

From: Odalys C. Johnson PE <ojohnson@quiddity.com>
Sent: Wednesday, May 1, 2024 1:16 PM
To: Rick Schroder <rschroder@johnsoncitytx.org>
Subject: RE: JC RV Park

After assessing the Storm Water Management plan provided by the engineer, Travis and I concluded that a fee in lieu of detention is acceptable for this site.
See attached emails.

Thank you,

Odalys C. Johnson PE
Client Manager



✉ ojohnson@quiddity.com
☎ (512) 685-5123
📍 3100 Alvin Devane Boulevard, Suite 150, Austin, Texas, 78741

www.quiddity.com



From: Rick Schroder <rschroder@johnsoncitytx.org>
Sent: Wednesday, May 1, 2024 11:59 AM
To: Odalys C. Johnson PE <ojohnson@quiddity.com>
Subject: RE: JC RV Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Odalys –

It is my understanding that the JC RV Park adjacent to the LCRA Park will qualify for a fee in lieu of detention. Is that correct and, if so, have you provided me a written recommendation for Council consideration?

Best,



Rick A. Schroder
Chief Administrative Officer
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | www.johnsoncitytx.org
Yesterday is not ours to recover, but tomorrow is ours to win or lose. – President LBJ

OPEN MEETINGS ACT / CONFIDENTIALITY NOTICE: City Councilpersons and members of other Johnson City boards and / or commissions shall not "reply all" to this e-mail message. Please reply only to the original sender of this e-mail message. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Travis Kaatz <tkaatz@civil-edge.com>
Sent: Wednesday, April 3, 2024 12:56 PM
To: Odalys C. Johnson PE <ojohnson@quiddity.com>
Subject: RE: JC RV Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Odalys,

The FEMA 100-yr flow (not even accounting for Atlas 14) is 3,600 cfs. A 6.6 cfs increase is only 0.2% increase and is acceptable.



Travis Kaatz, PE, CFM
A 3410 Far West Blvd • Suite 315 • Austin, TX
78731
P 512.766.0463 (Direct) • 512.560.6454 (Cell)
W www.civil-edge.com

From: Odalys C. Johnson PE <ojohnson@quiddity.com>
Sent: Wednesday, April 3, 2024 12:13 PM
To: Travis Kaatz <tkaatz@civil-edge.com>
Subject: RE: JC RV Park

Hi Travis,

The engineers working on the JC RV Park are requesting to provide fee lieu of detention. Based on their calculation, their site would add 1.12 Acres of impervious cover to the watershed, and the increase in flows from the site would be 2.76 CFS for the 2yr and 6.55 CFS for the 100-yr. What are your thoughts about granting the fee in lieu of detention given the issues we discussed below? The plan sheet with the on-site calculations is attached for your reference.

Thank you,
Odalys C. Johnson PE
Client Manager



✉ ojohnson@quiddity.com

☎ [\(512\) 685-5123](tel:(512)685-5123)

📍 3100 Alvin Devane Boulevard, Suite 150, Austin, Texas, 78741

www.quiddity.com





CONTACT LIST:

GAS
 ATMOS ENERGY
 BY PHONE ONLY
 (800) 460-3030

ELECTRICAL

FEDERVALES ELECTRIC
 COOPERATIVE
 MARBLE FALLS TX. 78654
 CONTACT: (830)-693-5525

CITY SECRETARY

CITY OF JOHNSON CITY
 ENGINEERING DEPARTMENT
 JOHNSON CITY, TX.
 CONTACT: WHITNEY WALSTON
 (830) 868-7111 EXT. 7

SURVEY

WALLIS - SHERMAN ASSOCIATES,
 INC.
 MARBLE FALLS TX. 78654
 (830) 893-3566

WATER SUPERVISOR
 LARRY BIBLE
 EMERGENCY WATER & WASTEWATER
 ISSUES
 (830) 868-7111

TELEPHONE

A&T PROVIDER
 (888) 767-5173

CHEIEF ADMINISTRATIVE OFFICER

CONTACT: RICK A SCHROEDER
 (830) 868-7111 EXT. 8

CITY PUBLIC WORKS DIRECTOR

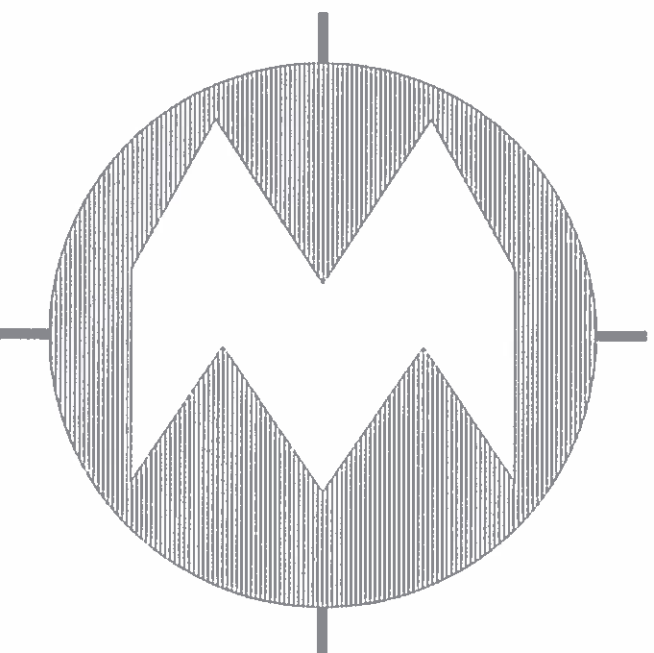
CITY OF JOHNSON CITY, TEXAS
 PUBLIC WORKS DIRECTOR
 CONTACT: BRENT J. SUTEMEIER
 830-868-7111 EXT. 8

JOHNSON CITY RV PARK DRAINAGE & UTILITIES SITE CONSTRUCTION PLANS ISSUED FOR REVIEW

DESIGN DOCUMENTS

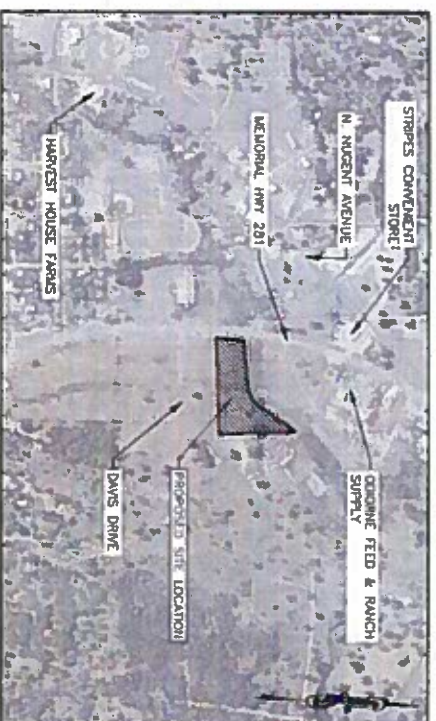
Willis Environmental Engineering, Inc.

Jim Hwy. # 37282



Consulting Engineers

310-Hain Street, Marble Falls, Texas 78654



VICINITY MAP
 NOT TO SCALE

PROJECT NO. 220207

FOR
*Willis Environmental
 Engineering, Inc.*



Willis Environmental Engineering, Inc.
 ENGINEER
 DATE

NOTES:

- ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- OWNERSHIP OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF WILLIS ENVIRONMENTAL ENGINEERING, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WILLIS ENVIRONMENTAL ENGINEERING, INC.
- CONTRACTOR SHALL NOT CAUSE ANY INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL NOT DISRUPT ACCESS TO ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION!

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	WEM	02-23-23
2	AS PER CITY COMMENTS	WEM	11-7-23
3	AS PER CITY COMMENTS	WEM	02-28-24
4	AS PER CITY COMMENTS	WEM	04-09-24

SHEET INDEX:

- CV1 - COVER SHEET
- GN1 - GENERAL NOTES
- SUR - SURVEY
- EXCP - EXISTING CONDITIONS PLAN
- ECP - EROSION CONTROL / TREE PLAN
- OSP - OVERALL SITE PLAN
- WP - WATER PLAN
- FPP - FIRE-PROTECTION PLAN
- WWP - WASTEWATER PLAN
- EDP - EXISTING DRAINAGE PLAN
- SDM - STORM DRAIN MANAGEMENT PLAN
- CDP - PROPOSED GRADING / CULVERT DRAINAGE PLAN
- DT1 - 1:400 DETAILS
- S01 - SITE UTILITY DETAILS
- S02 - SITE UTILITY DETAILS 2

ADDITIONAL PERMITS

TxDOT #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

OWNER
AMANDA MARTIN & JOE MARTIN

CONTRACTOR SHALL SUBMIT ELECTRONIC RECORD DRAWINGS (PDF AND CAD FORMAT) TO THE CITY WITHIN 30 DAYS OF PROJECT COMPLETION. RECORD DRAWINGS SHALL REFLECT ANY CHANGES OR COMPLETED CONSTRUCTION THE DIFFERS FROM APPROVED DRAWINGS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF JOHNSON CITY, RELIES UPON THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

PUBLIC WORKS
 DATE

STATE OF TEXAS,
COUNTY OF BLANCO.

KNOW ALL MEN BY THESE PRESENTS, That Johnson City RV Park, LLC, acting through its President, Amanda Martin, being the owner of a 4.31 acre tract of land situated in the Jack Shackelford Survey No. 41, Abstract No. 561, located in Johnson City, Blanco County, Texas, being conveyed by deed in Document No. 2021-210980 of the Official Public Records of Real Property of Blanco County, Texas, and does hereby dedicate the attached plat as shown hereon and does hereby adopt it to be known as "JOHNSON CITY RV PARK SUBDIVISION, JACK SHACKELFORD SURVEY NO. 41, ABSTRACT NO. 561, CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS" as the official plat of same.

WITNESS, my hand, this the _____ day of _____, 2021.

Amanda Martin, President

STATE OF TEXAS,
COUNTY OF BLANCO.

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

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

STATE OF TEXAS,
COUNTY OF BLANCO,
CITY OF JOHNSON CITY.

I, Rick A. Schroder, Chief Administrative Officer for the City of Johnson City, do hereby certify that the map and plat contained hereon of "JOHNSON CITY RV PARK SUBDIVISION, JACK SHACKELFORD SURVEY NO. 41, ABSTRACT NO. 561, CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS", being within the City of Johnson City, does comply with the Laws and Statutes of the State of Texas and the ordinances of the City of Johnson City and do hereby approve the plat.

Approved for recordation this _____ day of _____, 2021.

Rick A. Schroder, Chief Administrative Officer

ATTEST:
City Secretary, City of Johnson City

STATE OF TEXAS,
COUNTY OF BURNET.

I, Todd Holland, the undersigned Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2021.

Todd Holland, R.P.L.S. No. 5421, State of Texas

STATE OF TEXAS,
COUNTY OF BLANCO.

I, Laura Wala, County Clerk, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with it's certificate of authentication was filed for record on this _____ day of _____, 2021, at _____ o'clock _____ M., and was duly recorded this _____ day of _____, 2021, at _____ o'clock _____ M., in the Plat Records of Blanco County, Texas, in Plat Book _____ Page _____.

Witness my hand and official seal the _____ day of _____, 2021.

Laura Wala, County Clerk, Blanco County, Texas

STATE OF TEXAS,
COUNTY OF BLANCO,
CITY OF JOHNSON CITY.

FIELD NOTES of a 4.31 acre tract of land situated in the Jack Shackelford Survey No. 41, Abstract No. 561, located in Johnson City, Blanco County, Texas, and being that same 4.30 acre tract of land, described in a deed to Johnson City RV Park, LLC, as recorded in Document No. 2021-210980 of the Official Public Records of Real Property of Blanco County, Texas, said 4.31 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an 89'-0" right-of-way line, for the southeast corner hereof, being a northwest corner of that certain 222.623 acre tract of land, described in a deed to the L.C.R.A., as recorded in Volume 196, Page 59 of the Deed Records of Blanco County, Texas; and lying in the east right-of-way line of U.S. Highway No. 281, described in a deed to the State of Texas, as recorded in Volume 69, Page 192 of the Deed Records of Blanco County, Texas.

THENCE, with a curve to the right, with an arc length of 200.13 feet [200.13], a radius of 4214.00 feet [4214.00], a chord bearing of N 06°23'50" E [N 07°17'36" E], a chord length of 200.10 feet [210.10], to a point, lying in the center of Town Creek, for the northwest corner hereof and the southwest corner of the remainder of that certain 4.22 acre tract of land, described in a deed to Lewis Deacon and Cae De-con, as recorded in Volume 247, Page 797 of the Deed Records of Blanco County, Texas;

THENCE, down the center line of said Town Creek, for the north-south line hereof, the south-southwest line of said 4.22 acre tract; and the southwest remainder lines of that certain 17.27 acre tract of land, described in a deed to Lewis Deacon and Cae De-con, as recorded in Volume 240, Page 592 of the Deed Records of Blanco County, Texas, the following five (5) courses:

1. N 85°01'22" E [N 86°11'02" E] a distance of 523.74 feet [523.74] to a point, for the point of curvature of a curve to the left, and
2. with said curve to the left, an arc length of 177.21 feet [177.21], with a radius of 200.00 feet [200.00], a chord bearing of N 59°33'22" E [N 60°43'02" E], a chord length of 171.47 feet [171.47], to a point,
3. N 34°15'23" E [N 35°25'03" E], a distance of 235.92 feet [235.92], to a point,
4. N 35°44'19" E [N 37°03'52" E], a distance of 21.60 feet [21.60], to a point, for the northwest corner hereof, and
5. S 19°02'10" E [S 17°52'30" E], having the curve, a distance of 34.76 feet [34.76], to a point, for the northwest corner hereof, and lying in the west line of a 10.00 acre tract of land, described in a deed to the City of Johnson City, as recorded in Volume 62, Page 48 of the Deed Records of Blanco County, Texas.

