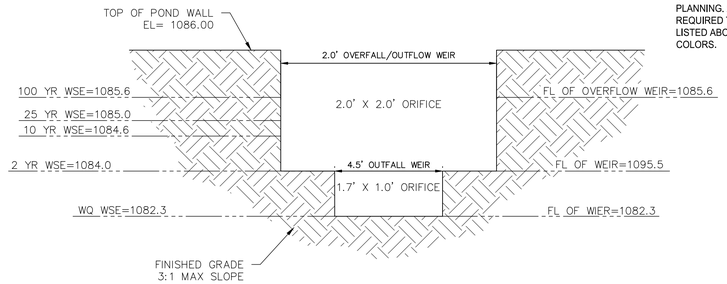
PROFILE: POND 2A-A

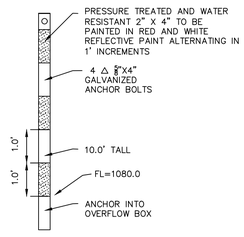


PROFILE: POND 2B-B





1 OVERFALL/OUTFLOW WEIR DETAIL
NOT TO SCALE



2 SEDIMENT MARKER DETAIL
NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1086.00	20,487.44	8,054.77	82,855.52
100	1085.60	19,786.43	11,556.40	74,800.74
25	1085.00	18,734.92	7,364.31	63,244.34
10	1084.60	18,086.63	10,560.24	55,880.03
2	1084.00	17,114.19	16,366.58	45,319.79
	1083.00	15,618.97	10,493.10	28,953.20
WQ	1082.30	14,361.32	4,227.55	18,460.10
	1082.00	13,822.33	10,571.61	14,232.55
	1081.00	7,320.89	3,660.94	3,660.94
	1080.00	1.00	0.00	0.00

Westwood
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND 2 PLAN & PROFILE

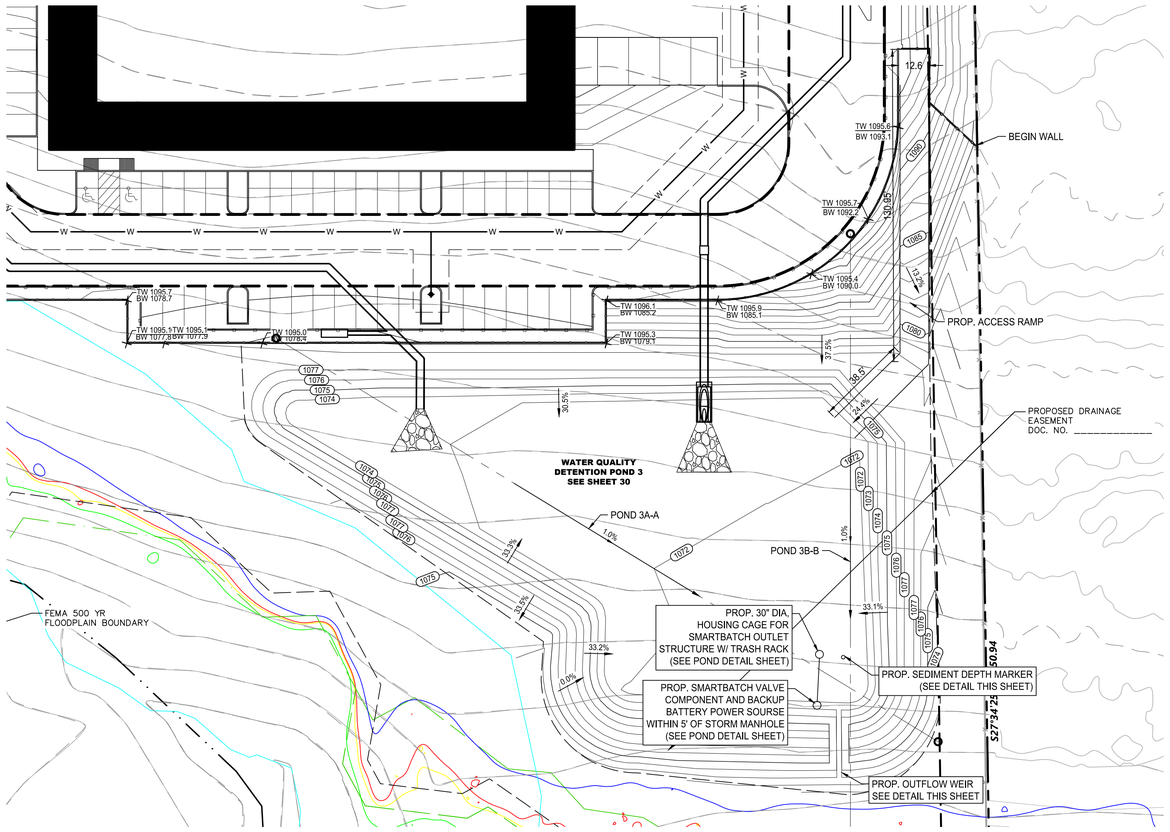
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

