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: Premium Enclosed Boat & RV Storage, LLC						**2. Regulated Entity No.:**			
3. Customer Name: Bryce Petreccia						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		5.02	
9. Application Fee:	$5000.00		**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Onion Creek-Colorado River			

Application Distribution

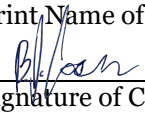
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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 _x_Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	_n/a_Austin _ n/a _Buda _ n/a _Dripping Springs _ n/a _Kyle _ n/a _Mountain City _ n/a _San Marcos _ n/a _Wimberley _ n/a _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.
Brodie Campbell Print Name of Customer/Authorized Agent
 2-15-26 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.

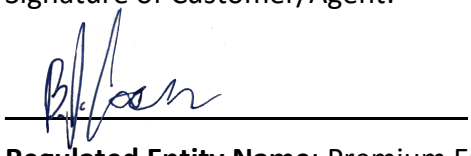
Signature

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: Brodie Campbell, PE

Date: 3-9-2026

Signature of Customer/Agent:



Regulated Entity Name: Premium Enclosed Boat & RV Storage, LLC

Project Information

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

   Contact Person: Bryce Petreccia
   Entity: Premium Enclosed Boat & RV Storage, LLC
   Mailing Address: 3006 E PALM VALLEY BLVD
   City, State: Round Rock, TX Zip: 78665
   Telephone: (561) 962 - 5242 Fax: _____
   Email Address: Bryce@petreccia.com

5. Agent/Representative (If any):

   Contact Person: Brodie Campbell, PE
   Entity: Drake Engineering
   Mailing Address: 6049 Mantalcino Dr
   City, State: Round Rock, Tx Zip: 78665
   Telephone: 903-738-5770 Fax: _____
   Email Address: Bcampbell@drake-eng.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.

   100 Longhorn Lane, Dripping Springs, TX 78620

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): 5.02 Acres

Total disturbed area: 3.77 Acres

14. Estimated projected population: 10

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	78672.5	÷ 43,560 =	1.806
Parking	78615.6	÷ 43,560 =	1.805
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	157,288.1	÷ 43,560 =	3.61

Total Impervious Cover 3.61 **÷ Total Acreage** 5.02 **X 100 =** 71.9**% 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			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 40'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

See road map below.

Google Maps

TCEQ, 12100 Park 35 Cir, Austin, TX 78753 to 100 Longhorn Ln, Dripping Springs, TX 78620

Drive 35.6 miles, 44 min

Imagery ©2026 Google, Airbus, Map data ©2026 , Map data ©2026 Google 2 mi

⚠ This route has tolls.

⚠ This route has restricted usage or private roads.

TCEQ
12100 Park 35 Cir, Austin, TX 78753

Get on I-35 S from Park 35 Cir and S I-35 Frontage Rd

2 min (1.0 mi)

1. Head toward Park 35 Cir

463 ft

2. Turn right onto Park 35 Cir

0.3 mi

3. Turn right onto S I-35 Frontage Rd

0.4 mi

4. Use the left lane to take the ramp onto I-35 S

0.1 mi

Take 183 Toll and State Hwy 71/E Ben White Blvd to US-290 W

24 min (24.7 mi)

5. Merge onto I-35 S

2.9 mi

6. Take exit 240B to merge onto US-183 S toward Lockhart

3.4 mi

7. Continue onto 183 Toll

⚠ Toll road

6.0 mi

8. Continue onto US-183/183 Toll
⚠ Toll road

0.5 mi

9. Use the left 2 lanes to take the Texas State Hwy 71 W/Ben white Blvd exit
⚠ Toll road

1.0 mi

10. Merge onto State Hwy 71/E Ben White Blvd

4.3 mi

11. Continue onto State Hwy 71 W/US-290 W

6.5 mi

Continue on US-290 W. Drive to Longhorn Ln in Hays County

15 min (10.0 mi)

12. Keep left to stay on US-290 W

2.1 mi

13. Keep left

0.4 mi

14. Merge onto US-290 W

7.3 mi

15. Turn left onto Longhorn Ln
⚠ Restricted usage road
ⓘ Destination will be on the right

0.2 mi

100 Longhorn Ln
Dripping Springs, TX 78620

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

The National Map US Topo

DRIPPING SPRINGS QUADRANGLE
TEXAS
7.5-MINUTE SERIES

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

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

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

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

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

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

SCALE 1:24 000

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

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

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

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

DRIPPING SPRINGS, TX
2022

NSN. 7643016395933
NGA REF NO. USGSX24K12801

Attachment C - Project Narrative

The project is located in Hays County Texas. It is on a 5.02 acre lot. The addresses are 100 Longhorn Ln Dripping Springs Texas. The proposed grading will redirect any current offsite drainage around the lot.

The table below contains the existing and proposed impervious cover.

PROJECT SITE	=	5.020 ACRES
EX IMPERVIOUS	=	0.076 ACRES
PRO IMPERVIOUS	=	3.611 ACRES
EX IMPERVIOUS COVER =		1.51%
PRO IMPERVIOUS COVER =		71.93%
INCREASE IN IMPERVIOUS COVER =		3.535 ACRES

A batch detention will be included in the improvements to provide water quality requirements.

Proposed site use is Rv and Boat Storage.

Previously the site was residential lot that contained one home and there was no previous development before the home. The home will remain.

Attachment D - Factors Affecting Surface Water Quality

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage
- Construction equipment and vehicle drippings or leaks containing petroleum such as fuel, grease, oil, and hydraulic fluid
- Concrete truck wash out activities
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact
- Sanitary waste from construction crews could also lead to a potential source of contamination. Proper sanitation during construction, including temporary restroom facilities and trash barrels will not be provided.

Post Construction:

Automobiles utilized by future costumers will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.

Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.

Lack of lawn care maintenance can cause soil erosion and impact the quality of stream water by increasing suspended solids. The owner is; therefore, managing on-going lawn care and maintenance.

Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.

Permanent BMPs will be installed and utilized to mitigate the effect of pollutants on water quality. These will consist of establishment of grassy swales and batch extended detention ponds.

Attachment E - Volume and Character of Stormwater

Phase 1
The flow rate runoff from the proposed project to increase slightly due to the improvements on the property. There is no offsite flow entering the site.

The existing site contains native tree species and other vegetation. The chart below summarizes the existing and proposed flowrates of the development utilizing the SCS method.

Due to the nature and size of proposed impervious cover in Phase 1 all TSS will be removed by vegetated filter strips placed on the downstream side of any impervious cover.

Phase 2
The flow rate runoff from the proposed project to increase slightly due to the improvements on the property. There is no offsite flow entering the site.

The existing site contains native tree species and other vegetation. The chart below summarizes the existing and proposed flowrates of the development utilizing the SCS method.

All TSS incurred by the placement of impervious cover in Phase 2 will be removed by a proposed processed water pond.

See the drainage report below for the volume of stormwater.

4200 HWY 290, Dripping Springs TX

Drainage Study

Prepared for:

Bryce Petreccia and Charles Sullivan

Prepared by:

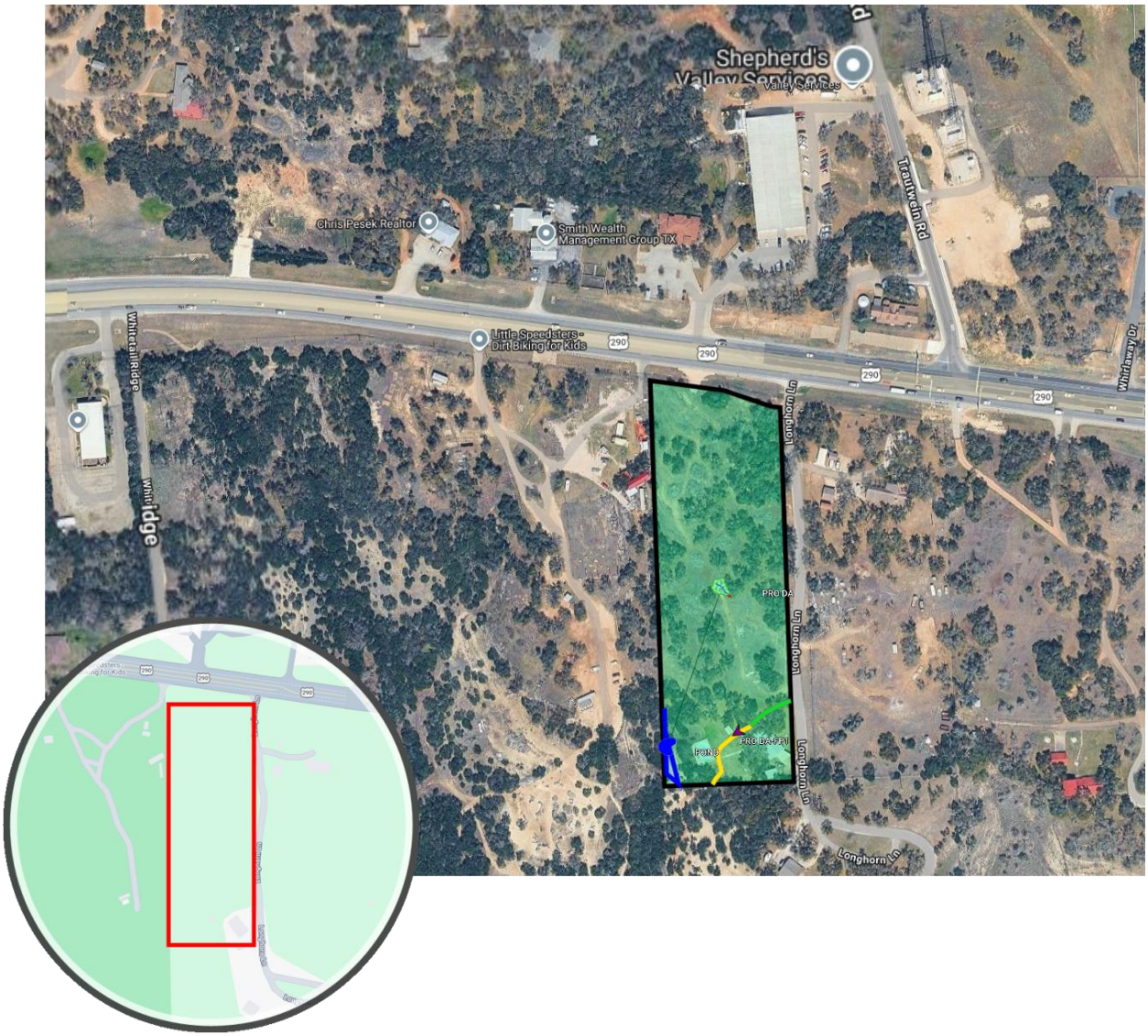
Brodie Campbell

February 02, 2026

Contents

Project Description

The project is located at **4150 US-290, Dripping Springs, TX 78620.** The site is 5.023 acres in size.



Purpose

The purpose of this hydrology study is to determine the peak runoff rates for pre-development and post-development conditions.

Methodology

The HEC-HMS version 4.5 computer software was used in this hydrology study. The **SCS Curve Number** infiltration (loss) method and **SCS Unit Hydrograph** runoff (transform) method was used for determining the stormwater runoff**.** Multiple routing method were used for routing the stormwater**.**

The following scenarios were analyzed in this hydrology study:

EX 2

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths

EX 5

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths

EX 10

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths

EX 25

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths

EX 100

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths

PRO 2

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths
- 1 storage area

PRO 5

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths
- 1 storage area

PRO 10

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths
- 1 storage area

PRO 25

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths
- 1 storage area

PRO 100

This scenario contains:

- 1 delineated subbasin area and corresponding lag time flow paths
- 1 storage area

EX 2

Design Storm

Precipitation type: Frequency Storm

Watershed Summary

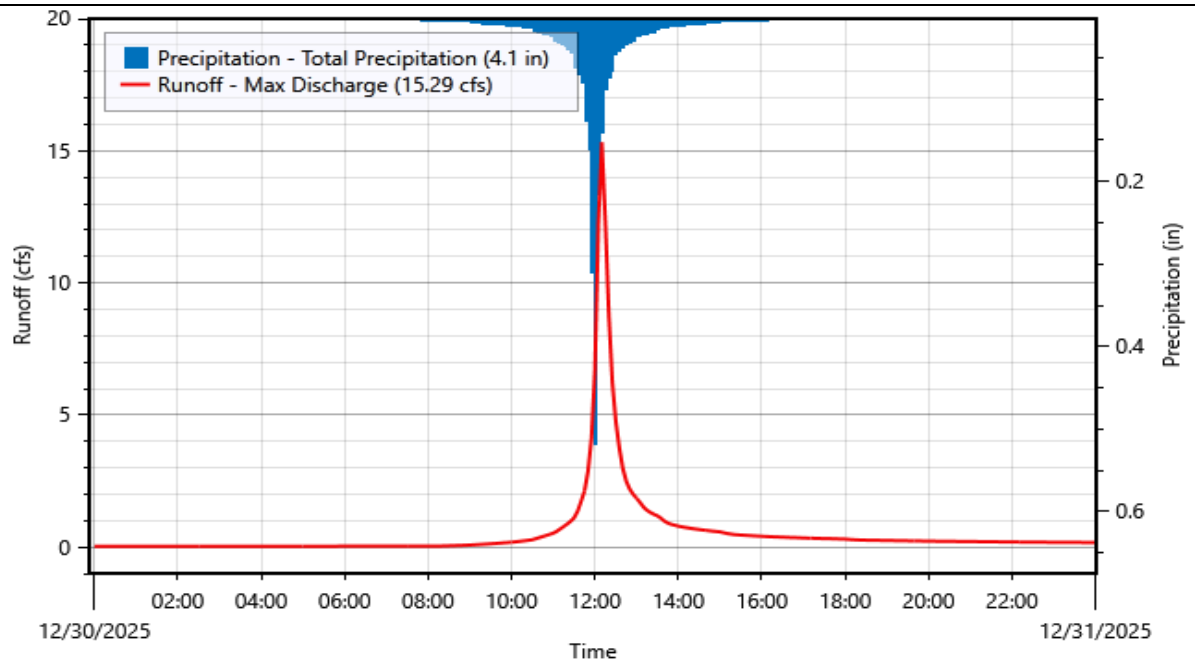
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
EX DA	5.023	N/A	84	1.51	6.71	15.29

Subbasins

Subbasin ID:	**EX DA**			
Scenario:	**EX 2**		**Depth**	**Volume**
Peak discharge:	15.29 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	4.1 in	1.716 ac-ft
Initial abstraction:	N/A	**Losses:**	1.62 in	0.676 ac-ft
Curve Number:	84.00	**Precip excess:**	2.48 in	1.04 ac-ft
Impervious surface:	1.51%	**Direct runoff:**	2.48 in	1.038 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	6.71 minutes	**Total runoff:**	2.48 in	1.038 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



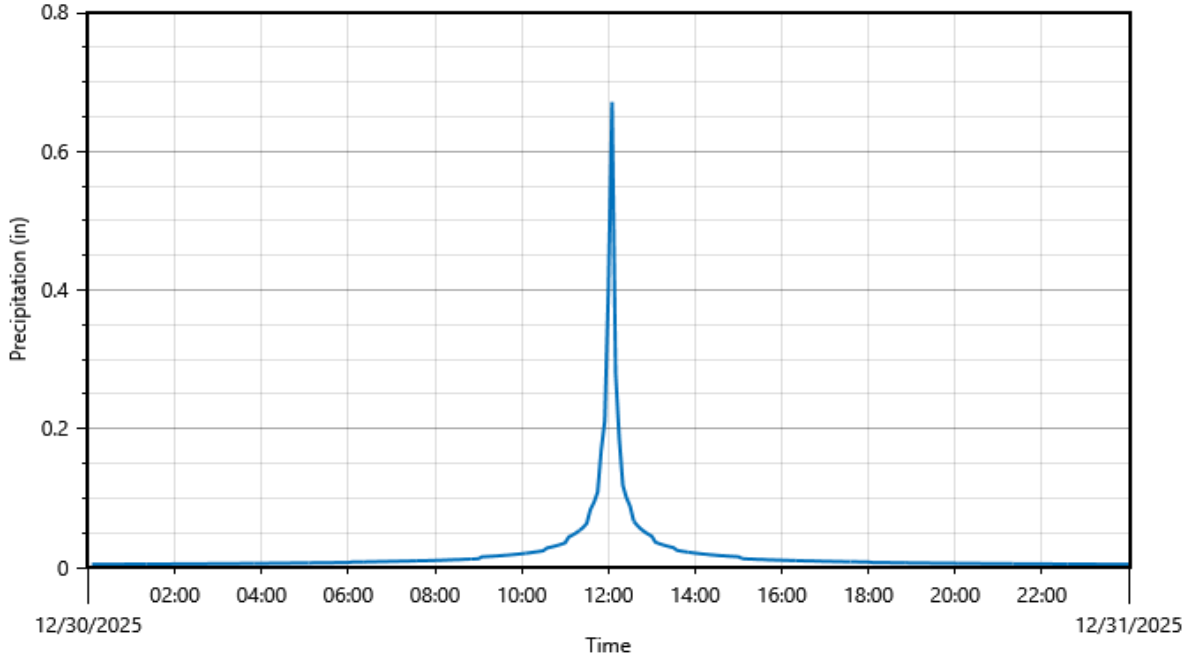
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	15.29	30Dec2025, 12:10	1.038

EX 5

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

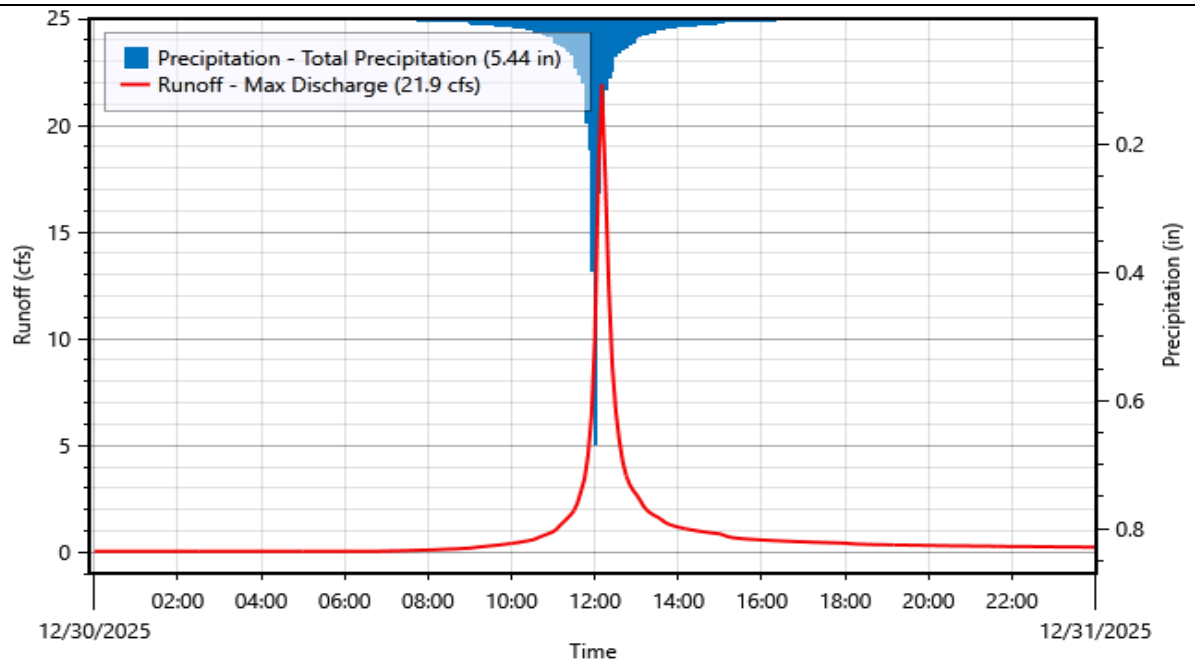
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
EX DA	5.023	N/A	84	1.51	6.71	21.9

Subbasins

Subbasin ID:	**EX DA**			
Scenario:	**EX 5**		**Depth**	**Volume**
Peak discharge:	21.9 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	5.44 in	2.277 ac-ft
Initial abstraction:	N/A	**Losses:**	1.74 in	0.728 ac-ft
Curve Number:	84.00	**Precip excess:**	3.7 in	1.55 ac-ft
Impervious surface:	1.51%	**Direct runoff:**	3.7 in	1.547 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	6.71 minutes	**Total runoff:**	3.7 in	1.547 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



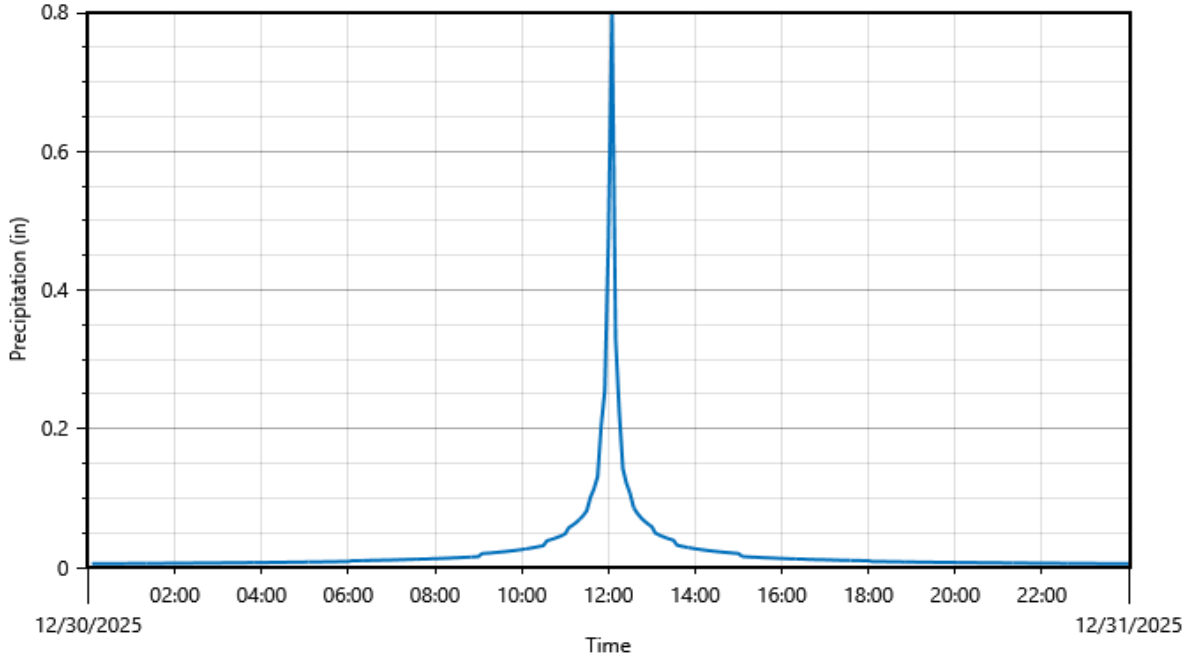
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	21.90	30Dec2025, 12:10	1.547

EX 10

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

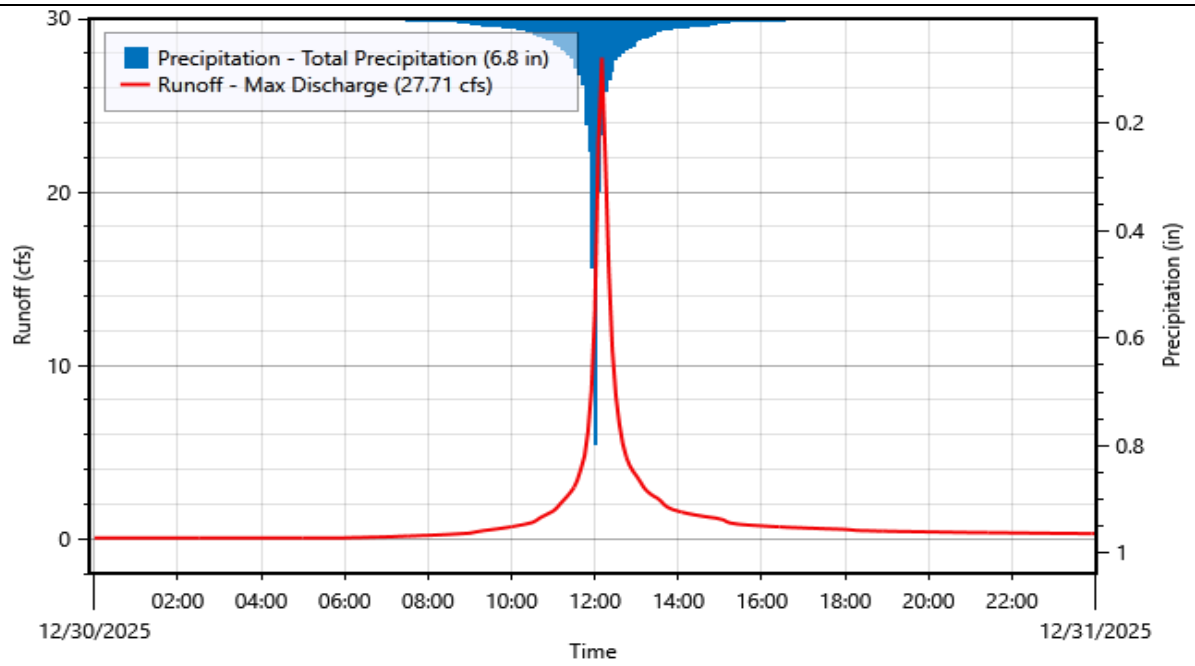
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
EX DA	5.023	N/A	84	1.51	6.71	27.71

Subbasins

Subbasin ID:	**EX DA**			
Scenario:	**EX 10**		**Depth**	**Volume**
Peak discharge:	27.71 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	6.8 in	2.847 ac-ft
Initial abstraction:	N/A	**Losses:**	1.82 in	0.763 ac-ft
Curve Number:	84.00	**Precip excess:**	4.98 in	2.084 ac-ft
Impervious surface:	1.51%	**Direct runoff:**	4.97 in	2.081 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	6.71 minutes	**Total runoff:**	4.97 in	2.081 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



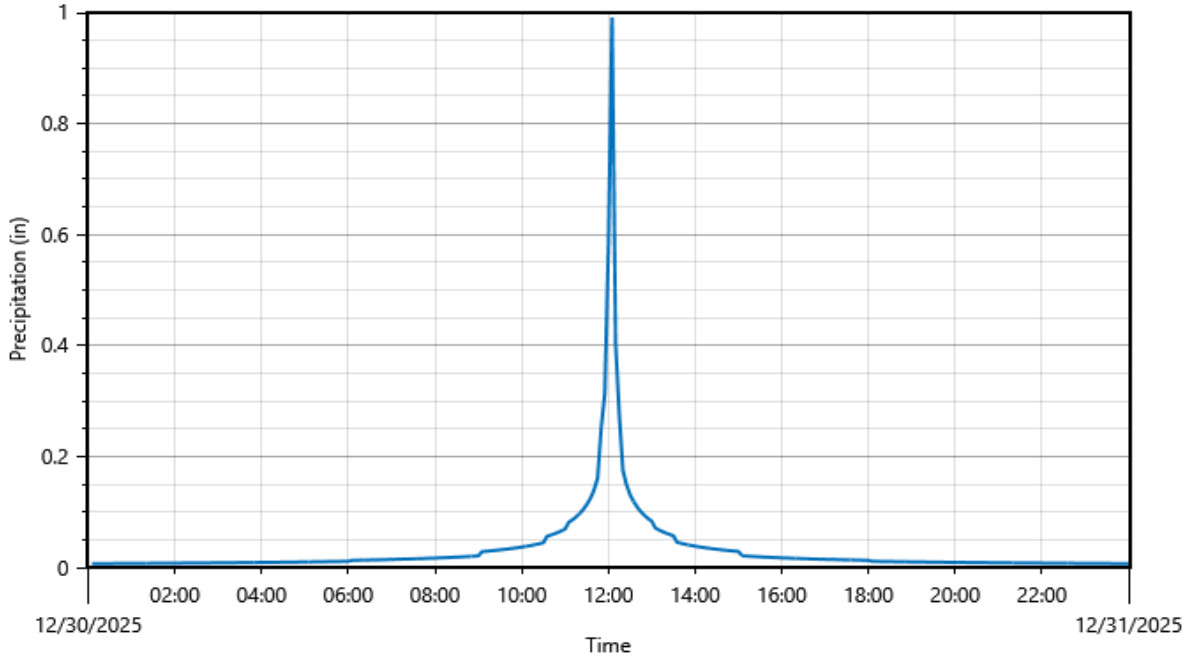
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	27.71	30Dec2025, 12:10	2.081

EX 25

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

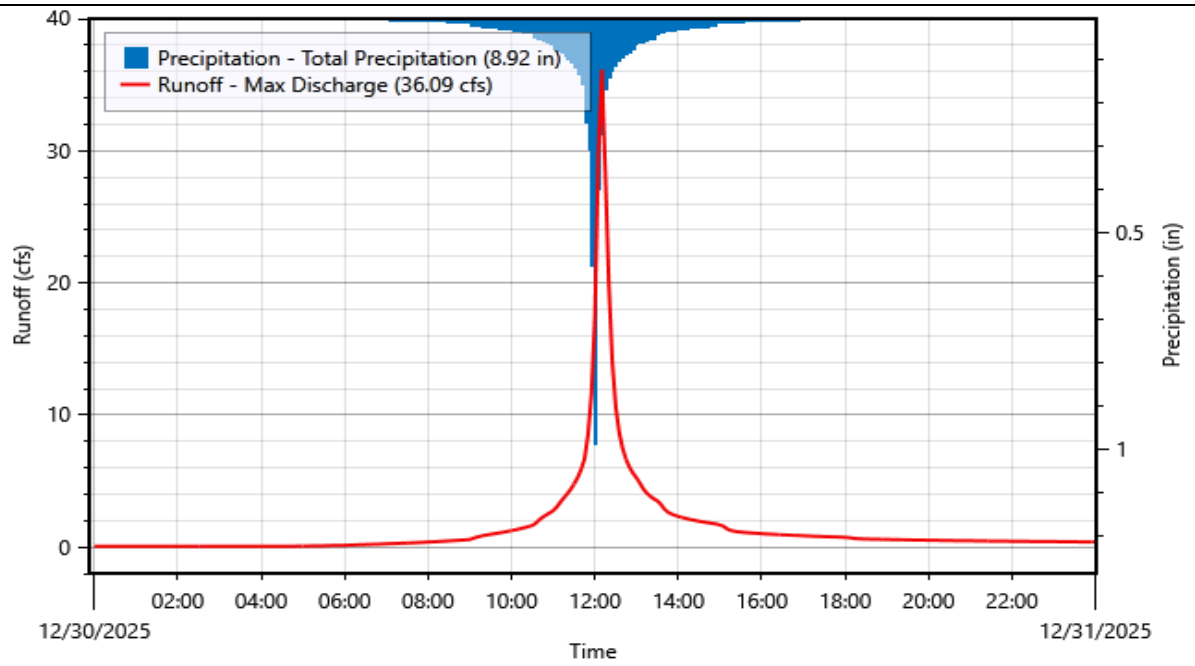
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
EX DA	5.023	N/A	84	1.51	6.71	36.09