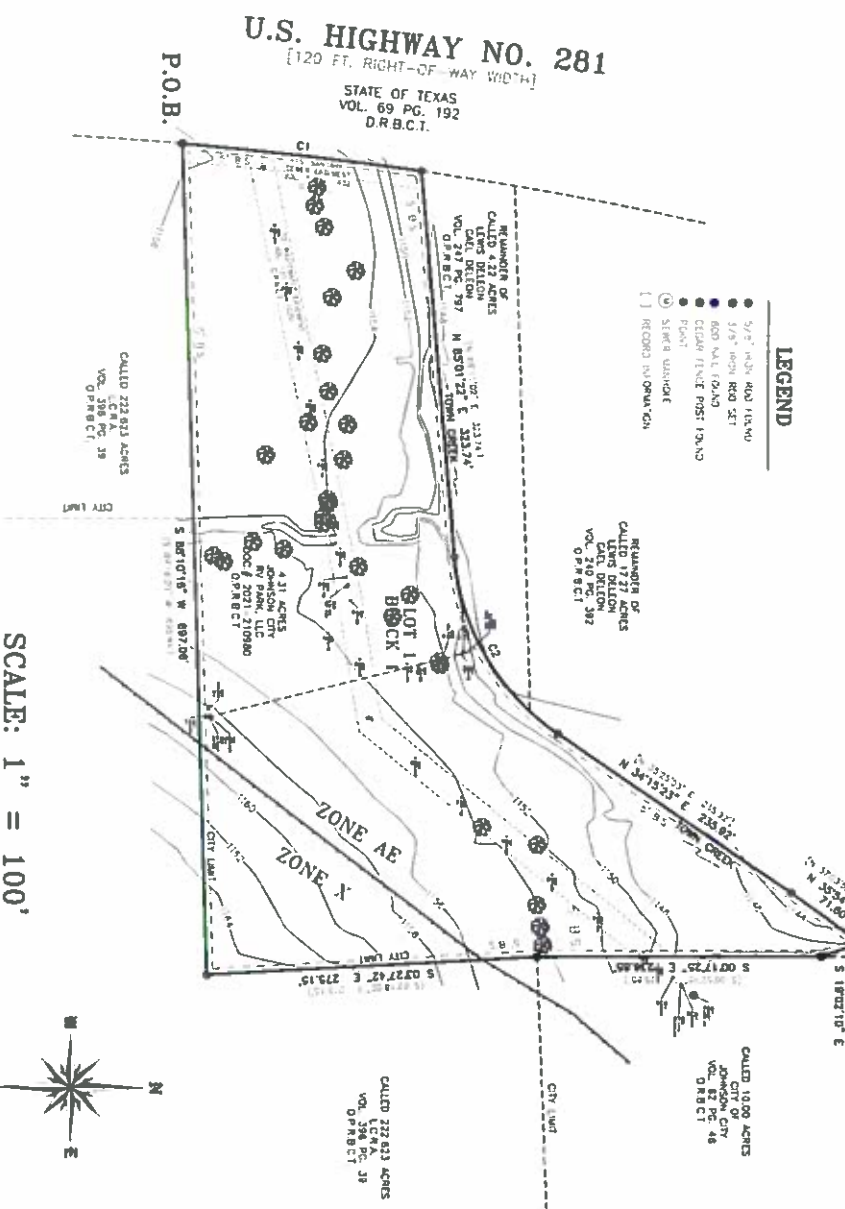
THENCE S 00°17'25" E [S 00°52'15" E], with the east line of said 10.00 acre tract; a distance of 236.55 feet [235.55], to a 5/8"-thick iron rod found for the single east line, being the southwest corner of said 10.00 acre tract and a north-south line of said 222.623 acre tract.

THENCE, with the east and south lines hereof, with a east end north line of said 222.623 acre tract, the following two (2) courses:

6. S 03°27'42" E [S 02°18'02" E], a distance of 275.75 feet [275.75], to a 3/8"-thick iron rod nail, for the southeast corner hereof and an iron rod corner of said 222.623 acre tract, and
7. S 66°10'16" W [S 67°16'00" W], a distance of 847.00 feet [896.84], to the point of beginning and containing 4.31 acres of land, more or less.

AUGUST 3, 2021

COURSE	BEARING	DISTANCE	AREA
C1	N 06°23'50" E	200.10	1200.10
C2	N 07°17'36" E	200.13	1200.13
C3	N 34°15'23" E	235.92	1200.10
C4	N 35°44'19" E	21.60	1200.10
C5	S 19°02'10" E	34.76	1200.10
C6	S 00°17'25" E	236.55	1200.10
C7	S 03°27'42" E	275.75	1200.10
C8	S 66°10'16" W	847.00	1200.10



**JOHNSON CITY RV PARK SUBDIVISION
4.31 ACRES, JACK SHACKELFORD
SURVEY NO. 41, ABSTRACT NO. 561,
CITY OF JOHNSON CITY
BLANCO COUNTY, TEXAS**

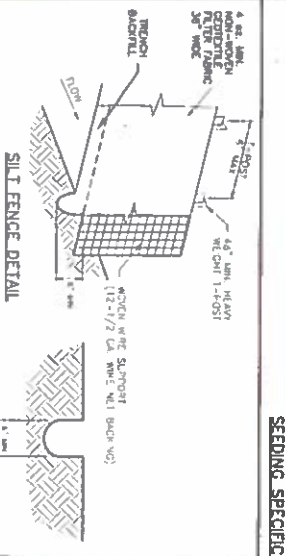
NOTES:

1. Each structure constructed or placed in this subdivision shall be connected to the City's water and wastewater facilities.
2. The property shown hereon is currently zoned Planned-Unit Development, No. 1.
3. This plat was prepared in compliance with the City of Johnson City's Zoning and Subdivision Ordinances and Regulations, as directed by the Chief Administrative Officer of the City of Johnson City.
4. The property shown hereon is subject to Ordinance No. 71-0501 Planned Unit Development, No. 1 and Subdivision Regulations for the City of Johnson City, Texas.
5. Bases of Bearings are to the North American Datum of 1983, Texas Geodetic System, Central Zone. Established with the Grand-A, RTK network. The distance shown hereon are grid values.
6. The City of Johnson City has the capacity to serve the Subdivision with water and/or wastewater facilities. The property owner is responsible for construction and/or installation of said services at the owner's expense and in conformance with City specifications and Code of Ordinances.
7. The boundaries shown hereon were derived from a Development Site Plan Exhibit for JCRV, LLC, by Wilborn Engineering LLC, Project No. 061-17-20, Dated: 5-9-2017. A portion of the property shown hereon was delineated hereon by geodetically reading the limits of Zone AE, from F.R.L. Map Number 4803100155 G, Dated: February 5, 1991.

- SEQUENCE OF CONSTRUCTION:**
1. INSTALL ALL TEMPORARY EROSION CONTROLS PER JOHNSON CITY TX, APPROVED PLANS
 2. INSTALL ALL WATER AND WASTEWATER PIPING AND CONNECTIONS
 3. PERFORM GRADING OF CREEK AND INSTALL CONCRETE BOX CULVERTS, WINGWALLS, AND EROSION CONTROL ROCK RUBBLE
 4. PERFORM BUILDING CONSTRUCTION, AND INSTALLATION OF GRAVEL DRIVE SURFACE
 5. VEGETATE AND STABILIZE ALL DISTURBED AREAS
 6. REMOVE ALL TEMPORARY EROSION CONTROLS ONCE ALL DISTURBED AREAS ARE STABILIZED PER JOHNSON CITY GUIDELINES AND APPROVED BY JOHNSON CITY, TX REPRESENTATIVE

GENERAL NOTES:

1. Site posts or markers shall be installed on 30' intervals along the proposed erosion control lines. Posts must be installed on the left side of the line.
2. The size of the silt fence shall be specified on a separate sheet or mechanical drawing. The silt fence shall be installed on the left side of the proposed erosion control line. The silt fence shall be installed on the left side of the proposed erosion control line.
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4. Silt fence shall be secured to earth with support posts or to concrete walls, which may be drilled to the silt fence posts.
5. Installation shall be made early in the morning, wind and rain or replacement should be made promptly as needed by Contractor.
6. Silt fence shall be removed when the site is completely stabilized and a final 12" to 18" thick gravel surface has been installed.
7. All materials shall be disposed of in a proper manner and not be left on site to be a hazard to the public.



- GENERAL NOTES:**
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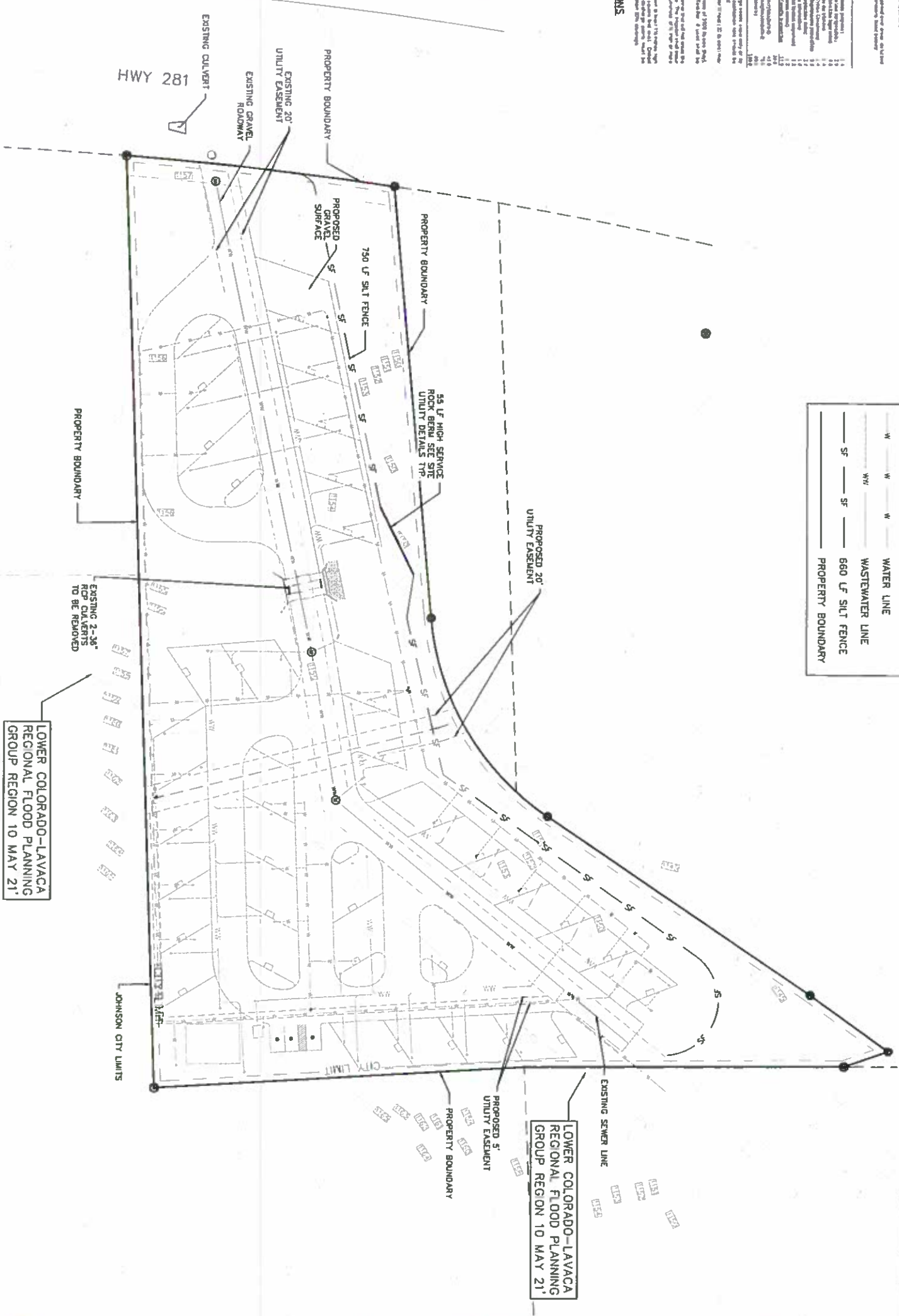
- PLAN NOTES:**
1. THE PARK OWNER / OPERATOR SHALL HAVE COMPLETE MAINTENANCE RESPONSIBILITY FOR THE WASTEWATER SYSTEM WITHIN THE RV PARK.
 2. SITE PLANS AND CONSTRUCTION OF IMPROVEMENTS SHALL PROVIDE SUFFICIENT ACCESS FOR EMERGENCY VEHICLES TO ALL AREAS OF THE RV PARK, INCLUDING ALL PAD AND OTHER CAMPSITES.

LEGEND

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	WATER LINE
---	WASTEWATER LINE
---	660 LF SILT FENCE
---	PROPERTY BOUNDARY

ADDITIONAL PERMITS
 TxDOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

NOTE: 36 ± PAD SITES WITH UTILITIES SHOWN



LOWER COLORADO-LAVACA REGIONAL FLOOD PLANNING GROUP REGION 10 MAY 21'

JOHNSON CITY RV PARK
 AMANDA MARTIN / JOE MARTIN
 EROSION CONTROL PLAN

SEAL

ESC AND PROJECTS

JOB No. 220207
 SITE PLAN/TRENT
 #2022-SP-02
 SCALE: 1" = 40'
 SHEET No. 1 OF 1 SHEETS

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	AS PER CITY COMMENTS	MEM	11/07/23
3	AS PER CITY COMMENTS	MEM	03/01/24
4	AS PER CITY COMMENTS	MEM	04/09/24

DRAWN BY: CUM
 CHECKED BY: WAP
 ISSUE DATE: APRIL 2024

Willis Environmental Engineering, Inc.
 CONSULTING ENGINEERS
 TX REGISTRATION NO. F-2182

310 MAIN STREET MARBLE FALLS, TEXAS 78654
 (830) 683-3366 • FAX (830) 683-5362 • email: info@willisenv.com

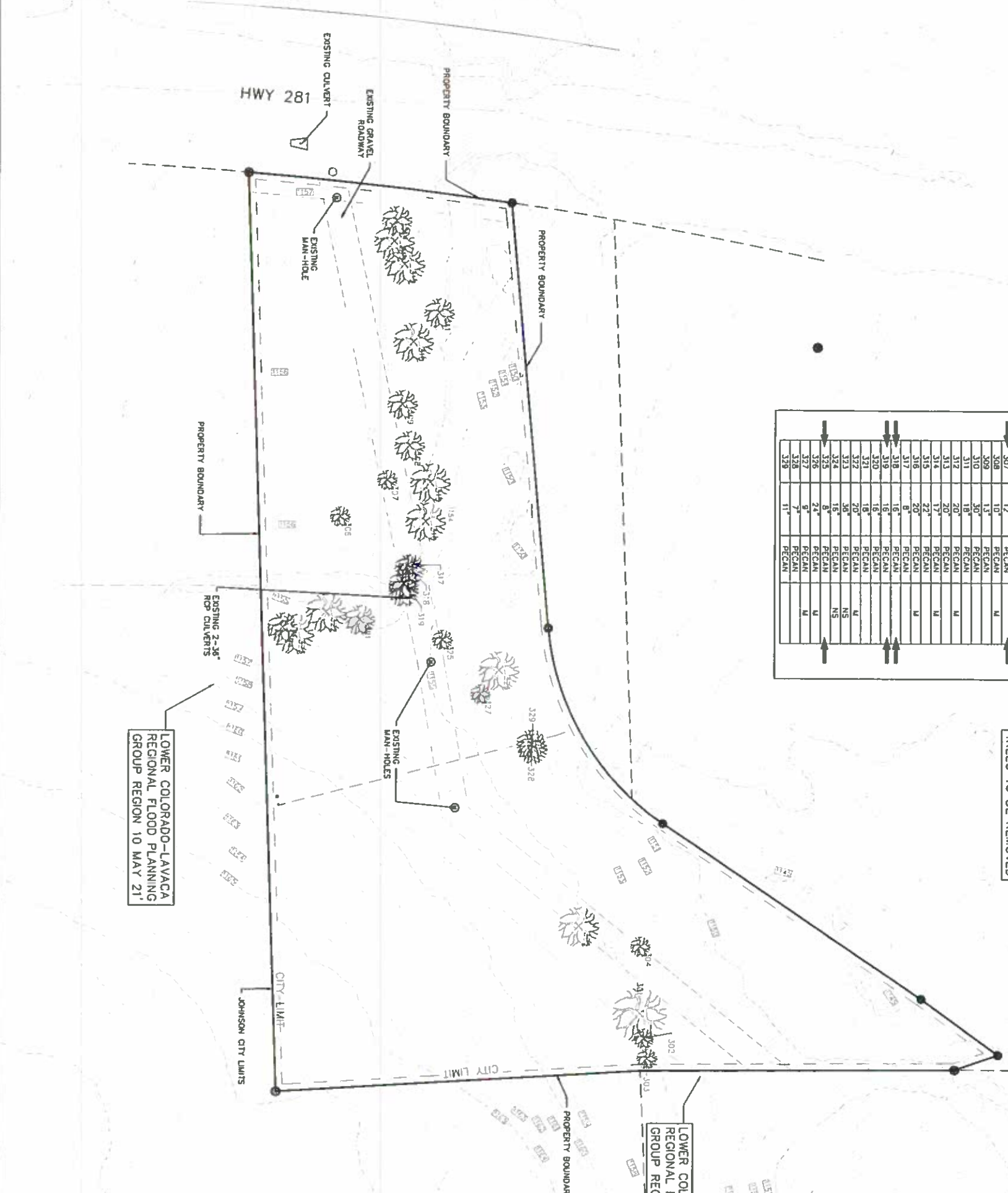
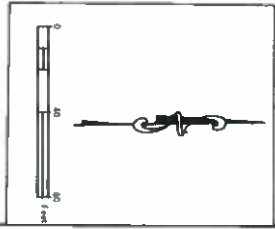
ADDITIONAL PERMITS
 TxDOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