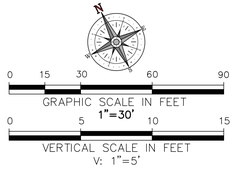
29
SHEET 29 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Plot Date/Time: 3/17/2026 8:33 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND



Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1077.00	29,134.60	5,681.25	103,009.93
100	1076.70	8,740.38	12,413.83	97,328.69
25	1076.00	26,727.72	13,073.61	84,914.85
10	1075.50	25,566.72	12,493.11	71,841.24
	1075.00	24,405.72	9,583.32	59,348.13
2	1074.60	23,510.87	13,703.84	49,764.81
	1074.00	22,168.59	20,076.97	36,060.97
	1073.00	17,985.35	11,734.03	15,984.00
WQ	1072.10	8,090.28	754.06	4,249.97
	1072.00	6,990.83	3,495.91	3,495.91
	1071.00	1.00	0.00	0.00
		0.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 132 EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- EG 132.50 — EX. SPOT GRADE
- FG 132.50 — FINISHED GRADE
- TP 132.50 — TOP OF PAVEMENT
- LP 132.50 — LOW POINT
- HP 132.50 — HIGH POINT
- TW 132.50 / BW 132.00 — TOP OF WALL / BOTTOM OF WALL
- TC 132.50 / G 132.00 — TOP OF CURB / GUTTER
- FF=132.50 — FINISHED FLOOR ELEVATION

NOTES:
1. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED

NOTES:
1. CONTACT POSTINSPECTION@TRAVISCOUNTYTX.GOV TO SCHEDULE THE FOLLOWING MILESTONE INSPECTION(S) FOR THE WATER QUALITY STRUCTURES WITH AT LEAST A 48-HOUR NOTICE, IF APPLICABLE:
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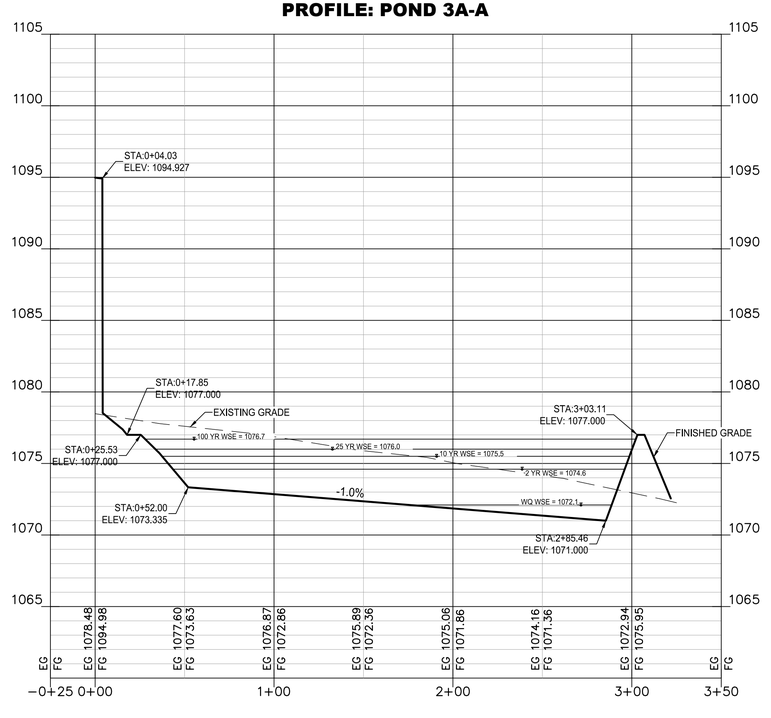
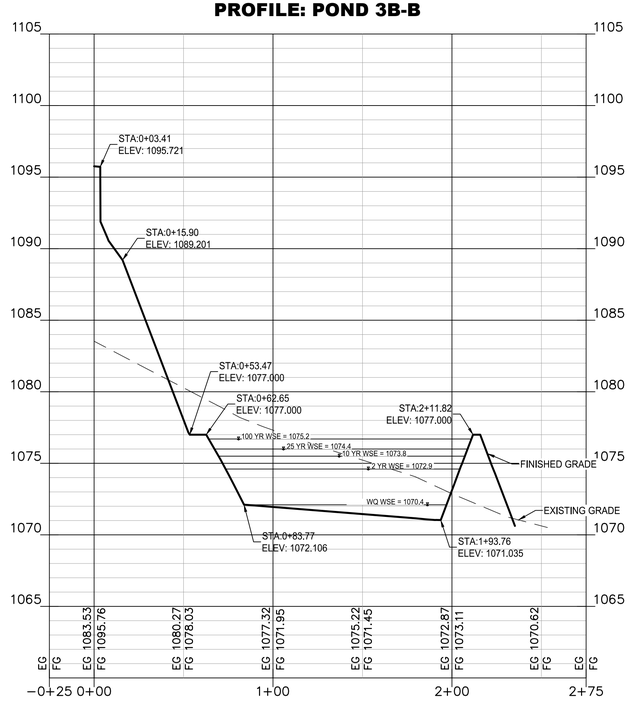
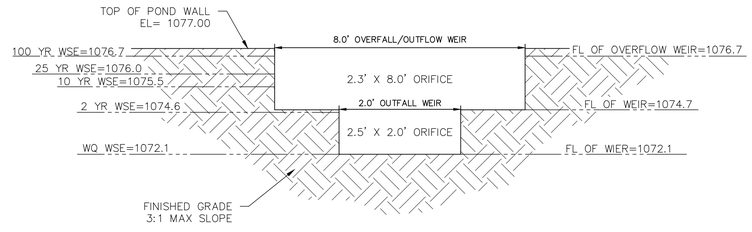
PROFILE: POND 3A-A