Subbasins

Subbasin ID:	**EX DA**			
Scenario:	**EX 25**		**Depth**	**Volume**
Peak discharge:	36.09 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	8.92 in	3.734 ac-ft
Initial abstraction:	N/A	**Losses:**	1.91 in	0.799 ac-ft
Curve Number:	84.00	**Precip excess:**	7.01 in	2.935 ac-ft
Impervious surface:	1.51%	**Direct runoff:**	7 in	2.931 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	6.71 minutes	**Total runoff:**	7 in	2.931 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



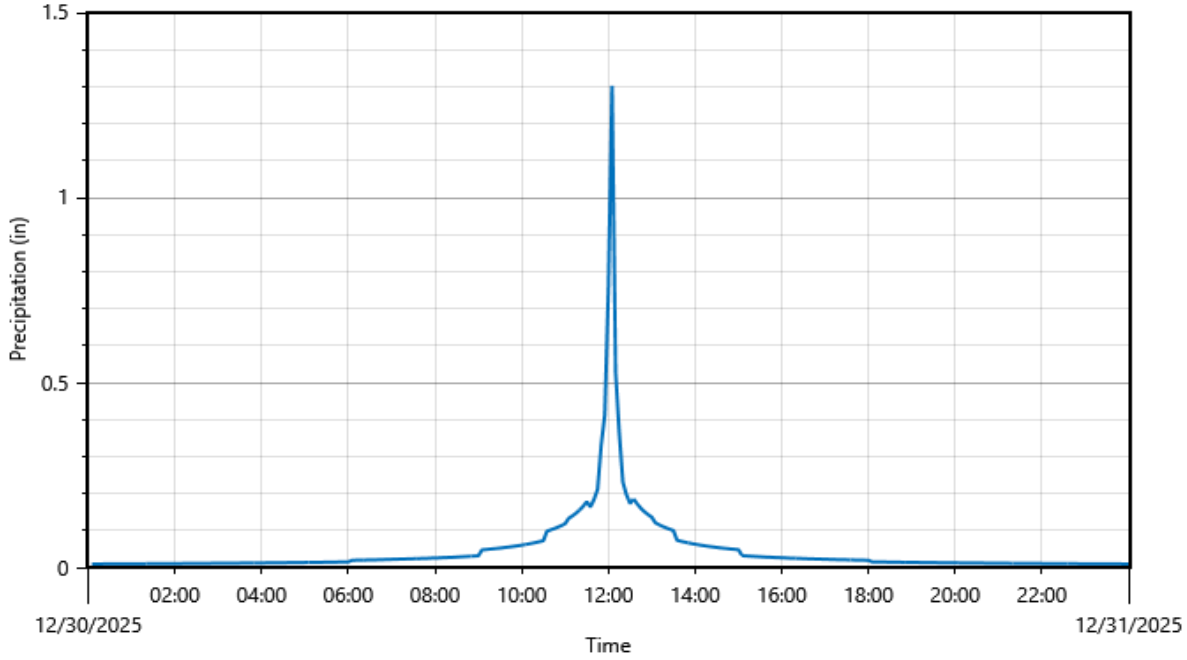
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	36.09	30Dec2025, 12:10	2.931

EX 100

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

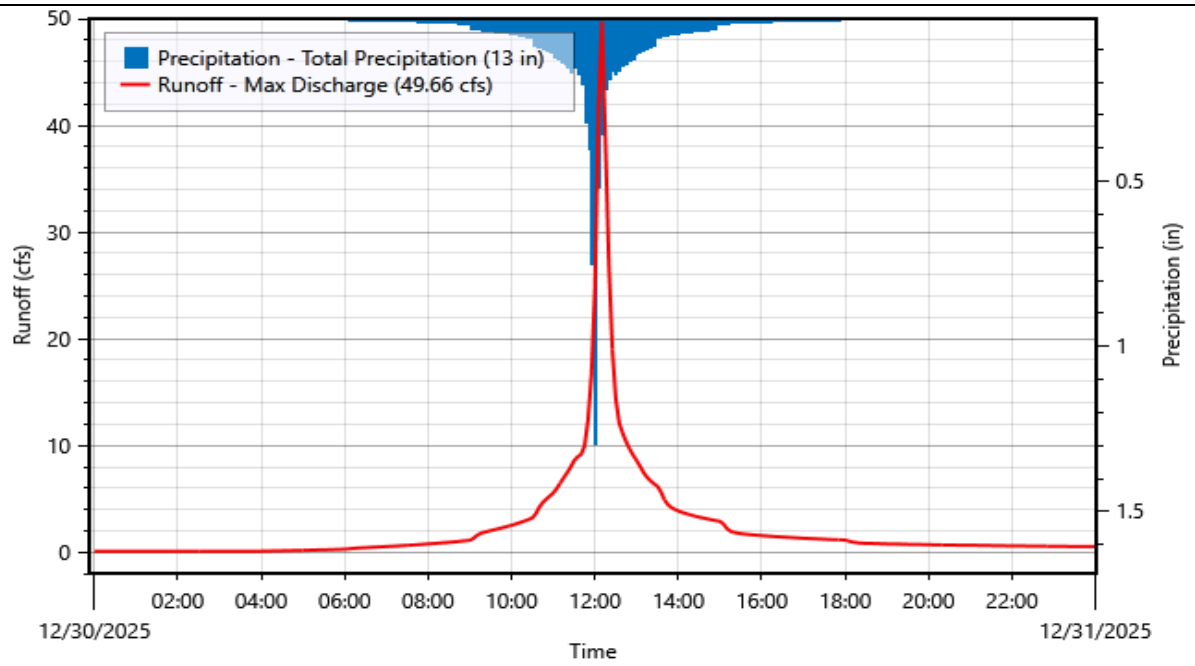
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
EX DA	5.023	N/A	84	1.51	6.71	49.66

Subbasins

Subbasin ID:	**EX DA**			
Scenario:	**EX 100**		**Depth**	**Volume**
Peak discharge:	49.66 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	13 in	5.442 ac-ft
Initial abstraction:	N/A	**Losses:**	2.01 in	0.839 ac-ft
Curve Number:	84.00	**Precip excess:**	10.99 in	4.603 ac-ft
Impervious surface:	1.51%	**Direct runoff:**	10.98 in	4.597 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	6.71 minutes	**Total runoff:**	10.98 in	4.597 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	49.66	30Dec2025, 12:10	4.597

PRO 2

Design Storm

Precipitation type: Frequency Storm

Watershed Summary

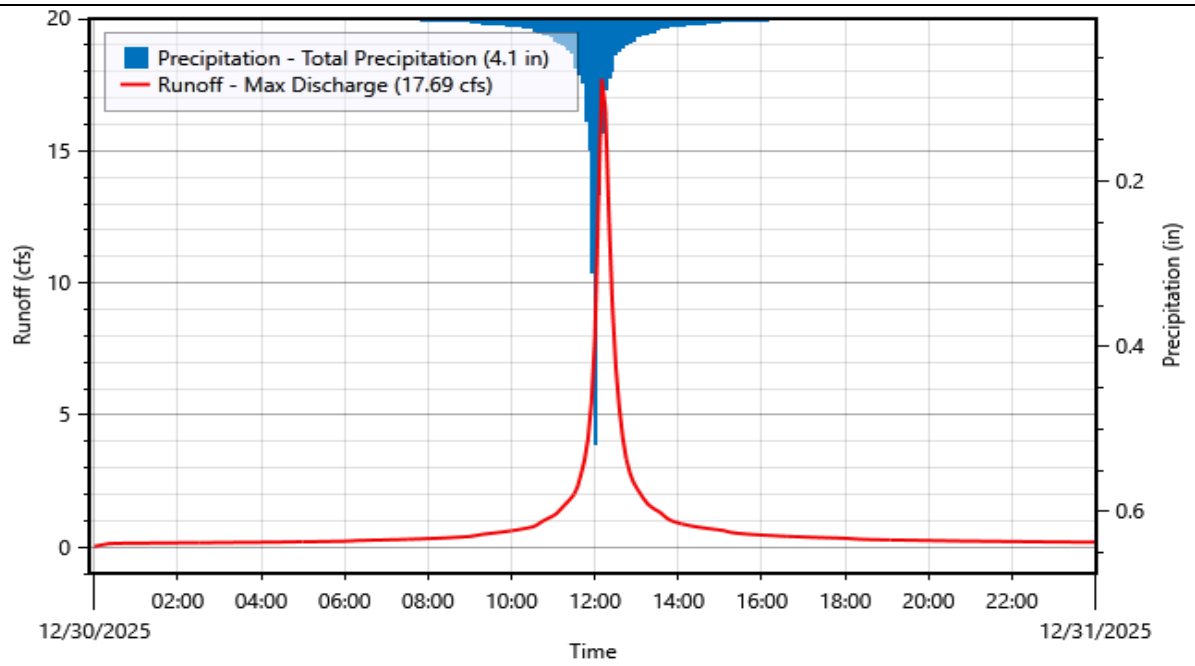
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
PRO DA	5.023	N/A	84	71.88	8.98	17.69

Subbasins

Subbasin ID:	**PRO DA**			
Scenario:	**PRO 2**		**Depth**	**Volume**
Peak discharge:	17.69 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	4.1 in	1.716 ac-ft
Initial abstraction:	N/A	**Losses:**	0.46 in	0.193 ac-ft
Curve Number:	84.00	**Precip excess:**	3.64 in	1.523 ac-ft
Impervious surface:	71.88%	**Direct runoff:**	3.63 in	1.521 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	8.98 minutes	**Total runoff:**	3.63 in	1.521 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



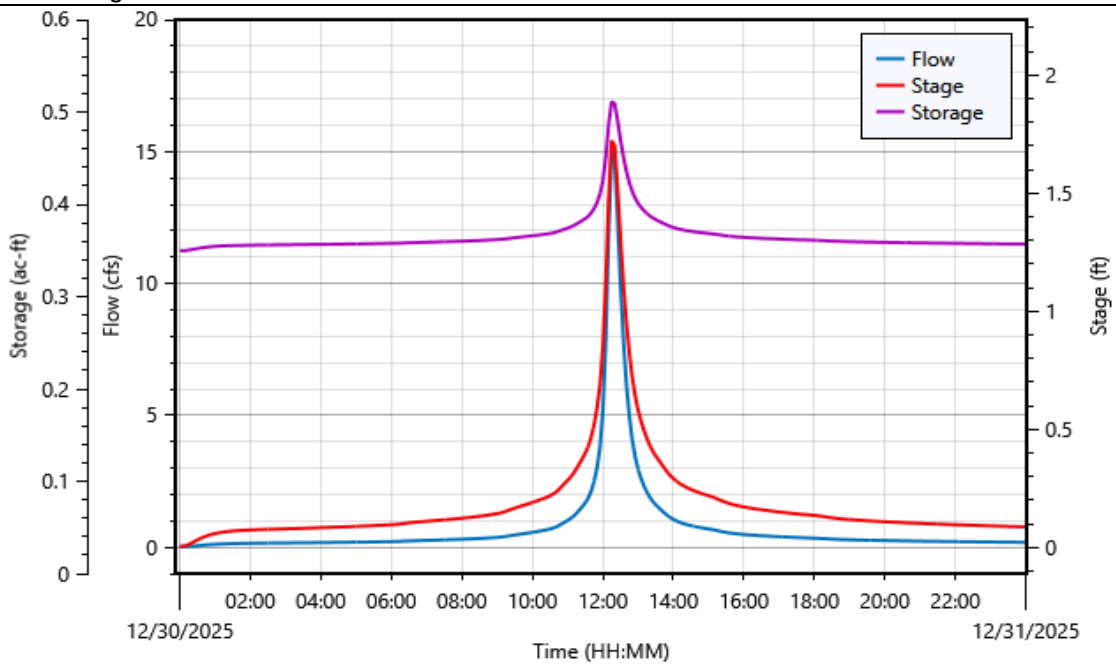
Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	17.69	15.01	0.51	1195.22	1193.5	1.72

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**		
Scenario:	**PRO 2**		
Maximum storage:	0.51 ac-ft		
Maximum pool elevation:	1195.22 ft	**Maximum Volume**	**Time of Peak**
Maximum inflow:	17.69 cfs	1.521 ac-ft	30Dec2025, 12:10
Maximum outflow:	15.01 cfs	1.513 ac-ft	30Dec2025, 12:15
Minimum pool elevation:	1193.5 ft		
Maximum stage:	1.72 ft		



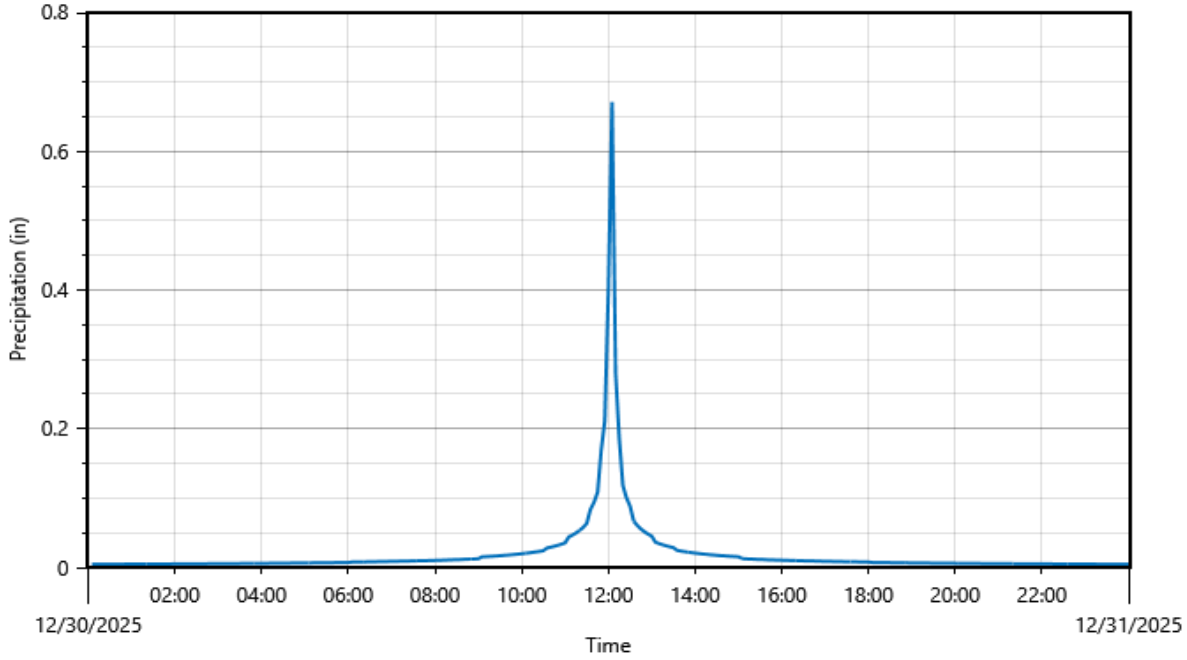
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	15.01	30Dec2025, 12:15	1.513
PRO DA	5.023	17.69	30Dec2025, 12:10	1.521

PRO 5

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

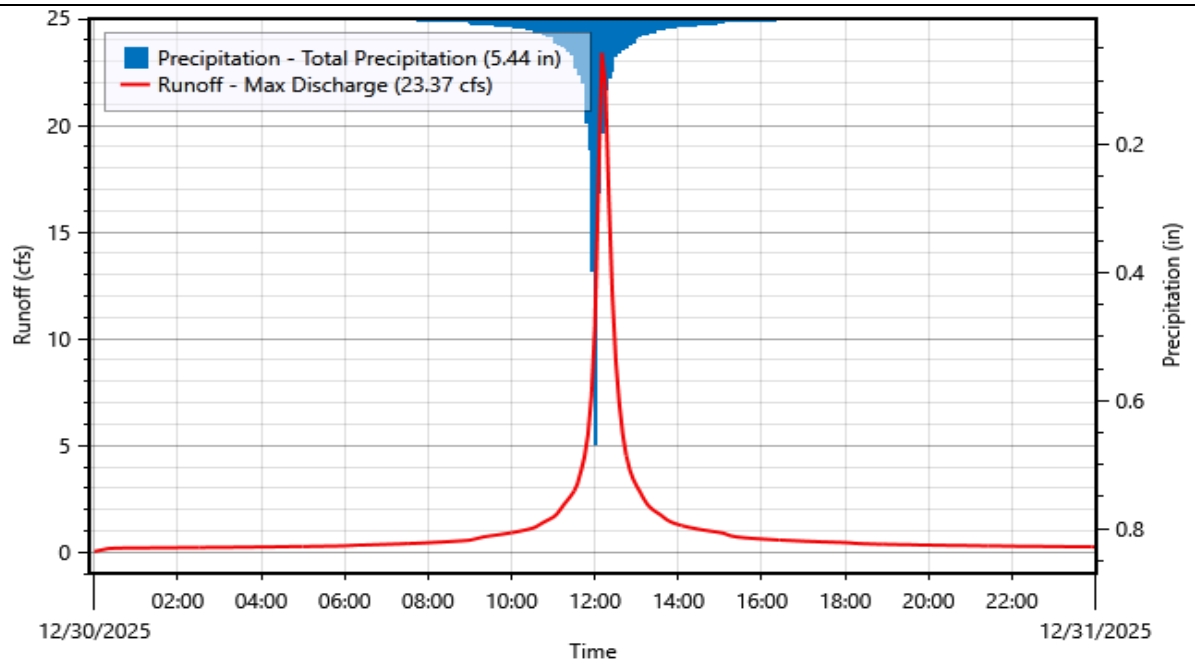
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
PRO DA	5.023	N/A	84	71.88	8.98	23.37

Subbasins

Subbasin ID:	**PRO DA**			
Scenario:	**PRO 5**		**Depth**	**Volume**
Peak discharge:	23.37 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	5.44 in	2.277 ac-ft
Initial abstraction:	N/A	**Losses:**	0.5 in	0.208 ac-ft
Curve Number:	84.00	**Precip excess:**	4.94 in	2.07 ac-ft
Impervious surface:	71.88%	**Direct runoff:**	4.94 in	2.066 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	8.98 minutes	**Total runoff:**	4.94 in	2.066 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



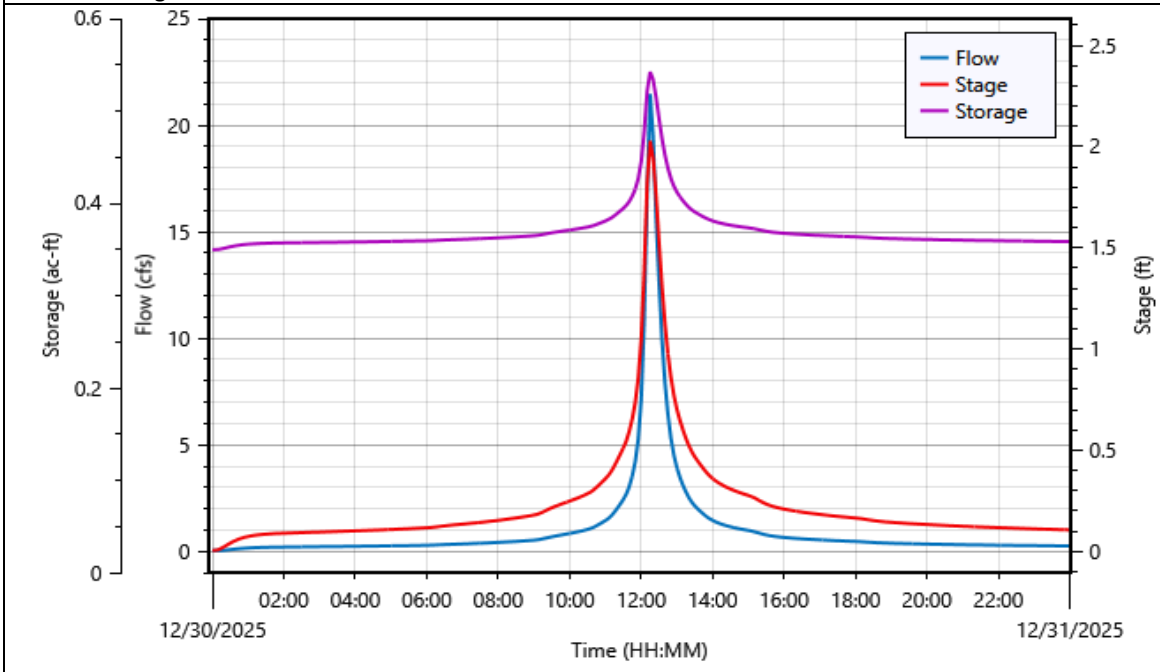
Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	23.37	21.42	0.542	1195.52	1193.5	2.02

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**		
Scenario:	**PRO 5**		
Maximum storage:	0.542 ac-ft		
Maximum pool elevation:	1195.52 ft	**Maximum Volume**	**Time of Peak**
Maximum inflow:	23.37 cfs	2.066 ac-ft	30Dec2025, 12:10
Maximum outflow:	21.42 cfs	2.058 ac-ft	30Dec2025, 12:15
Minimum pool elevation:	1193.5 ft		
Maximum stage:	2.02 ft		



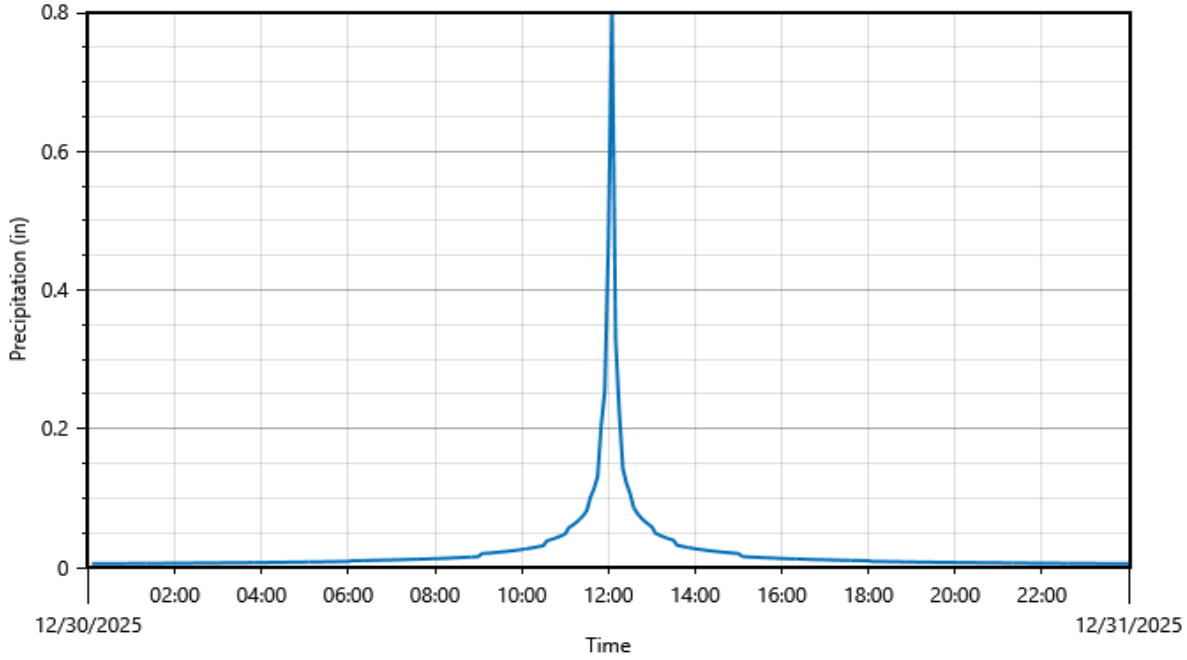
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	21.42	30Dec2025, 12:15	2.058
PRO DA	5.023	23.37	30Dec2025, 12:10	2.066

PRO 10

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

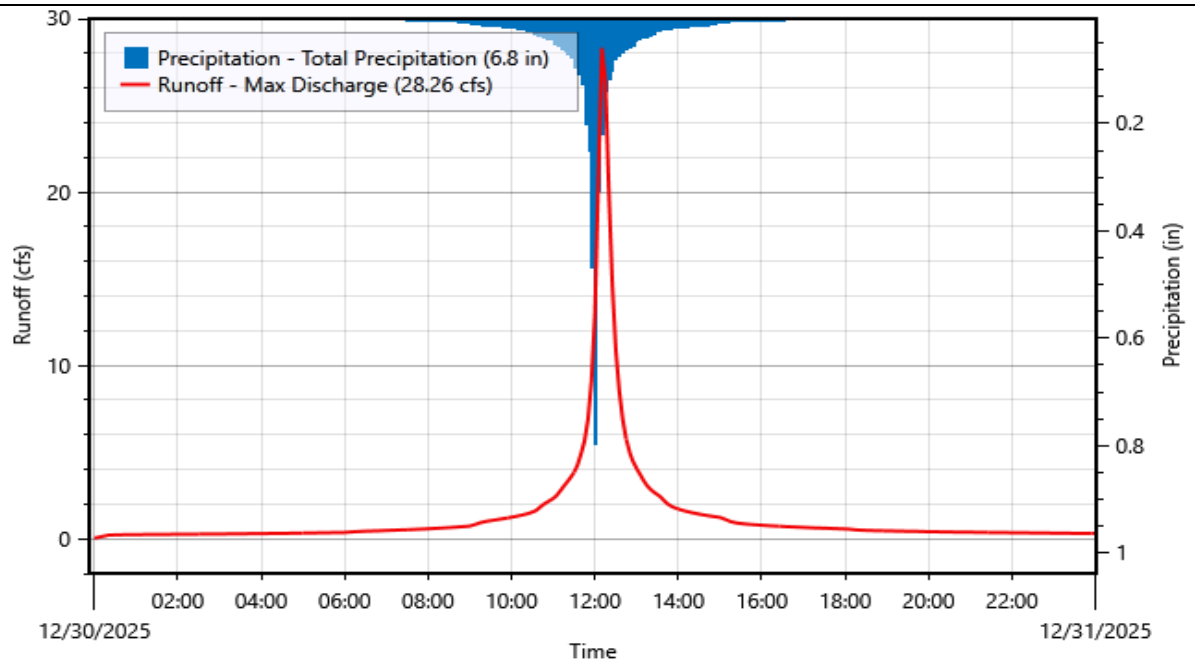
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
PRO DA	5.023	N/A	84	71.88	8.98	28.26

Subbasins

Subbasin ID:	**PRO DA**			
Scenario:	**PRO 10**		**Depth**	**Volume**
Peak discharge:	28.26 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	6.8 in	2.847 ac-ft
Initial abstraction:	N/A	**Losses:**	0.52 in	0.218 ac-ft
Curve Number:	84.00	**Precip excess:**	6.28 in	2.629 ac-ft
Impervious surface:	71.88%	**Direct runoff:**	6.27 in	2.624 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	8.98 minutes	**Total runoff:**	6.27 in	2.624 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



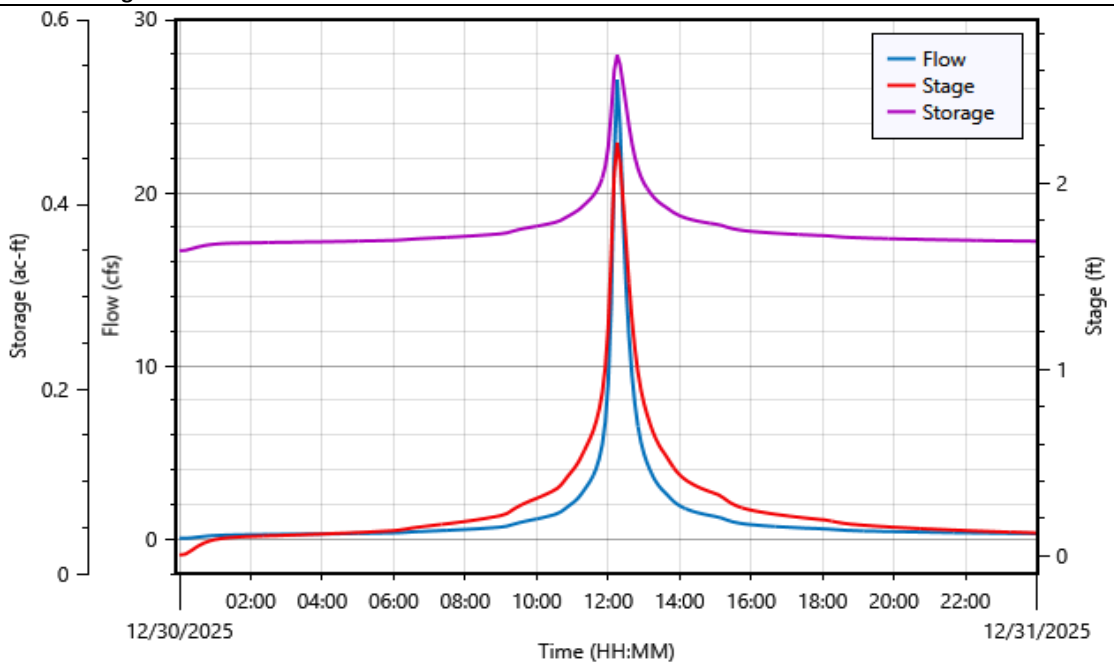
Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	28.26	26.49	0.561	1195.71	1193.5	2.21

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**		
Scenario:	**PRO 10**		
Maximum storage:	0.561 ac-ft		
Maximum pool elevation:	1195.71 ft	**Maximum Volume**	**Time of Peak**
Maximum inflow:	28.26 cfs	2.624 ac-ft	30Dec2025, 12:10
Maximum outflow:	26.49 cfs	2.618 ac-ft	30Dec2025, 12:15
Minimum pool elevation:	1193.5 ft		
Maximum stage:	2.21 ft		