TREE NO.	TRUNK DIA.	SPECIES	MULTI-TRUNK
301	40"	LIVE OAK	
302	12"	LIVE OAK	
303	12"	LIVE OAK	
304	9"	PECAN	U
305	13"	PECAN	
306	12"	PECAN	
307	12"	PECAN	
308	10"	PECAN	U
309	13"	PECAN	
310	30"	PECAN	
311	18"	PECAN	U
312	20"	PECAN	
313	20"	PECAN	U
314	17"	PECAN	
315	22"	PECAN	U
316	20"	PECAN	
317	8"	PECAN	
318	16"	PECAN	
319	16"	PECAN	
320	16"	PECAN	
321	20"	PECAN	U
322	38"	PECAN	NS
323	18"	PECAN	NS
324	15"	PECAN	NS
325	8"	PECAN	
326	24"	PECAN	U
327	9"	PECAN	U
328	7"	PECAN	
329	11"	PECAN	

ARROWS INDICATE TREES TO BE REMOVED

LOWER COLORADO-LAVACA REGIONAL FLOOD PLANNING GROUP REGION 10 MAY 21'

LOWER COLORADO-LAVACA REGIONAL FLOOD PLANNING GROUP REGION 10 MAY 21'



JOHNSON CITY RV PARK
 AMANDA MARTIN / JOE MARTIN
 EXISTING CONDITIONS & TREE SURVEY

SEAL

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 LICENSE NO. 15199
 JOHN W. MARTIN

220207
 JOB No.
 220207
 SITE PLAN PERMIT
 #2022-SP-02
 SCALE
 1" = 40'
 SHEET No. 02 OF 02
 EX-CP

NO.	REVISION	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	AS PER CITY COMMENTS	MEM	11/07/23
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4	AS PER CITY COMMENTS	MEM	04/09/24

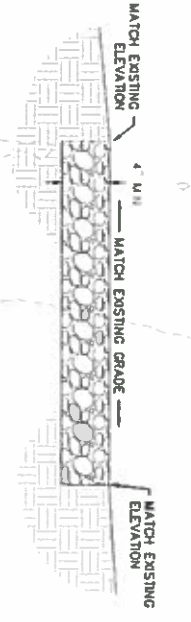
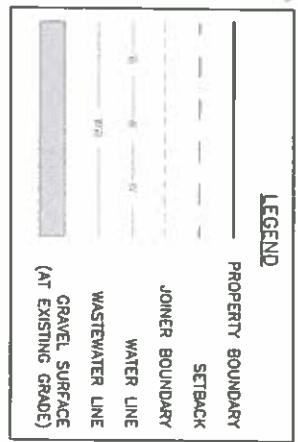
DRAWN BY: CLM
 CHECKED BY: WAP
 ISSUE DATE: APRIL 2024

Willis Environmental Engineering, Inc.
 CONSULTING ENGINEERS
 TX REGISTRATION NO. F-2182

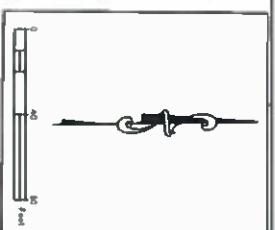
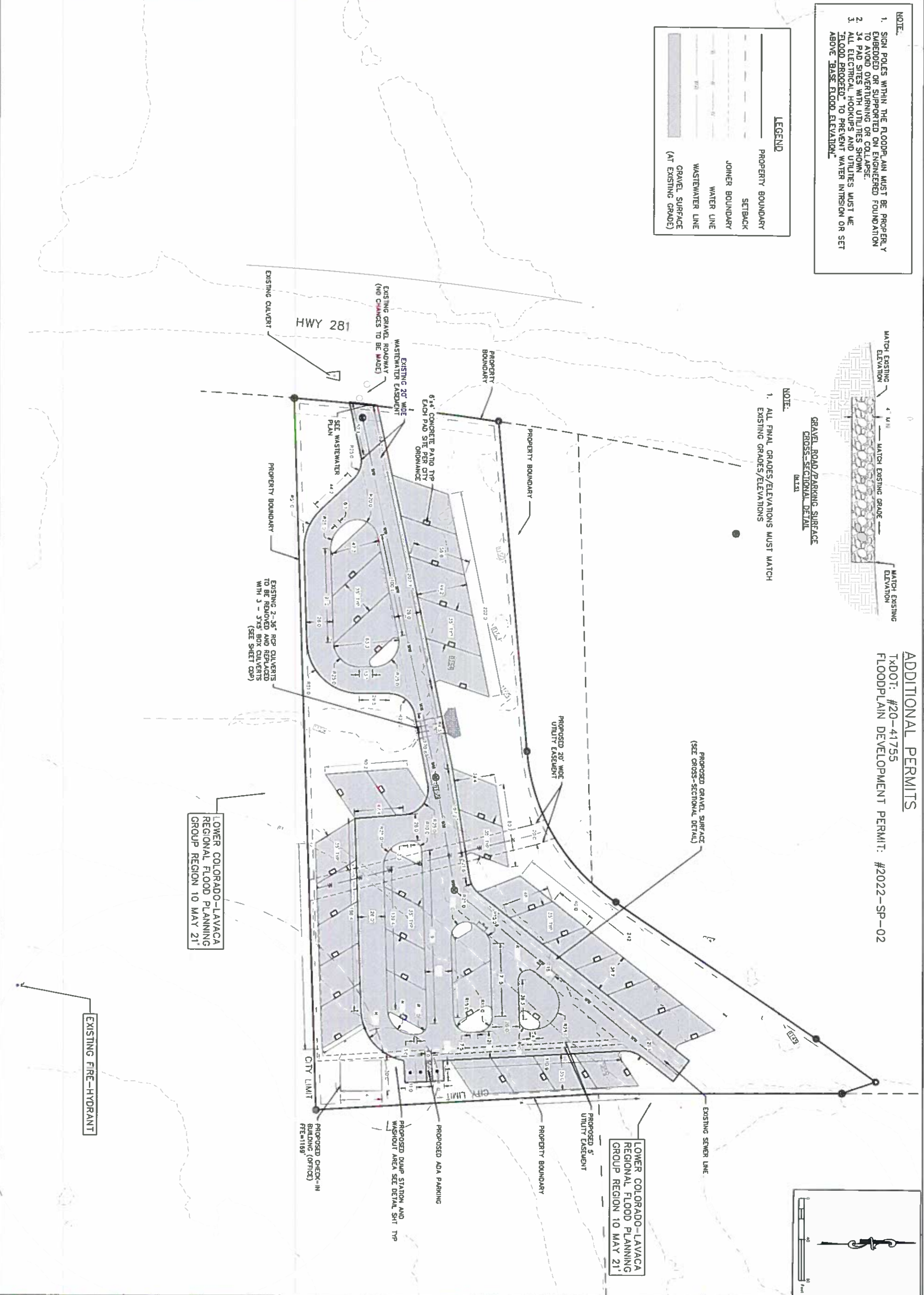
310 MAIN STREET MARBLE FALLS, TEXAS 78654
 • (817) 683-1266 • FAX (817) 683-6362 • email: edurbin@we-engineering.com

NOTE:

- SIGN POLES WITHIN THE FLOODPLAIN MUST BE PROPERLY EMBEDDED OR SUPPORTED ON ENGINEERED FOUNDATION TO AVOID OVERTURNING OR COLLAPSE.
- 34 PAD SITES WITH UTILITIES SHOWN.
- ALL ELECTRICAL, HOOKUPS AND UTILITIES MUST BE FLOOD PROTECTED TO PREVENT WATER INTRUSION OR SET ABOVE "BASE FLOOD ELEVATION."



ADDITIONAL PERMITS
 TXDOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02



SEAL

AMANDA MARTIN / JOE MARTIN

JOHNSON CITY RV PARK

OVERALL SITE PLAN

JOB No. 220207

SITE PLAN PERMIT # 2022-SP-02

SCALE: 1" = 40'

SHEET No. 1 OF 1 SHEETS

OSP

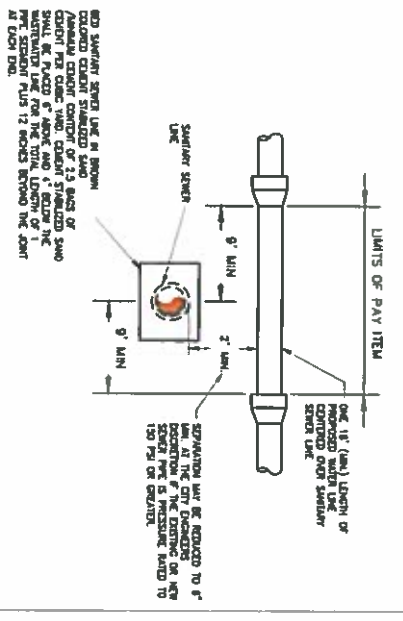
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MEM	1	AS PER CITY COMMENTS	MEM	02/23/23
	1	AS PER CITY COMMENTS	MEM	11/07/23
CHECKED BY	3	AS PER CITY COMMENTS	MEM	02/23/24
WAP	4	AS PER CITY COMMENTS	MEM	04/09/24
ISSUE DATE				
APRIL 2024				

Hillis Environmental Engineering, Inc.
 CONSULTING ENGINEERS

TX REGISTRATION NO. F-2182

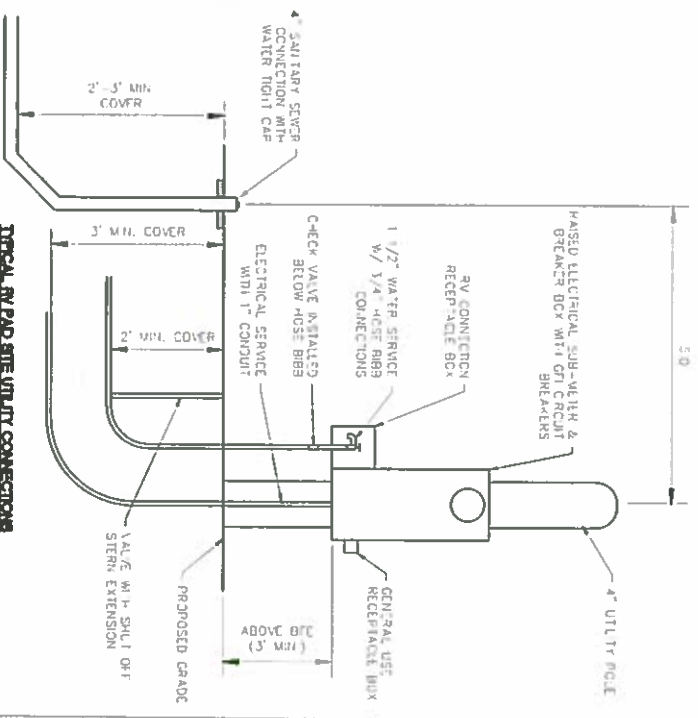
310 MAIN STREET, MARBLE FALLS, TEXAS 78654

(830) 683-3568 • FAX (830) 683-4362 • e-mail: labor_bill@hillisenv.com



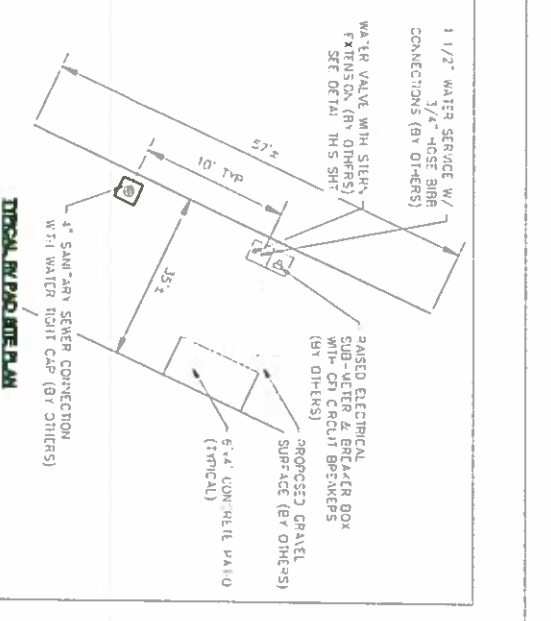
NOTE: ALL CROSSINGS SHALL COMPLY WITH CURRENT TRENCH REQUIREMENTS AND BE APPROVED WITH APPLICABLE LOCAL ORDINANCES.

WATER OVER WASTEWATER DETAIL



NOTE: 1. WATER HOSE BASS WITH THE FLOORING SHALL BE INSTALLED AT AN ELEVATION 3 FEET ABOVE THE BASE FLOOD ELEVATION (BFE) AND A BACKFLOW PREVENTION SHALL BE INSTALLED BELOW THE HOSE BASS.