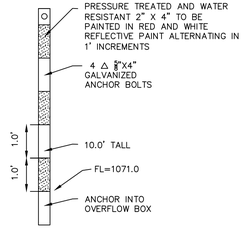


PROFILE: POND 3B-B





1 OVERFALL/OUTFLOW WEIR DETAIL
NOT TO SCALE



2 SEDIMENT MARKER DETAIL
NOT TO SCALE

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND 3 PLAN & PROFILE

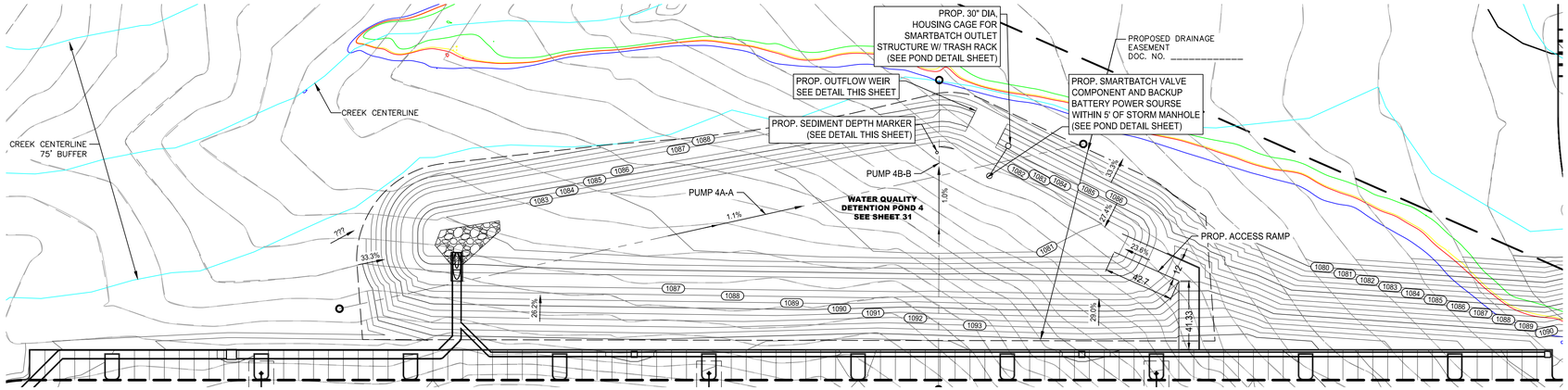
DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

