Watershed Management and Water Quality Protection Measures
as Recommended by
The Regional Water Quality Protection Plan for the Barton Springs Zone

Aug-06

Actions Recommended by the Plan (See referenced pages of the Plan for full details.)	Proposed Actions for Developers
1. Natural Area and Open Space Conservation (pp 65-66) Buy & maintain conservation easements, habitat protection areas, natural areas, water quality lands, etc.	**Support and facilitate efforts by others**
2. Transferable Development Rights (TDRs) (pp 66-67) Move development rights from protected lands to more densely developed areas - see item 5 below.	**Use in conjunction with projects that exceed IC limits. See item 5 below.**
3. Comprehensive Site Planning and Pre-Development Review (pp 67-68) Perform detailed site evaluation and engineering calculations to demonstrate that the project complies with water quality protection recommendations.	**Voluntarily comply prior to enactment**
4. Location of Development (pp 68-71)	

Stream Buffers - Contributing area:	Each side of centerline	Total Width
32 to 120 Ac	100'	200'
120 to 300 Ac	150'	300'
300 to 640 Ac	200'	200'
Greater than 640 Ac	300'	600'

Voluntarily comply prior to enactment

Offsets from Critical Environmental Features:	Upstream	Downstream
Point recharge features (direct connection to aquifer)	300'	150'
Indirect features (no direct connection to aquifer)	150'	150'

Voluntarily comply prior to enactment

5. Limit Development Intensity (Impervious Cover - IC) (pp 71-77)

Voluntarily comply prior to enactment

Impervious Cover (IC) Percent based on Gross Site Area	Simplified Method	Standard Methods	Standard w/ TDRs*
Recharge Zone - All Uses:	5	10	15
Contributing Zone -All Uses outside PGA**:	7.5	15	25
Contributing Zone - SF Residential inside PGA**:	7.5	15	30
Contributing Zone - Commercial & Multifamily inside PGA**:	7.5	25	45***

* TDRs used in the RZ must be obtained from the RZ and the combined IC of all tracts must be 10% or lower. TDRs used in the CZ may be obtained from either the RZ or the CZ, must come from outside the PGA, and the combined IC of all tracts must be 15% or lower.

** Preferred Growth Areas (PGA) are areas, inside the incorporated municipal boundary and defined by the local government through a Comprehensive Planning Process as per Texas Local Government Code, Chap. 213, where future zoning is to be industrial, commercial, or high-density residential.

*** No IC limit if roof runoff is captured through rainwater harvesting with 14 days storage capacity and used for landscape irrigation (subject to local regulations).

6. Control Hydrologic Regime (pp 77-78) Provide retention/detention to limit flows consistent with two (2) year, three (3) hour duration rainfall, evenly distributed over a 24 hour period. Drainage structures sized to prevent erosive flows up to the 25 year, three (3) hour duration storm.	**Voluntarily comply prior to enactment**
7. Structural BMPs for Discharges from Developed Land (pp 78-85) Site specific design of BMPs to demonstrate that the project results in no net increase of pollution loading from Suspended Solids/Sediment, Total Dissolved Solids, Suspended biological contaminants/oxygen depleting constituents, and floating constituents (p 42) Incorporate these safety factors into BMP designs: - 1.25 for BMPs WITHOUT significant operational component (e.g. vegetative strips, grassy swales, etc.) - 1.5 for BMPs WITH significant operational components (e.g. retention/irrigation, sand filters, etc.) Design by qualified engineers Use of appropriate Primary and Secondary BMPs Operations and Maintenance funding commitments up front	**Voluntarily comply prior to enactment**
8. Local Enforcement of Construction Site Controls (pp 85-86) Demonstrate that construction storm water control plan can handle sediment and storm loads.	**Voluntarily comply prior to enactment**
9. Wastewater Management (pp 86-90) Appropriate system selection - centralized, on-site or alternative Proper design, installation, operation and maintenance	**Voluntarily comply prior to enactment**
10. Alternative Water Sources/Uses and Conservation (pp 90-95) Rainwater harvesting, conservation, drought management, and landscape management	**Voluntarily comply prior to enactment**
11. Characteristics of Development (p 95) Address special impacts of large commercial, institutional, and concentrated recreational facilities, etc.	**Voluntarily comply prior to enactment**
12. Land-use Restrictions (pp 95-96) Restrict prohibited uses: waste disposal & storage facilities, feedlots, wastewater discharges, etc.	**Voluntarily comply prior to enactment**
13. Restrictions on Use, Storage and Disposal of Potentially Harmful Materials (pp97-98) Restrict handling, storage, use and transport of certain hazardous materials.	**Voluntarily comply prior to enactment**
14. Proper Vegetative Management (pp 99-100) Maintain natural areas for water quality preservation, erosion prevention and critical habitat. Restore areas correctively after construction of facilities, pipelines, roads and other infrastructure.	**Voluntarily comply prior to enactment**
15. Proper Agricultural Practices (pp 100-101) Minimize adverse effects by using good livestock, range and cropland management practices	**Support and facilitate efforts by others**
16. Protection of Endangered and Threatened Species (p 101) Ensure water quality and land management practices help protect endangered species.	**Voluntarily comply prior to enactment**
17. Public Education and Outreach (pp101-104) Concentrated education and outreach about the Plan and Water Quality Measures aimed at: Homeowners; Commercial Activities; Minority and Disadvantaged Communities; and the General Public.	**Support and facilitate efforts by others**