TYPICAL RV PAD SITE UTILITY CONNECTIONS

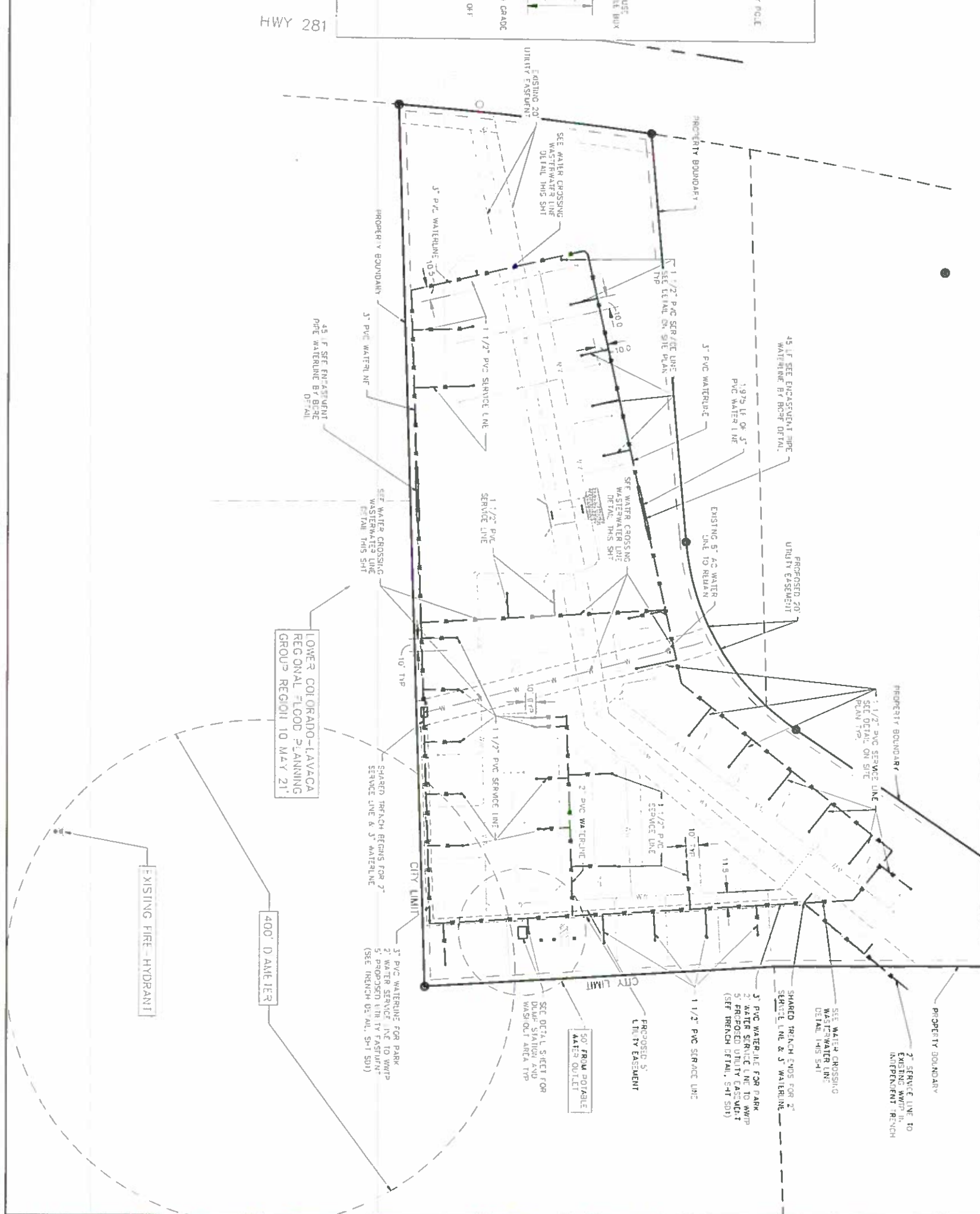


NOTE: ALL WATER AND WASTEWATER UTILITY LINES SHALL MAINTAIN A 10' MINIMUM SEPARATION, EXCEPT WHERE LINES CROSS. REFER TO CROSSING DETAIL. SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER FACILITIES MUST MEET TCEQ REQUIREMENTS.

ADDITIONAL PERMITS
 TDDOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

LEGEND:

—	PROPOSED 1.975 LF, 3" SCH. 40 PVC WATERLINE
—	PROPOSED 200 LF, 2" SCH. 40 PVC WATERLINE
—	PROPOSED 535 LF, 1 1/2" WATER SERVICE LINE
—	PROPOSED 1250 LF, 6" SCH. 40 PVC WASTEWATER LINE
—	PROPOSED 1250 LF, 4" SCH. 40 PVC WASTEWATER LINE
—	EXISTING 8" AC WATER LINE TO REMAIN
—	EXISTING 18" SANITARY SEWER LINE TO REMAIN



HWY 281

LOWER COLORADO-LAVACA REGIONAL FLOOD PLANNING GROUP REGIONS TO MAY 21'

EXISTING FIRE-HYDRANT

400' DIAMETER

JOHNSON CITY RV PARK
 AMANDA MARTIN / JOE MARTIN
 PROPOSED WATER PLAN

SCALE: 1" = 40'

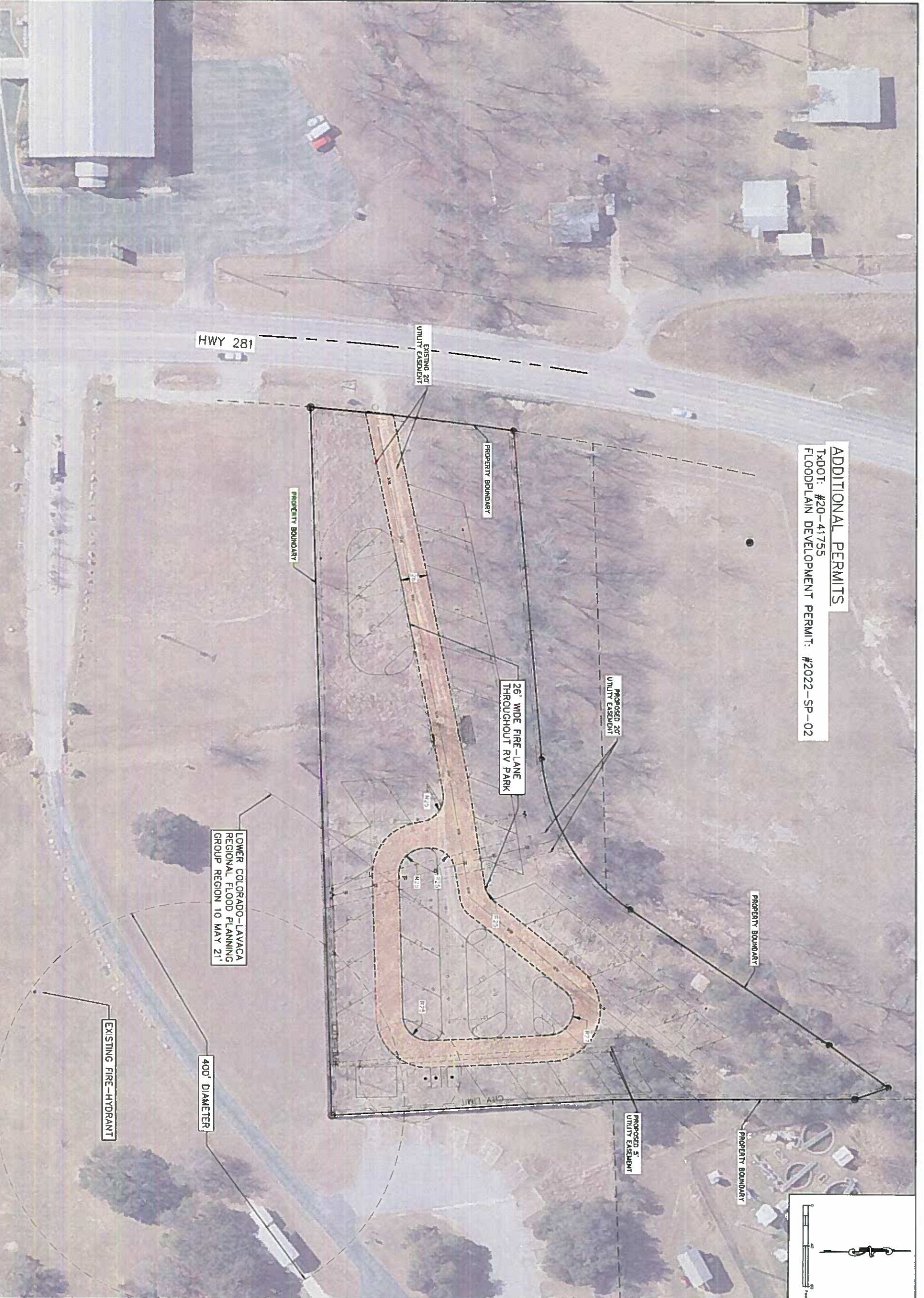
SHEET NO. 1 OF 1

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	AS PER CITY COMMENTS	MEM	11/07/23
3	AS PER CITY COMMENTS	MEM	02/23/24
4	AS PER CITY COMMENTS	MEM	04/09/24

DRAWN BY: MEM
 CHECKED BY: WAP
 ISSUE DATE: APRIL 2024

Millis Environmental Engineering, Inc.
 CONSULTING ENGINEERS
 TX REGISTRATION NO. E-2182

310 MAIN STREET, MARBLE FALLS, TEXAS 78054
 (830) 863-3500 • FAX (830) 863-6362 • e-mail: info@millis-engineering.com



ADDITIONAL PERMITS
 TxDOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

LOWER COLORADO-LAVACA
 REGIONAL FLOOD PLANNING
 GROUP REGION 10 MAY 21'

EXISTING FIRE-HYDRANT

400' DIAMETER

26' WIDE FIRE-LANE
 THROUGHOUT RV PARK

EXISTING 20'
 UTILITY EASEMENT

PROPOSED 20'
 UTILITY EASEMENT

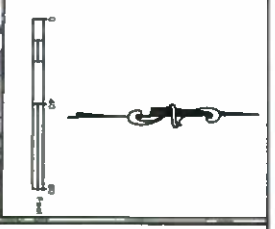
PROPOSED 5'
 UTILITY EASEMENT

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY


PROPERTY BOUNDARY

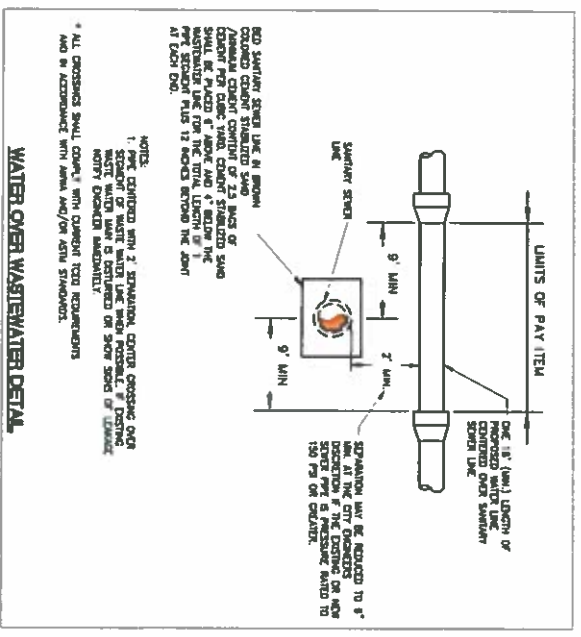
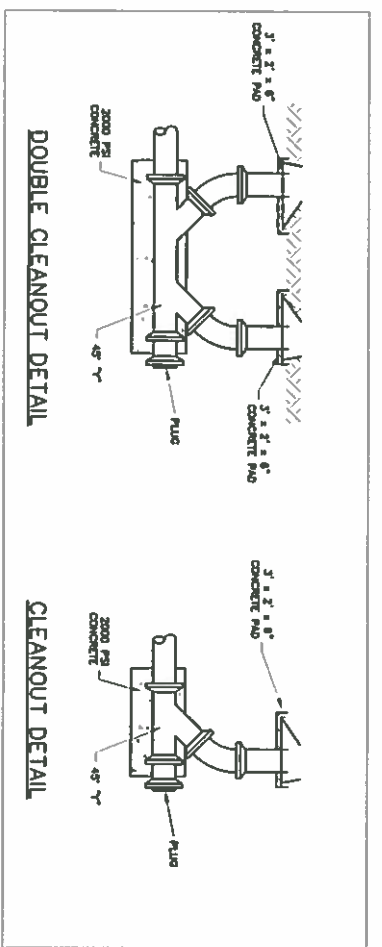



 220207
 SITE PLAN PERMIT
 #2022-SP-02
 SCALE:
 1" = 40'
 SHEET No. of SHEETS
 FPP

JOHNSON CITY RV PARK	
AMANDA MARTIN / JOE MARTIN	
FIRE-PROTECTION PLAN	
ISSUE DATE	APRIL 2024

DRAWN BY	No.	REVISIONS	BY	DATE
MEM	1	AS PER CITY COMMENTS	MEM	02/23/23
	2	AS PER CITY COMMENTS	MEM	11/07/23
CHECKED BY	3	AS PER CITY COMMENTS	MEM	02/22/24
WAP	4	AS PER CITY COMMENTS	MEM	04/09/24


Willis Environmental Engineering, Inc.
 CONSULTING ENGINEERS
 TX REGISTRATION NO. E-2782
 310 MAIN STREET, MARBLE FALLS, TEXAS 78654
 • (830) 683-3586 • FAX (830) 683-5362 • email: info@willis-engineering.com

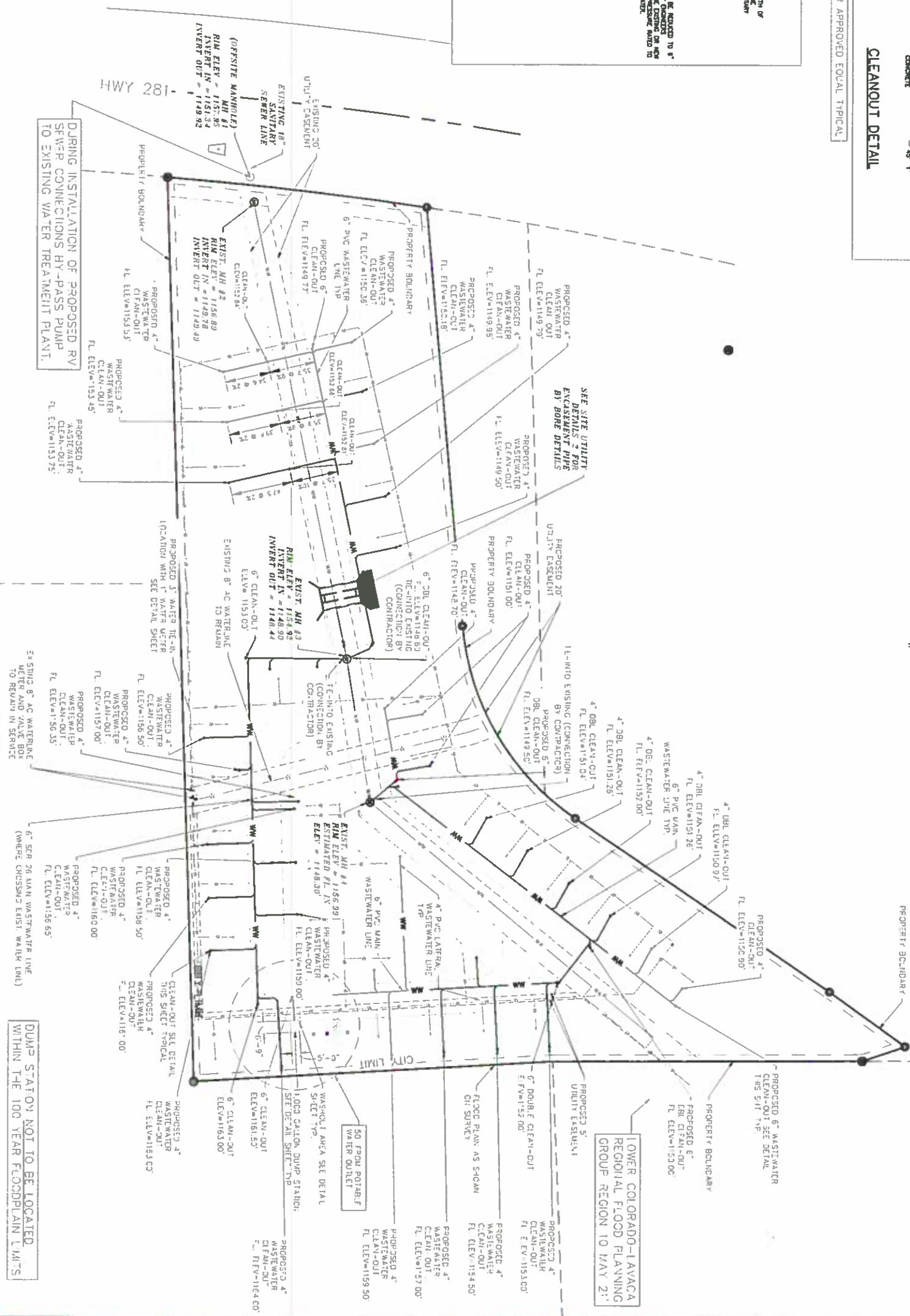


NOTE:
1. SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER FACILITIES MUST MEET TCEO REQUIREMENTS.
2. MANHOLE CONNECTIONS SHALL BE BY CORING THE MANHOLE WALL AND INSTALLING WATER-TIGHT FLEXIBLE RESISTENT AND NON-CORROSIVE PIPE TO MANHOLE CONNECTOR. FILL COUDES WITH NON-SHRINK GROUT PER COJC SPECIFICATIONS. COAT MANHOLE PER COJC SPECIFICATIONS.