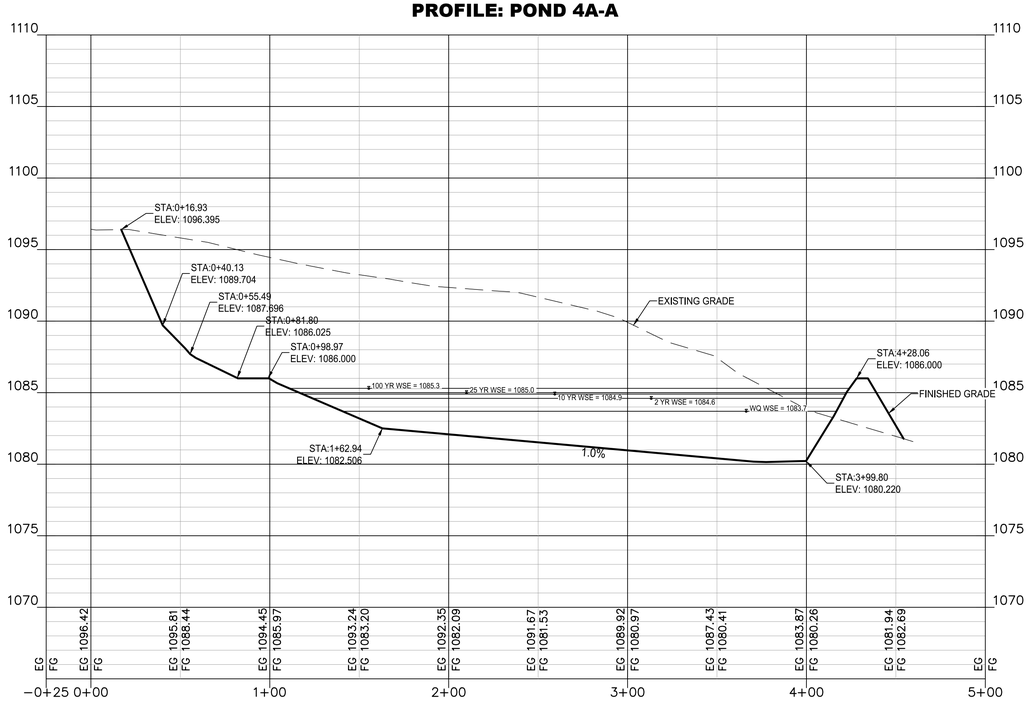
30
SHEET 30 OF 82

#26-53646

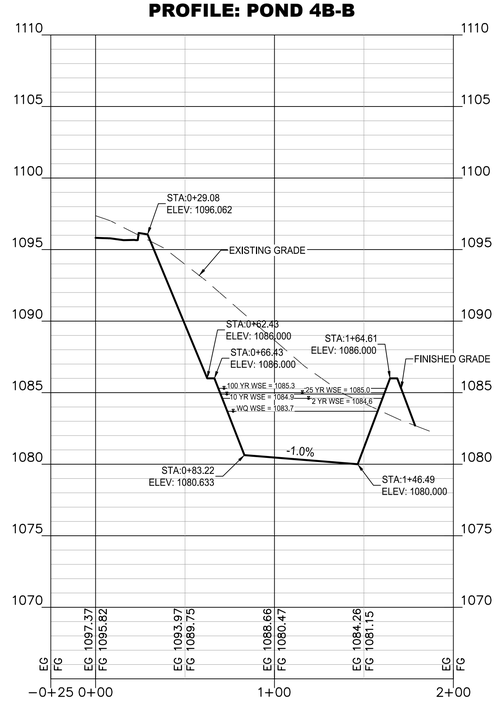
Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Plotted: Mar 17, 2026 - 8:33 AM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

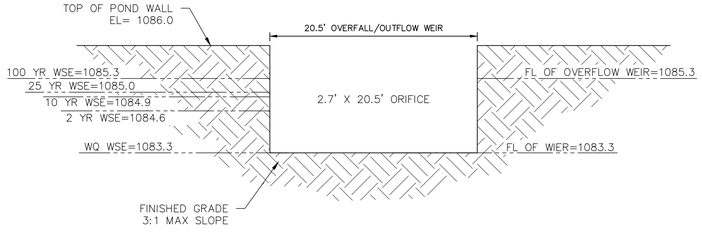


PROFILE: POND 4A-A



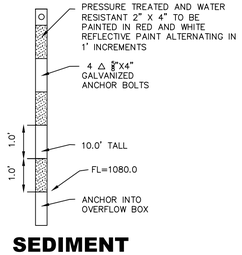
PROFILE: POND 4B-B





1 OVERFALL/OUTFLOW WEIR DETAIL

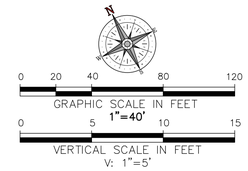
NOT TO SCALE



2 SEDIMENT MARKER DETAIL

NOT TO SCALE

Detention Stage Storage Table				
Water Surface Elevations	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
	1086.00	30,944.32	20,851.40	111,185.65
100	1085.30	28,631.11	8,440.63	90,334.25
25	1085.00	27,639.73	2,747.73	81,893.63
10	1084.90	27,314.95	8,048.33	79,145.89
2	1084.60	26,340.61	15,219.76	71,097.56
	1084.00	24,391.92	7,147.54	55,877.80
WQ	1083.70	23,258.36	15,355.10	48,730.26
	1083.00	20,613.37	17,770.56	33,375.16
	1082.00	14,927.74	11,533.24	15,604.60
	1081.00	8,138.73	4,071.37	4,071.37
	1080.00	4.00	0.00	0.00



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 133 PROPOSED CONTOUR
- 133 EXISTING CONTOUR
- FENCE ON TOP OF WALL
- GUARDRAIL
- FEMA FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED LOT LINES
- CREEK CENTERLINE AND BUFFER
- EG 132.50 EX. SPOT GRADE
- FG 132.50 FINISHED GRADE
- TP 132.50 TOP OF PAVEMENT
- LP 132.50 LOW POINT
- HP 132.50 HIGH POINT
- TW 132.50 / BW 132.00 TOP OF WALL / BOTTOM OF WALL
- TC 132.50 / G 132.00 TOP OF CURB / GUTTER
- FF=132.50 FINISHED FLOOR ELEVATION