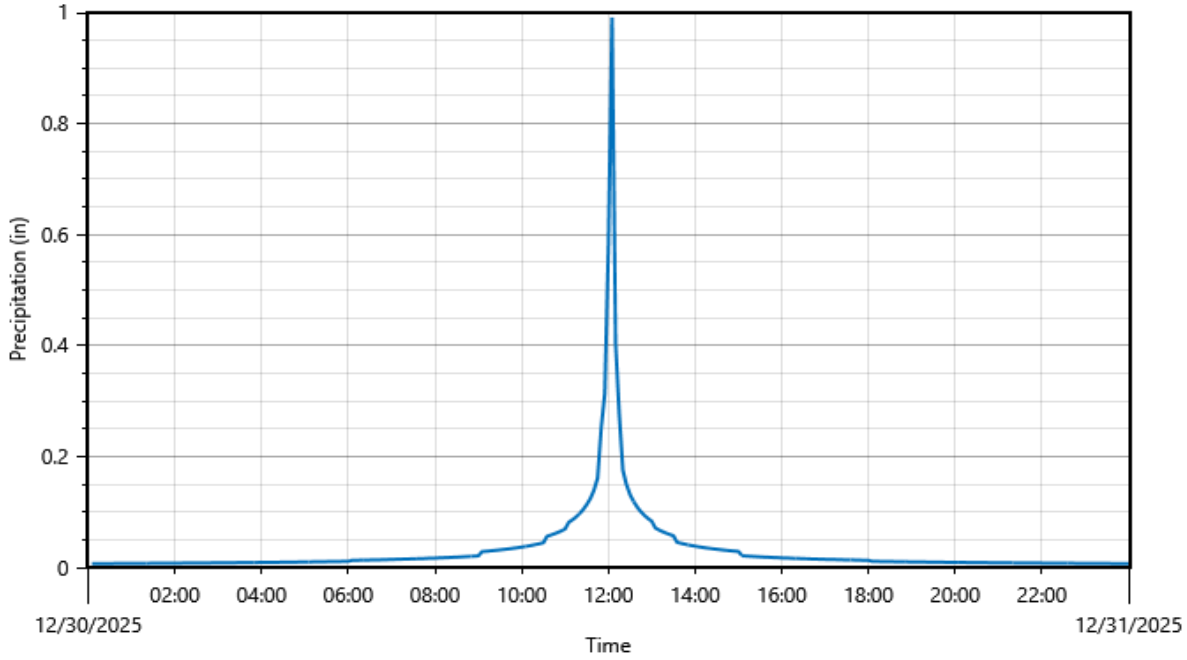
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	26.49	30Dec2025, 12:15	2.618
PRO DA	5.023	28.26	30Dec2025, 12:10	2.624

PRO 25

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

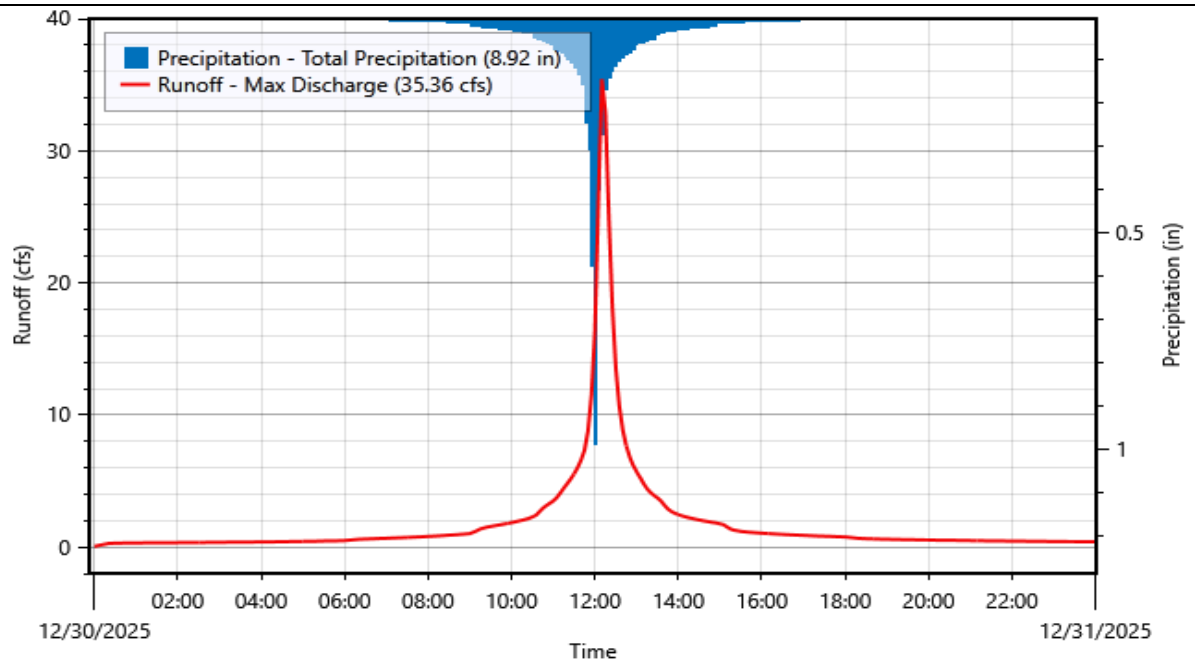
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
PRO DA	5.023	N/A	84	71.88	8.98	35.36

Subbasins

Subbasin ID:	PRO DA			
Scenario:	**PRO 25**		**Depth**	**Volume**
Peak discharge:	35.36 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	8.92 in	3.734 ac-ft
Initial abstraction:	N/A	**Losses:**	0.55 in	0.228 ac-ft
Curve Number:	84.00	**Precip excess:**	8.37 in	3.506 ac-ft
Impervious surface:	71.88%	**Direct runoff:**	8.36 in	3.5 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	8.98 minutes	**Total runoff:**	8.36 in	3.5 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



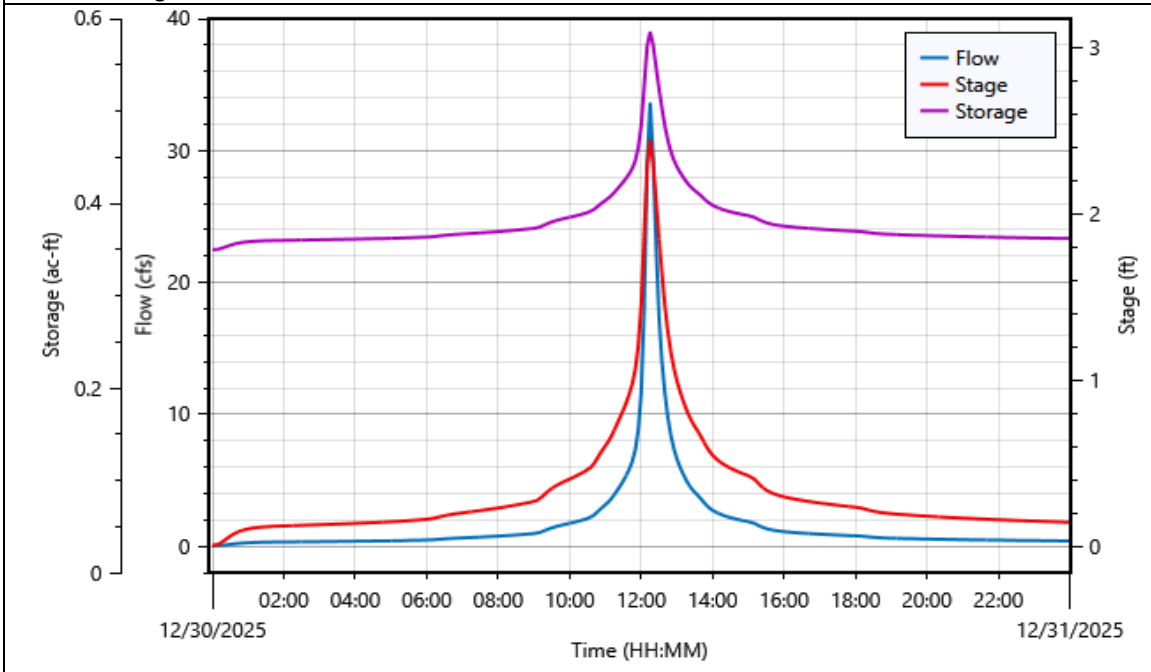
Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	35.36	33.57	0.585	1195.94	1193.5	2.44

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**		
Scenario:	**PRO 25**		
Maximum storage:	0.585 ac-ft		
Maximum pool elevation:	1195.94 ft	**Maximum Volume**	**Time of Peak**
Maximum inflow:	35.36 cfs	3.5 ac-ft	30Dec2025, 12:10
Maximum outflow:	33.57 cfs	3.494 ac-ft	30Dec2025, 12:15
Minimum pool elevation:	1193.5 ft		
Maximum stage:	2.44 ft		



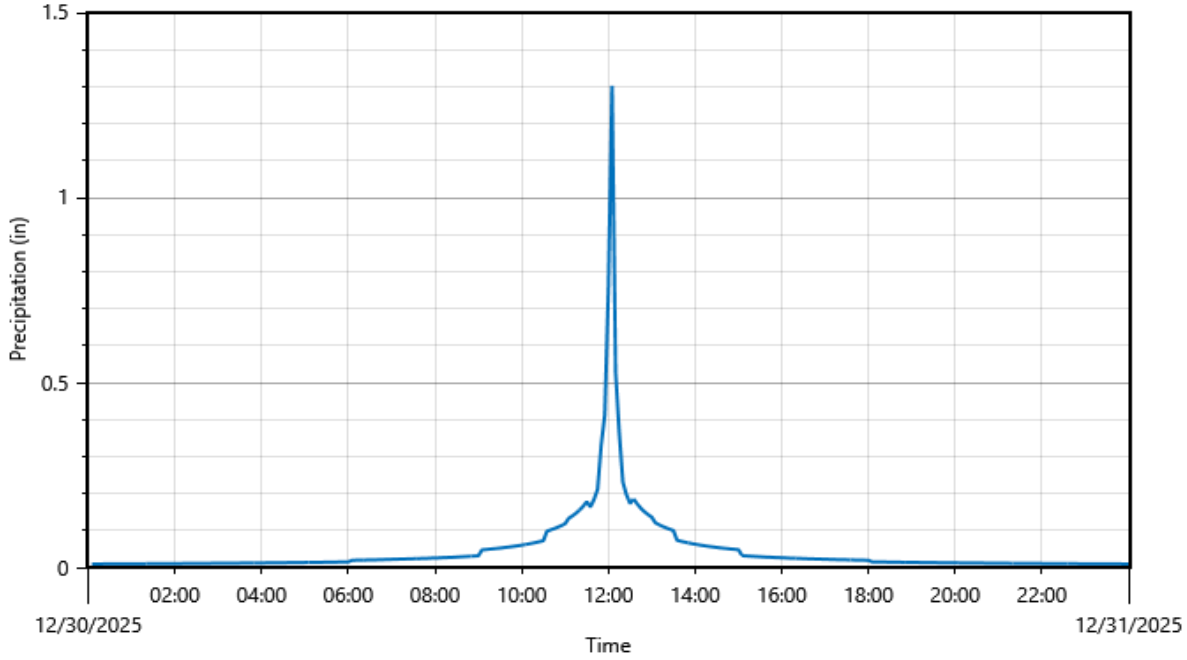
Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	33.57	30Dec2025, 12:15	3.494
PRO DA	5.023	35.36	30Dec2025, 12:10	3.500

PRO 100

Design Storm

Precipitation type: Frequency Storm



Watershed Summary

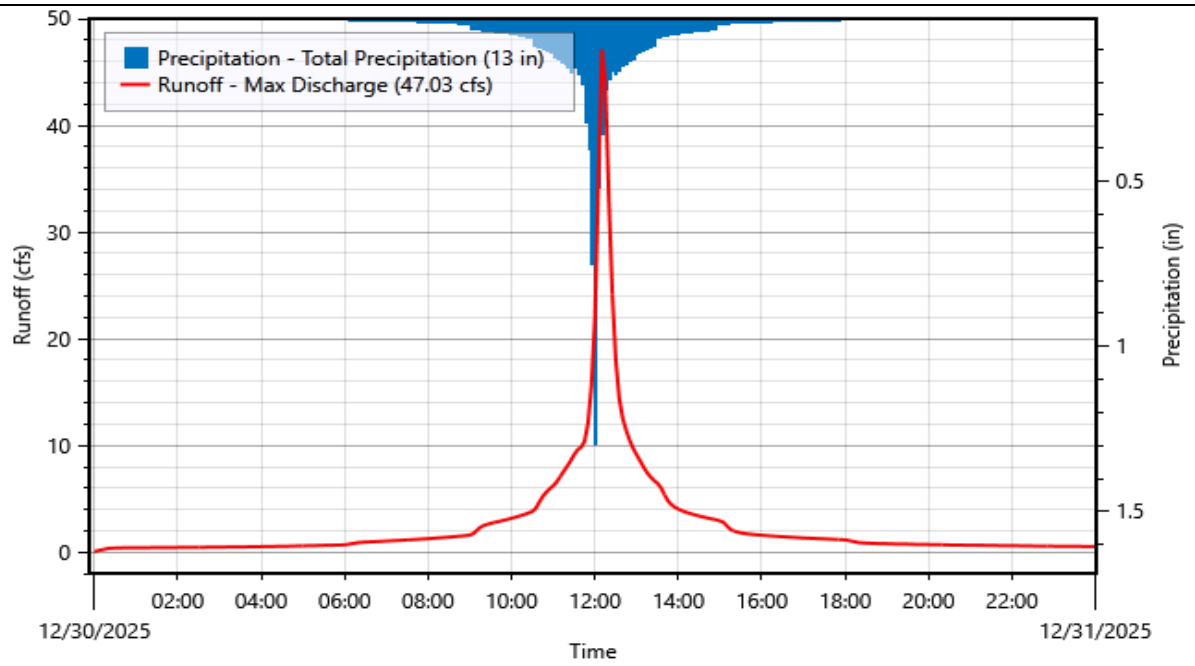
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
PRO DA	5.023	N/A	84	71.88	8.98	47.03

Subbasins

Subbasin ID:	**PRO DA**			
Scenario:	**PRO 100**		**Depth**	**Volume**
Peak discharge:	47.03 cfs	**Time of peak:**	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	**Total rainfall:**	13 in	5.442 ac-ft
Initial abstraction:	N/A	**Losses:**	0.57 in	0.24 ac-ft
Curve Number:	84.00	**Precip excess:**	12.43 in	5.202 ac-ft
Impervious surface:	71.88%	**Direct runoff:**	12.41 in	5.195 ac-ft
Peaking factor:	484	**Baseflow:**	0 in	0 ac-ft
Lag time:	8.98 minutes	**Total runoff:**	12.41 in	5.195 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



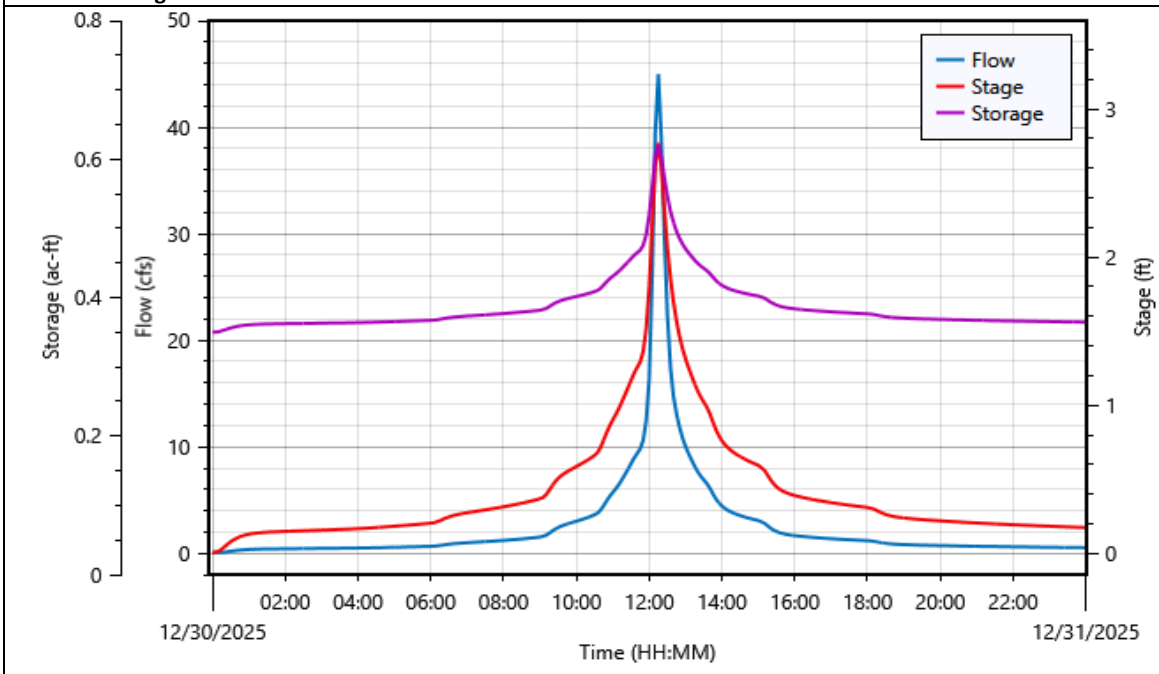
Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	47.03	44.91	0.62	1196.27	1193.5	2.77

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**		
Scenario:	**PRO 100**		
Maximum storage:	0.62 ac-ft		
Maximum pool elevation:	1196.27 ft	**Maximum Volume**	**Time of Peak**
Maximum inflow:	47.03 cfs	5.195 ac-ft	30Dec2025, 12:10
Maximum outflow:	44.91 cfs	5.183 ac-ft	30Dec2025, 12:15
Minimum pool elevation:	1193.5 ft		
Maximum stage:	2.77 ft		



Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	44.91	30Dec2025, 12:15	5.183
PRO DA	5.023	47.03	30Dec2025, 12:10	5.195

Attachment J - BMPs for Upgradient Stormwater

The site is graded such that all off site run off is directed around the site.

Attachment K - BMPs for On-site Stormwater

The site contains one drainage area that will contain a batch detention pond. The pond will be operated by a sensor, timer, and an electric valve. The valve starts closed. The sensor will activate a 48 hour timer. Once water has rested for 48 hours the valve will open and drain the pond.

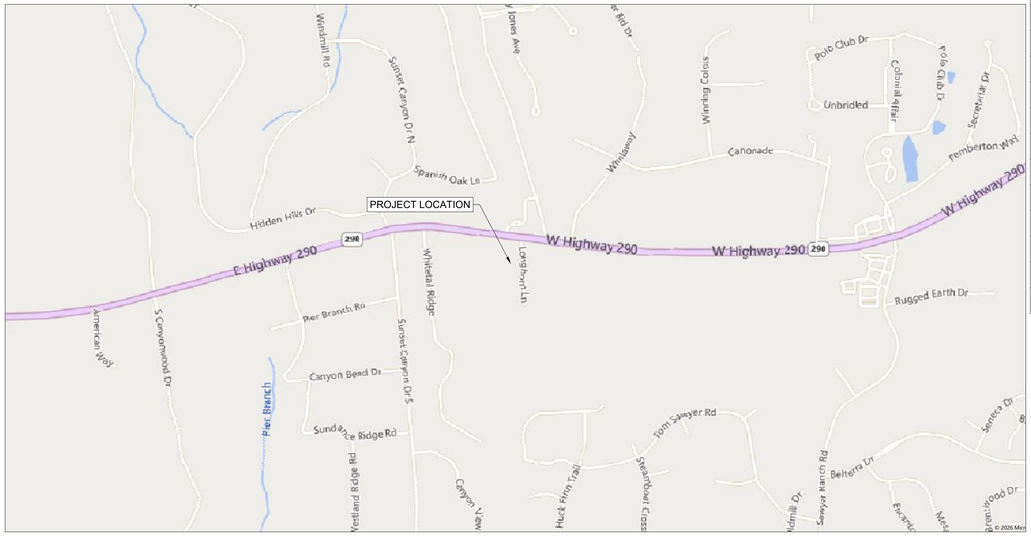
The Total Suspended Solids calculations for both phases are included below.

PREMIUM ENCLOSED BOAT & RV STORAGE, LLC
4200 US HWY 290
DRIPPING SPRINGS, TX
SITE DEVELOPMENT PLANS

PROJECT NUMBER: ??-???-??-???

LAND USE SUMMARY		
SITE DATA:		
LOCATION	4200 US HWY 290, DRIPPING SPRINGS	
ZONIONG		N/A
CURRENT USE		RESIDENTIAL
PROPOSED USE		COMMERCIAL
LOT AREA	5.021 acres	218,715 sqft
EXISTING IMPERVIOUS	1.51%	3,303 sqft
PERVIOUS	28.12%	61,503 sqft
IMPERVIOUS	71.88%	157,212 sqft
BUILDING IMPERVIOUS		79,380 sqft
BUILDING HEIGHT		17.5 FT

0 1000 2000 4000 Feet
1" = 2000



CIVIL ENGINEER / DESIGN:
DRAKE ENGINEERING
6049 MANTALCINO DR
ROUND ROCK, TEXAS, 78665
(903)738.5770
CONTACT: BRODIE CAMPBELL, P.E.
BCAMPBELL@DRAKE-ENG.COM.

OWNER:
FOUR Z HOLDINGS LLC
378 NICHOLAS LN
DRIFTWOOD, TX 78619-4305

SURVEYOR:
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
512-442-0990
FIRM: 10050700

ARCHITECT:
N/A

LEGAL DESCRIPTION:
A0575 I & G N RR CO SURVEY, ACRES 5.021

NOTES:
1. THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.
2. DISTURBED ACREAGE IS 3.77 AC.

SPECIAL CONSTRUCTION NOTES:
1. CONTRACTOR SHALL CALL "DIG-TESS" SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY OR COUNTY EASEMENTS OR STREET R.O.W.
2. CONTRACTOR SHALL POT HOLE ALL EXISTING UTILITIES AT CONNECTION AND INTERSECTION PRIOR TO UTILITY MATERIALS BEING DELIVERED TO SITE.
3. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EROSION & SEDIMENT CONTROL PLAN AND DETAILS
3	SITE PLAN
4	FIRE LINE PLAN
5	UTILITY DETAILS
6	FIRE DETAILS
7	OVERALL GRADING PLAN
8	GRADING PLAN (1 OF 2)
9	GRADING PLAN (2 OF 2)
10	WALL PLAN AND PROFILE STA 1+00 - 5+00
11	WALL PLAN AND PROFILE STA 5+00 - 8+90.66
12	WALL PLAN AND PROFILE STA 8+90.66 - 11+58.48
13	WALL PLAN AND PROFILE STA 11+58.48 - 15+50
14	WALL PLAN AND PROFILE STA 15+50 - 19+98.96
15	EXISTING AND PROPOSED DRAINAGE AREAS
16	DRAINAGE AREA CALCULATIONS
17	POND OVERALL PLAN
18	POND WALL PLAN AND PROFILE
19	POND BOTTOM AND BERM PLAN AND PROFILE
20	TCEQ CALCULATIONS AND BATCH POND DETAILS
21	POND CALCULATIONS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY
???

STATE OF TEXAS

COUNTY OF HAYS

I, (BRODIE CAMPBELL, P.E.), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY HAYS COUNTY.

STATE OF TEXAS
BRODIE J. CAMPBELL
109758
LICENSED PROFESSIONAL ENGINEER

BRODIE CAMPBELL, P.E.
DRAKE ENGINEERING
TBPE FIRM NO. F-21421
6049 MANTALCINO DR
ROUND ROCK, TX. 78665
(903)738.5770

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND /OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER/S.

APPROVED BY:

INSERT NAME _____ DATE _____

INSERT NAME _____ DATE _____

INSERT NAME _____ DATE _____

INSERT NAME _____ DATE _____

Drake Engineering
6049 Mantalcino Dr.
Rounds Rock, Texas 78665
P:(903) 738.5770

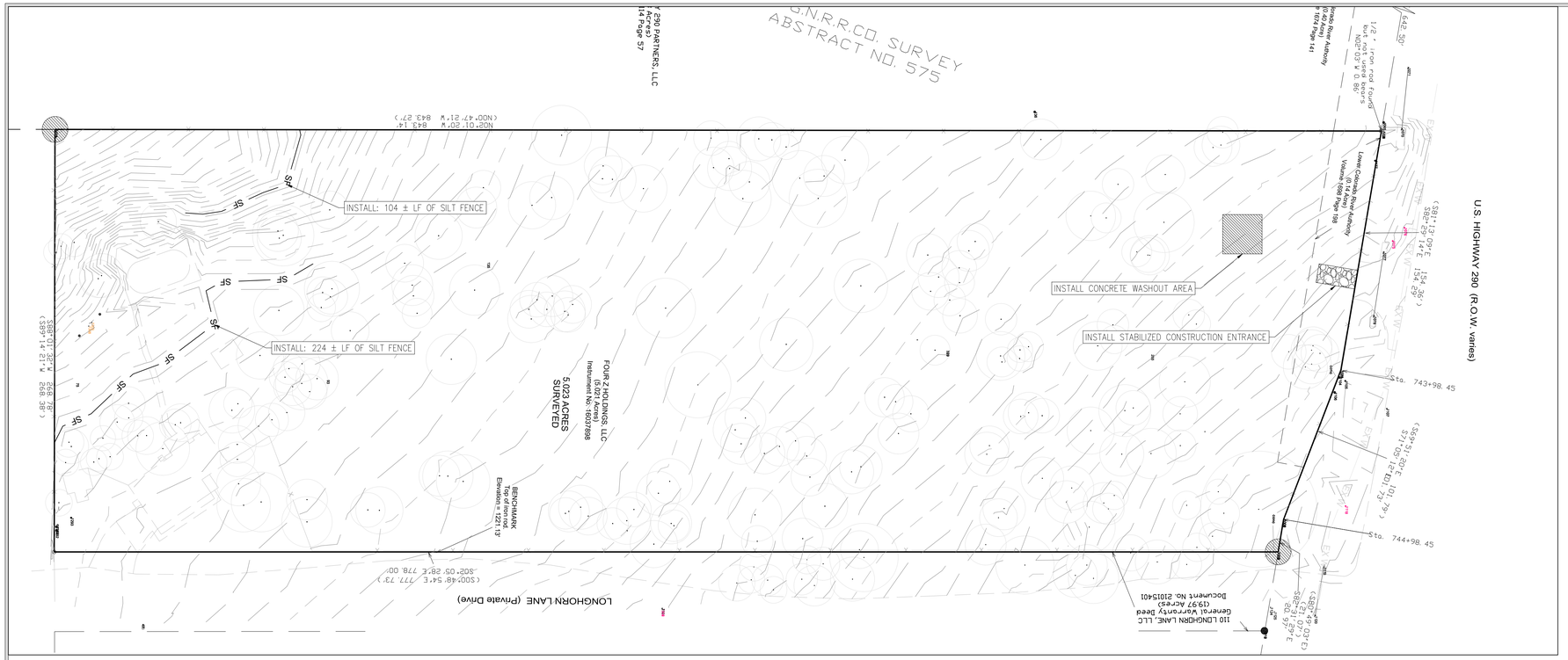
PREMIUM ENCLOSED BOAT & RV STORAGE, LLC
SITE IMPROVEMENTS

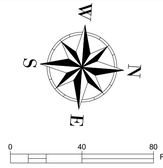
REVISION #	DESCRIPTION	APPROVAL

6049 MANTALCINO DR.
ROUND ROCK TX, 78665
P:(903) 738.5770

DRAWN BY	DATE
BJC	February 4, 2026
CHECKED BY	PROJECT NO.
BJC	RA2554

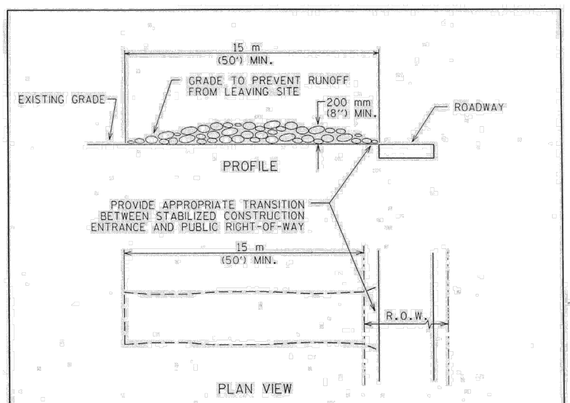
DRAKE ENGINEERING
TBPE No. 21421





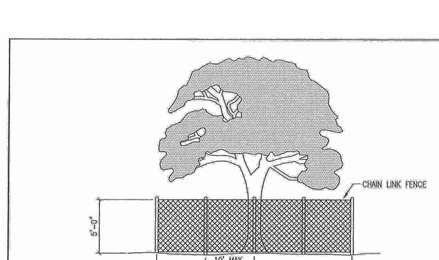
LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- PROPOSED CLEAN OUT
- WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
- PRO MINOR CONTOUR
- SF — PRO SILT FENCE
- TP — PRO TREE PROTECTION
- IP — PRO INLET PROTECTION
- DRAINAGE AREA LIMITS
- EX. FENCE
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
- EX TELE — EX. TELEPHONE
- FP — EX. FLOODPLAIN
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE



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.