ADDITIONAL PERMITS
TxDOT: #20-41755
FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

LEGEND

---	PROPOSED 1.975 LF, 3" SCH. 40 PVC WATERLINE
---	PROPOSED 200 LF, 2" SCH. 40 PVC WATERLINE
---	PROPOSED 535 LF, 1 1/2" WATER SERVICE LINE
---	PROPOSED 1250 LF, 6" SCH. 40 PVC WASTEWATER LINE
---	PROPOSED 1250 LF, 4" SCH. 40 PVC WASTEWATER LINE
---	EXISTING 8" AC WATER LINE TO REMAIN
---	EXISTING 18" SANITARY SEWER LINE TO REMAIN



JOHNSON CITY
AMANDA MARTIN / JOE MARTIN
PROPOSED WASTEWATER PLAN

SCALE: 1" = 40'

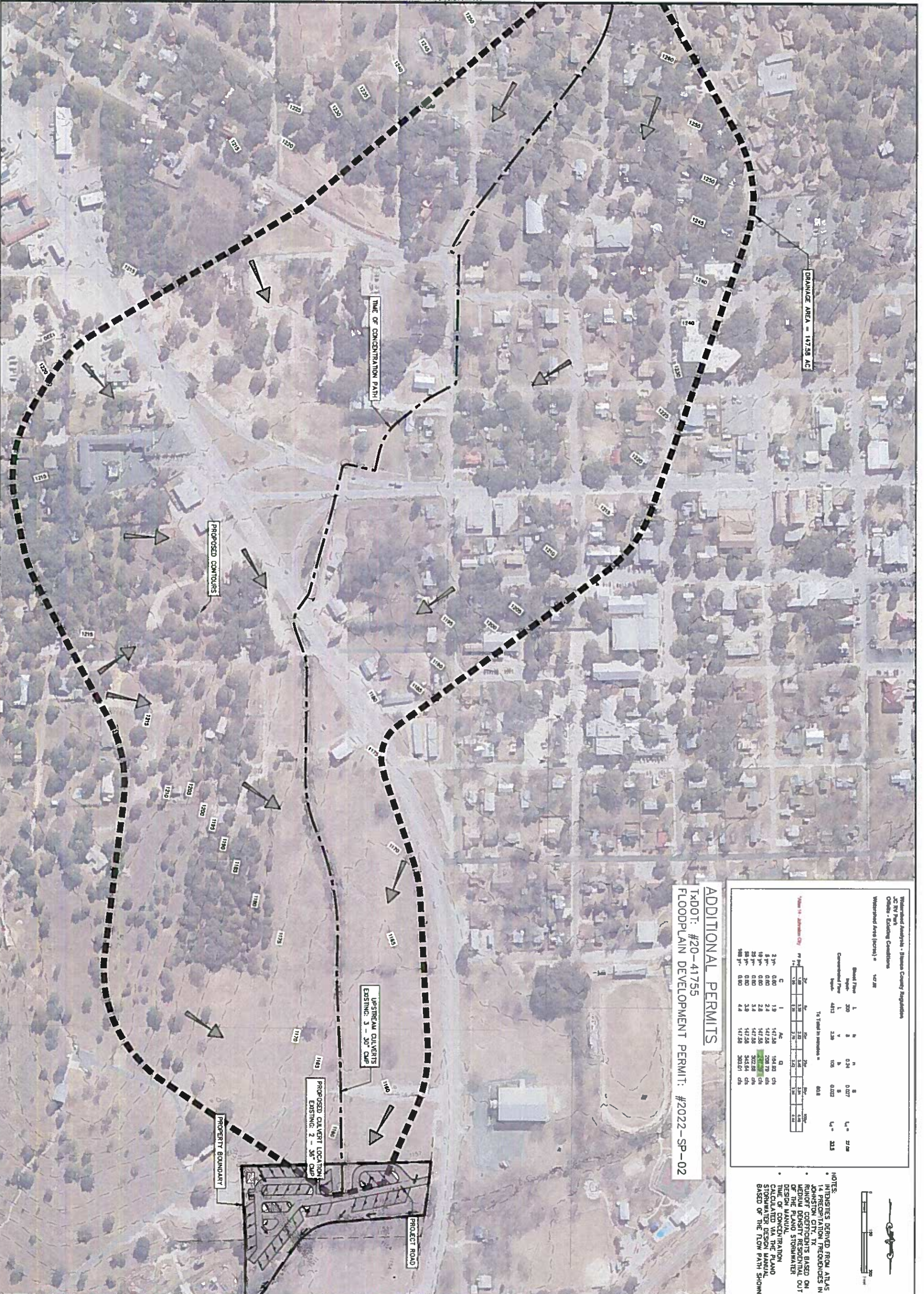
SHEET NO. of SHEETS
PW-1-D

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	AS PER CITY COMMENTS	MEM	11/07/23
3	AS PER CITY COMMENTS	MEM	02/23/24
4	AS PER CITY COMMENTS	MEM	04/09/24

MEM
CHECKED BY
WAP
ISSUE DATE
APRIL 2024

Millis Environmental Engineering, Inc.
CONSULTING ENGINEERS
TX REGISTRATION NO. F-2182

310 MAIN STREET, MARBLE FALLS, TEXAS 78654
(830) 683-3500 • FAX (830) 683-5362 • e-mail: info@millis-engineering.com



ADDITIONAL PERMITS
 TADOT: #20-41755
 FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

Hydrological Analysis - Johnson County Regulation
 JC RV Park
 Outlet - Existing Conditions
 Watershed Area (Acres) = 147.28

Flow Rate (cfs)	Time (min)	Volume (cu ft)	Peak (cfs)	Time (min)	Volume (cu ft)
3.0"	0.60	1.9	147.28	194.83	0.5
5.0"	0.60	2.4	147.28	208.79	0.5
10.0"	0.60	3.4	147.28	302.88	0.5
25.0"	0.60	3.9	147.28	342.64	0.5
50.0"	0.60	4.4	147.28	382.01	0.5

Notes:
 • INTENSITIES DERIVED FROM ATLAS
 • JOHNSON CITY FLOOD PRECEDENCES IN
 • ROOF COEFFICIENTS BASED ON
 • MEDIAL DENSITY RESIDENTIAL OUT
 • OF THE PLANO STORMWATER
 • DESIGN MANUAL
 • DATE OF CONCENTRATION
 • TIME OF CONCENTRATION
 • STORAGE DESIGN MANUAL
 • BASED ON THE FLOW PATH SHOWN.

JOHNSON CITY RV PARK
 AMANDA MARTIN / JOE MARTIN
 DRAINAGE PLAN

SCALE: 1" = 150'

EDP

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	TRAVEL TIME REVISED	CLM	09/08/23
3	AS PER CITY COMMENTS	MEM	04/09/24

APRIL 2024

Willis Environmental Engineering, Inc.
 CONSULTING ENGINEERS
 TX REGISTRATION NO. F-2182
 310 MAIN STREET MARBLE FALLS, TEXAS 78654
 (830) 663-3366 • FAX (830) 661-6382 • email: info@willis-env.com



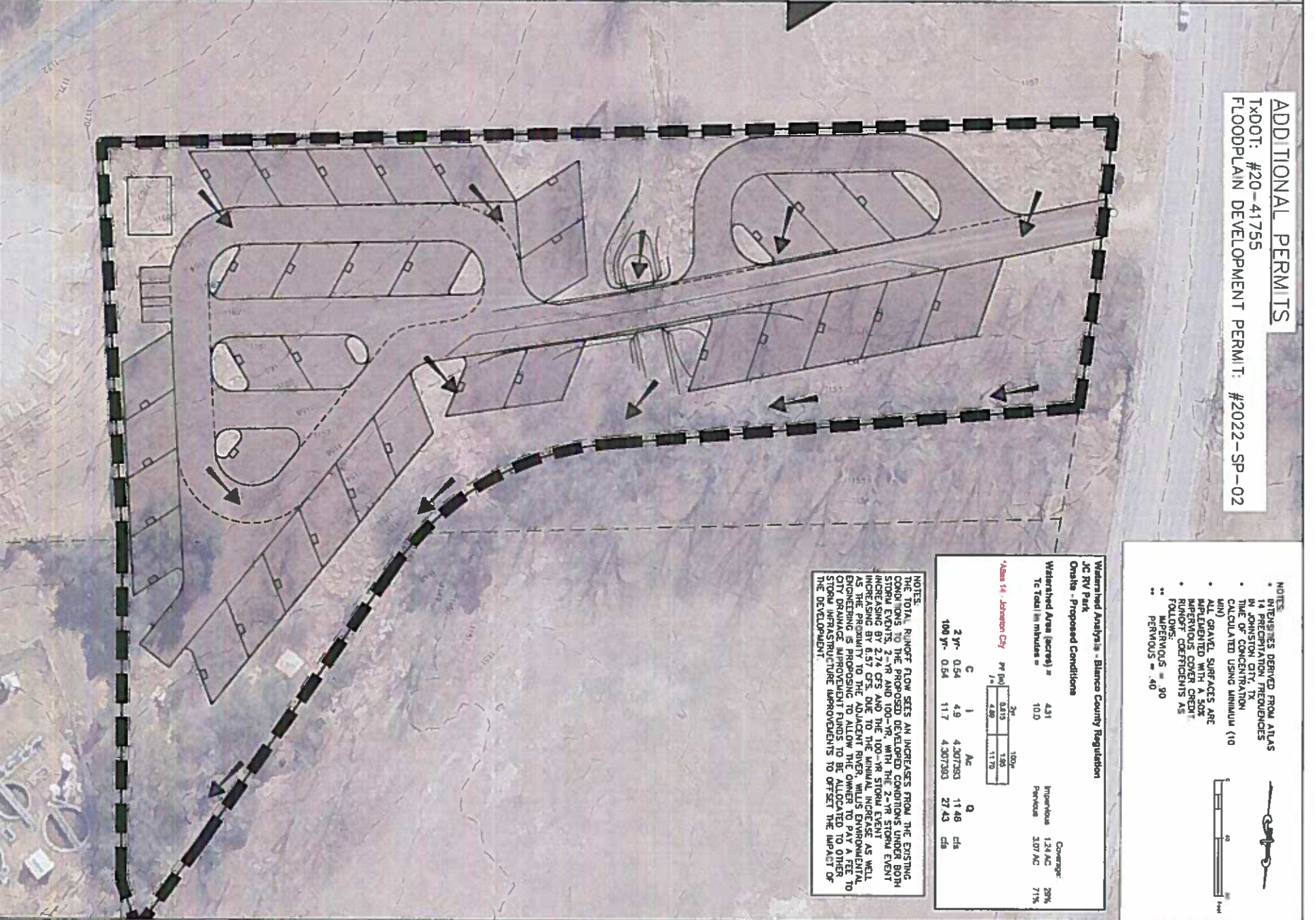
Watershed Analysis - Blanco County Regulation
JC RV Park
Onsite - Existing Conditions

Watershed Area (acres) = 4.31
TC Total in minutes = 10.0

Coverage: 5%
Impervious: 4.19 AC
Pervious: 20.86 cfs

Year	C	I	Ac	Q	cfs
2 yr - 0.41	4.9	4.9	4.307393	8.72	20.86
100 yr - 0.41	11.7	11.7	4.307393	20.86	20.86

Peak Flow: 2yr = 8.72 cfs, 100yr = 20.86 cfs



ADDITIONAL PERMITS
TXDOT: #20-41755
FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

- NOTES:
- * SURFACES DERIVED FROM ATLAS 14 PRECIPITATION FREQUENCIES IN JOHNSON CITY, TX
 - * TIME OF CONCENTRATION CALCULATED USING MINIMUM (10 MIN)
 - * ALL GRAVEL SURFACES ARE APPLICATED WITH A SOIL RAINOFF COEFFICIENTS AS FOLLOWS:
 - ** IMPERVIOUS = 90
 - ** PERVIOUS = 40

Watershed Analysis - Blanco County Regulation
JC RV Park
Onsite - Proposed Conditions

Watershed Area (acres) = 4.31
TC Total in minutes = 10.0


Coverage: 20%
Impervious: 1.24 AC
Pervious: 3.07 AC

Year	C	I	Ac	Q	cfs
2 yr - 0.54	4.9	4.9	4.307393	11.48	27.43
100 yr - 0.54	11.7	11.7	4.307393	27.43	27.43

Peak Flow: 2yr = 11.48 cfs, 100yr = 27.43 cfs


NOTES:

* TOTAL RUNOFF FLOW SEES AN INCREASE FROM THE EXISTING CONDITIONS TO THE PROPOSED DEVELOPED CONDITIONS UNDER BOTH STORM EVENTS, 2-YR AND 100-YR, WITH THE 2-YR STORM EVENT INCREASING BY 2.74 CFS AND THE 100-YR STORM EVENT INCREASING BY 6.57 CFS, DUE TO THE MINIMAL INCREASE AS WELL AS THE PROXIMITY TO THE ADJACENT RIVER, WILDS ENVIRONMENTAL CITY DESIGN'S FLOODPLAIN DUES TO THE ORDER TO PART OF THE TO STORM INFRASTRUCTURE IMPROVEMENTS TO OFFSET THE IMPACT OF THE DEVELOPMENT.