NOTES:
1. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED

NOTES:
1. CONTACT POSTINSPECTION@TRAVISCOUNTYTX.GOV TO SCHEDULE THE FOLLOWING MILESTONE INSPECTION(S) FOR THE WATER QUALITY STRUCTURES WITH AT LEAST A 48-HOUR NOTICE, IF APPLICABLE:
   1.A. PUMP TESTING FOR THE SUMP/ PUMP SYSTEM.
   1.B. COMPLETION OF CONSTRUCTION OF WATER QUALITY STRUCTURE(S).
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHERN COLORS.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND 4 PLAN & PROFILE

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

#26-53646

Last Saved by: LMyers
Last Saved: 3/17/2026 8:33 AM
Last Plotted: 3/17/2026 8:48 AM
Drawing: N:\0060251.00\06 CAD\GIS\Site Design C3D\Sheets\0060251.00-C-POND

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

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

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

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 1

Total drainage basin/outfall area =	1.98	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.50	acres
Post-development impervious fraction within drainage basin/outfall area =	0.76	
$L_{M\ THIS\ BASIN}$ =	1306	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	1.98	acres
A_I =	1.50	acres
A_P =	0.48	acres
L_R =	1519	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1306 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.57	
On-site Water Quality Volume =	5644	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1129	
Total Capture Volume (required water quality volume(s) x 1.20) =	6773	cubic feet

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

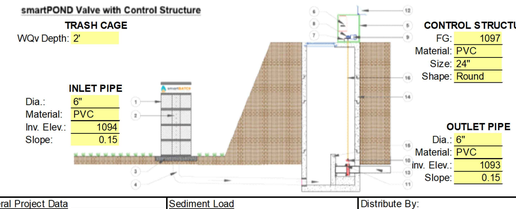
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 6773 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 1 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	6773 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	6913 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	1519 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

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

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 2

Total drainage basin/outfall area =	4.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.78	acres
Post-development impervious fraction within drainage basin/outfall area =	0.84	
$L_{M\ THIS\ BASIN}$ =	3290	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	4.52	acres
A_I =	3.78	acres
A_P =	0.74	acres
L_R =	3820	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3290 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.68	
On-site Water Quality Volume =	15326	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3065	
Total Capture Volume (required water quality volume(s) x 1.20) =	18391	cubic feet

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

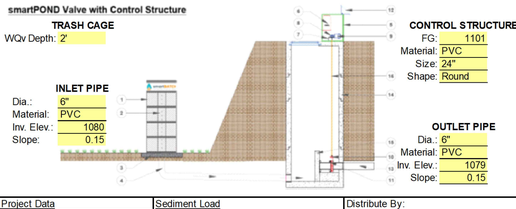
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 18391 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 2 [L = 34 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	18391 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	18400 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	3820 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

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where:
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- P = Average annual precipitation, inches

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

County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 3A+DA 3B

Total drainage basin/outfall area =	14.11	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.95	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	6048	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	14.11	acres
A_I =	6.95	acres
A_P =	7.16	acres
L_R =	19971	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6048 lbs.

F = 0.30

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

Rainfall Depth =	0.19	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	3469	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	694	
Total Capture Volume (required water quality volume(s) x 1.20) =	4163	cubic feet

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

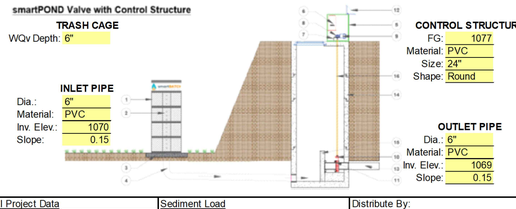
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 4163 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 3 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	4163 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	5390 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	19971 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Fitzhugh 290 West
Date Prepared: 2/25/2026

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where:
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County =	Travis	
Total project area included in plan * =	55.97	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	22.95	acres
Total post-development impervious cover fraction * =	0.41	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	19971	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 4

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

Drainage Basin/Outfall Area No. = DA 4

Total drainage basin/outfall area =	11.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.75	acres
Post-development impervious fraction within drainage basin/outfall area =	0.85	
$L_{M\ THIS\ BASIN}$ =	8486	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	11.52	acres
A_I =	9.75	acres
A_P =	1.77	acres
L_R =	9850	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 8486 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.69	
On-site Water Quality Volume =	39883	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	7977	
Total Capture Volume (required water quality volume(s) x 1.20) =	47860	cubic feet

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

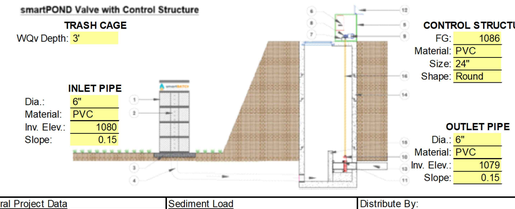
8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 47860 cubic feet

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

Upstream Storm Structure #Pond 4 [L = 18 FT.}
Downstream Storm Structure #Control Structure [L = 10 FT.]