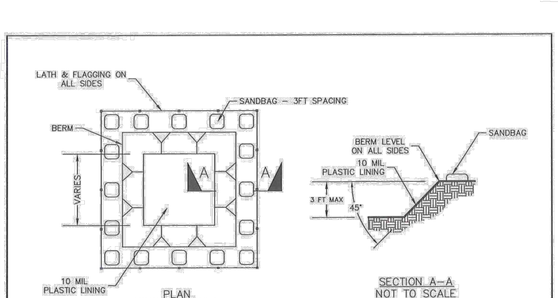
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
Leon Barba 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")) CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS
   A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
   B. THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (½) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNIQUENESS OF THE SITUATION.
   C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
   D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
   E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 08/21/15

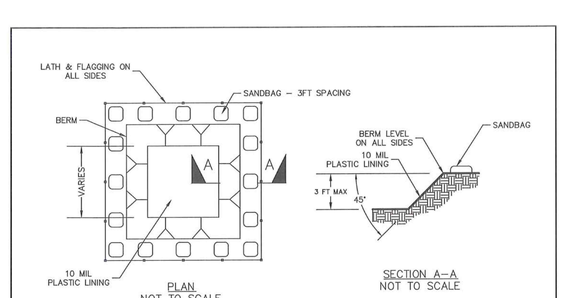
City Of Leander, Texas
303-2
TREE PROTECTION



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 01/30/15

City Of Leander, Texas
303-1
CONCRETE WASHOUT



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD

STATE OF TEXAS WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 01/30/15

City Of Leander, Texas
303-1
CONCRETE WASHOUT

DRAKE-ENG.COM
DRAKE ENGINEERING
6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P:(903) 738.5770

EROSION & SEDIMENT CONTROL PLAN AND DETAILS

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026
PROJECT NO.
RA2514
DRAWN BY
BJC
CHECKED BY
BJC

REVISIONS
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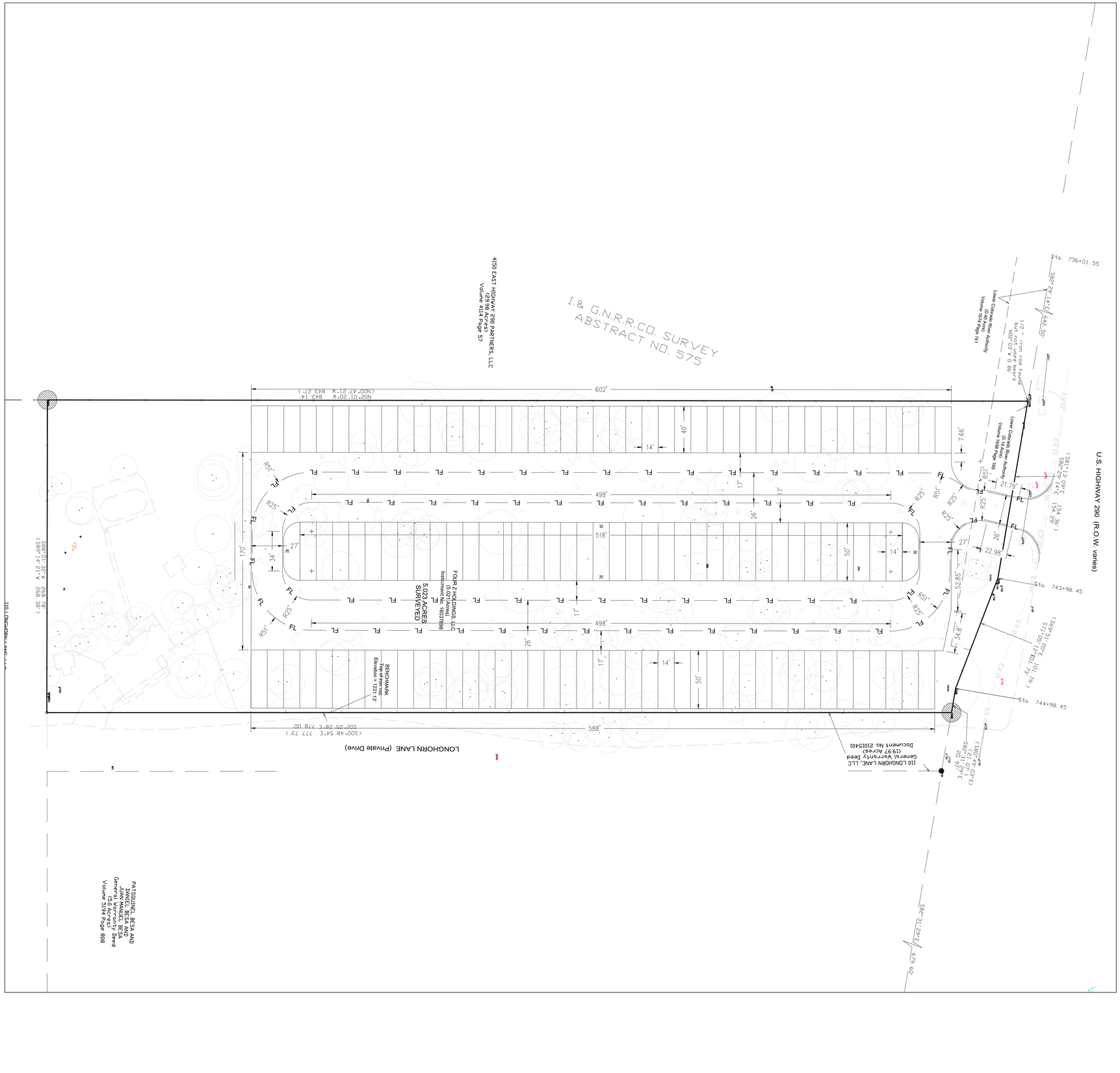
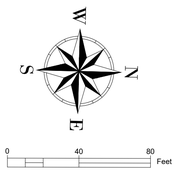
STATE OF TEXAS BRODIE J. CAMPBELL 109758 LICENSED PROFESSIONAL ENGINEER
DRAKE ENGINEERING
TBPE No. 21421

2





LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- CO — PROPOSED CLEAN OUT
- PROPOSED WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
- PRO MINOR CONTOUR
- SF — PRO SILT FENCE
- TP — PRO TREE PROTECTION
- IP — PRO INLET PROTECTION
- DRAINAGE AREA LIMITS
- EX. FENCE
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
- EX TELE — EX. TELEPHONE
- FP — EX. FLOODPLAIN
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

NOTES:
ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.

EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.

AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.

AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.

GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.

FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 05-23-2023, CONDUCTED BY DOMA TITLE INSURANCE, INC.) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.

DRAKE-ENG.COM
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SITE PLAN

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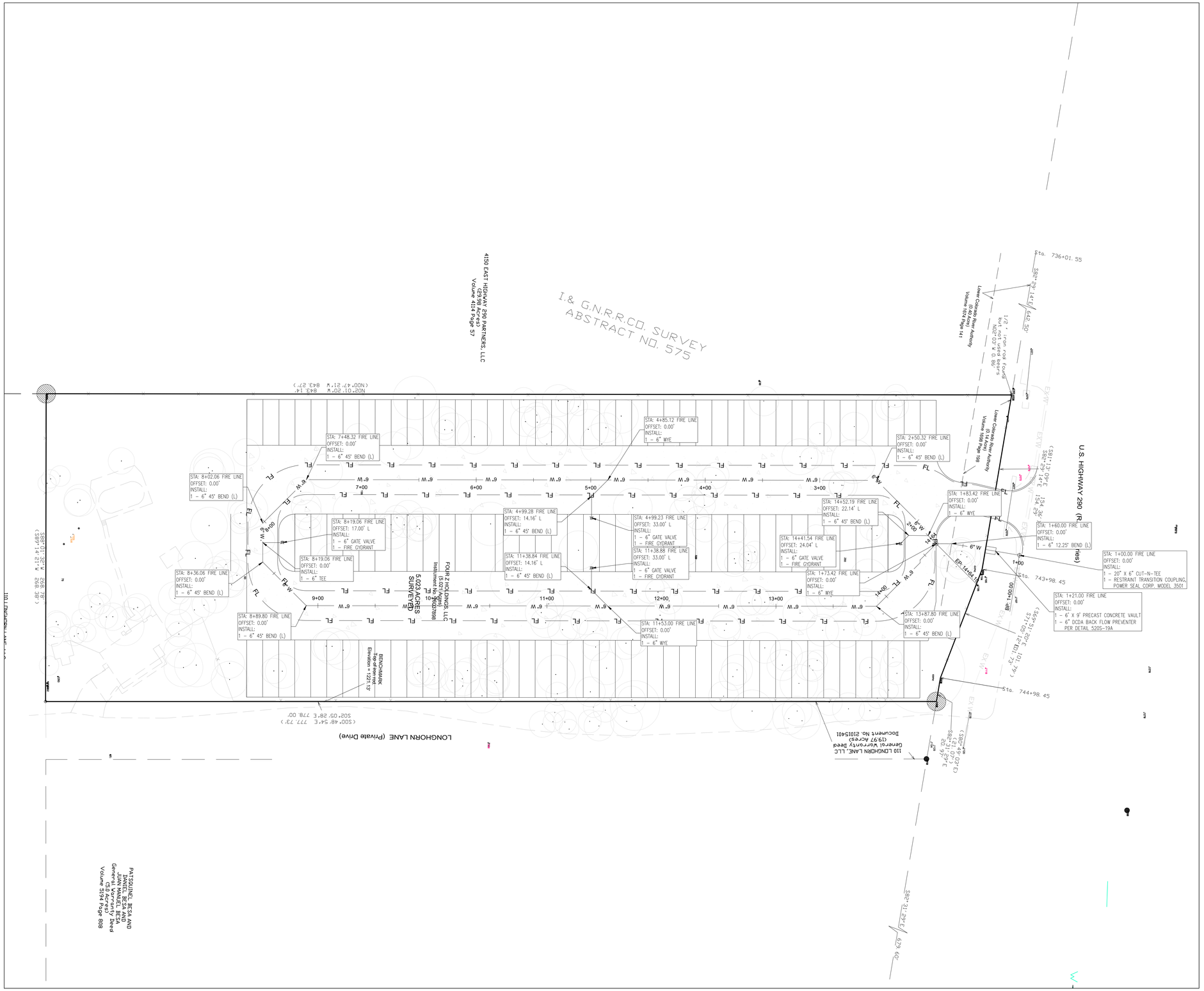
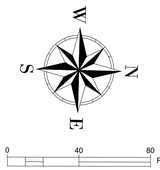
STATE OF TEXAS
BRODIE J. CAMPBELL
109758
LICENSED
PROFESSIONAL ENGINEER

DRAKE ENGINEERING
TBPE No. 21421

3

3 OF 21





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DRAKE-ENG.COM

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FIRE LINE PLAN

4200 US 290
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PROJECT NO.
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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

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TBPE No. 21421

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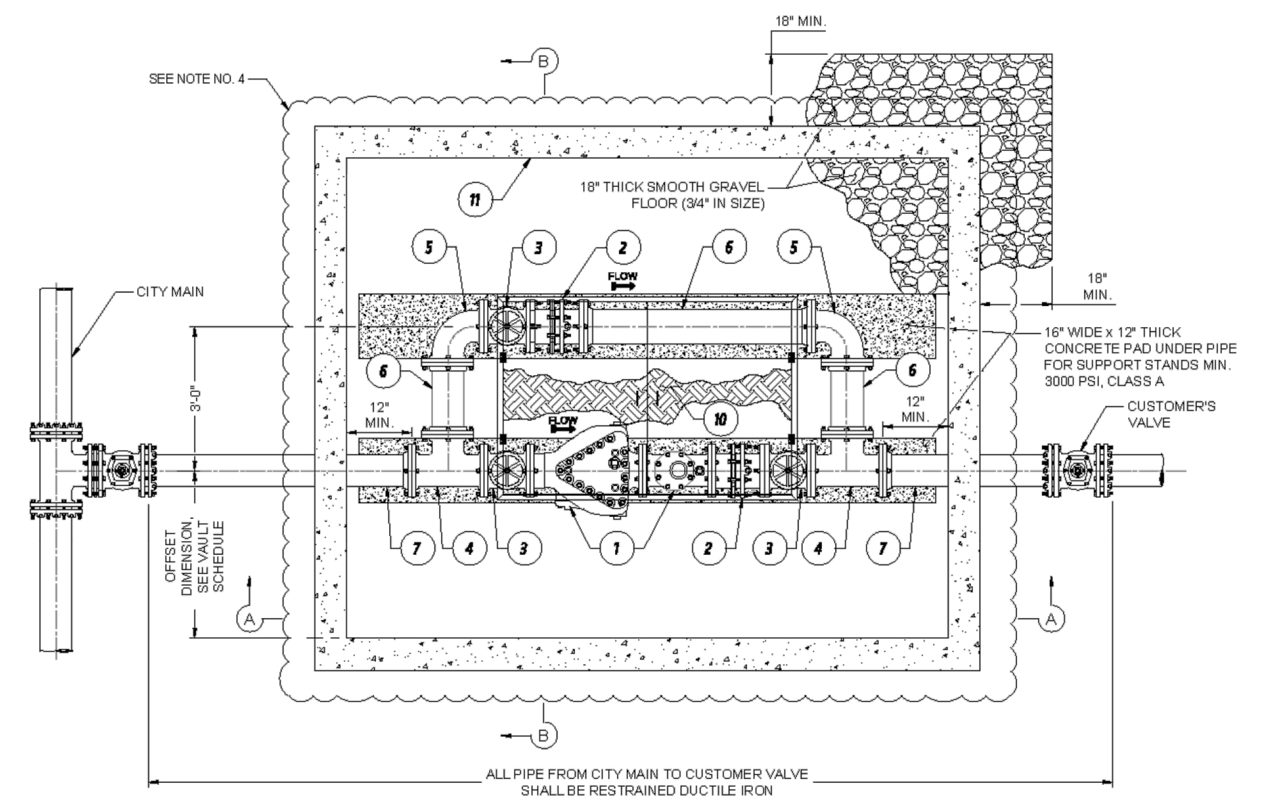
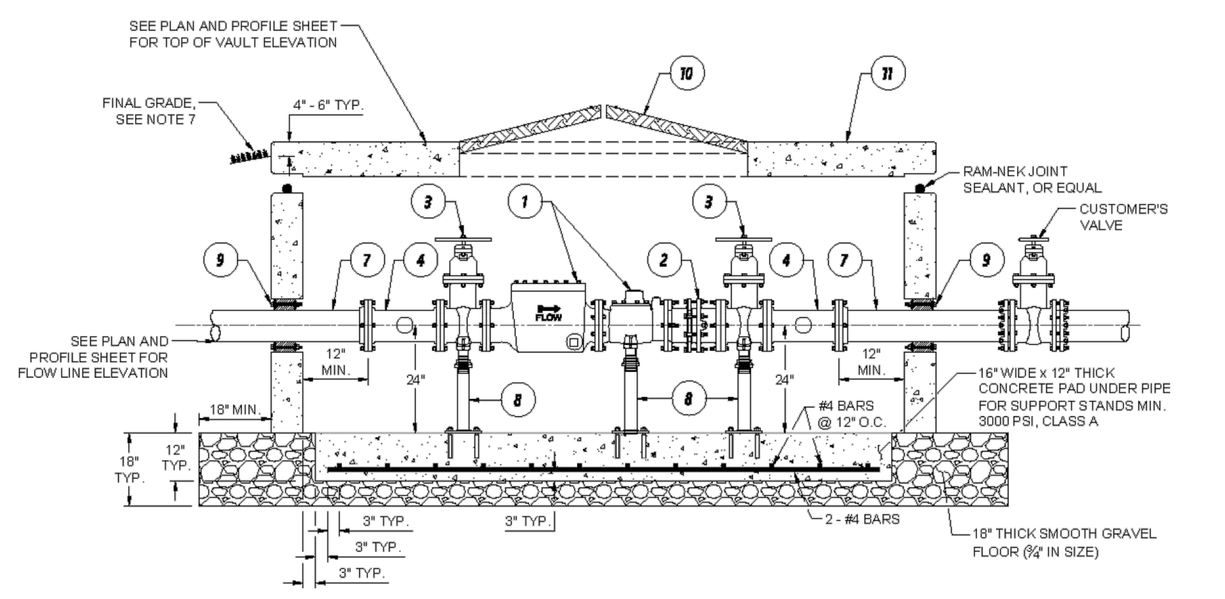


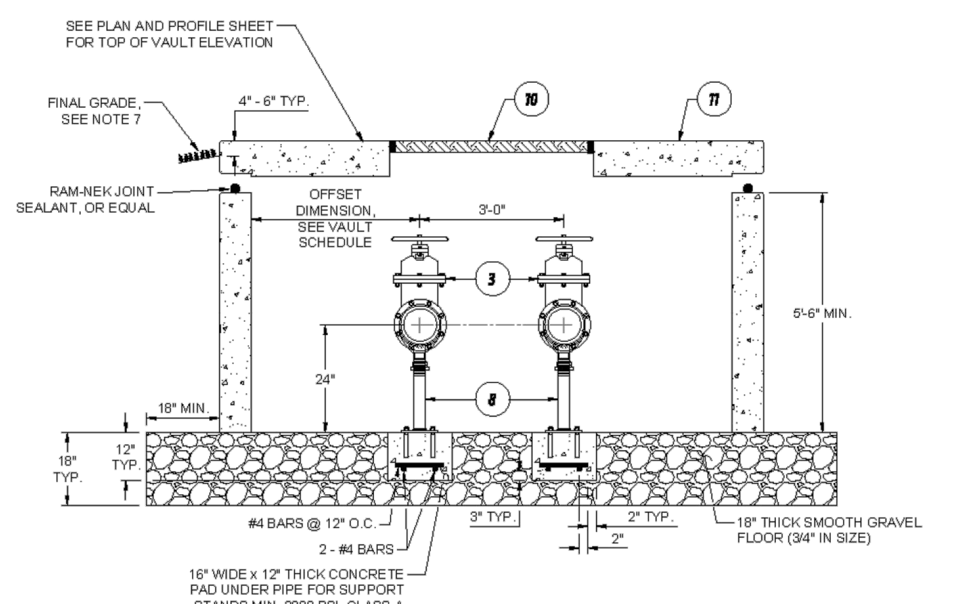
PLAN VIEW

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-525 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.

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).

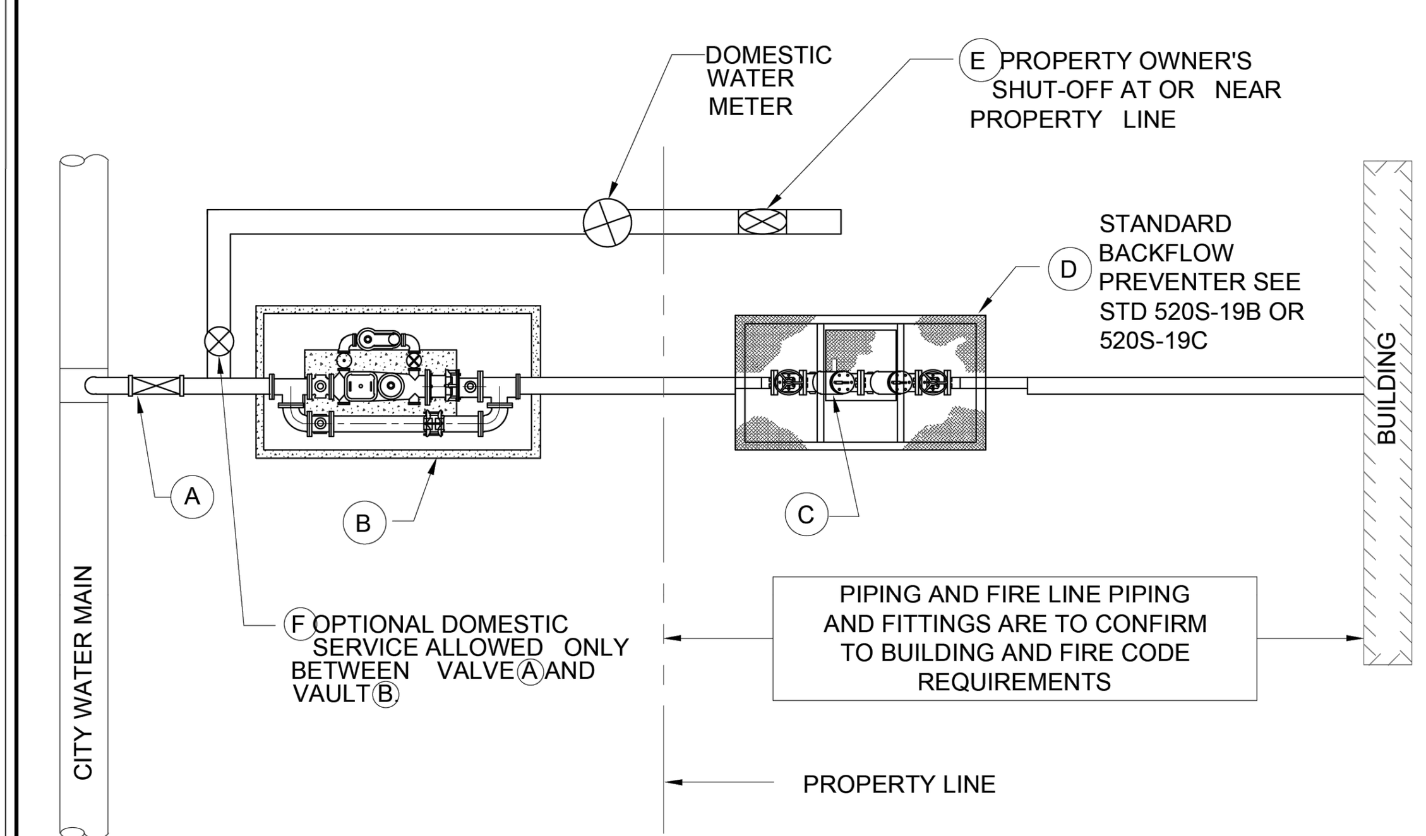
1. THE CONDITIONS AT THE SITE OF THE PROPOSED FIRE LINE METER, THE LOADS AFFECTING A PRE-CAST CONCRETE VAULT AT THAT SITE, AND THE COMPONENTS AND PHYSICAL FEATURES OF THE VAULT FOR THAT SITE ARE ALL ADEQUATELY AND RELIABLY REPRESENTED BY THE STRUCTURAL DESIGN CRITERIA, DESIGN LOADS, AND DETAILS INCLUDED 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
JEFF A. KYLE 03/10/2025 ADOPTED

6", 8" AND 10" FIRE LINE METER

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



MATERIALS:

Ⓐ TAPPING, RESTRAINED OR FLANGED VALVE (GATE, IRON BODY WITH MJ OUTLET). SEE SPL WW-243, WW-27, WW-27A, AND/OR WW-27B.
Ⓑ FIRELINE OR MASTER METER, SEE STD. DETAIL 520S-17.
Ⓒ CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVEL EQUAL.
Ⓓ VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
Ⓔ CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
Ⓕ DOMESTIC WATER SERVICE LINE VALVE.

NOTES:

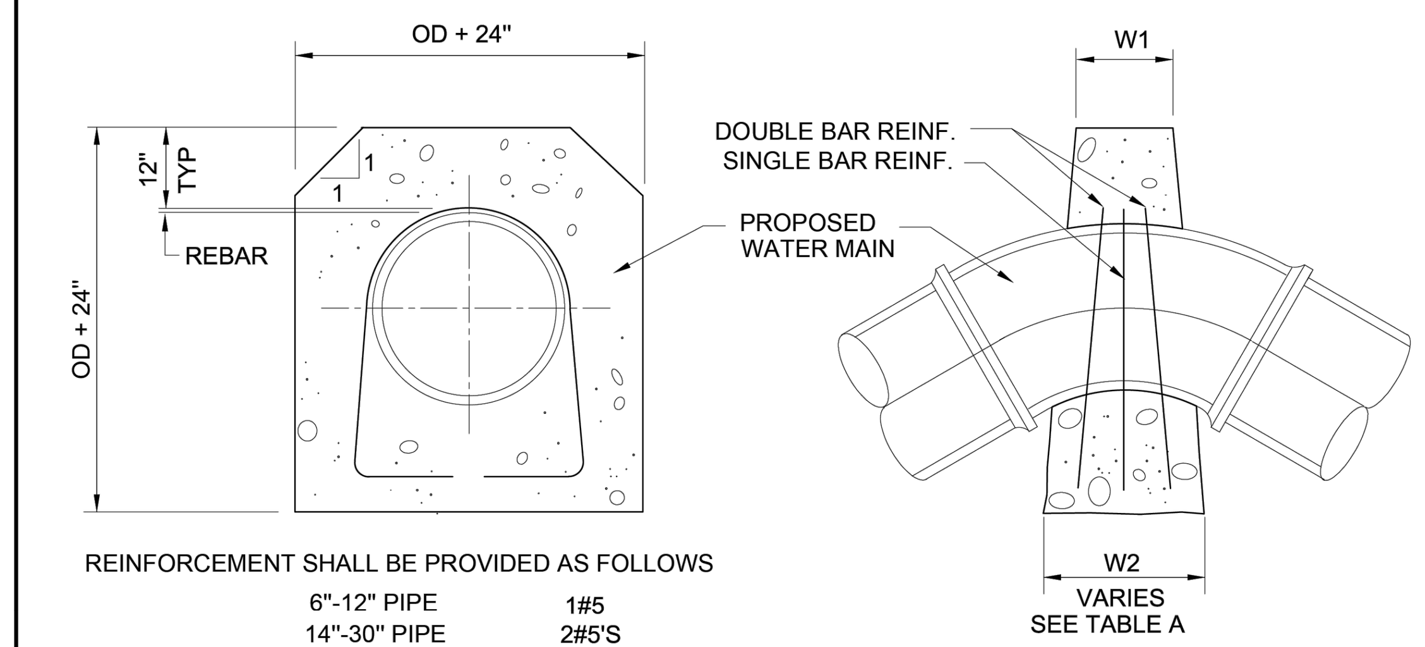
1. FIRE LINE SHALL BE A MINIMUM OF 150 mm (6") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY 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).
4. FOR STD. DETAILS 520S-19A, 19B, AND 19C, MASTER METER MEANS METER FOR FIRE AND DOMESTIC SERVICE. 5. 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
AUSTIN WATER UTILITY
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED

STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER

THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.

STANDARD NO. 520S-19A 1 OF 1



REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS

6"-12" PIPE	1#5
14"-30" PIPE	2#5'S
36"-48" PIPE	2#7'S

VERTICAL DOWN BEND

TABLE A
UPWARD THRUST GRAVITY BLOCKS

PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH-W2 (in)
6"	6"	0-5	NOTE 2
		5-15	24
		15-25	48
		> 25	NOTE 1
8"	6"	0-5	NOTE 2
		5-9	30
		9-15	36
		>15	NOTE 1
12"	6"	0-5	NOTE 2
		5-15	48
		> 15	NOTE 1
16"	12"	0-5	NOTE 2
		5-10	60
		10-15	96
		> 15	NOTE 1
24" THRU 36" DIA.		>5.0	NOTE 1
42" THRU 48" DIA.		>3.0	NOTE 1

NOTES:

1- FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL BE INSTALLED

2- FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

THRUST BLOCK DESIGN AS FOLLOWS
A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE
B. MAXIMIM SOIL BEARING SEE TABLE BELOW

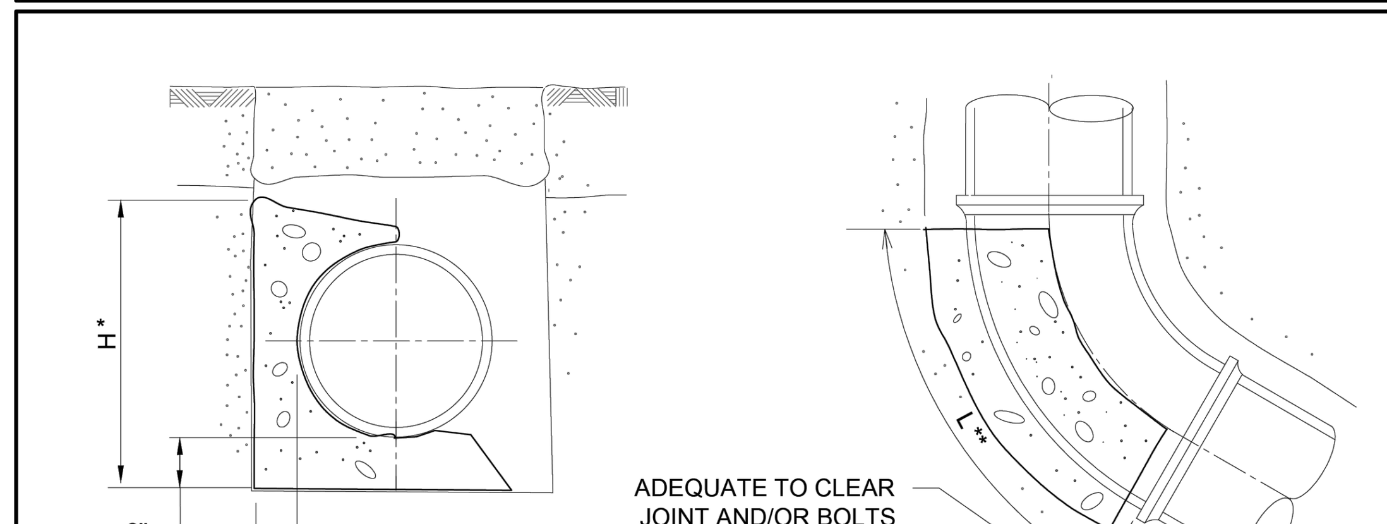
SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
RECORD COPY SIGNED BY JAMES E. THOMPSON 2/11/86 ADOPTED