	<p>JOHNSON CITY RV PARK</p> <p>AMANDA MARTIN / JOE MARTIN</p> <p>STORM DRAINAGE MANAGEMENT PLAN</p>	<p>DRAWN BY: CLM</p> <p>CHECKED BY: WAP</p> <p>ISSUE DATE: APRIL 2024</p>	<p>No. REVISIONS</p> <p>1 AS PER CITY COMMENTS</p>	<p>BY: MEM</p> <p>DATE: 04/09/24</p>
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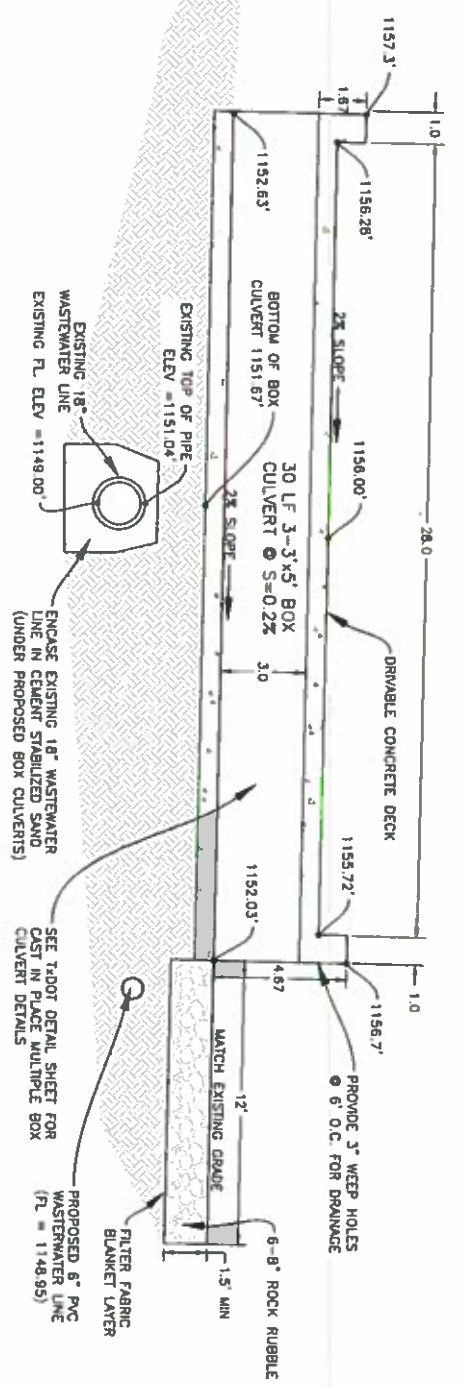
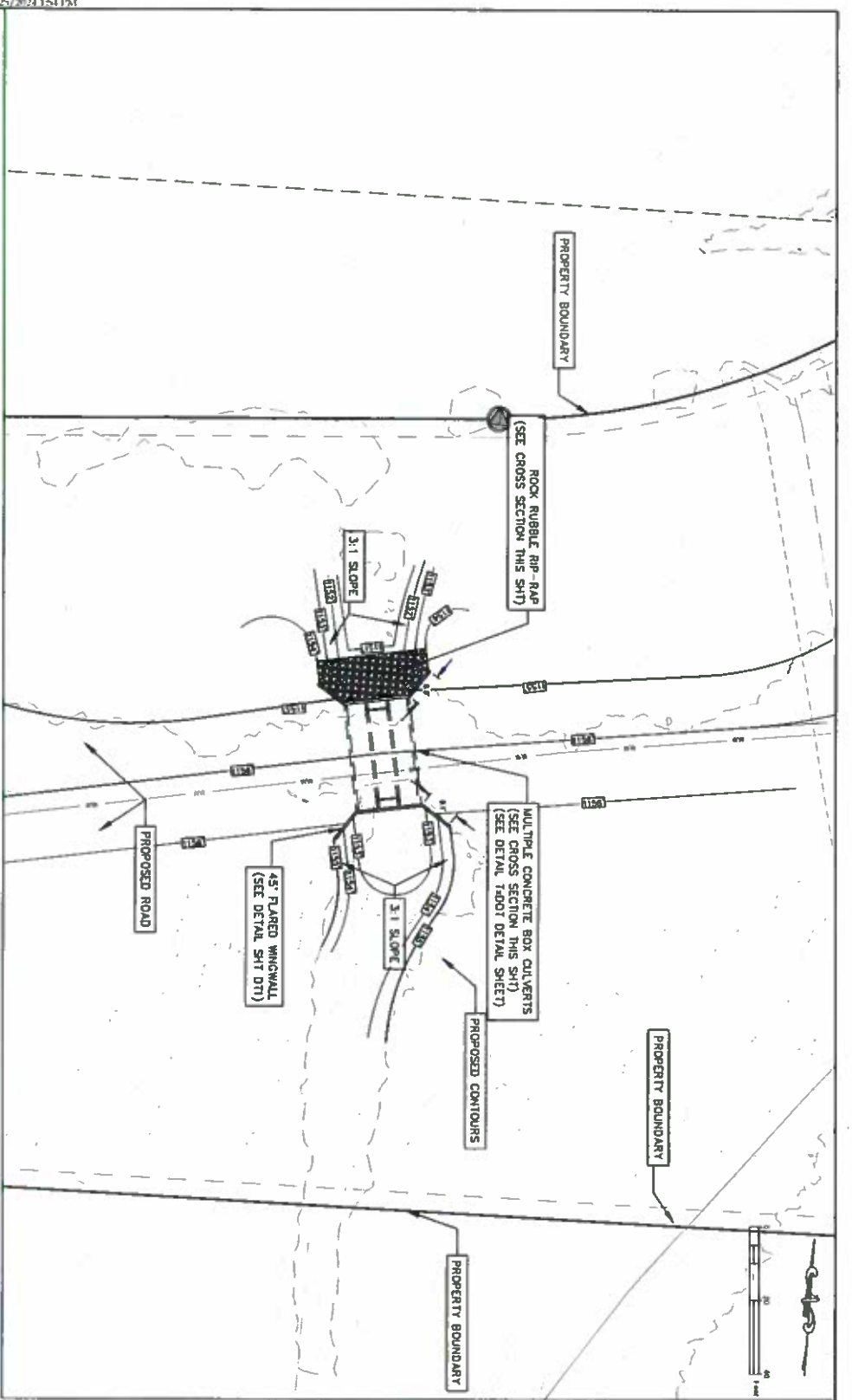
Scale: 1" = 40'

SDMP



Willis Environmental Engineering, Inc.
CONSULTING ENGINEERS
TX REGISTRATION NO. F-2782

310 MAIN STREET, MARBLE FALLS, TEXAS 78654
P (830) 883-3566 • FAX (830) 883-4382 • email: info@willis-engineering.com



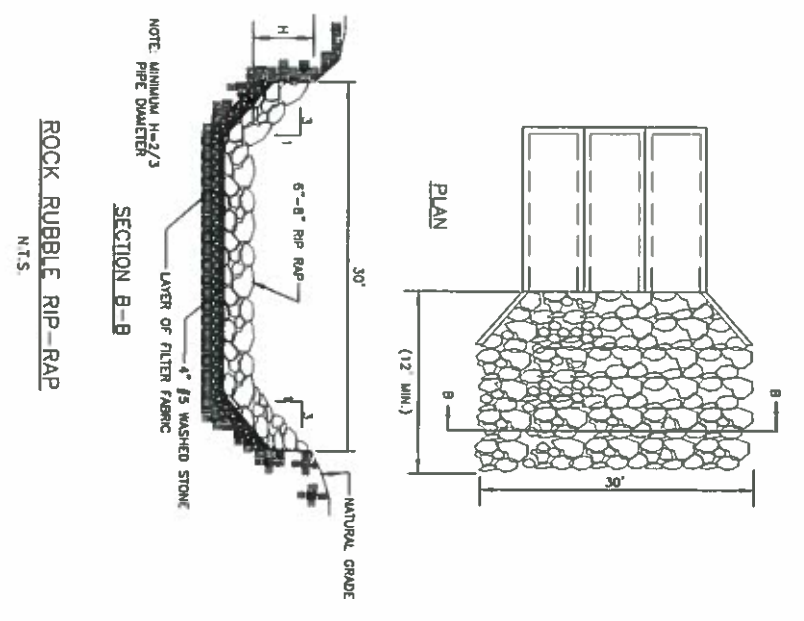
MBC CULVERT CROSS SECTION
N.T.S.

10 YR HEC-RAS CULVERT ANALYSIS

Q (Cfs)	Water Surface Elev. (ft)	Water Depth (ft)	Velocity (ft/s)	Scour Depth (ft)
0	1157.30	0.00	0.00	0.00
10	1156.80	0.50	1.20	0.00
20	1156.30	1.00	2.40	0.00
30	1155.80	1.50	3.60	0.00
40	1155.30	2.00	4.80	0.00
50	1154.80	2.50	6.00	0.00
60	1154.30	3.00	7.20	0.00
70	1153.80	3.50	8.40	0.00
80	1153.30	4.00	9.60	0.00
90	1152.80	4.50	10.80	0.00
100	1152.30	5.00	12.00	0.00

100 YR HEC-RAS CULVERT ANALYSIS

Q (Cfs)	Water Surface Elev. (ft)	Water Depth (ft)	Velocity (ft/s)	Scour Depth (ft)
0	1157.30	0.00	0.00	0.00
10	1156.80	0.50	1.20	0.00
20	1156.30	1.00	2.40	0.00
30	1155.80	1.50	3.60	0.00
40	1155.30	2.00	4.80	0.00
50	1154.80	2.50	6.00	0.00
60	1154.30	3.00	7.20	0.00
70	1153.80	3.50	8.40	0.00
80	1153.30	4.00	9.60	0.00
90	1152.80	4.50	10.80	0.00
100	1152.30	5.00	12.00	0.00

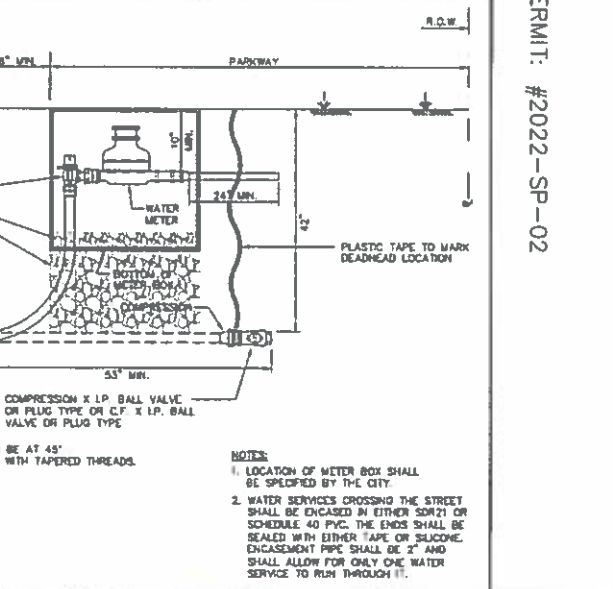
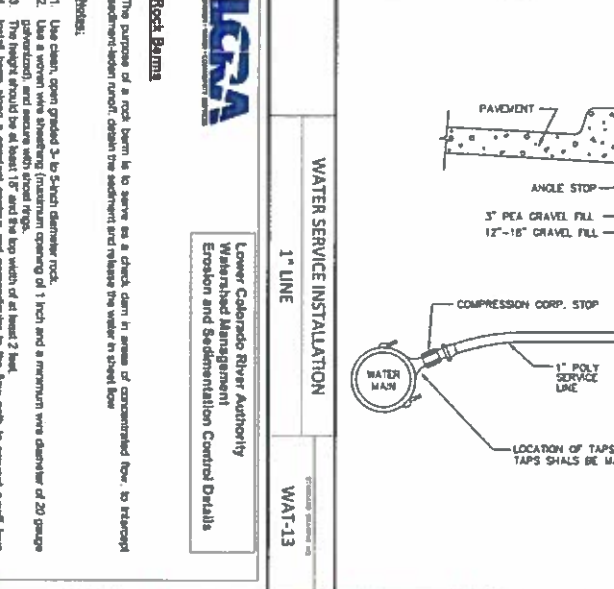
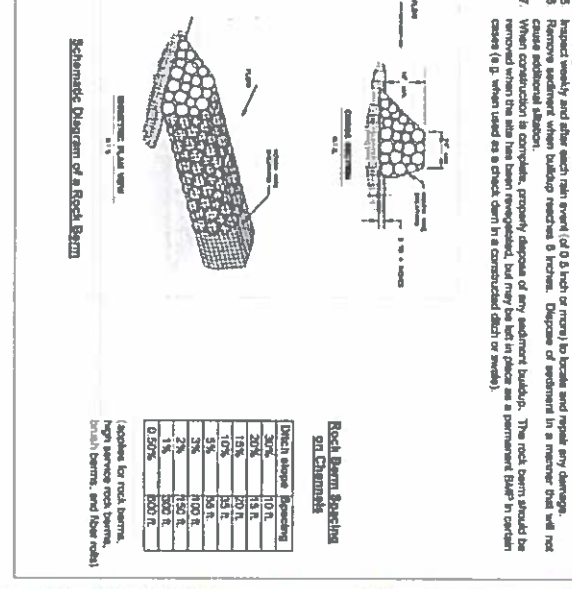
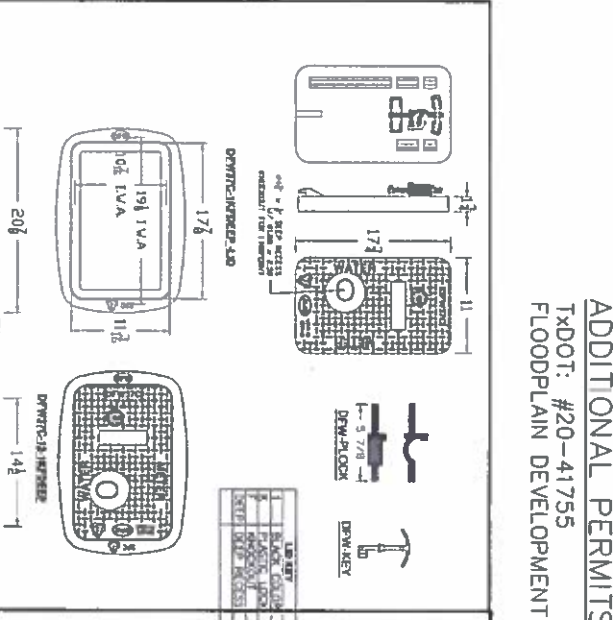
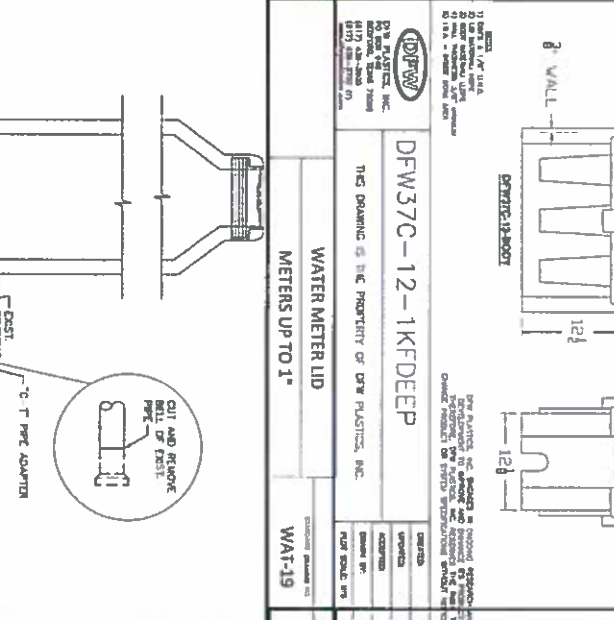
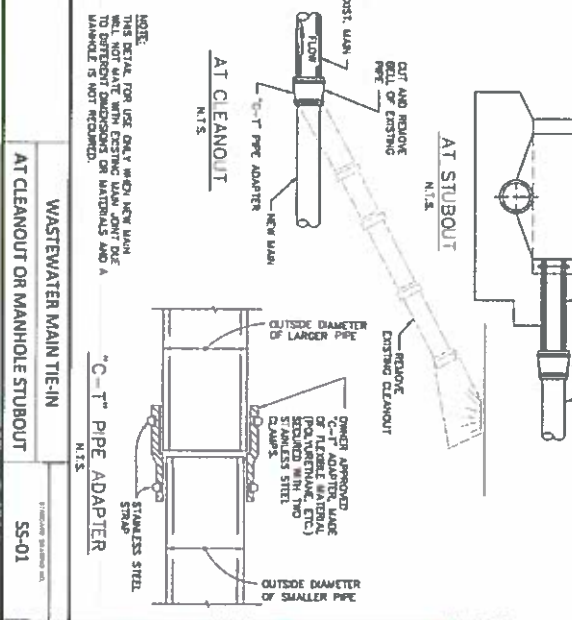
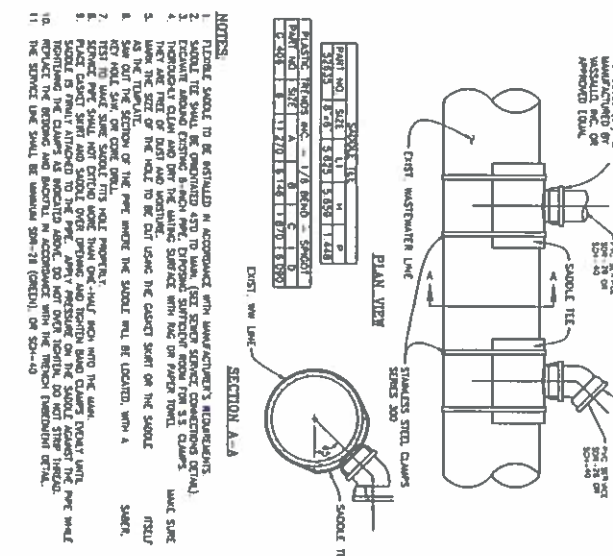
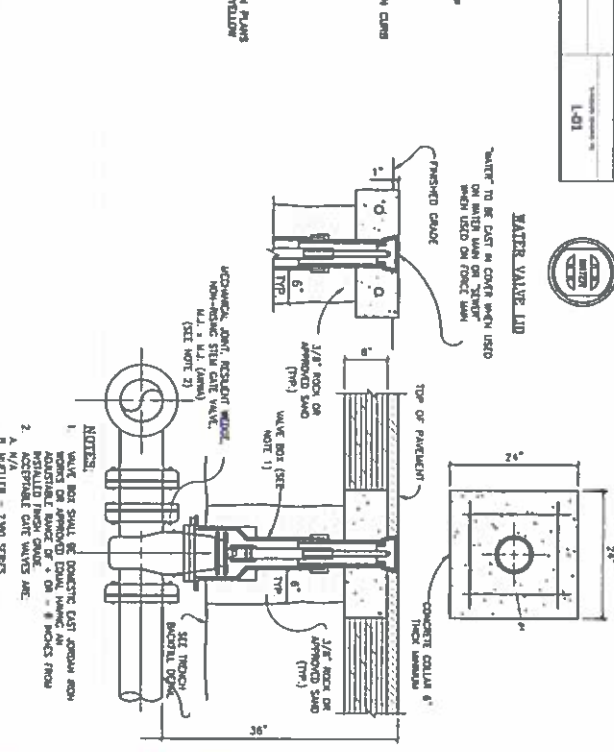
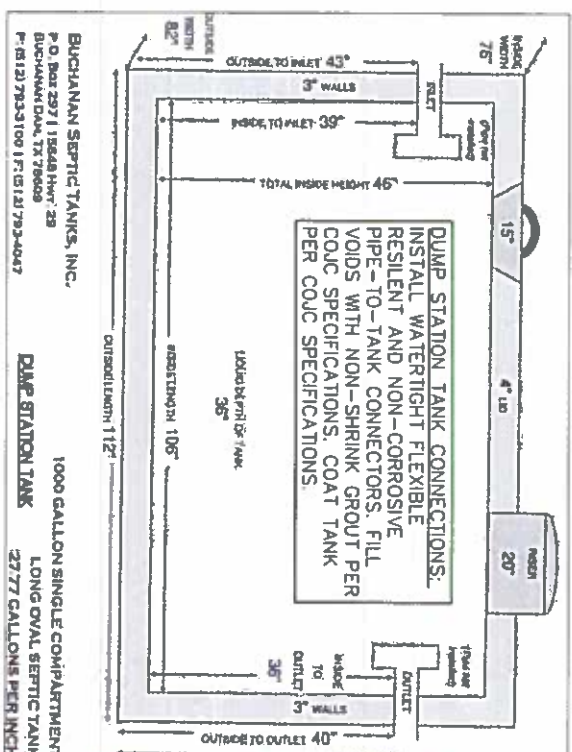
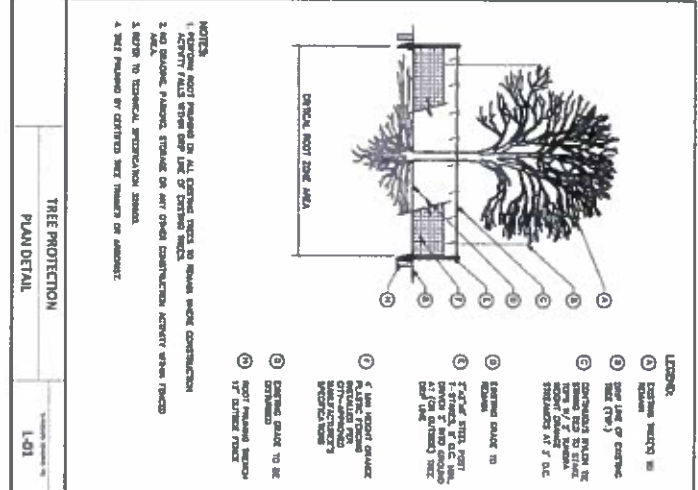
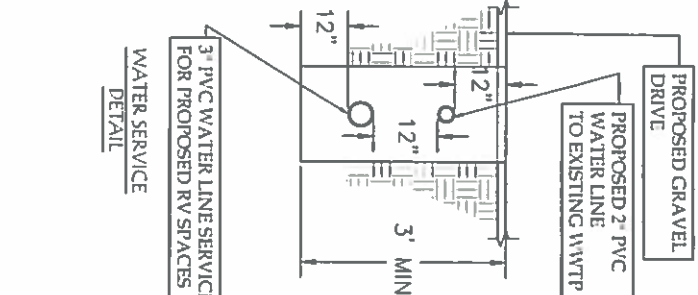
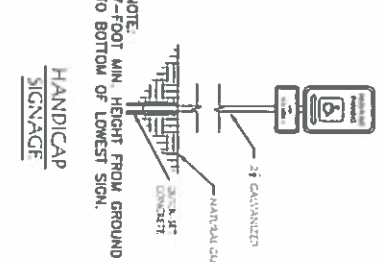
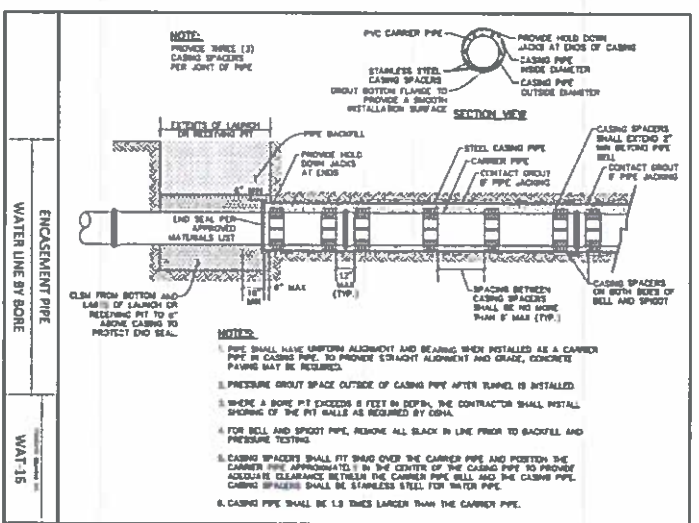