General Project Data		Sediment Load		Distribute By:
Name:	Fitzhugh 290 West	Water Quality Vol:	47860 CF	Construction EcoServices
Location:	Austin	Required Storage Vol:	49224 CF	832.456.1000
Engineer:	Hollis Scheffler, P.E.	Sediment Load Calcs	9850 lbs	www.ecosvs.com
Date:	1/27/2026			
Fail Command	Open			

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W

POND TCEQ WQ CALCULATIONS

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS — HOLLIS ANN SCHEFFLER — 136049 — LICENSED — PROFESSIONAL ENGINEER — 12/19/2025

32
SHEET 32 OF 82

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Last Saved by: LMyers
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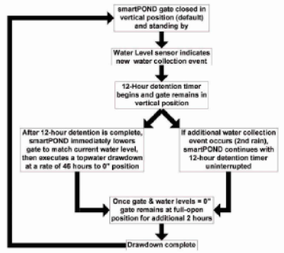
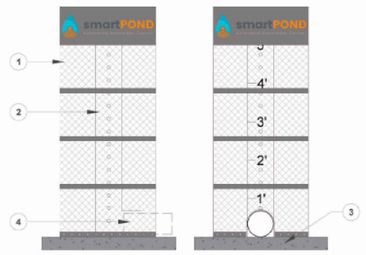
Drawing: N:\0060251.00\06 CAD\WG\Site Design C3D\Sheets\0060251.00-C-POND

PROGRAMMABLE LOGIC FLOW CHART



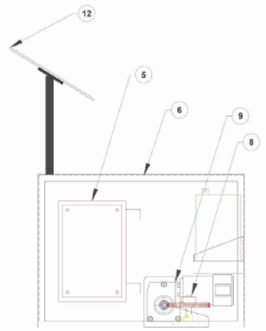
TRASH CAGE WITH PERFORATED RISER PIPE



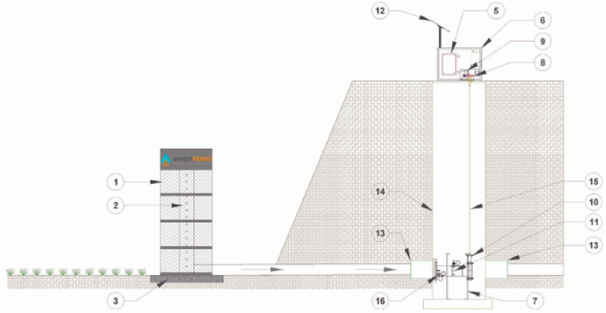
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ¼" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE STEM

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate first drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:
- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications
- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 38 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light
- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trashcage attaches to the perforated riser with a coupling and caider pin. The trash cage will 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.

7.3 Valve Stem Extension
The driveshaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 8 bolts connecting the smartPOND valve's flange to the outfall pipe or flature. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve 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 strapsor 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.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:
- Always keep hands clear of the valve 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 PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 5 or more years.

A. Acceptable smartPOND Valve
"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)806-1000
www.vesdevt.com

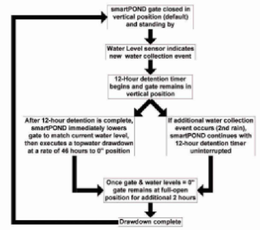
12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

smartPOND Valve Specifications

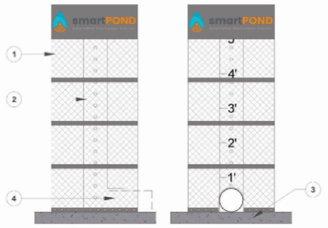
REVISION NO. 0
DATE 3/11/2022
SHEET NO.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

PROGRAMMABLE LOGIC FLOW CHART



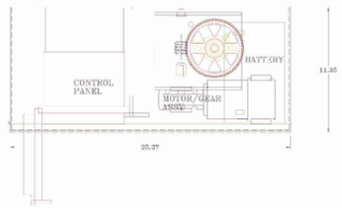
TRASH CAGE WITH PERFORATED RISER PIPE



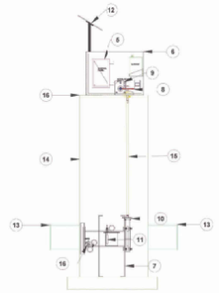
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ¼" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTPOND



FRONT VIEW OF SMARTPOND



smartPOND Valve with Control Structure Details

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DATE 3/11/2022
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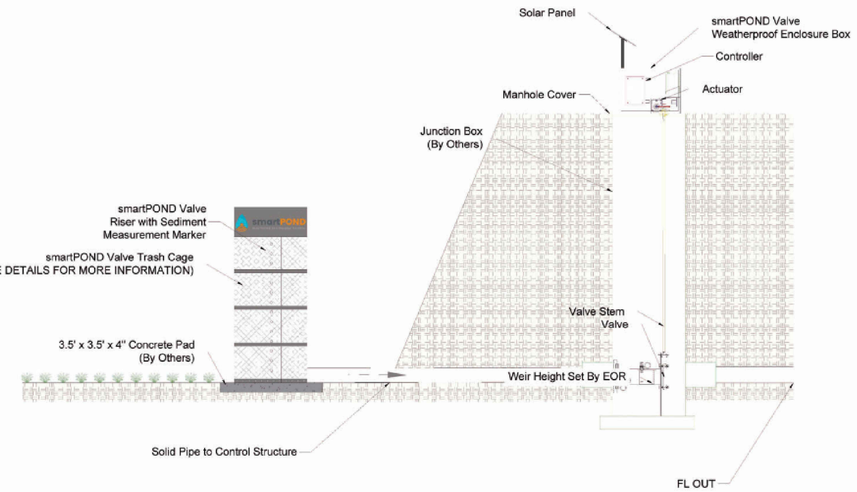

smartPOND Valve with Control Structure

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NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