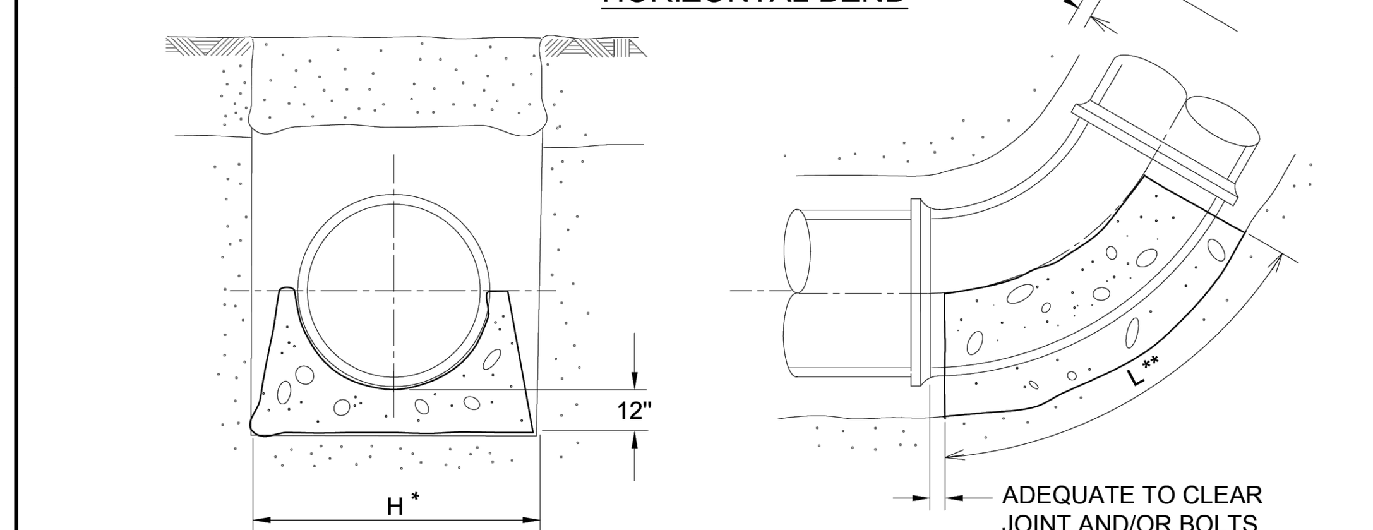
CONCRETE THRUST BLOCKING

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

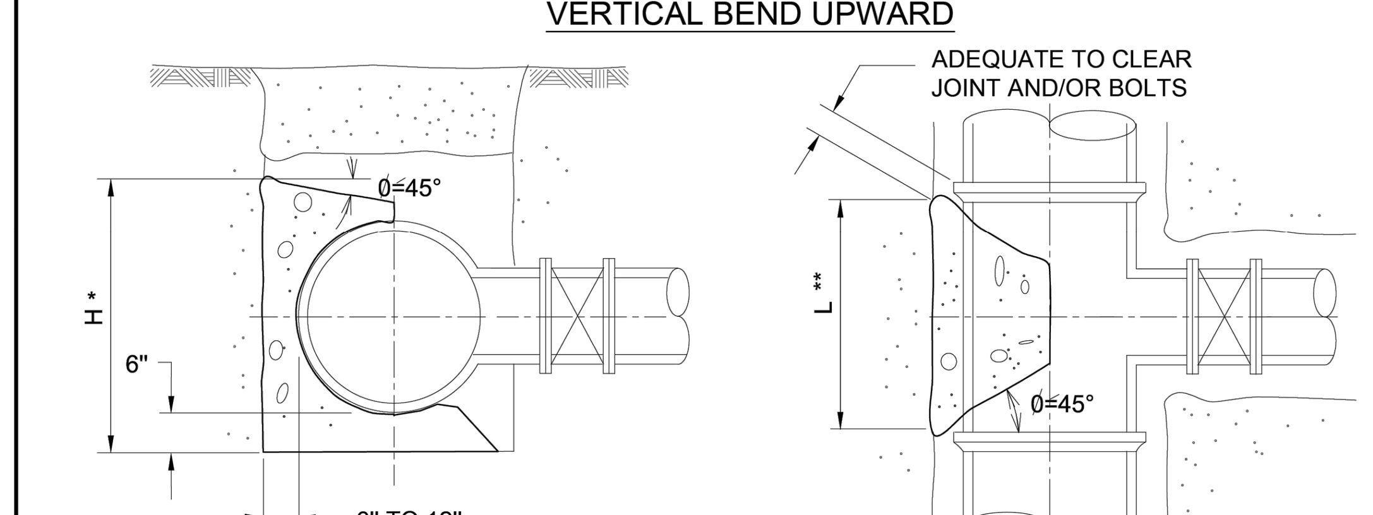
STANDARD NO. 510-6 1 OF 2



HORIZONTAL BEND



VERTICAL BEND UPWARD



TEE / OUTLET

* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
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CONCRETE THRUST BLOCKING

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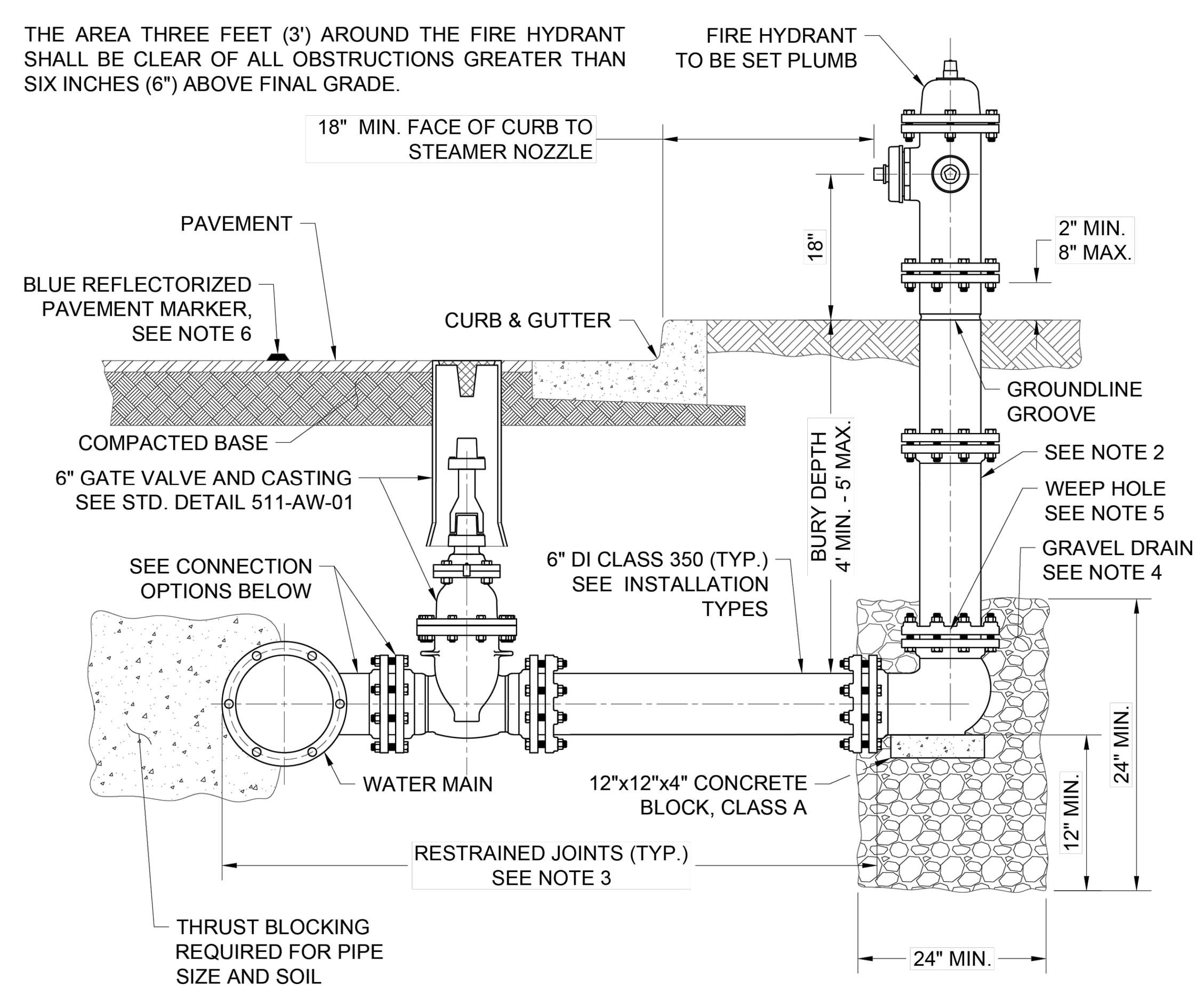
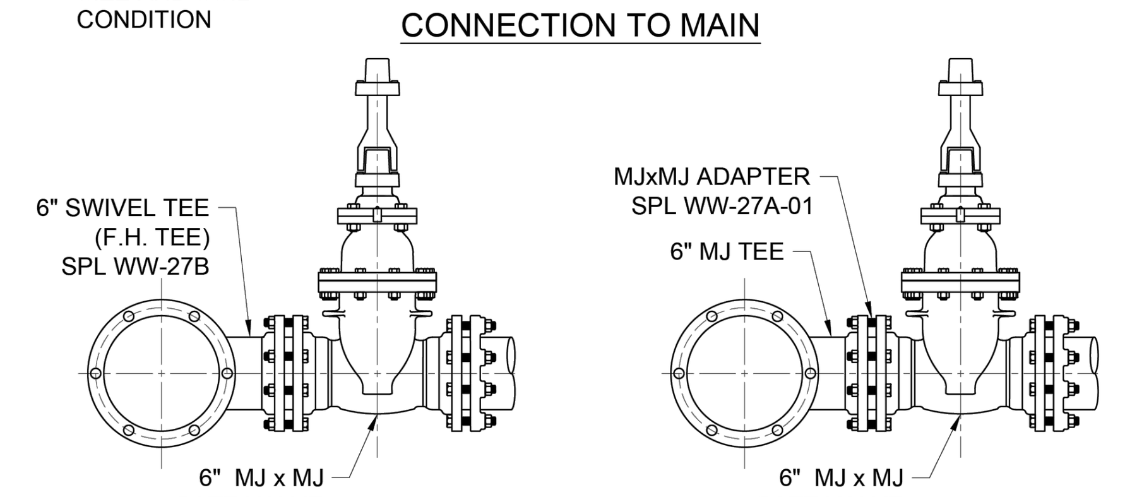
STANDARD NO. 510-6 2 OF 2

THE AREA THREE FEET (3') AROUND THE FIRE HYDRANT SHALL BE CLEAR OF ALL OBSTRUCTIONS GREATER THAN SIX INCHES (6") ABOVE FINAL GRADE.



CONNECTION TO MAIN



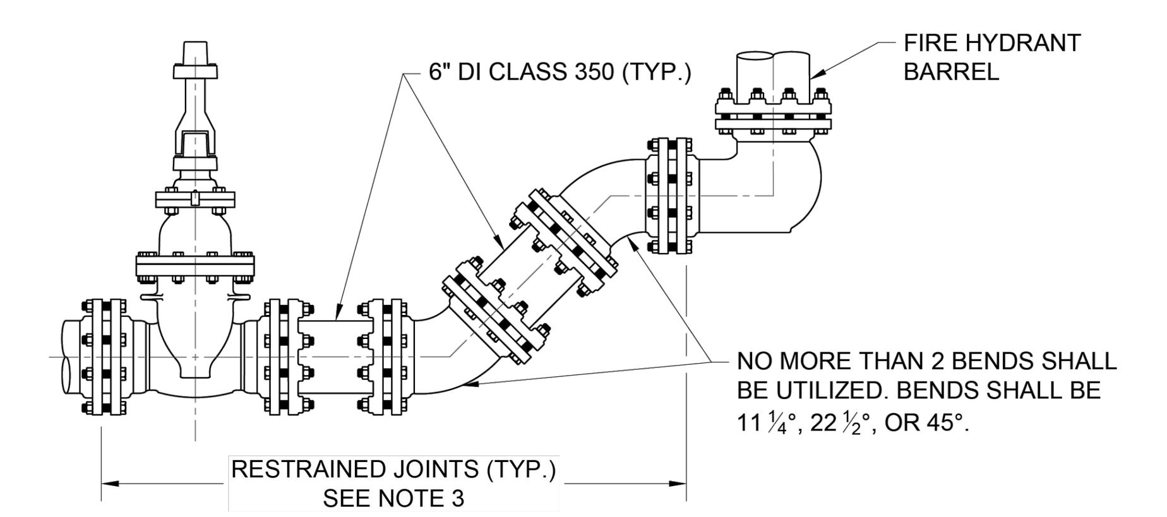
OPTION 1 OPTION 2

CITY OF AUSTIN
AUSTIN WATER
JEFF A. KYLE 11/06/2023 ADOPTED

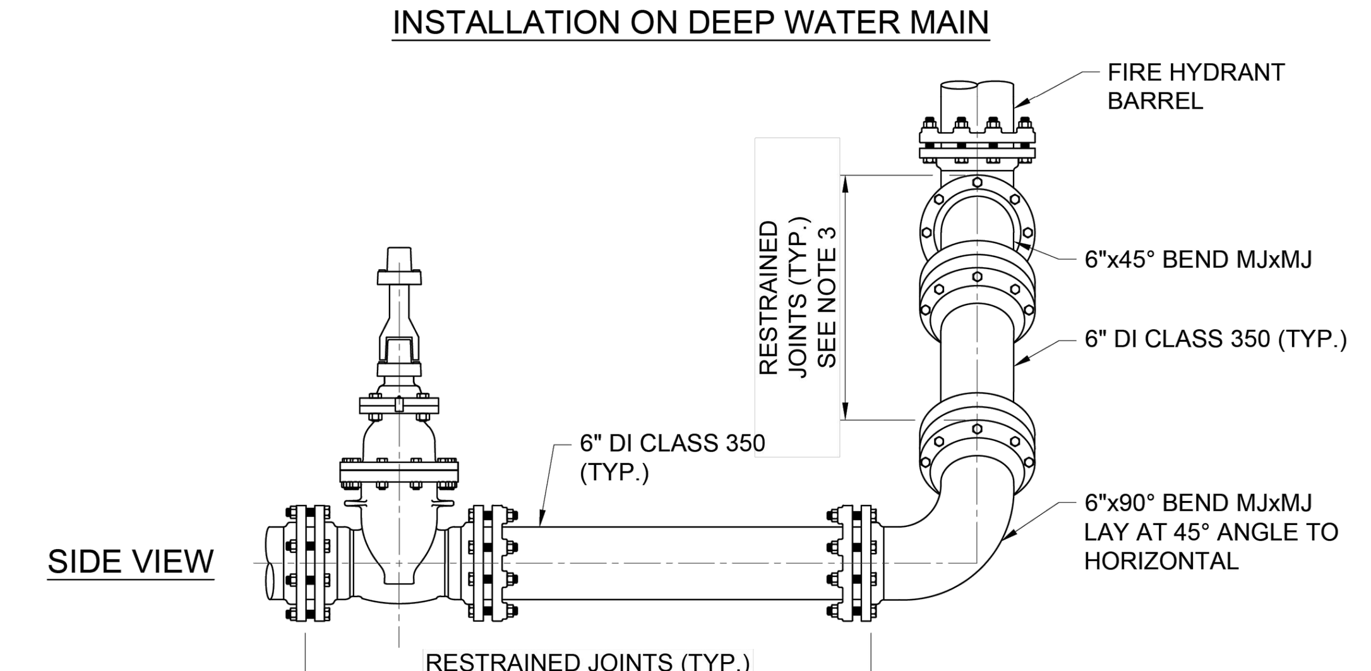
FIRE HYDRANT ASSEMBLY

THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.

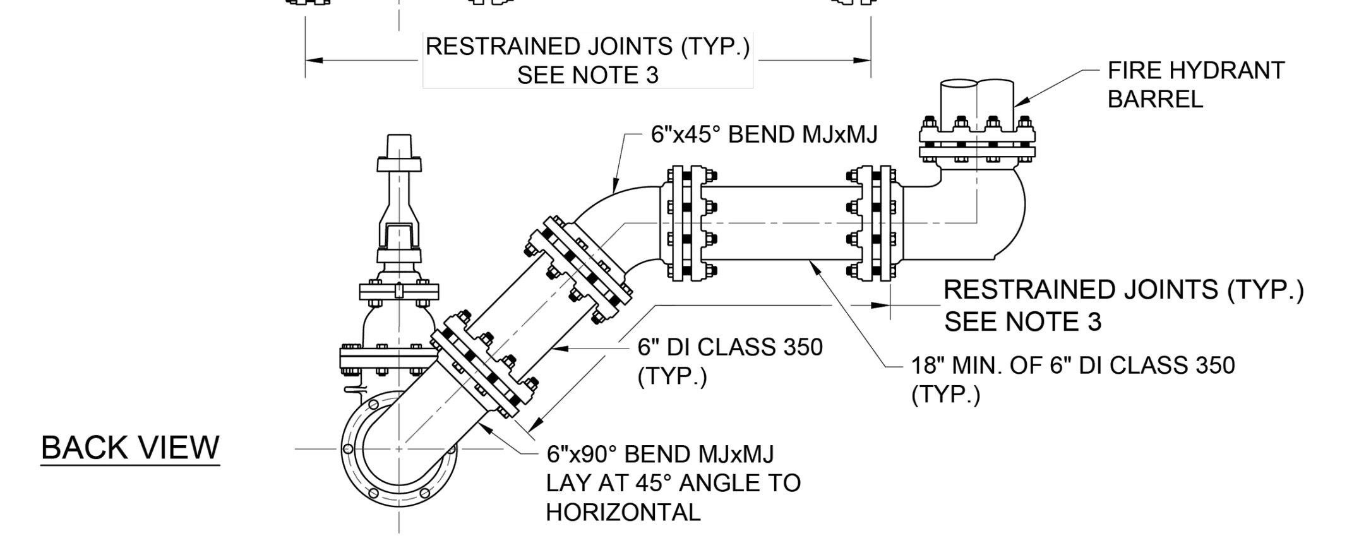
STANDARD NO. 511-AW-02 1 OF 3



INSTALLATION ON DEEP WATER MAIN



SIDE VIEW



BACK VIEW

INSTALLATION ON DEEP WATER MAIN WITH 90° BEND

CITY OF AUSTIN
AUSTIN WATER
JEFF A. KYLE 11/06/2023 ADOPTED

FIRE HYDRANT ASSEMBLY

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
JEFF A. KYLE 11/06/2023 ADOPTED

FIRE HYDRANT ASSEMBLY

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STANDARD NO. 511-AW-02 3 OF 3

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STATE OF TEXAS
BRODIE J. CAMPBELL
109758
LICENSED PROFESSIONAL ENGINEER

DRAKE ENGINEERING
TBPE No. 21421

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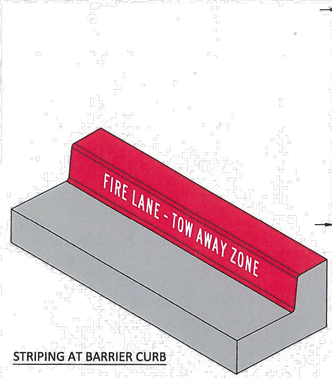
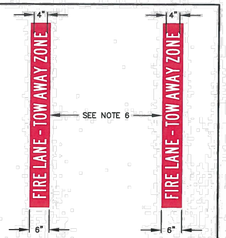


STRIPING AT BARRIER CURB



TYPICAL STRIPING

NOTES:

1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

STATE OF TEXAS
MICHAEL LAFFERTY
118708
LICENSED
PROFESSIONAL ENGINEER

2017-04-28

FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-2
FIRE LANE STRIPING

DRAKE-ENG.COM
DRAKE ENGINEERING
6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P:(903) 738.5770

FIRE DETAILS

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

PROJECT NO.
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STATE OF TEXAS
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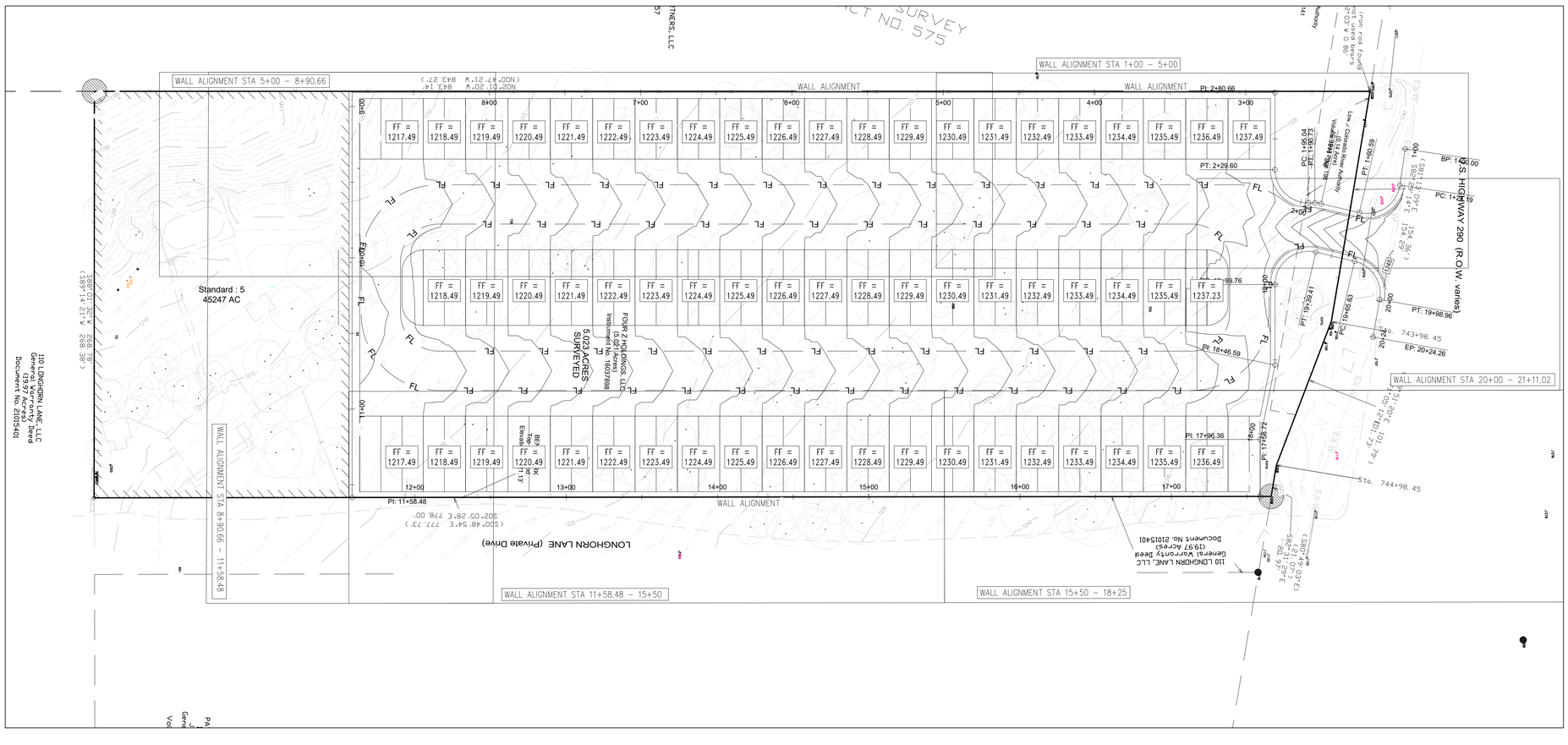

LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- CO — PROPOSED CLEAN OUT
- WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
- PRO MINOR CONTOUR
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- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
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- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

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OVERALL GRADING PLAN

4200 US 290
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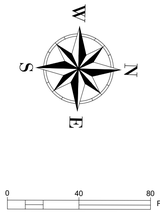
7 OF 21



0 40 80 Feet

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GRADING PLAN (1 OF 2)

4200 US 290
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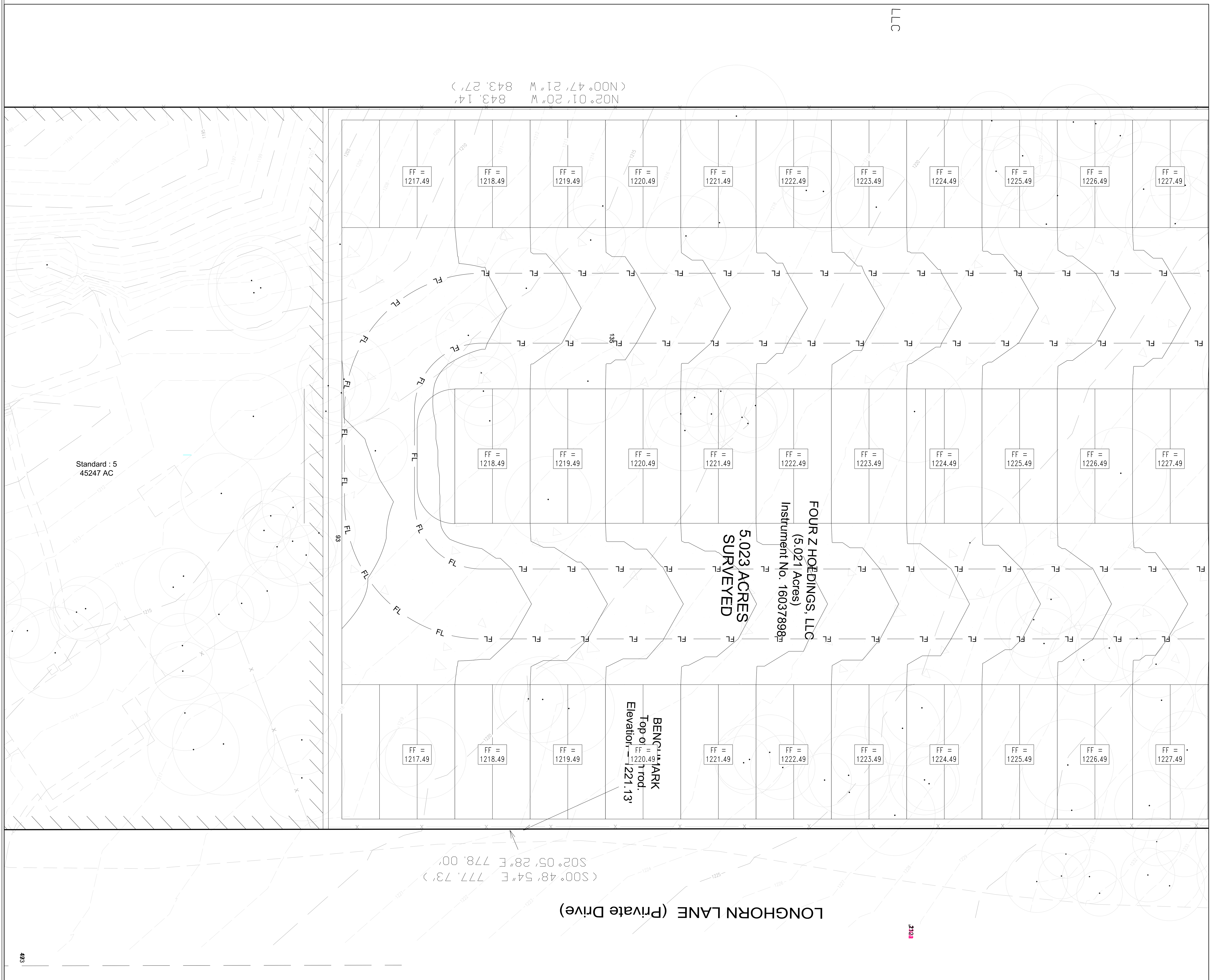

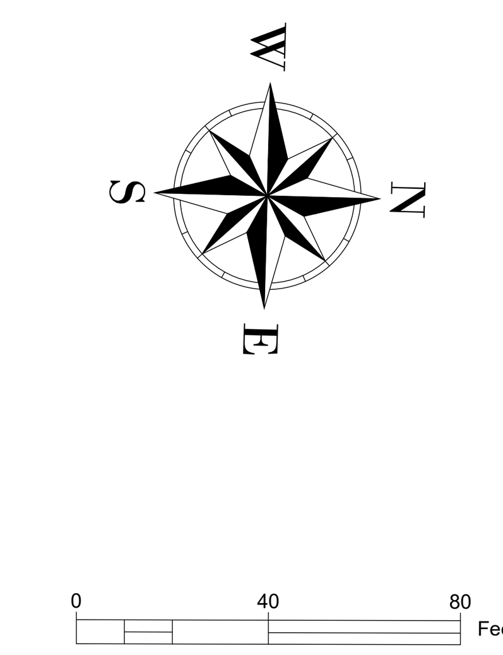

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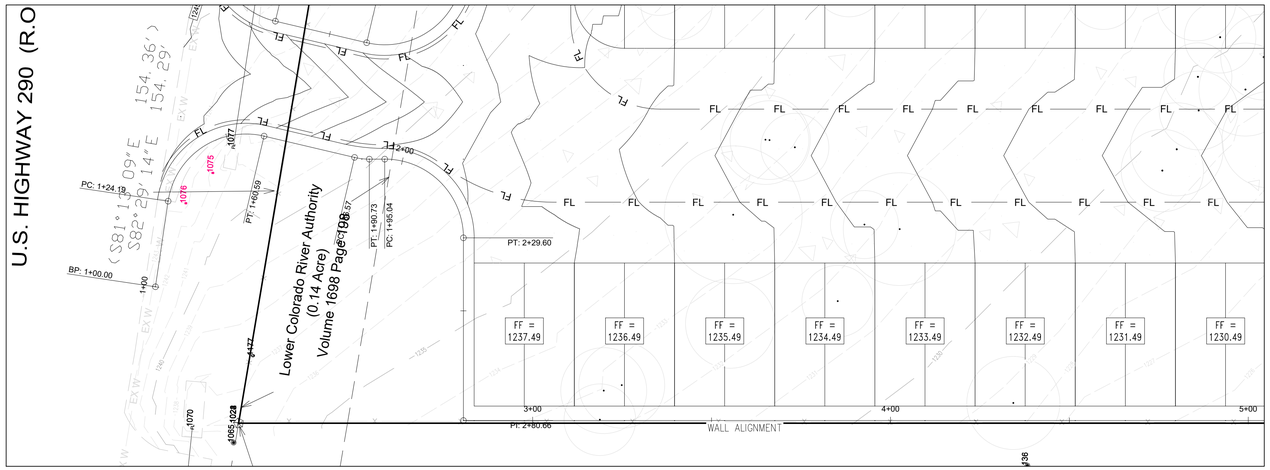
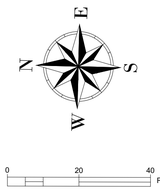
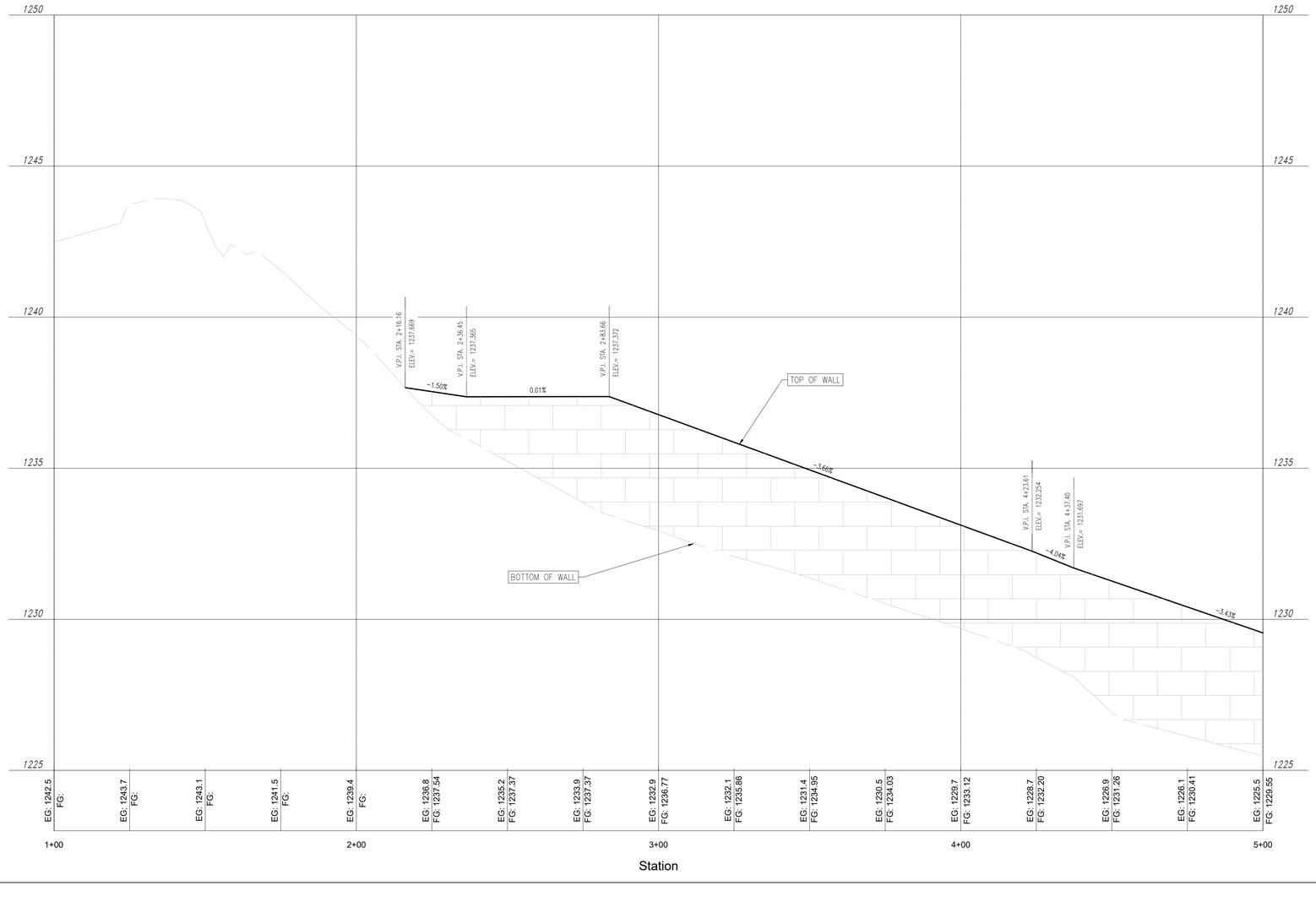