ROCK RUBBLE RIP-RAP
N.T.S.

ADDITIONAL PERMITS
TxDOT: #20-41755
FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

	JOHNSON CITY RV PARK	DRAWN BY	No.	REVISIONS	BY	DATE	<p>310 MAIN STREET, MARBLE FALLS, TEXAS 78654 • (830) 683-3568 • FAX (830) 683-6382 • email: info@wee-engineering.com</p>
	AMANDA MARTIN / JOE MARTIN	CLM	1	AS PER CITY COMMENTS	MEM	02/23/23	
CULVERT GRADING PLAN	CHECKED BY	3	10 & 100 YEAR CULVERT CALCS	CLM	09/08/23		
	WAP	4	10 & 100 YEAR CULVERT CALCS	CLM	02/08/24		
	ISSUE DATE	5	WW LINE ELEVATIONS REVISED	CLM	03/06/24		
					MEM	04/09/24	
			APRIL 2024				

SCALE: 1" = 20'
SHEET NO. 4 OF 5
CGP

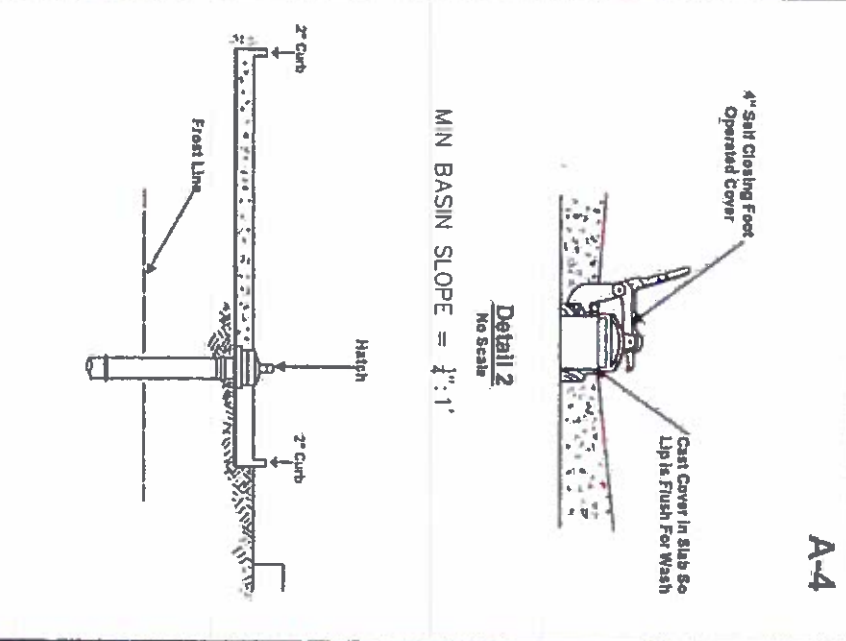
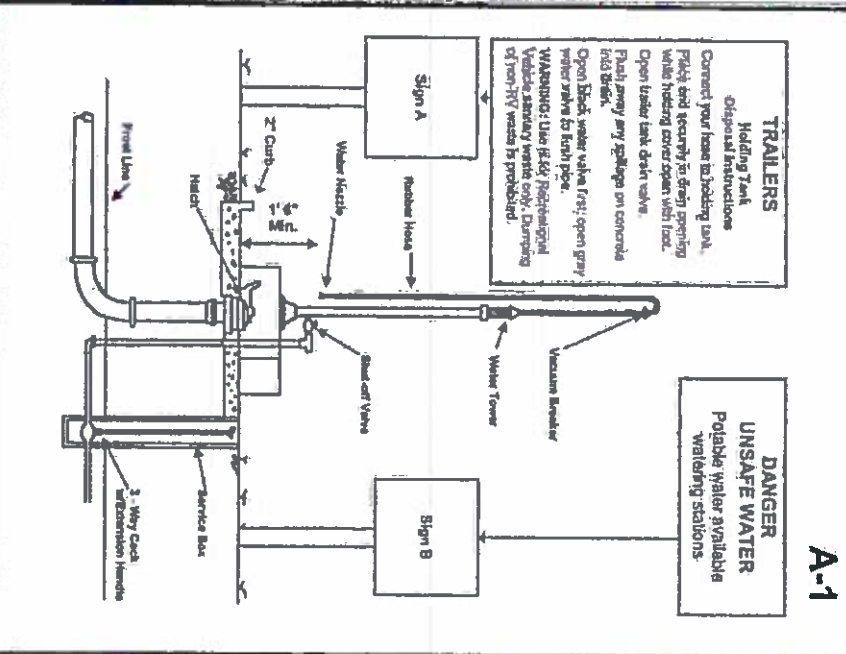
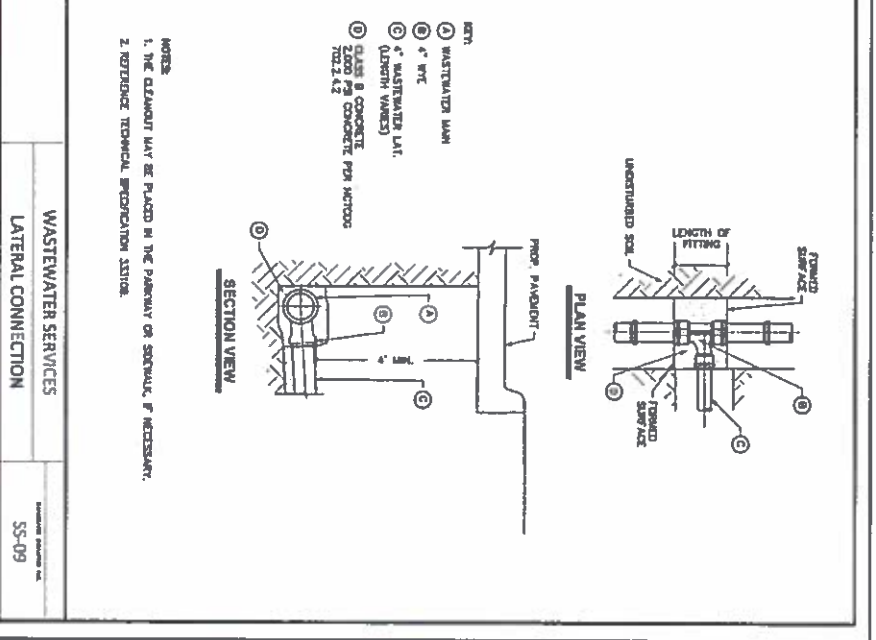
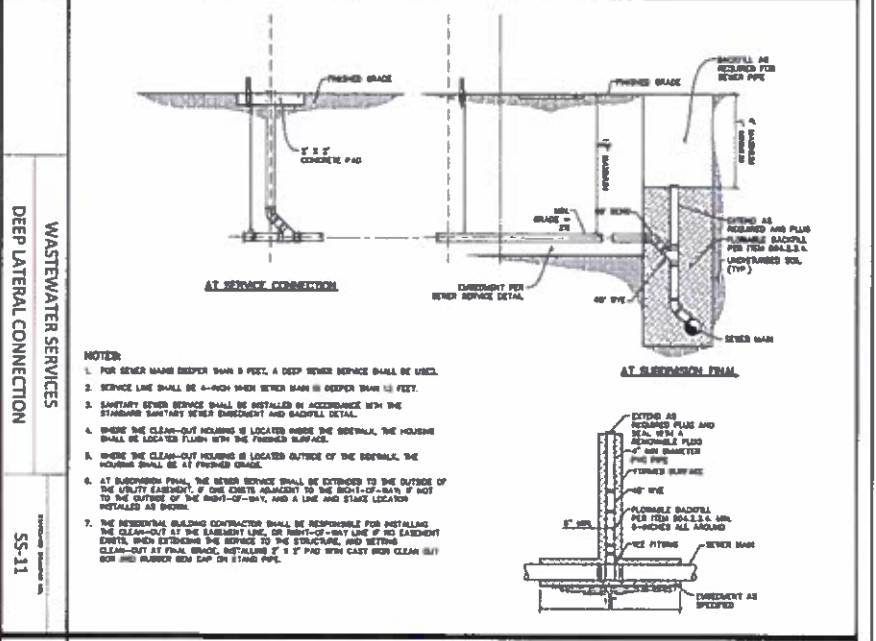
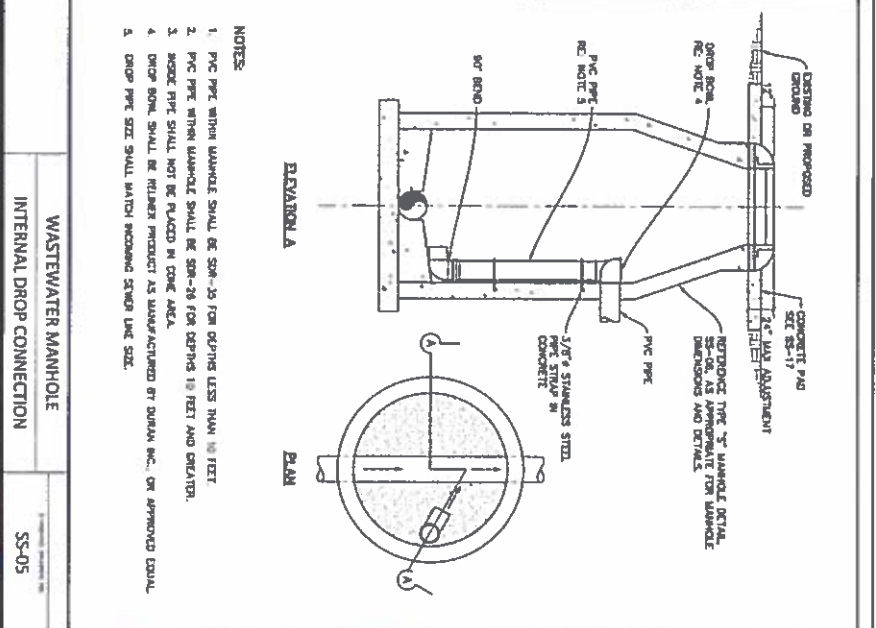
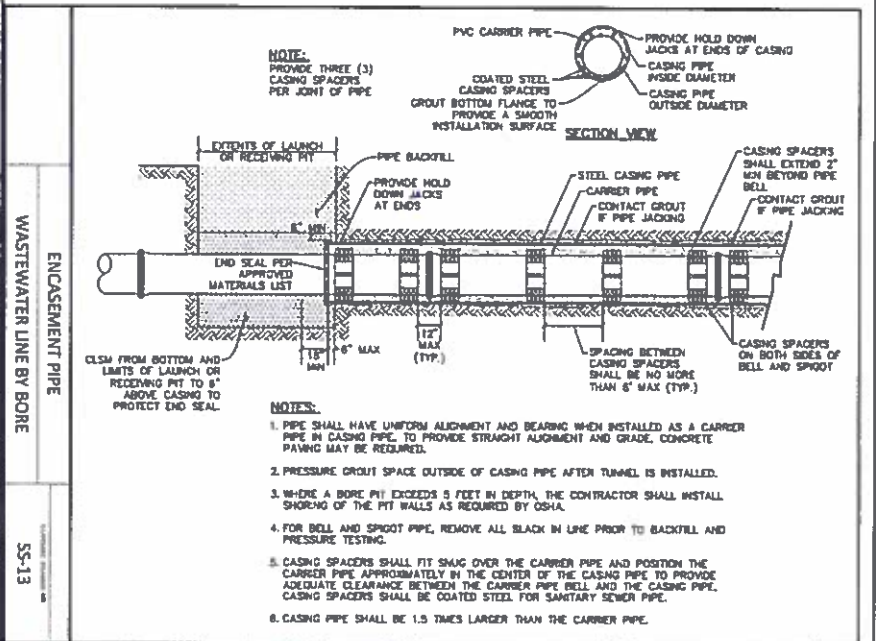