Westwood

Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND DETAILS 1 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO.
0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

33
SHEET 33 OF 82

#26-53646

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Last Saved: 3/16/2026 12:03 PM
Last Plotted: 3/16/2026 12:04 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction

The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management

The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control

Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality

The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control

The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment

smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring

smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components

The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration

The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board** - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel** - The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* - A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)

If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data

To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command

To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts

The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light

- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure

To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control

In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser

The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage

The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will 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.

7.3 Valve Stem Extension

The driveshaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease

The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts

There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser

Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage

As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel

On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery

Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage

The smartPOND valve 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.

9. Installation

The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support

If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:

- Always keep hands clear of the valve 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 PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS

Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve

"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier

Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller

Construction EcoServices
(800)456-1000
www.ecosvs.com

12. 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.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND Automated Stormwater Control.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve Specifications

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

Westwood
Westwood Professional Services, Inc.
8701 NORTH MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.485.0831
F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

TRAVIS COUNTY, TEXAS

EXETER FITZHUGH LAND LP

FITZHUGH 290 W
POND DETAILS 2 OF 2

DATE: March, 2026
DRAFTER: LJTM
DESIGNER: TCJ
CHECKED: HAS
PROJECT NO. 0060251.00

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER
12/19/2025

34
SHEET 34 OF 82

#26-53646

Last Saved by: LMyers
Last Saved: 3/16/2026 12:03 PM
Plot Date: 3/16/2026 12:04 PM
Drawing: N:\0060251.00\06 CAD\DWG\Site Design C3D\Sheets\0060251.00-C-POND

Attachment I – Inspection and Maintenance for BMPs

The following inspection and maintenance guidelines for the temporary best management practices will be followed in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices. Inspections of the Temporary BMPs will be documented in an inspection report. Inspection reports will document maintenance activities, sediment removal and modifications to the sediment and erosion controls.

Temporary Vegetation

1. Temporary vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
2. Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
3. If the vegetated cover is less than 80%, the area should be reseeded.

Dust Control

1. When dust is evident during dry weather, reapply dust control BMPs.

Temporary Construction Entrance/Exit

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

Silt Fence

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

Inlet Protection

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing.
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Area

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Seeding of the disturbed areas will be on-going after completion of the rough grading process. Temporary seeding will be utilized until permanent landscaping is installed. Seeding will occur on any areas that are undisturbed for a period of 14 days. If construction progress is stopped for a period of 14 days, soil stabilization practices must be initiated by the contractor. Permanent landscaping will be provided as soon as final grades are achieved and the final paving and building operations are completed. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☐ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN n/a Click here to enter text

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Exeter Fitzhugh Land, LP

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr. Click here to enter text

First and Last Name: Matthew Griser Click here to enter text Suffix: Click here to enter text

Title: Senior Project Manager Credentials: Click here to enter text

Phone Number: Click here to enter text Fax Number: Click here to enter text

E-mail: matt.griser@eqtpartners.com

Mailing Address: 16633 N. Dallas Parkway, Suite 280

City, State, and Zip Code: Addison, Texas 75001

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual
☐ Limited Partnership
☐ General Partnership
☐ Trust
☐ Sole Proprietorship (D.B.A.)
☐ Corporation
☐ Estate
☐ Federal Government
☐ County Government
☐ State Government
☐ City Government
☐ Other Government
☐ Other: Click here to enter text

e) Is the applicant an independent operator? ☐ Yes ☒ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Hollis Scheffler Suffix: Click here to enter text.

Title: Director, Commercial Credential: P.E.

Organization Name: Westwood Professional Services

Phone Number: 512-485-0831 Fax Number: Click here to enter text.

E-mail: hollis.scheffler@westwoodps.com

Mailing Address: 8701 N. Mopac Expwy, Ste. 320

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Austin, Texas, 78759

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN n/a

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located):
Fitzhugh 290 W

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other):
3 office/warehouse industrial buildings

d) County or Counties (if located in more than one): Travis County

e) Latitude: 30.222867 Longitude: -97.958689

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: 11017 Fitzhugh Road

City, State, and Zip Code: Austin, TX 78736

Section B:

Location Description: The site is located at the southwest corner of the SH 29 & Ronald Reagan Blvd. intersection, surrounding the Kauffman Loop cul-de-sac.