WALL STA 1+00 - 5+00
VERTICAL SCALE 1:10



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WALL PLAN AND PROFILE STA 1+00 - 5+00

4200 US 290
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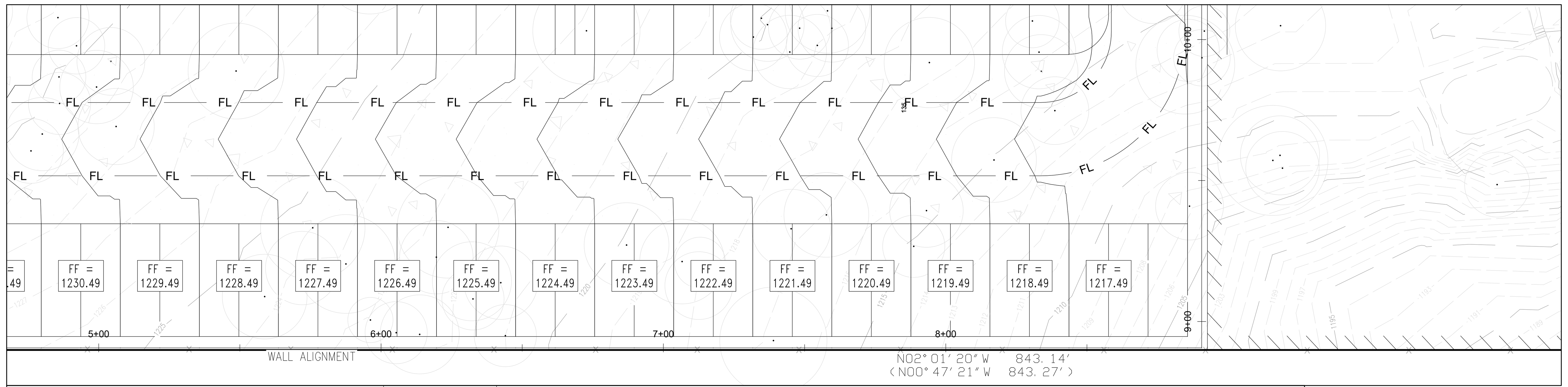

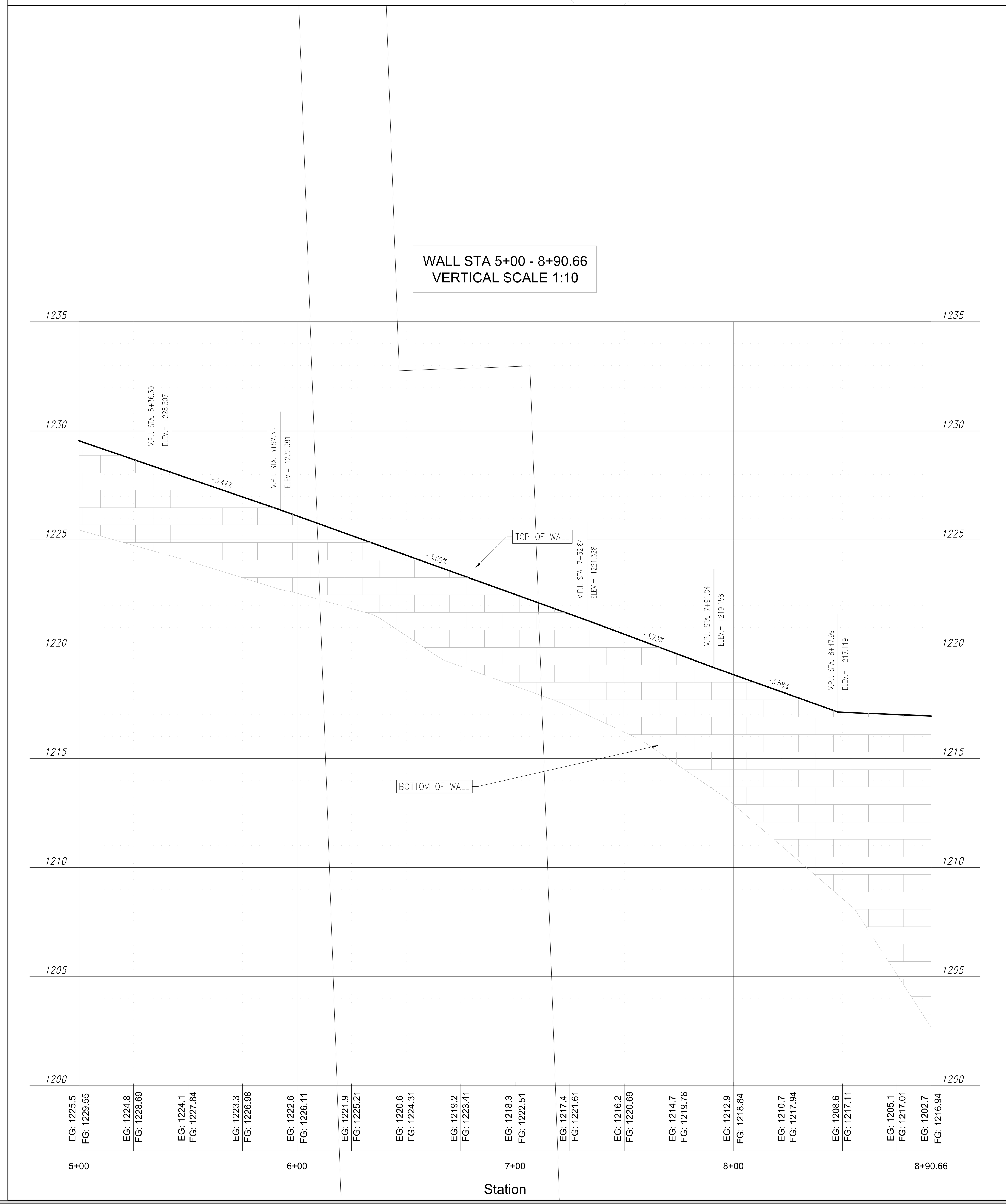

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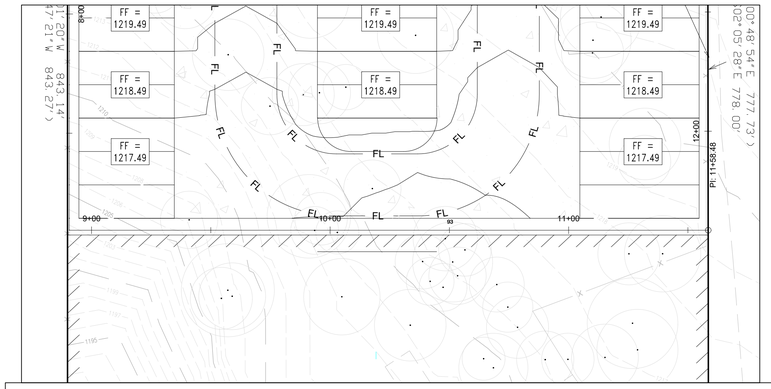

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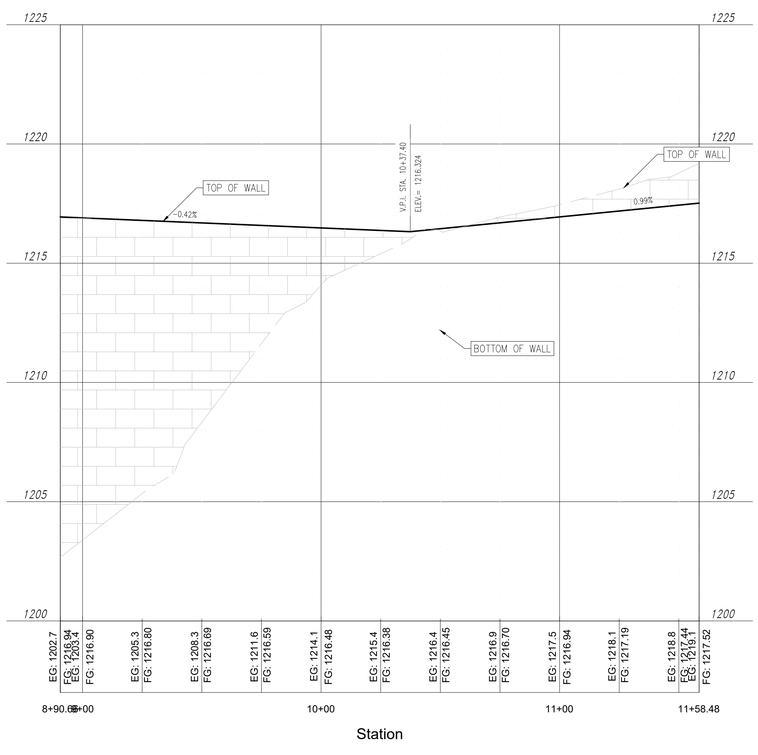

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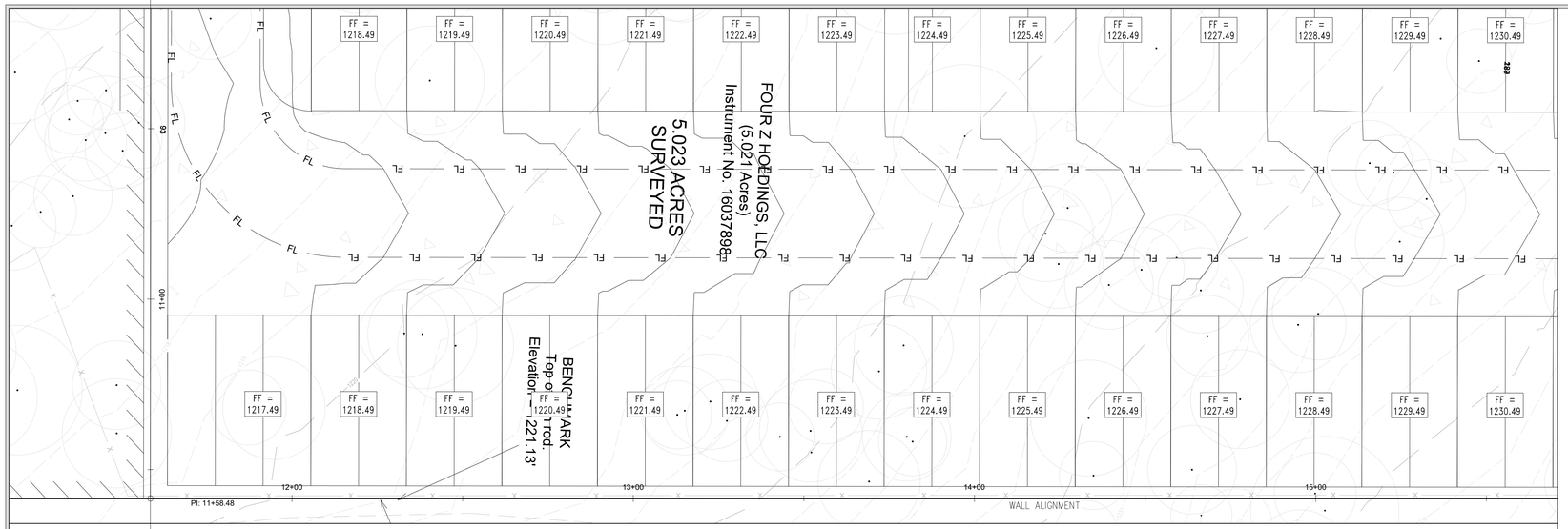

WALL STA 11+58.48 - 15+50
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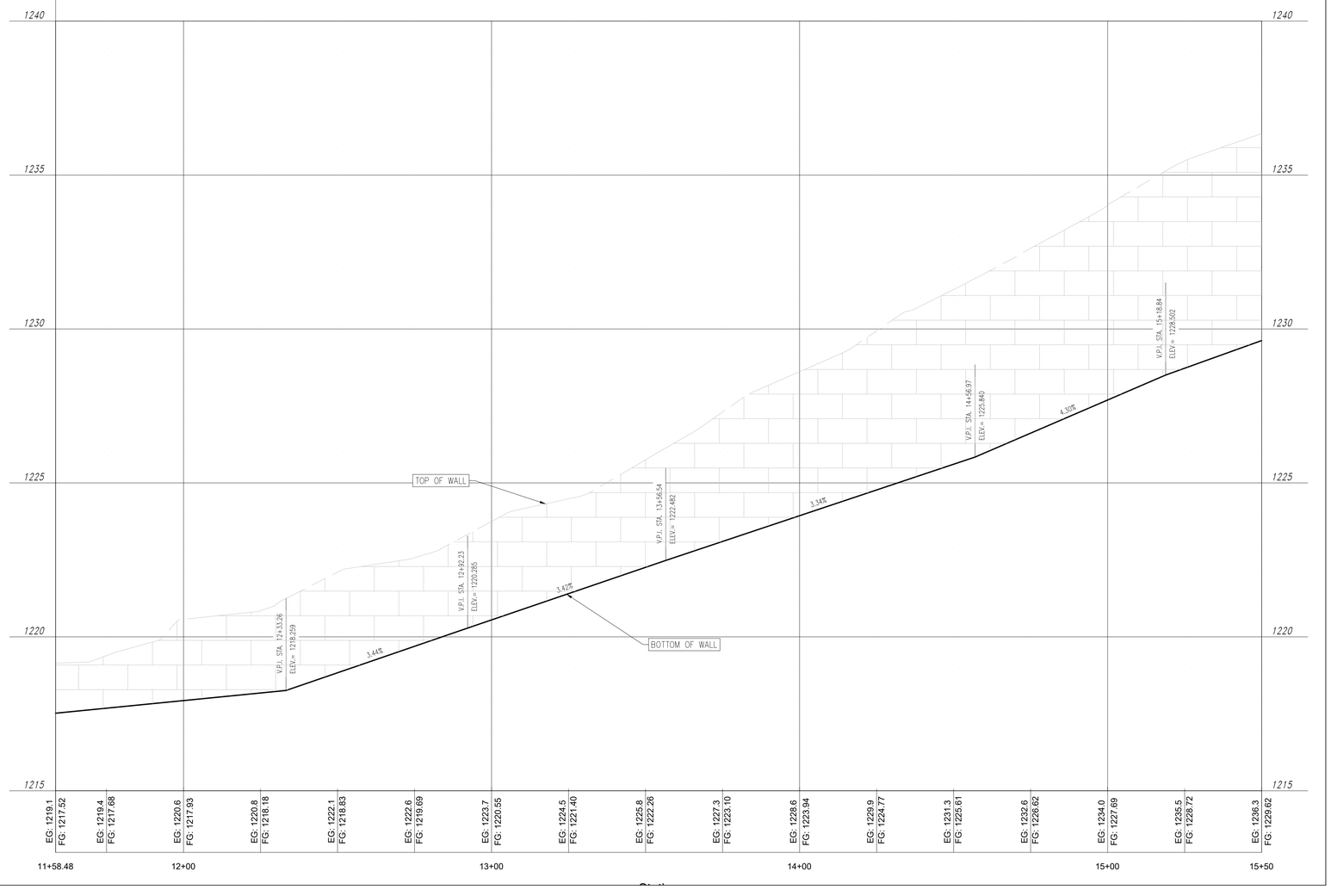

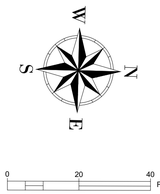

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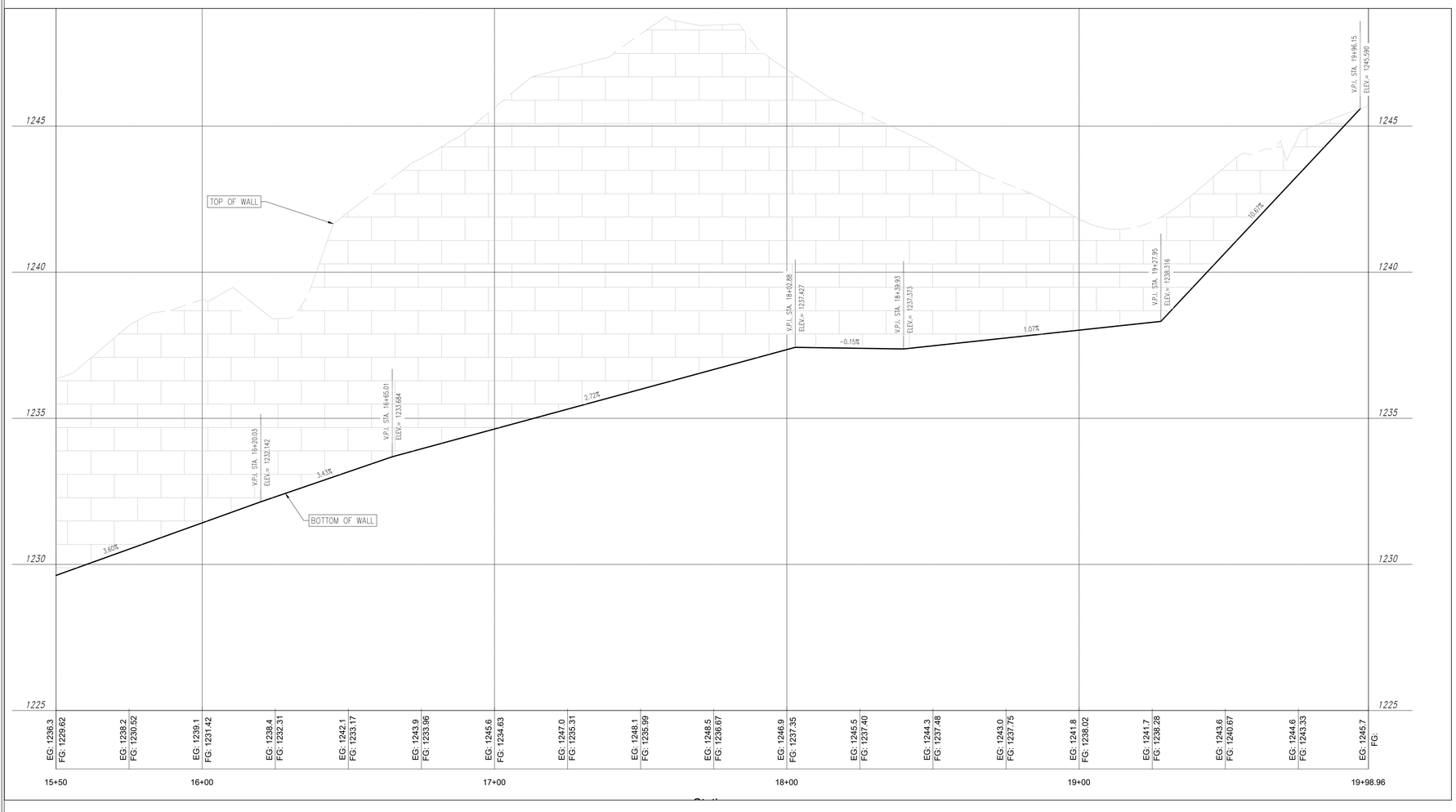

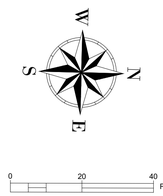

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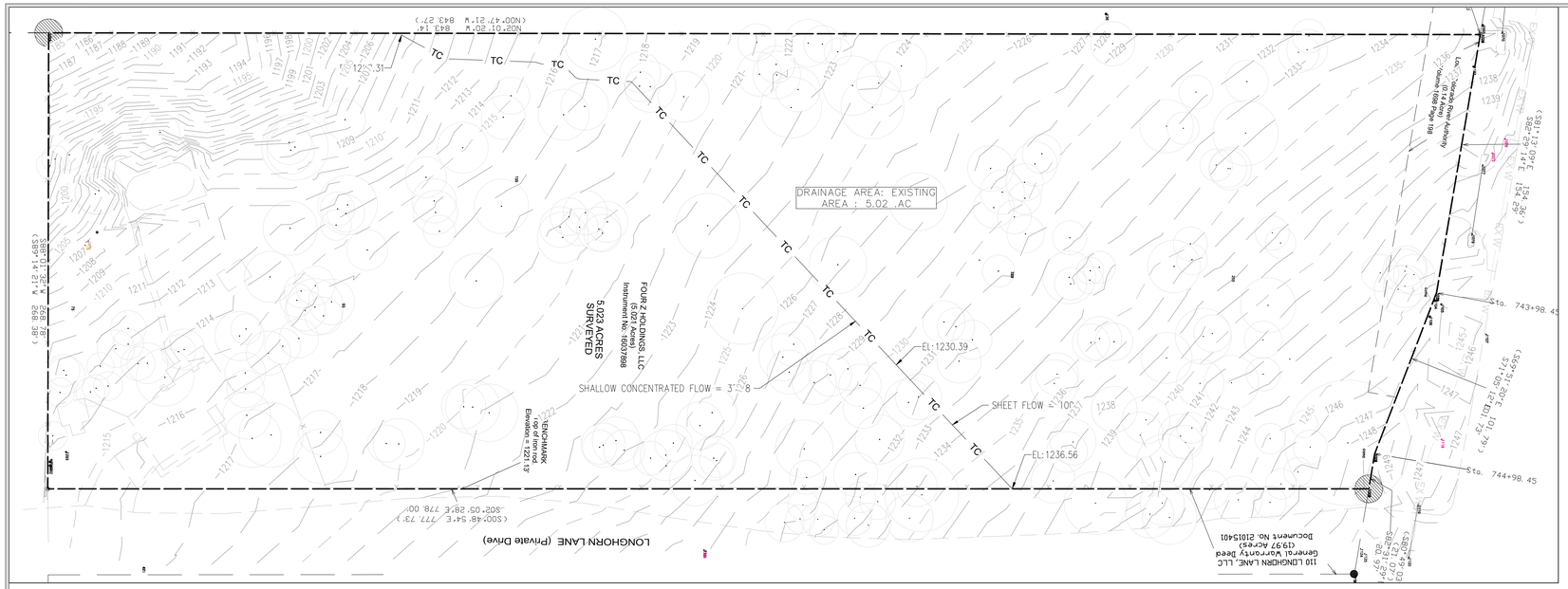
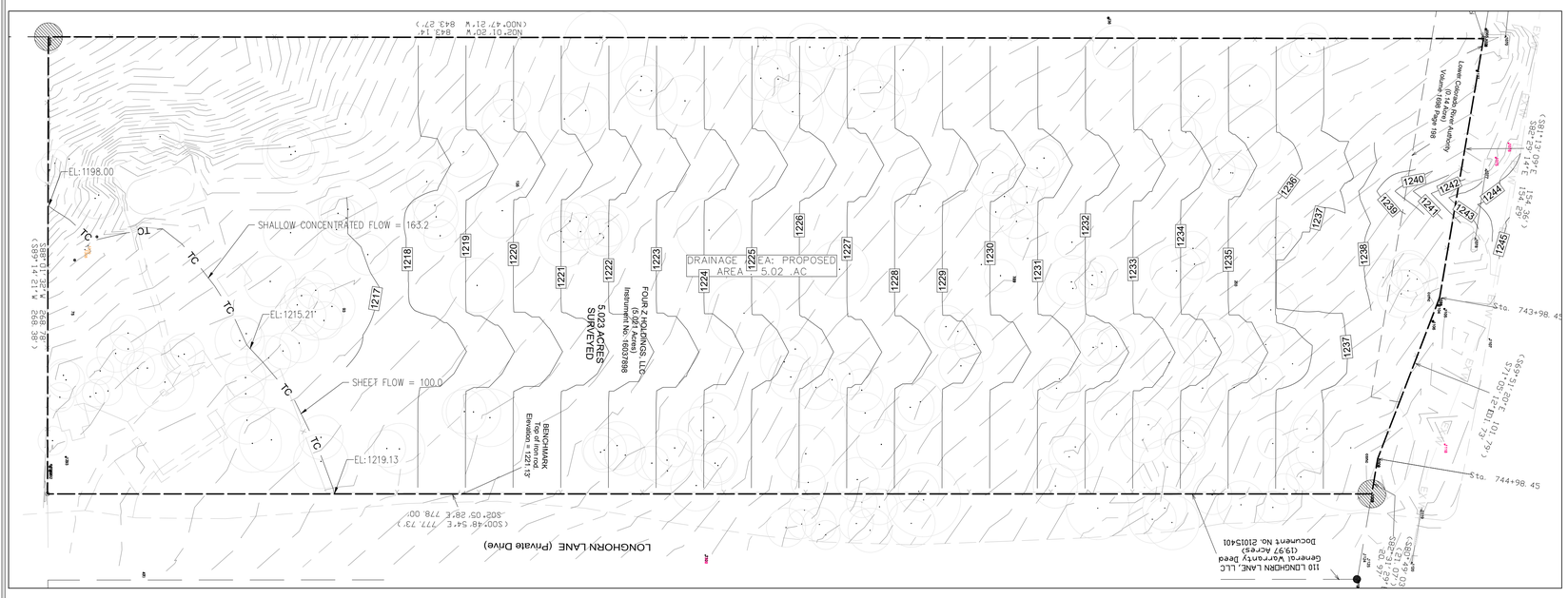
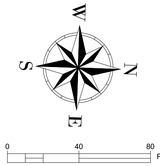


EXISTING DRAINAGE AREA



PROPOSED DRAINAGE AREA

Drainage Calculations																										
Sheet Flow							Shallow Concentrated Flow							Channel Flow			Drainage Area Inputs						GEO Hec HMS Results				
	Elev A	Elev B	Length	Slope	n	P2	T1	Surface	Elev B	Elev C	Length	Slope	K	T2	Length	Velocity	T3	Tc	Tlag	Area	CN	Impervious Cover		$Q_{(2yr)}$	$Q_{(5yr)}$	$Q_{(10yr)}$	$Q_{(25yr)}$	$Q_{(100yr)}$
			(ft)	(ft/ft)			(min)				(ft)	(ft/ft)		(min)	(ft)	(ft/s)	(min)	(min)	(min)	(acres)		(ac.)	%	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
EX	1236.56	1230.42	100	0.061	0.3	4.1	9.62	Unpaved	1230.42	1208.27	371.5	0.05964	16.130	1.571				11.20	6.72	5.02	84.00	0.08	1.51%	15.3	21.9	27.7	36.1	49.7
PRO	1219.13	1215.18	100	0.040	0.4	4.1	14.45	Unpaved	1215.18	1198.20	163.1554	0.104	16.130	0.52				14.97	8.98	5.02	84.00	3.61	71.88%	17.7	23.4	28.3	35.4	47.0
POND																								15.0	21.4	26.5	33.6	44.9



LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- CO — PROPOSED CLEAN OUT
- WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
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- SF — PRO SILT FENCE
- TP — PRO TREE PROTECTION
- IP — PRO INLET PROTECTION
- DRAINAGE AREA LIMITS
- EX. FENCE
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
- EX TELE — EX. TELEPHONE
- FP — EX. FLOODPLAIN
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

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DRAKE ENGINEERING

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ROUND ROCK, TX 78665
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EXISTING AND PROPOSED DRAINAGE AREAS

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

PROJECT NO.
RA2514

DRAWN BY
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REVISIONS
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STATE OF TEXAS
BRODIE J. CAMPBELL
109758
LICENSED PROFESSIONAL ENGINEER
2/12/26

DRAKE ENGINEERING
TBPE No. 21421

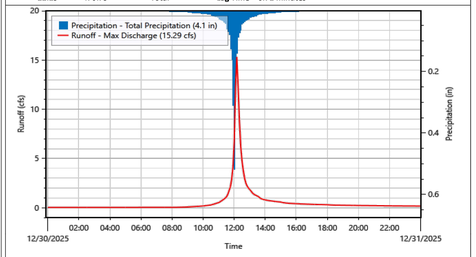
15

Subbasins

Subbasin ID:	EX DA			
Scenario:	EX 2		Depth	Volume
Peak discharge:	15.29 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	4.1 in	1.716 ac-ft
Initial abstraction:	N/A	Losses:	1.62 in	0.676 ac-ft
Curve Number:	84.00	Precip excess:	2.48 in	1.04 ac-ft
Impervious surface:	1.51%	Direct runoff:	2.48 in	1.038 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	6.71 minutes	Total runoff:	2.48 in	1.038 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

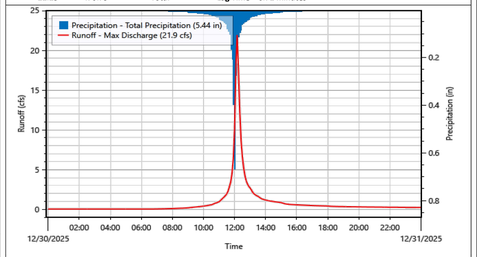
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	15.29	30Dec2025, 12:10	1.038

Subbasins

Subbasin ID:	EX DA			
Scenario:	EX 5		Depth	Volume
Peak discharge:	21.9 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	5.44 in	2.277 ac-ft
Initial abstraction:	N/A	Losses:	1.74 in	0.728 ac-ft
Curve Number:	84.00	Precip excess:	3.7 in	1.55 ac-ft
Impervious surface:	1.51%	Direct runoff:	3.7 in	1.547 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	6.71 minutes	Total runoff:	3.7 in	1.547 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