JOHNSON CITY RV PARK

AMANDA MARTIN / JOE MARTIN

SITE UTILITY DETAILS

DRAWN BY	MEM	1	AS PER CITY COMMENTS	MEM	02/23/23
	CHECKED BY	WAP	2	AS PER CITY COMMENTS	02/23/24
	ISSUE DATE	APRIL 2024	3	AS PER CITY COMMENTS	04/09/24



Footloose Rv Site Sewer Cap
ENVIRO
ESTATION PRODUCTS

Female Installation:
The Female Footloose Rv Site Sewer Cap is easy to install and is designed to fit over the existing pipe. The cap does not require grouting, leveling, or gluing. You may use a glue method if desired. Designed to work with 4\"/>

Male Installation:
The Male Footloose Rv Site Sewer Cap is easy to install and is designed to fit over the existing pipe with a threaded PVC collar attached to the end of the pipe. No grouting or gluing. Threads are standard Schedule 40 or 80. Simply tighten the male Footloose to the threaded collar.

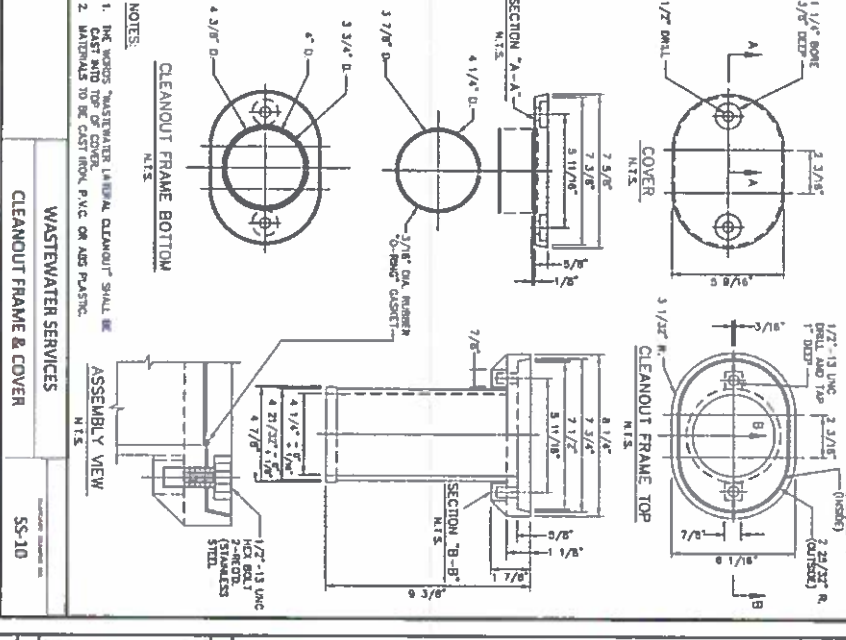
When not being used, a standard padlock or zip tie can be used to lock out unauthorized users. Fully secured on the top of the pipe. Use a padlock or zip tie to lock out unauthorized personnel.

Female Installation: The Female Footloose Rv Site Sewer Cap is designed to fit over the existing pipe. The cap does not require grouting, leveling, or gluing. You may use a glue method if desired. Designed to work with 4\"/>

Male Installation: The Male Footloose Rv Site Sewer Cap is easy to install and is designed to fit over the existing pipe with a threaded PVC collar attached to the end of the pipe. No grouting or gluing. Threads are standard Schedule 40 or 80. Simply tighten the male Footloose to the threaded collar.

When not being used, a standard padlock or zip tie can be used to lock out unauthorized users. Fully secured on the top of the pipe. Use a padlock or zip tie to lock out unauthorized personnel.

www.enviroproducts.com



ADDITIONAL PERMITS
TxDOT: #20-41755
FLOODPLAIN DEVELOPMENT PERMIT: #2022-SP-02

SCALE	JOHNSON CITY RV PARK	
	AMANDA MARTIN / JOE MARTIN	
	SITE UTILITY DETAILS 2	
DATE	220207	
SHEET NO.	SD2	
WASTEWATER SERVICES CLEANOUT FRAME & COVER SS-10		

NO.	REVISIONS	BY	DATE
1	AS PER CITY COMMENTS	MEM	02/23/23
2	AS PER CITY COMMENTS	MEM	04/09/24

DRAWN BY: MEM
 CHECKED BY: WAP
 ISSUE DATE: APRIL 2024

WASTEWATER LINE BY BORE	SS-13
WASTEWATER MANHOLE	SS-05
WASTEWATER SERVICES DEEP LATERAL CONNECTION	SS-11
WASTEWATER SERVICES LATERAL CONNECTION	SS-09

Willis Environmental Engineering, Inc.
CONSULTING ENGINEERS
TX REGISTRATION NO. F-2182
310 MAIN STREET MARBLE FALLS, TEXAS 78654
(817) 683-3586 • FAX (817) 683-4382 • e-mail: info@willisenviro.com

ARTICLE 10.03
STORMWATER DETENTION AND DRAINAGE

§ 10.03.001. Purpose.

The purpose of this article is to provide adequate measures for the detention and distribution of stormwater in a manner that minimizes the possibility of stormwater flooding or the adverse impact to water quality during and after subdivision development.

(Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.002. Scope.

(a) **Applicability.** This article shall apply to any application for the approval of a subdivision plat, a subdivision replat, a master development plan, a building permit, a change in zoning, a zoning variance, or the redevelopment of property within the city's corporate limits or extraterritorial jurisdiction.

(b) **Exceptions.** Lots individually platted and developed for single-family use shall be exempt from the requirements of this article, unless the lot is located wholly or partially within a floodplain and must present evidence of compliance with article 3.04.

(Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.003. Drainage facilities.

(a) **New development.** Peak stormwater runoff rates for all new development shall be less than or equal to the peak runoff rates from the site's pre-development conditions for the 5-, 25-, and 100-year design storm events.

(b) **Redevelopment.** Peak stormwater runoff rates from an area of redevelopment shall be less than or equal to the peak runoff rates produced by existing development conditions for the 5-, 25-, and 100-year design storm events.

(c) **Stormwater detention.** Stormwater detention shall be required for all new developments or redevelopment of individual parcels of property to mitigate peak flow rates to pre-development or existing development conditions as stated in subsections (a) and (b) above. The maximum allowable out-flow rate from the detention facility must be restricted to the flow rate for the undeveloped or existing development tract for the 5-, 25-, and 100-year frequency.

(d) **Easements.** Easements or rights-of-way shall be dedicated by the owner of the property to be developed to the public for the purpose of containing all drainage facilities, open or enclosed, and all stormwater flows to the limits of the one-hundred-year floodplain as determined in accordance with the city's design standards. No easement or right-of-way for such purposes shall be less than fifteen (15) feet wider than channel top width for open drainage systems or fifteen (15) feet for enclosed drainage systems. Additional easements or right-of-way shall be provided as necessary to allow continuous access for operation, maintenance, and rehabilitation of all drainage facilities.

(Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.004. Design standards and regulations.

- (a) **Design.** The design and construction of all drainage facilities and improvements shall be in accordance with the city's design standards and shall include provisions for maintenance and protection from erosion. Calculations and plans of the drainage area in pre-development, existing development, or ultimate development shall be submitted, for review and approval by the city engineer, as required in section 10.03.003. The difference in runoff quantities and the flow rates shall be managed by an on-site storm detention system. The detention system shall be designed to release stormwater at a rate not to exceed that of the pre-development or existing development rate. The design of the detention "reservoir" shall preclude any pooling of water or result in additional identifiable adverse flooding within the subdivision or to other properties.
- (b) **Obstructions to waterways generally.** Except as authorized by an approved site plan, no person shall place or cause placement of any obstruction of any kind in any waterway within the city. The owner, agent, lessor, or other person in control of any property within the city, through which any waterway may pass, shall keep the waterway free from any obstruction not authorized by a site plan; and any pool of standing water which is formed in any waterway within the city on account of any unauthorized obstruction shall be deemed and same is hereby defined to be a nuisance.
- (c) **Floodplain encroachments.** Encroachments are prohibited, including fill, new construction, substantial improvements, and other developments, unless certification by a licensed professional engineer is provided demonstrating that encroachments shall not result in any adverse impacts.
- (d) **Approval.** The drainage system design must be reviewed for acceptability and approved by the city engineer, who then shall make a recommendation to the city council, and it shall be approved by the city council before any improvements may be made within the proposed subdivision.
- (e) **Maintenance.** The detention system must be maintained in a safe and sanitary manner in accordance with its approved design.
- (Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.005. Drainage studies and floodplain delineations

- (a) **Drainage study required.** The owner of property to be developed may be required by the city to provide, at the owner's expense and as a condition for all items listed under section 10.03.002, a drainage study for the total area to be ultimately developed. The study shall be in accordance with the city design standards, and shall be submitted to the city for approval prior to the acceptance for review of any construction plans for any portion of the development.
- (b) **Floodplain delineations shown.** If any portion of a proposed development is included within a floodplain or floodway delineation accepted or recognized by the city, such delineation shall be clearly shown on all items listed under section 10.03.002 submitted for approval.

- (c) **Floodplain delineations required.** The city shall designate and maintain official floodplain maps. In any case in which official floodplain maps are not available, the owner of property to be developed shall designate the boundaries of the one-hundred-year floodplain in accordance with the city design standards and shall clearly show such on all items listed under section 10.03.002 submitted for approval.
(Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.006. Definitions.

For the purposes of this article, a “person” is an individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind, including commercial or residential subdivision development.

(Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.007. Fee in lieu of detention.

- (a) **Fee in lieu.** The city may, at its sole discretion, accept a fee in lieu of detention. Fees in lieu of detention are established by the master fee schedule, as amended.
- (b) **Permit application and fee.**
- (1) A person shall submit to the city an application requesting a fee in lieu of detention.
 - (2) The application shall be accompanied by payment of a nonrefundable fee set by the master fee schedule.
 - (3) All fees in lieu of detention collected will be used for regional detention basins or drainage improvements within the city.
- (Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.008. Violation and enforcement.

- (a) **Violation declared.** It shall be unlawful for any person to violate any term or provision of this article. The city shall have the power to administer and enforce the provisions of this article.
- (b) **Criminal offense.**
- (1) A person who violates a provision of this article commits a misdemeanor.
 - (2) A fine for a violation may not exceed \$500.00.
 - (3) Each day of the violation shall constitute a separate offense.
 - (4) The penalties in this section shall be cumulative and are not exclusive of any other rights or remedies the city may have or pursue.
- (c) **Civil action.**
- (1) Any condition caused or permitted to exist in violation of any provision of this article constitutes a public nuisance.

- (2) A person who violates a provision of this article is subject to a civil fine or injunction.
- (3) The city may file suit in district court to enjoin the violation or threatened violation of this article by a person.
- (4) Prior to taking civil action, the city shall notify the violator of the provisions of the article that are being or have been violated.
- (5) The city may seek to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with this article.
- (6) A person who violates a provision of this article is subject to a civil penalty up to \$1,000.00 and not less than \$250.00 per day per violation.
- (7) The remedies in this section shall be in addition to the penalties described above.

(d) Administrative enforcement.

- (1) The CAO or designee may issue a stop-work order to immediately halt work on a property at which a violation is occurring or has occurred.
- (2) The CAO or designee may withhold or revoke site plan approval, building permits, occupancy permits, or any other appropriate approvals necessary to continue development on a property at which a violation is occurring or has occurred.
- (3) An applicant may appeal an order to the city council who shall issue a decision without unreasonable or unnecessary delay. The decision of the city council shall be final.

(e) Right of entry. The CAO or designee shall have the authority to enter upon the property premises of an applicant within the city or its ETJ for the purpose of enforcing the provisions of this article.

(f) Legal fees and costs. In any civil or criminal action, the city shall be entitled to recover from the defendant reasonable attorney's fees, costs of suit, and any other costs of enforcement.

(Ordinance 22-0102 adopted 1/4/22 ; Ordinance 22-1103 adopted 11/8/2022)