City (or city nearest to) where the site is located:

Zip Code where the site is located:

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?

d) What is the Secondary SIC Code(s), if applicable? 4225

e) What is the total number of acres to be disturbed? 55.575

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? June 2026

h) What is the estimated end date of the project? June 2027

i) Will concrete truck washout be performed at the site? ☐ Yes ☒ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Slaughter Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1427A

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site 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, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) 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

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan 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 Construction General Permit (TXR150000). ☒ Yes

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.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Matthew Griser

Operator Signatory Title: Senior Project Manager

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.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: 1/7/26

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, RAMANATHAN MUTHU of Fitzhugh290 Holding LLC

am the owner of the property located at:

ABS 379 SUR 59 HARRISON E ACR 55.5791 MH1-S#THIGA24X52535746

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 Exeter Fitzhugh Land, L.P.
To conduct construction of 3 office/warehouse buildings along with all associated grading, drainage, utility, parking, and vehicular conveyance improvements.
At 11017 Fitzhugh Road, Austin, TX 78736.

Landowner Acknowledgement

I understand that Fitzhugh290 Holding 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

Landowner Signature

03/11/2026

Date

THE STATE § OF TX

County § of Collin

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

Ramanathan Murthy

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 11 day of March, 2026

NOTARY PUBLIC

ANASTASIIA KLEIN
Notary ID #131942291
My Commission Expires
May 30, 2027

MY COMMISSION EXPIRES: May 30, 2026

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

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

I JASON HOWARTH,
Print Name

VICE PRESIDENT,
Title - Owner/President/Other

of EXETER FITZHUGH LAND, L.P.,
Corporation/Partnership/Entity Name

have authorized Hollis Scheffler, P.E.
Print Name of Agent/Engineer

of Westwood Professional Services
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

12-12-25
Date

THE STATE OF Pennsylvania §

County of Delaware §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Honesty 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 12th day of December, 2025.

NOTARY PUBLIC

Angela Nigro
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3/23/2026

Commonwealth of Pennsylvania - Notary Seal
ANGELA NIGRO - Notary Public
Delaware County
My Commission Expires March 23, 2026
Commission Number 1328355

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☒ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☒ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☒ Indian Country Lands –the facility is not on Indian Country Lands.

☒ Construction activity related to facility associated to oil, gas, or geothermal resources

☒ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

☒ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Fitzhugh 290 W
Regulated Entity Location: 11017 Fitzhugh Road, Austin, Travis County, Texas 78736
Name of Customer: Matthew Griser
Contact Person: Hollis Scheffler, P.E. Phone: 512-485-0831
Customer Reference Number (if issued):CN n/a
Regulated Entity Reference Number (if issued):RN n/a

Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ 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	55.973 Acres	$ 8,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 1/7/2026

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions 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)	

☒ 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:*
~~EQT Real Estate~~ EXETER, FITZHUGH LAND L.P.	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
806473631	32104644474	33-4453424	

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

12. Number of Employees	13. Independently Owned and Operated?
☐ 0-20 ☐ 21-100 ☐ 101-250 ☒ 251-500 ☐ 501 and higher	☐ Yes ☒ No

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

☐ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☒ Other:

15. Mailing Address:	~~16633 N. Dallas Parkway, Suite 280~~ 100 MATSONFORD RD., STE. 250					
	City: ~~Addison~~ EXADNOR	State: ~~TX~~ PA	ZIP: ~~75001~~ 19087	ZIP + 4		

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(610) 234-8211		( ) -

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.)*

Fitzhugh 290 W

23. Street Address of the Regulated Entity: *(No PO Boxes)*	11017 Fitzhugh Road							
	City	Austin	State	TX	ZIP	78736	ZIP + 4	
24. County	Travis							

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:	30.223989° N		28. Longitude (W) In Decimal:	-97.959386° W	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	13	26.3604	-97	57	33.7896

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)
4225		493110	

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

General Warehousing

34. Mailing Address:	100 MATSONFORD RD. STE. 250 ~~1663 N. Dallas Parkway, Suite 280~~							
	City	~~Addison~~ BRENDA	State	~~TX~~ PA	ZIP	~~75001~~ 19087	ZIP + 4	
35. E-Mail Address:	MATT.GRISER@EQTPARTNERS.COM matthew.griser@eqtexeter.com							
36. Telephone Number		37. Extension or Code		38. Fax Number *(if applicable)*				
(610) 234-3211				( ) -				

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
		n/a		
☐ Municipal Solid Waste	☐ New Source Review Air	☒ OSSF	☐ Petroleum Storage Tank	☐ PWS
		n/a		
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Hollis Scheffler	41. Title:	Director, Commercial

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 485-0831		( ) -	hollis.scheffler@westwoodps.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:	Westwood Professional Services	Job Title:	Director, Commercial
Name *(In Print)*:	Hollis Scheffler	Phone:	(512) 485- 0831
Signature:		Date:	1/7/2026