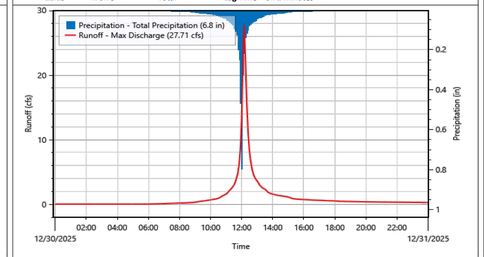
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	21.90	30Dec2025, 12:10	1.547

Subbasins

Subbasin ID:	EX DA			
Scenario:	EX 10		Depth	Volume
Peak discharge:	27.71 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	6.8 in	2.847 ac-ft
Initial abstraction:	N/A	Losses:	1.82 in	0.763 ac-ft
Curve Number:	84.00	Precip excess:	4.98 in	2.084 ac-ft
Impervious surface:	1.51%	Direct runoff:	4.97 in	2.081 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	6.71 minutes	Total runoff:	4.97 in	2.081 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

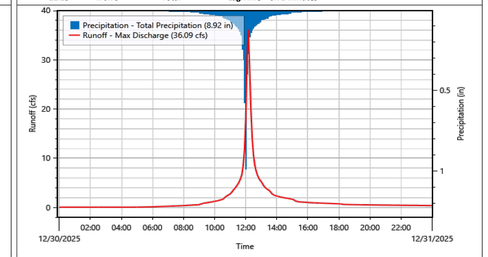
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	27.71	30Dec2025, 12:10	2.081

Subbasins

Subbasin ID:	EX DA			
Scenario:	EX 25		Depth	Volume
Peak discharge:	36.09 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	8.92 in	3.734 ac-ft
Initial abstraction:	N/A	Losses:	1.91 in	0.799 ac-ft
Curve Number:	84.00	Precip excess:	7.01 in	2.935 ac-ft
Impervious surface:	1.51%	Direct runoff:	7 in	2.931 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	6.71 minutes	Total runoff:	7 in	2.931 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

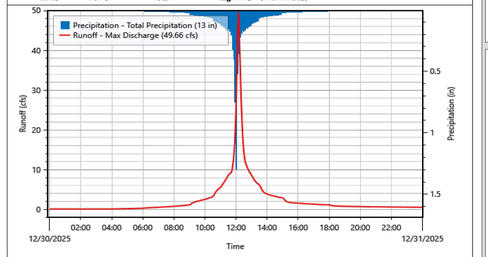
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	36.09	30Dec2025, 12:10	2.931

Subbasins

Subbasin ID:	EX DA			
Scenario:	EX 100		Depth	Volume
Peak discharge:	49.66 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	13 in	5.442 ac-ft
Initial abstraction:	N/A	Losses:	2.01 in	0.839 ac-ft
Curve Number:	84.00	Precip excess:	10.99 in	4.603 ac-ft
Impervious surface:	1.51%	Direct runoff:	10.98 in	4.597 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	6.71 minutes	Total runoff:	10.98 in	4.597 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
9.62	100	0.06136	0.1732	Sheet Flow
1.57	370.79	0.05964	3.9392	Shallow Concentrated Flow
11.19	**470.79**	**Total**	**Lag Time = 6.71 minutes**	



Results Summary

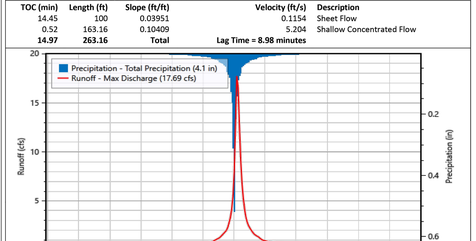
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
EX DA	5.023	49.66	30Dec2025, 12:10	4.597

Subbasins

Subbasin ID:	PRO DA			
Scenario:	PRO 2		Depth	Volume
Peak discharge:	17.69 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	4.1 in	1.716 ac-ft
Initial abstraction:	N/A	Losses:	0.46 in	0.193 ac-ft
Curve Number:	84.00	Precip excess:	3.64 in	1.523 ac-ft
Impervious surface:	71.88%	Direct runoff:	3.63 in	1.521 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	8.98 minutes	Total runoff:	3.63 in	1.521 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



Storage Area Summary

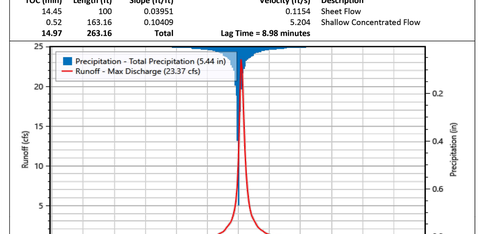
Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	17.69	15.01	0.51	1195.22	1193.5	1.72

Subbasins

Subbasin ID:	PRO DA			
Scenario:	PRO 5		Depth	Volume
Peak discharge:	23.37 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	5.44 in	2.277 ac-ft
Initial abstraction:	N/A	Losses:	0.5 in	0.208 ac-ft
Curve Number:	84.00	Precip excess:	4.94 in	2.07 ac-ft
Impervious surface:	71.88%	Direct runoff:	4.94 in	2.066 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	8.98 minutes	Total runoff:	4.94 in	2.066 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



Storage Area Summary

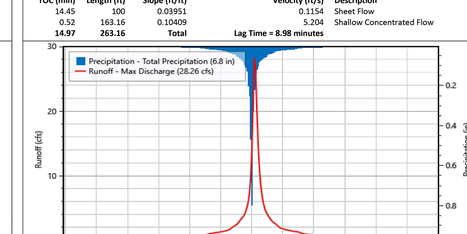
Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	23.37	21.42	0.542	1195.52	1193.5	2.02

Subbasins

Subbasin ID:	PRO DA			
Scenario:	PRO 10		Depth	Volume
Peak discharge:	28.26 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	6.8 in	2.847 ac-ft
Initial abstraction:	N/A	Losses:	0.52 in	0.218 ac-ft
Curve Number:	84.00	Precip excess:	6.28 in	2.629 ac-ft
Impervious surface:	71.88%	Direct runoff:	6.27 in	2.624 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	8.98 minutes	Total runoff:	6.27 in	2.624 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



Storage Area Summary

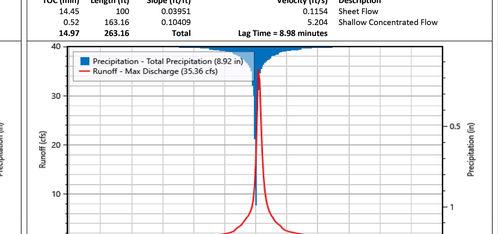
Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	28.26	26.49	0.561	1195.71	1193.5	2.21

Subbasins

Subbasin ID:	PRO DA			
Scenario:	PRO 25		Depth	Volume
Peak discharge:	35.36 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	8.92 in	3.734 ac-ft
Initial abstraction:	N/A	Losses:	0.55 in	0.228 ac-ft
Curve Number:	84.00	Precip excess:	8.37 in	3.506 ac-ft
Impervious surface:	71.88%	Direct runoff:	8.36 in	3.5 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	8.98 minutes	Total runoff:	8.36 in	3.5 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



Storage Area Summary

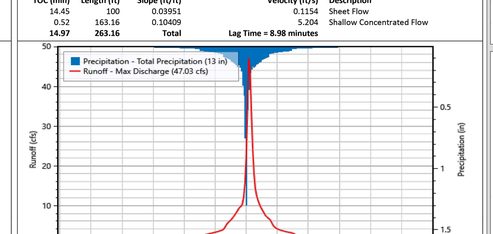
Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	35.36	33.57	0.585	1195.94	1193.5	2.44

Subbasins

Subbasin ID:	PRO DA			
Scenario:	PRO 100		Depth	Volume
Peak discharge:	47.03 cfs	Time of peak:	30 Dec 2025, 12:10	
Drainage area:	5.023 acres	Total rainfall:	13 in	5.442 ac-ft
Initial abstraction:	N/A	Losses:	0.57 in	0.24 ac-ft
Curve Number:	84.00	Precip excess:	12.43 in	5.202 ac-ft
Impervious surface:	71.88%	Direct runoff:	12.41 in	5.195 ac-ft
Peaking factor:	484	Baseflow:	0 in	0 ac-ft
Lag time:	8.98 minutes	Total runoff:	12.41 in	5.195 ac-ft

Time of Concentration (TOC) / Lag time Calculations

TOC (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Description
14.45	100	0.03951	0.1154	Sheet Flow
0.52	163.16	0.10409	5.204	Shallow Concentrated Flow
14.97	**263.16**	**Total**	**Lag Time = 8.98 minutes**	



Storage Area Summary

Storage Area ID	Maximum Inflow (cfs)	Maximum Outflow (cfs)	Maximum Storage (ac-ft)	Maximum Pool Elevation (ft)	Minimum Pool Elevation (ft)	Maximum Stage (ft)
POND	47.03	44.91	0.62	1196.27	1193.5	2.77

DRAKE-ENG.COM
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6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P:(903) 738.5770

DRAINAGE AREA CALCULATIONS
4200 US 290
DRIPPING SPRINGS, TX

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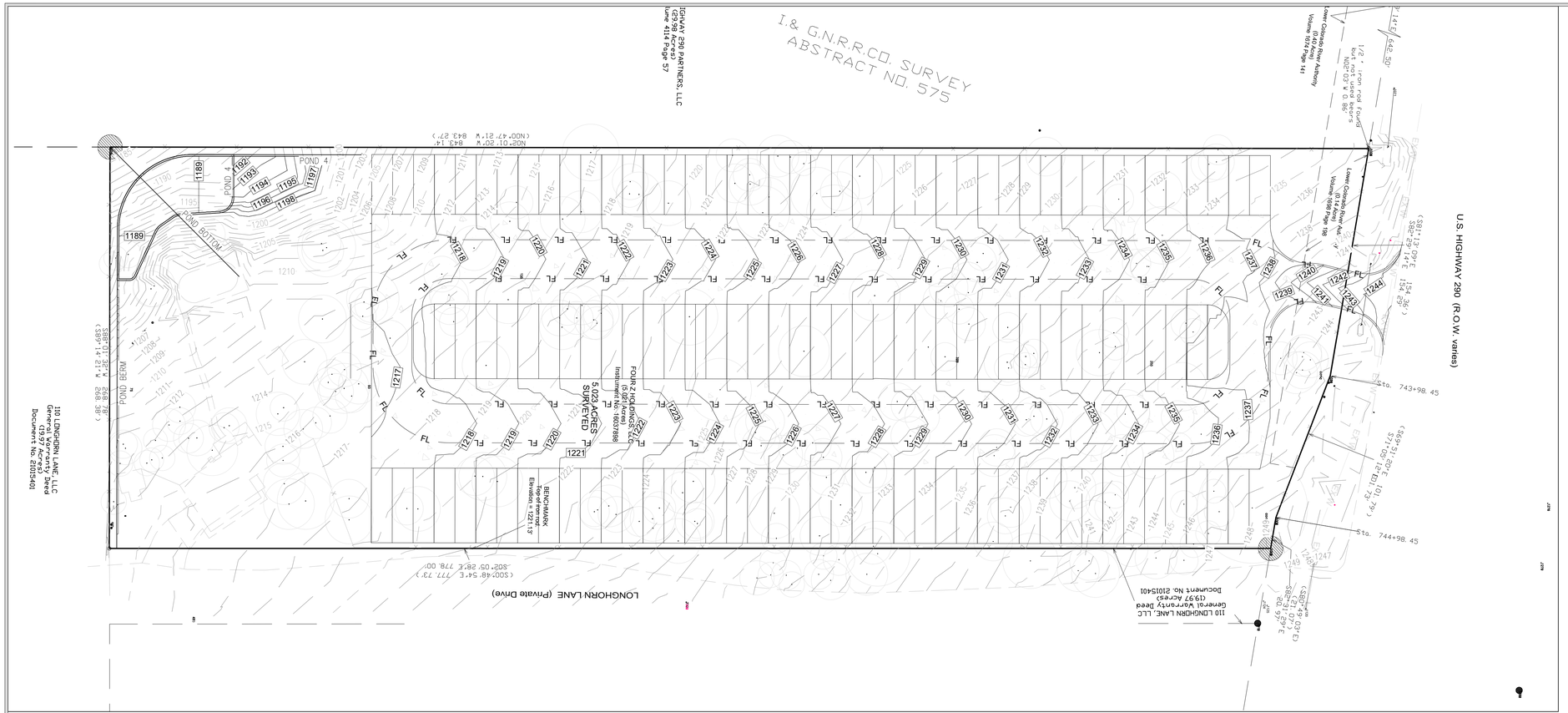
TBPE No. 21421



LEGEND:

S	EX. SANITARY SEWER MANHOLE
D	EX. STORM SEWER MANHOLE
	EX. POWER POLE
CO	EX. CLEAN OUT
E	EX. ELECTRIC METER
○	EX. WATER BIB
UV	EX. UTILITY VAULT
HYD	EX. FIRE HYDRANT
○ CO	PROPOSED CLEAN OUT
	WATER SPIGOT
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PRO MAJOR CONTOUR
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TP	PRO TREE PROTECTION
IP	PRO INLET PROTECTION
	DRAINAGE AREA LIMITS
	EX. FENCE
EX W	EX. WATER LINE
EX WW	EX. WASTEWATER LINE
OHE	EX. OVERHEAD ELECTRIC
EX TELE	EX. TELEPHONE
FP	EX. FLOODPLAIN
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W	PRO WATER SERVICE
WW	PRO WASTEWATER SERVICE
	EX. BRICK SIDEWALK
	PROPOSED WALL
	EX. CONCRETE
	PRO GRAVEL PLANTING BED
	TREE

Drainage Calculations

Sheet Flow							Shallow Concentrated Flow							Channel Flow			Drainage Area Inputs						GEO Hec HMS Results				
Elev A	Elev B	Length (ft)	Slope (ft/ft)	n	P2	T1 (min)	Surface	Elev B	Elev C	Length (ft)	Slope (ft/ft)	K	T2 (min)	Length (ft)	Velocity (ft/s)	T3 (min)	Tc (min)	Tlag (min)	Area (acres)	CN	Impervious Cover (ac.)	Impervious Cover %	$Q_{(2yr)}$ (cfs)	$Q_{(5yr)}$ (cfs)	$Q_{(10yr)}$ (cfs)	$Q_{(25yr)}$ (cfs)	$Q_{(100yr)}$ (cfs)
1236.56	1230.42	100	0.061	0.3	4.1	9.62	Unpaved	1230.42	1208.27	371.5	0.05964	16.130	1.571				11.20	6.72	5.02	84.00	0.08	1.51%	15.3	21.9	27.7	36.1	49.7
1219.13	1215.18	100	0.040	0.4	4.1	14.45	Unpaved	1215.18	1198.20	163.1554	0.104	16.130	0.52				14.97	8.98	5.02	84.00	3.61	71.88%	17.7	23.4	28.3	35.4	47.0
																							15.0	21.4	26.5	33.6	44.9

POND

STAGE	ELEVATION	AREA (ft)	INCREMENTAL STORAGE (cuft)	TOTAL STORAGE (cuft)
0	1188.50	26.35	0.00	0.00
0.50	1189.00	1,965.86	498.05	431.80
1.00	1189.50	3,237.76	1,300.91	1,841.68
1.50	1190.00	3,239.45	1,619.30	3,460.98
2.00	1190.50	3,241.13	1,620.15	5,081.13
2.50	1191.00	3,242.82	1,620.99	6,702.11
3.00	1191.50	3,254.19	1,624.25	8,325.49
3.50	1192.00	3,312.59	1,641.70	9,960.97
4.00	1192.50	3,406.28	1,679.72	11,639.16
4.50	1193.00	3,549.77	1,739.01	13,375.16
4.90	1193.40	3,703.21	1,450.60	14,825.14
5.40	1193.90	3,923.14	1,906.59	16,730.46
5.50	1194.00	3,970.86	394.70	17,125.16
6.00	1194.50	4,148.36	2,029.81	19,154.44
6.50	1195.00	4,342.85	2,122.80	21,276.43
7.00	1195.50	4,470.80	2,203.41	23,479.61
7.50	1196.00	4,605.12	2,268.98	25,748.31
8.00	1196.50	4,745.92	2,337.76	28,085.87
8.50	1197.00	4,893.69	2,409.90	30,495.42
9.00	1197.50	5,049.26	2,485.74	32,980.91
9.50	1198.00	5,214.86	2,566.03	35,546.29
DENOTES WATER QUALITY ELEVATION				

POND DISCHARGE/VELOCITY TABLE

	ELEV	WIDTH (ft)		
WEIR STAGE 1	1193.50	2.00		
WEIR STAGE 1	1195.22	4.00		
STORM EVENT	DISCHARGE (cfs)	ELEV	AREA (sqft)	VELOCITY (ft/s)
2 YR ELEV	15.01	1195.22	3.44	4.36
5 YR ELEV	21.42	1195.52	4.04	5.30
10 YR ELEV	26.49	1195.71	5.40	4.91
25 YR ELEV	33.57	1195.94	6.32	5.31
100 YR ELEV	44.91	1196.27	7.64	5.88

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POND OVERALL PLAN

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

PROJECT NO.
RA2514

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BJC

CHECKED BY
BJC

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109758
2-1-26

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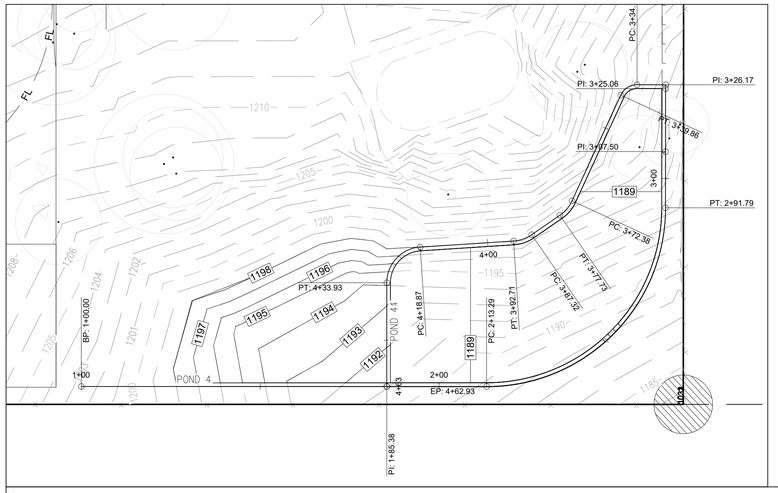
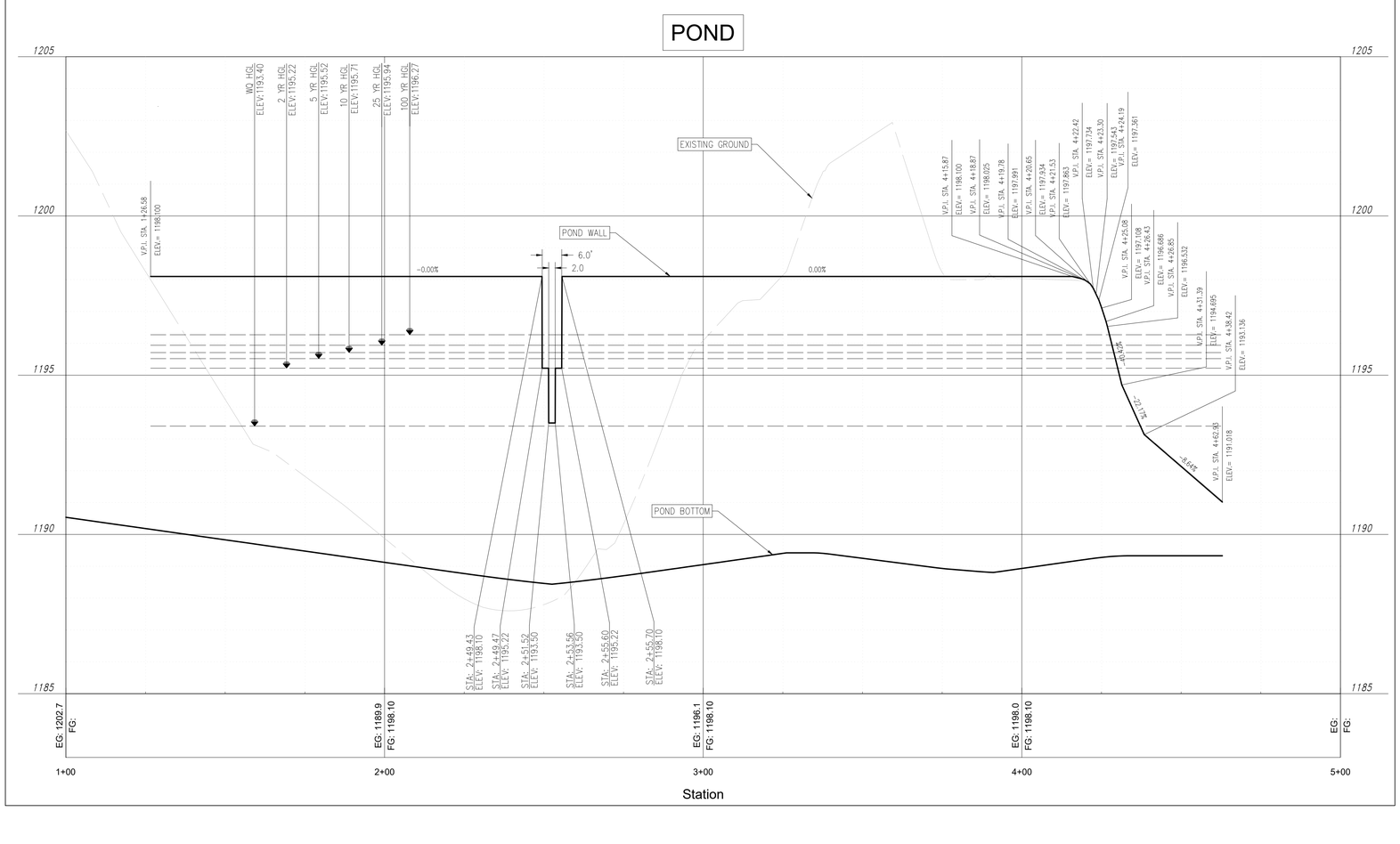
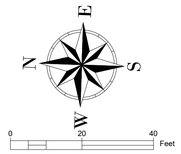
E:\Drake_2025\2554 4200 East HWY 290\000\2-Drawings_SHEETS\RA2554 POND SHT.dwg 2026/02/04 4:41pm brodi







LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- CO — PROPOSED CLEAN OUT
- WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
- PRO MINOR CONTOUR
- SF — PRO SILT FENCE
- TP — PRO TREE PROTECTION
- IP — PRO INLET PROTECTION
- DRAINAGE AREA LIMITS
- EX. FENCE
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
- EX TELE — EX. TELEPHONE
- FP — EX. FLOODPLAIN
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

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POND WALL PLAN AND PROFILE

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

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DRAKE ENGINEERING
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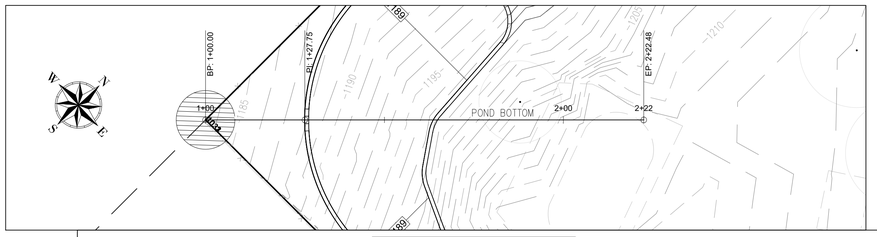
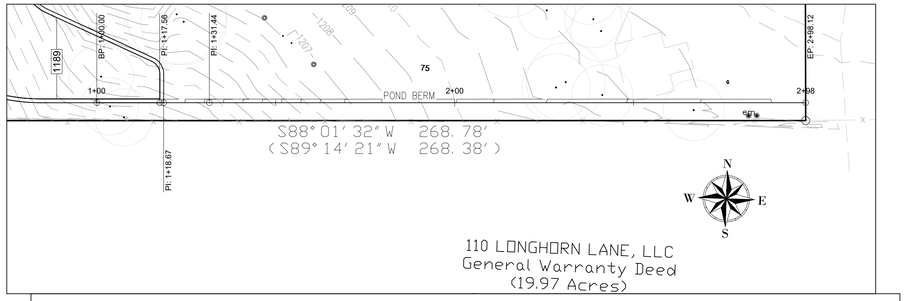
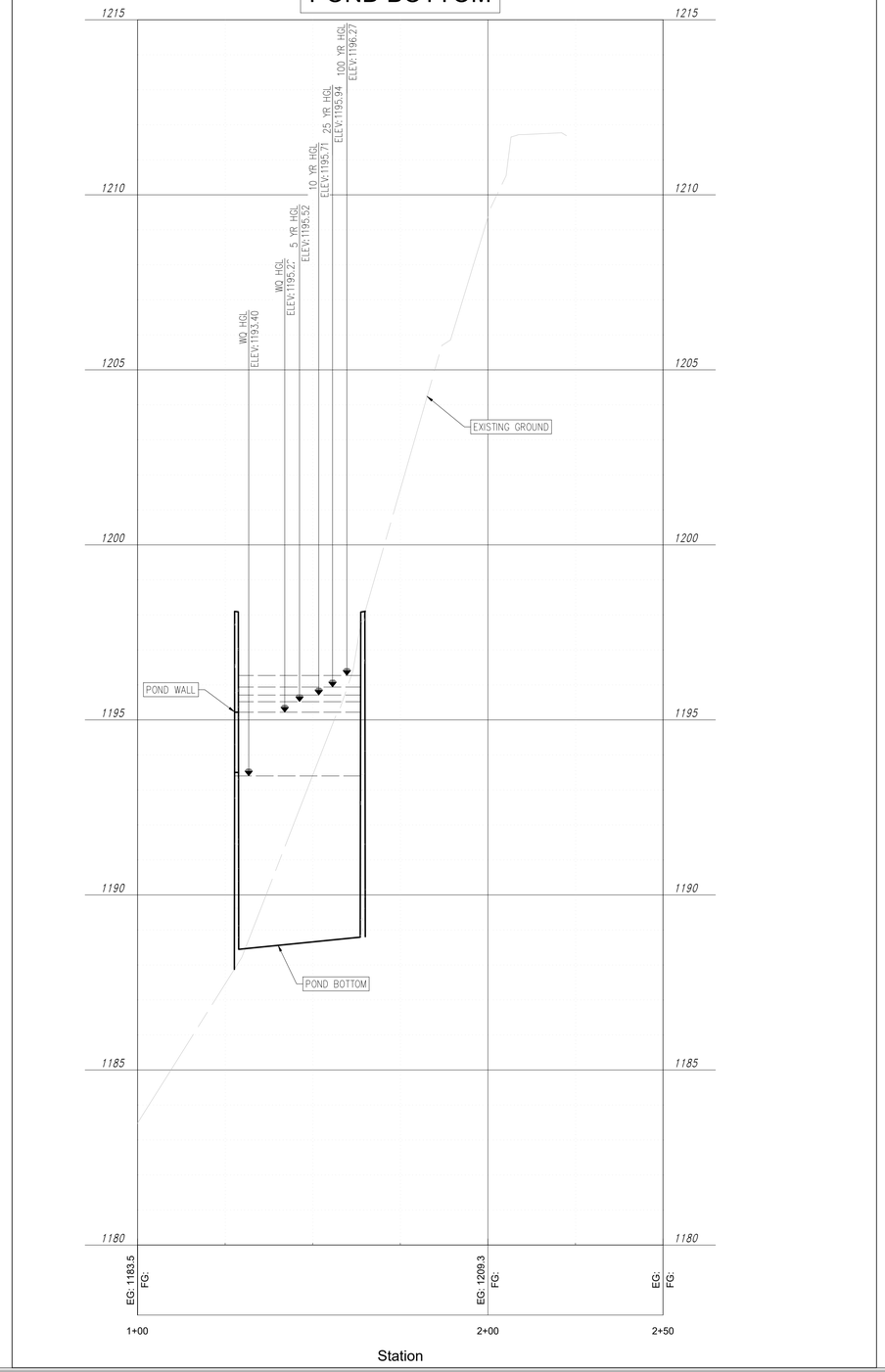
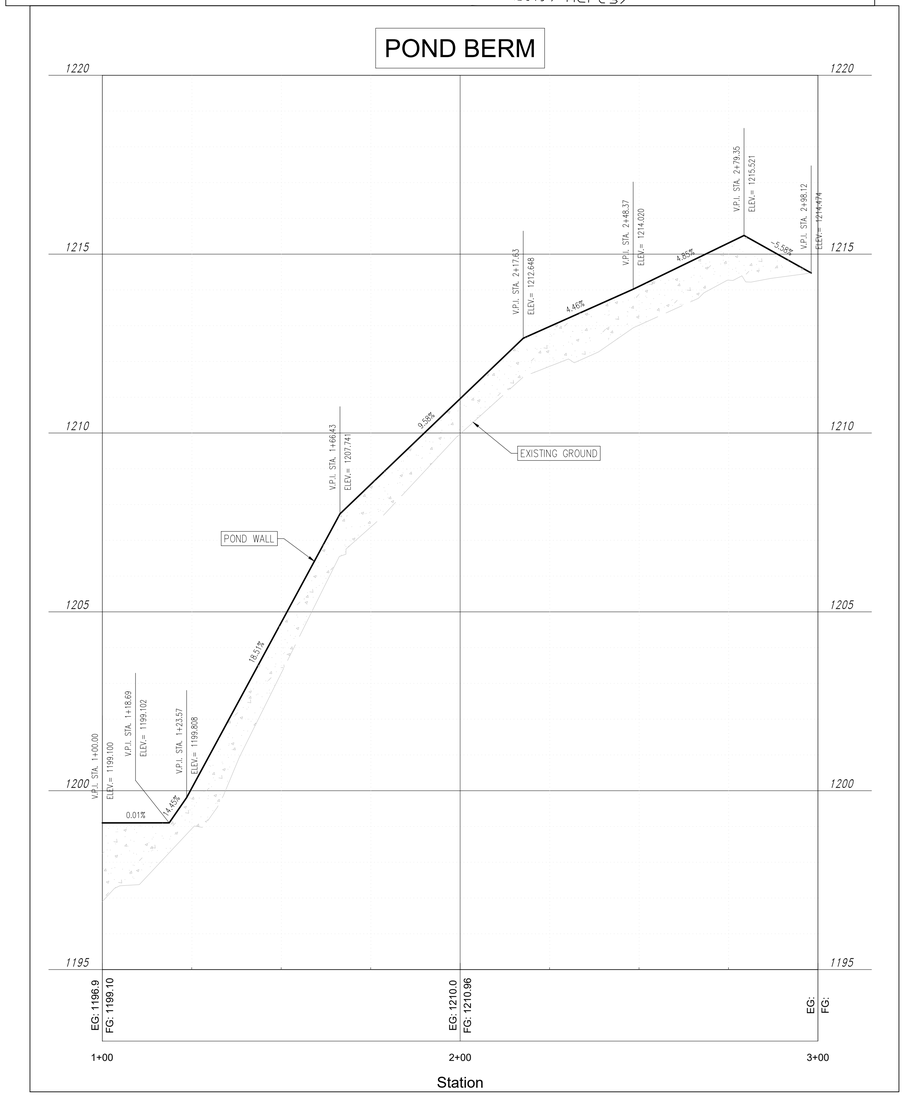
18





110 LONGHORN LANE, LLC
General Warranty Deed
(19.97 Acres)





0 20 40 Feet

LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
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- OHE — EX. OVERHEAD ELECTRIC
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- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

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ROUND ROCK, TX 78665
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POND BOTTOM AND BERM PLAN AND PROFILE

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026
PROJECT NO.
RA2514
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 4200 US 290
Date Prepared: 1/27/2026

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 =	Hays	
Total project area included in plan * =	5.02	acres
Predevelopment impervious area within the limits of the plan * =	0.08	acres
Total post-development impervious area within the limits of the plan* =	3.61	acres
Total post-development impervious cover fraction * =	0.72	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	3171	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	5.02	acres
Predevelopment impervious area within drainage basin/outfall area =	0.08	acres
Post-development impervious area within drainage basin/outfall area =	3.61	acres
Post-development impervious fraction within drainage basin/outfall area =	0.72	
$L_{M\ THIS\ BASIN}$ =	3171	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Pond
Removal efficiency = 91.00 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 =	5.02	acres
A_I =	3.61	acres
A_P =	1.41	acres
L_R =	3773	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3188 lbs.

F = 0.84

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 =	1.26	inches
Post Development Runoff Coefficient =	0.53	
On-site Water Quality Volume =	12058	cubic feet

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

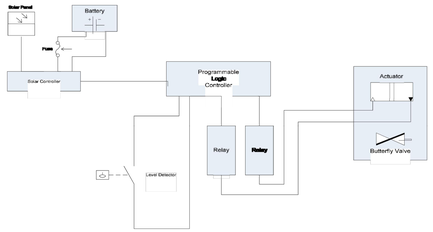
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	2412	
Total Capture Volume (required water quality volume(s) x 1.20) =	14469	cubic feet 4113

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.

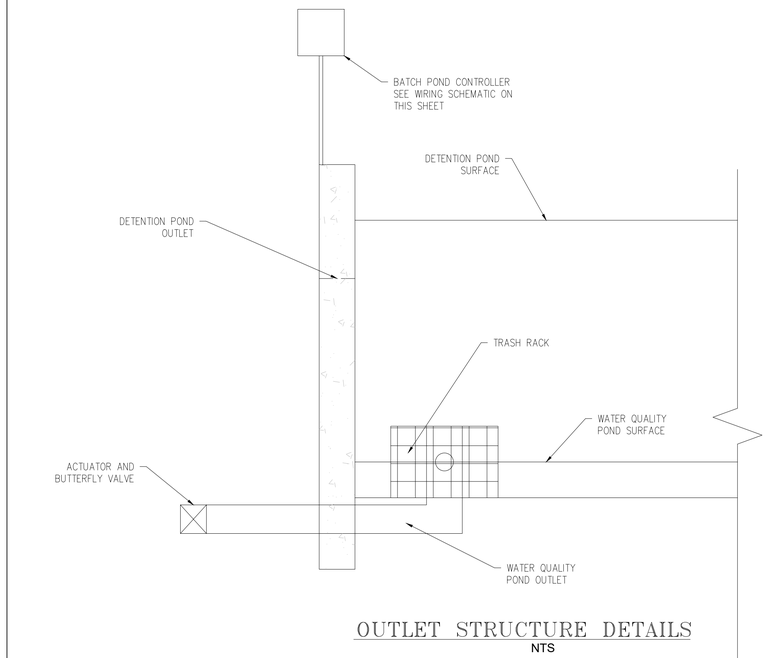
basin should not exceed 48 hours for a single storm event after the 12 hour required detention time. All cables should be protected by conduit and buried to prevent damage during maintenance activities. Information on the design and configuration of an existing system, including the system schematic, can be viewed at the Austin or San Antonio Regional Offices.

Other information to be submitted in the plan:

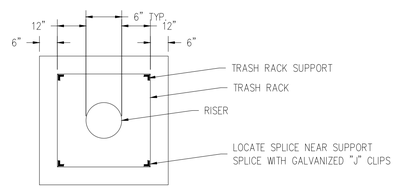
- *Power* – Indicate whether the system is line or solar powered, and the voltage of the controller and actuator. Also describe how the system will respond to a loss of power in the middle of a cycle if backup battery power is not provided;
- *Logic Controller* – Identify the model of controller selected and provide a general overview of cycles. The controller should be programmed to begin draining stormwater runoff from the basin 12 hours after the first stormwater runoff is sensed. The system should be programmed to have the valve remain open for two hours after the level sensor indicates the basin is empty to allow any remaining shallow water to be discharged. The system should provide the following: a test sequence, be able to deal with low battery/power outages, an on/off/reset switch, manual open/close switches (maintenance/spill), clearly visible external indicator to indicate a cycle is in progress without opening the box, and ability to exercise the valve to prevent seizing;
- *Parts Enclosure* – Provide a general description of the lockable parts enclosure;
- *Circuit* – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;

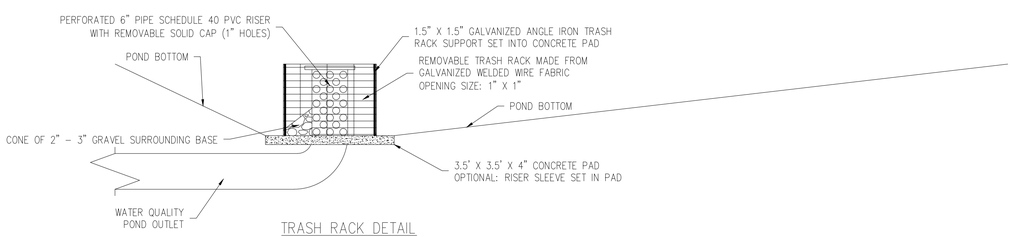


- *Nature of Event Sensing* – Identify the type of sensor used to indicate the water level in the basin. In addition, the sensor must be located on a concrete pad or other location where vegetation and debris will not affect its operation. Mercury free float switches are an appropriate choice;



OUTLET STRUCTURE DETAILS
NTS





TRASH RACK DETAIL

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TCEQ CALCULATIONS AND BATCH POND DETAILS
4200 US 290
DRIPPING SPRINGS, TX

DATE 2/4/2026
PROJECT NO. RA2514
DRAWN BY BJC
CHECKED BY BJC

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TBPE No. 21421

20

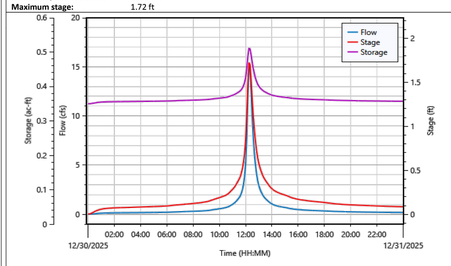
20 OF 21

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**
Scenario:	**PRO 2**
Maximum storage:	0.51 ac-ft
Maximum pool elevation:	1195.22 ft
Maximum inflow:	17.69 cfs
Maximum outflow:	15.01 cfs
Minimum pool elevation:	1193.5 ft
Maximum stage:	1.72 ft

	Maximum Volume	Time of Peak
	1.521 ac-ft	30Dec2025, 12:10
	1.513 ac-ft	30Dec2025, 12:15



Results Summary

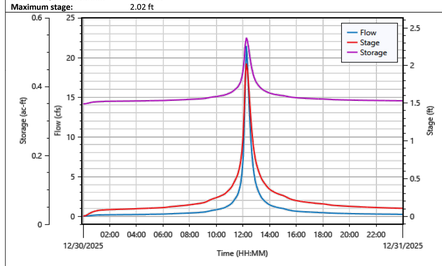
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	15.01	30Dec2025, 12:15	1.513
PRO DA	5.023	17.69	30Dec2025, 12:10	1.521

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**
Scenario:	**PRO 5**
Maximum storage:	0.542 ac-ft
Maximum pool elevation:	1195.52 ft
Maximum inflow:	23.37 cfs
Maximum outflow:	21.42 cfs
Minimum pool elevation:	1193.5 ft
Maximum stage:	2.02 ft

	Maximum Volume	Time of Peak
	2.066 ac-ft	30Dec2025, 12:10
	2.058 ac-ft	30Dec2025, 12:15



Results Summary

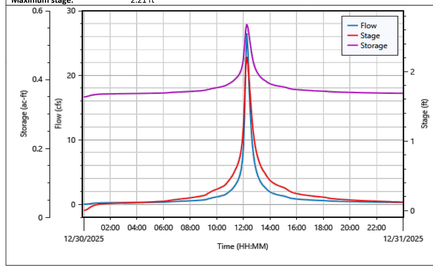
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	21.42	30Dec2025, 12:15	2.058
PRO DA	5.023	23.37	30Dec2025, 12:10	2.066

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**
Scenario:	**PRO 10**
Maximum storage:	0.561 ac-ft
Maximum pool elevation:	1195.71 ft
Maximum inflow:	28.26 cfs
Maximum outflow:	26.49 cfs
Minimum pool elevation:	1193.5 ft
Maximum stage:	2.21 ft

	Maximum Volume	Time of Peak
	2.624 ac-ft	30Dec2025, 12:10
	2.618 ac-ft	30Dec2025, 12:15



Results Summary

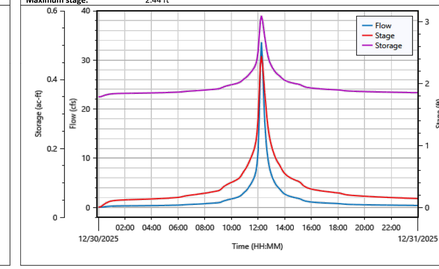
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	26.49	30Dec2025, 12:15	2.618
PRO DA	5.023	28.26	30Dec2025, 12:10	2.624

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**
Scenario:	**PRO 25**
Maximum storage:	0.585 ac-ft
Maximum pool elevation:	1195.94 ft
Maximum inflow:	35.36 cfs
Maximum outflow:	33.57 cfs
Minimum pool elevation:	1193.5 ft
Maximum stage:	2.44 ft

	Maximum Volume	Time of Peak
	3.5 ac-ft	30Dec2025, 12:10
	3.494 ac-ft	30Dec2025, 12:15



Results Summary

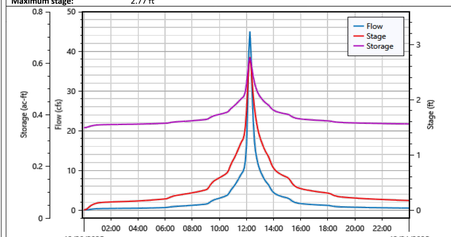
Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	33.57	30Dec2025, 12:15	3.494
PRO DA	5.023	35.36	30Dec2025, 12:10	3.500

Storage Areas

These are the storage areas that are defined:

Storage Area ID:	**POND**
Scenario:	**PRO 100**
Maximum storage:	0.62 ac-ft
Maximum pool elevation:	1196.27 ft
Maximum inflow:	47.03 cfs
Maximum outflow:	44.91 cfs
Minimum pool elevation:	1193.5 ft
Maximum stage:	2.77 ft

	Maximum Volume	Time of Peak
	5.195 ac-ft	30Dec2025, 12:10
	5.183 ac-ft	30Dec2025, 12:15



Results Summary

Hydrologic Element	Drainage Area (acres)	Maximum Outflow (cfs)	Time of Peak	Volume (ac-ft)
POND	5.023	44.91	30Dec2025, 12:15	5.183
PRO DA	5.023	47.03	30Dec2025, 12:10	5.195

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POND CALCULATIONS

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

PROJECT NO.
RA2514

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Attachment N - Inspection, Maintenance, Repair and Retrofit Plan

BATCH DETENTION POND MAINTENANCE GUIDELINES

A clear requirement for extended detention ponds is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements is outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance

Mowing: The side-slopes, embankment, and emergency spillway of the basin should be mowed at least twice a year to prevent woody growth and control weeds.

Inspections: Extended detention ponds should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for subsidence, erosion, leakage, cracking, and tree growth. The condition of the emergency spillway should be checked. The inlet, barrel, and outlet should be inspected for clogging. The adequacy of downstream channel erosion protection measures should be checked. Stability of the side slopes should be checked. Modifications to the basin structure and contributing watershed should be evaluated. During semi-annual inspections, replace any dead or displaced vegetation. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage. The inspections should be carried out with as-built pond plans in hand.

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

Erosion Control: The basin side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading, and revegetation may be necessary.

Nuisance Control: Standing water (not desired in a extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

Non-routine maintenance

Structural Repairs and Replacement: Eventually, the various inlet/outlet and riser works in the extended detention basin will deteriorate and must be replaced. Some public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, while concrete barrels and risers may last from 50 to 75 yr. The actual life depends on the type of soil, pH of runoff, and other factors. Polyvinyl chloride (PVC) pipe is a corrosion resistant alternative to metal and concrete pipes. Local experience typically determines which materials are best suited to the site conditions. Leakage or seepage of water through the embankment can be avoided if the embankment has been constructed of impermeable material, has been compacted, and if anti-seep collars are Used around the barrel. Correction of any of these design flaws is difficult.

Sediment Removal: Extended Detention ponds will eventually accumulate enough sediment to significantly reduce storage capacity of the permanent pool. As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the pond. Sediment accumulated in the sediment forebay area should be removed from the facility every two years to prevent accumulation in the permanent pool. Dredging of the permanent pool should occur at least every 20 years, or when accumulation of sediment impairs functioning of the outlet structure.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Premium Enclosed Boat & RV Storage, LLC
Regulated Entity Location: 100 LONGHORN LN, DRIPPING SPRINGS, TX 78620
Name of Customer: Bryce Petreccia
Contact Person: Brodie Campbell Phone: 903-738-5770
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☒ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	5.02 Acres	$ 5000.00
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: 2-15-2026

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

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: Brodie Campbell, PE

Date: 3/8/2026

Signature of Customer/Agent:

Regulated Entity Name: Premium Enclosed Boat & RV Storage, LLC

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Colorado River Basin

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

1) IDENTIFY THE SUBSTANCE & DETERMINE THE RISK
   The individual in charge should identify (to the extent possible) all hazardous substances, the conditions present, handling procedures, amount of liquid and potential dangers. The most important thing to consider here is if the spill is life threatening. If so, dial 911 and/or call your local authorities and OSRO.

2) PROTECT YOURSELF
   Once an individual has determined that the spill is not life threatening and is manageable, protect the clean-up team by properly outfitting them in Personal Protective Equipment (PPE). This includes PPE suits (choose the correct level of suit that can be found on the liquids MSDS sheet), respirators (SCBA recommended), boots, gloves and goggles. Click here to see our full line of PPE Products.

3) STOP THE SPILL
   Stop the spill at its source. This can be done by turning a valve, rolling a drum over or using a leak stopper product like CEP's Plug'N Dike.

4) CONTAIN THE SPILL
   Limit the spread and exposure of the spill by properly containing the liquid. This can be done by utilizing the correct equipment like CEP SPILL KITS and proper sorbents like SORBENT SOCKS. These products can all be used to dam, dike, or divert the spill for easy, manageable clean up. If properly planned, many spills can be self-contained by using the proper SECONDARY CONTAINMENT.

5) MINIMIZE THE RISK
   Acids and Bases will need to be neutralized (CEP NEUTRALIZERS) and at times oil and their by products can be emulsified using DEGREASERS and MICROBLAZE.

6) CLEAN UP THE SPILL
   CEP carries a full assortment of spill clean-up products that can work on any spill. The essential clean-up product will be CEP's line of Sorbents. Dependent on the type of liquid you're cleaning up, CEP has you covered with Oil
   Only, Universal and HazMat pads, rolls, socks and boom. Often these clean up products will be stored and ready to use in one of our OVERPACK SPILL KITS which can then be used for proper disposal.

7) DECONTAMINATE
   Cleaning a spill means properly cleaning both the clean-up crew and their equipment afterwards. Remove and dispose of used PPE the same manner as your spilled liquid. Degreasers, industrial rug, and containment berms are essential for all decon areas.

Attachment B - Potential Sources of Contamination

There will be a variety of heavy equipment operating on the site during construction. All of the equipment will require gas or deisel to run. There will be the opurtunity for leaks. During construction there will also be the opportunity for construction materials to potentially contaminate stormwater. The materials include but are not limited to paint, concrete mix, and joint compound.

Attachment C – Sequence of Major Activities

1. Rough grading – 3.77 ac.	Construction entrance/exit, silt fence protection, and stone overflow structures shall be installed prior to the initiation of rough grading, as needed.
2. Utility installation – 0.2 ac.	All prior erosion control measures installed above to be maintained as necessary during utility installation. Inlet protection shall be reinstalled as storm drainage system is constructed.
3. Paving – 1.76 ac.	All prior erosion control measures installed above to maintained as necessary during paving and throughout the remainder of the project.
4. Final Grading/Soil Stabilization – 3.77 ac.	All temporary erosion control measures to be removed at the conclusion of the project.

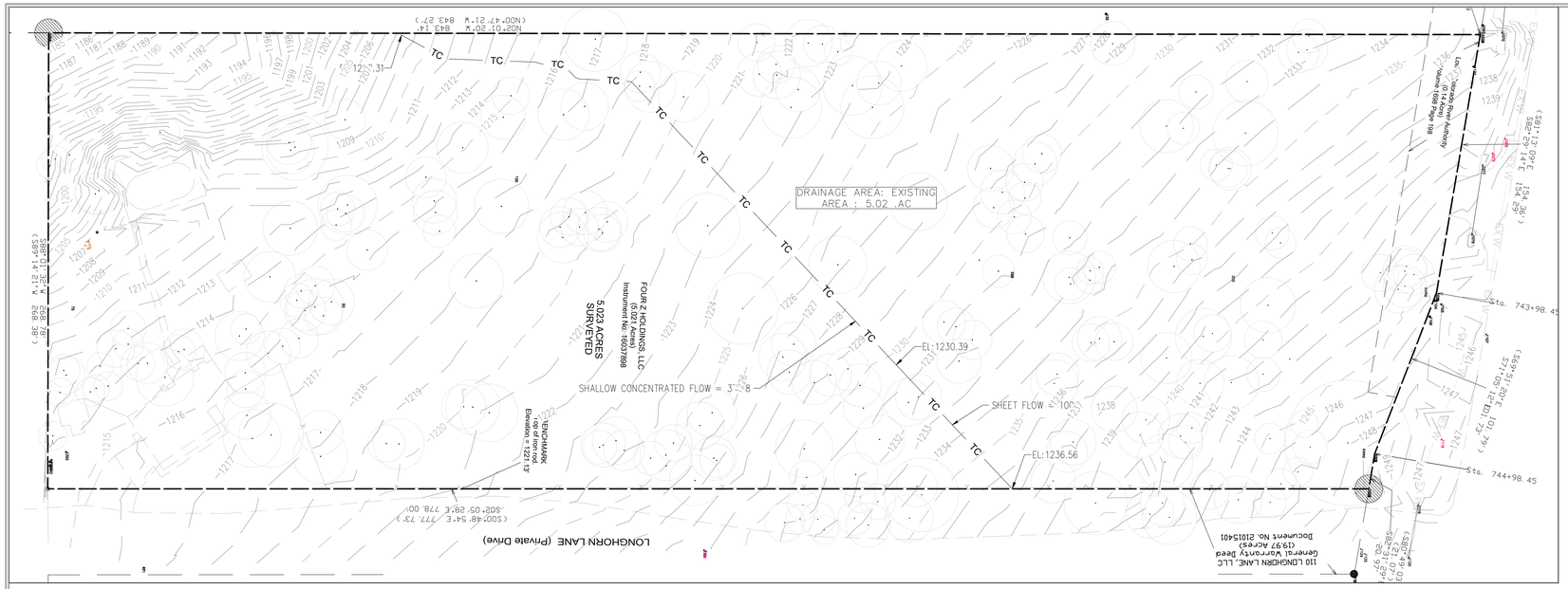
Attachment D - Temporary Best Management Practices and Measures

The site generally flows from west to east with no portion of the property lying with FEMA flood zones. There are no concentrated flows within the site. Silt Fence will be strategically placed along the eastern extent of the property to capture all pollutants for both upgradient and on-site flows.

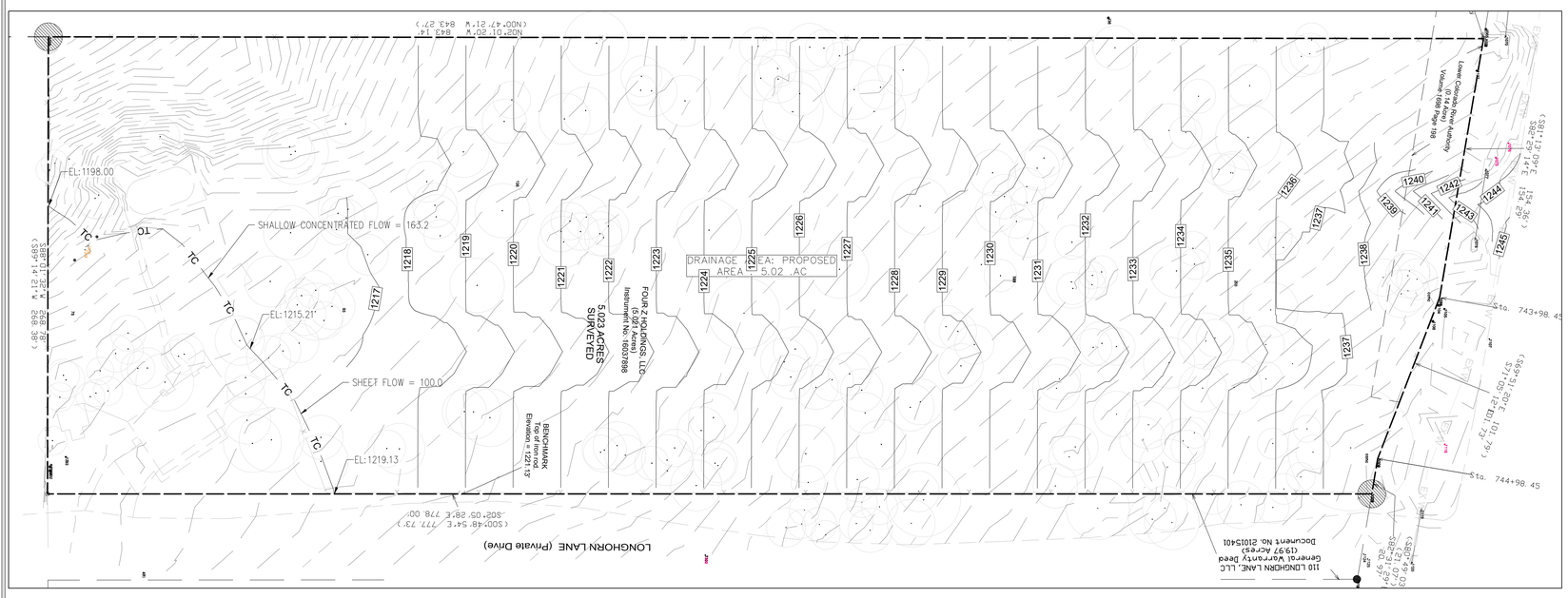
Both silt fence and curb inlet protection use a combination of wire mesh and silt fence fabric to filter pollutants from runoff. The wire mesh provides structure and strength to the filter fabric. As water flows through the silt fence the filter fabric stops the pollutants from flowing through. The silt fence will be maintained and cleaned as necessary.

Attachment F – Structural Practices

There are no concentrated flows within the site. No structural practices will be needed.

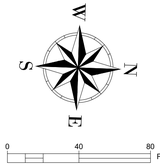


EXISTING DRAINAGE AREA



PROPOSED DRAINAGE AREA

Drainage Calculations																										
Sheet Flow							Shallow Concentrated Flow							Channel Flow			Drainage Area Inputs						GEO Hec HMS Results				
	Elev A	Elev B	Length	Slope	n	P2	T1	Surface	Elev B	Elev C	Length	Slope	K	T2	Length	Velocity	T3	Tc	Tlag	Area	CN	Impervious Cover		$Q_{(2yr)}$	$Q_{(5yr)}$	$Q_{(10yr)}$	$Q_{(25yr)}$	$Q_{(100yr)}$
			(ft)	(ft/ft)			(min)				(ft)	(ft/ft)		(min)	(ft)	(ft/s)	(min)	(min)	(min)	(acres)		(ac.)	%	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
EX	1236.56	1230.42	100	0.061	0.3	4.1	9.62	Unpaved	1230.42	1208.27	371.5	0.05964	16.130	1.571				11.20	6.72	5.02	84.00	0.08	1.51%	15.3	21.9	27.7	36.1	49.7
PRO	1219.13	1215.18	100	0.040	0.4	4.1	14.45	Unpaved	1215.18	1198.20	163.1554	0.104	16.130	0.52				14.97	8.98	5.02	84.00	3.61	71.88%	17.7	23.4	28.3	35.4	47.0
POND																								15.0	21.4	26.5	33.6	44.9



LEGEND:

- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- EX. POWER POLE
- EX. CLEAN OUT
- EX. ELECTRIC METER
- EX. WATER BIB
- EX. UTILITY VAULT
- EX. FIRE HYDRANT
- CO — PROPOSED CLEAN OUT
- WATER SPIGOT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PRO MAJOR CONTOUR
- PRO MINOR CONTOUR
- SF — PRO SILT FENCE
- TP — PRO TREE PROTECTION
- IP — PRO INLET PROTECTION
- DRAINAGE AREA LIMITS
- EX. FENCE
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- OHE — EX. OVERHEAD ELECTRIC
- EX TELE — EX. TELEPHONE
- FP — EX. FLOODPLAIN
- EX W — EX. WATER LINE
- EX WW — EX. WASTEWATER LINE
- W — PRO WATER SERVICE
- WW — PRO WASTEWATER SERVICE
- EX. BRICK SIDEWALK
- PROPOSED WALL
- EX. CONCRETE
- PRO GRAVEL PLANTING BED
- TREE

DRAKE-ENG.COM

DRAKE ENGINEERING

6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P:(903) 738.5770

EXISTING AND PROPOSED DRAINAGE AREAS

4200 US 290
DRIPPING SPRINGS, TX

DATE
2/4/2026

PROJECT NO.
RA2514

DRAWN BY
BJC

CHECKED BY
BJC

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

STATE OF TEXAS
BRODIE J. CAMPBELL
109758
LICENSED PROFESSIONAL ENGINEER
2/12/26

DRAKE ENGINEERING
TBPE No. 21421

15

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Tree protection will be installed before any constructions starts. The slopes on the site are relatively flat and will not require any stabilization throughout the construction process. Once construction is completed all disturbed areas will be sodded immediately.

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

I Bryce Petreccia,
Print Name

owner,
Title - Owner/President/Other

of Premium Enclosed Boat & RV Storage, LLC,
Corporation/Partnership/Entity Name

have authorized Brodie Campbell
Print Name of Agent/Engineer

of Drake Engineering
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:

Bryce Petreccia
Applicant's Signature

02-16-26
Date

THE STATE OF FLORIDA §
County of BROWARD §

BEFORE ME, the undersigned authority, on this day personally appeared Bryce Petreccia 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 16th day of February, 2026.

NOTARY PUBLIC

Typed or Printed Name of Notary

Stamp

Notary Public State of Florida
Zaikha M Hosein
My Commission HH 500585
Expires 7/4/2028

Feb 16th, 2026

MY COMMISSION EXPIRES: 07-04-2028

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:*

Premium Enclosed Boat & RV Storage, LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0806101754	32100926594	41-2362021	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ● Other: LLC

12. Number of Employees

● 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

● Yes ☐ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

●Owner ☐ Operator ☐ Owner & Operator

☐Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐Other:

15. Mailing Address: 3006 E PALM VALLEY BLVD

City	State	ZIP	ZIP + 4
ROUND ROCK	TX	78665	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(561) 962 - 5242		( ) -

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.)*								
23. Street Address of the Regulated Entity: ***(No PO Boxes)***	100 Longhorn Lane							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	
24. County								

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:	30.195058°		**28. Longitude (W) In Decimal:**	-98.014339°		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4225	4493	493110	493190

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

Boat and RV Storage Facility

34. Mailing Address:	3006 E PALM VALLEY BLVD						
	City	Round Rock	**State**	Tx	**ZIP**	78665	**ZIP + 4**

35. E-Mail Address:	Bryce@petreccia.com

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(561) 962 - 5242		( ) -

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

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

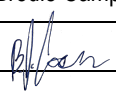
SECTION IV: Preparer Information

40. Name:	Brodie Campbell, PE	**41. Title:**	Owner

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(903) 738-5770		( ) -	Bcampbell@drake-eng.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:	Drake Engineering	**Job Title:**	Owner		
Name *(In Print):*	Brodie Campbell,, PE			**Phone:**	**(** 903 **)** 738- **5770**
Signature:				**Date:**	

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, Kristin Zoerner of 4 Z Holdings LLC

am the owner of the property located at:

A0575 I & G N RR CO SURVEY, ACRES 5.021

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 Premium Enclosed Boat & RV Storage, LLC
To conduct obtain a CZP permit
At 100 Longhorn Ln, Dripping Springs, TX 78620

Landowner Acknowledgement

I understand that Four Z Holdings, LLC

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

Landowner Signature

Signature
Landowner Signature

Date
Date April 21, 2026

THE STATE § OF Texas

County § of Travis

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

landowner or signatory name

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 Day day of Month
21 April

Click or tap here to add ID

NOTARY PUBLIC

Regan Walker
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Date 5/13/29

Regan Walker
Notary Public, State of Texas
My Comm. Exp. 05-13-2029
ID No. 135515353

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents