# RECHARGE AND TRANSITION ZONE EXCEPTION PLAN

### FLOOR & DÉCOR GEORGETOWN 1101 S I-35 FRONTAGE RD GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Prepared For:

#### **FLOOR & DECOR**

2500 Windy Ridge Parkway SE Atlanta, GA 30339 Philip.cochran@flooranddecor.com

### Prepared By: KIMLEY-HORN AND ASSOCIATES, INC.

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Firm No. 928 KHA Project No. 068719302

January 2024

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# SECTION 1: EDWARDS AQUIFER APPLICATION COVER PAGE

10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759

512 418 1771

### 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 <u>30 TAC 213</u>.

#### **Administrative Review**

1. <u>Edwards Aquifer applications</u> 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: <u>http://www.tceq.texas.gov/field/eapp</u>.

- 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 N	FLOOR GEOR(	& DECO	DR I		2. Regulated Entity No.:					
3. Customer Name:	)OR & [	DECOR			4. Customer No.:					
5. Project Type: (Please circle/check one)	New		Modif	icatior	ı)	Exter	nsion	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)	Resider	ntial	Non-r	on-residentia			8. Sit	te (acres):	10.29	
9. Application Fee:	\$500		10. P	ermai	nent I	BMP(	s):	N/A - FULLY DEVELOPED SITE		
11. SCS (Linear Ft.):	60		12. As	ST/US	ST (N	o. Tar	nks):	N/A		
13. County:	WILLIAN	ISON	14. W	aters	hed:			SOUTH FORK SAN GABRIEL 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.)											
Region (1 req.)											
County(ies)											
Groundwater Conservation District(s)	Edwards Aquifer Authority Barton Springs/ Edwards Aquifer Hays Trinity	Barton Springs/ Edwards Aquifer	NA								
City(ies) Jurisdiction	Pluin Creek Austin Buda Dripping Springs Kyle Mountain City San Marcos Wimberley Woodcreek	Austin Bee Cave Pflugerville Rollingwood Round Rock Sunset Valley West Lake Hills	Austin Cedar Park Florence Georgetown Jerrell Leander Liberty Hill Pflugerville Round Rock								

San Antonio Region												
County:	Bexar	Comal	Kinney	Medina	Uvalde							
Original (1 req.)												
Region (1 req.)			_									
County(ies)												
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde							
City(ies) Jurisdiction	Castle Hills Fair Oaks Ranch Helotes Hill Country Village Hollywood Park San Antonio (SAWS) Shavano Park	Bulverde Fair Oaks Ranch Garden Ridge New Braunfels Schertz	NA	San Antonio ETJ (SAWS)	NA							

I certify that to the best of my knowledge, that t application is hereby submitted to TCEQ for ad	he application is complete and accurate. This ministrative review and technical review.
JOE FARIAS, P.E.	
Print Name of Customer/Authorized Agent	
9a 7-	01.26.2024
Signatur 🕖 🤜 er/Authorized Agent	Date

**FOR TCEQ INTERNAL USE ONLY**								
Date(s)Reviewed:		Date Administratively Complete:						
Received From:		Correct Number of Copies:						
Received By:		Distribut	ion 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	Payable to TCEQ (Y/N):					
Core Data Form Complete (Y/N):		Check:	Signed (Y/N):					
Core Data Form Incomplete Nos.:		Less than 90 days old (Y/N):						

# **SECTION 2: GENERAL INFORMATION**

### **General Information Form**

**Texas Commission on Environmental Quality** 

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) 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 **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: <u>JOE FARIAS, P.E.</u>

Date: 01.26.2024

Signature of Customer/Agent:

#### **Project Information**

- 1. Regulated Entity Name: FLOOR & DECOR GEORGETOWN
- 2. County: WILLIAMSON
- 3. Stream Basin: <u>SOUTH</u> FORK SAN GABRIEL RIVER
- 4. Groundwater Conservation District (If applicable): EDWARDS AQUIFER
- 5. Edwards Aquifer Zone:

Recharge Zone

6. Plan Type:

WPAP SCS Modification AST UST Exception Request

TCEQ-0587 (Rev. 02-11-15)

7. Customer (Applicant):

Contact Person: <u>PHILIP COCHRAN</u> Entity: <u>FLOOR & DECOR</u> Mailing Address: <u>2500 WINDY RIDGE PARKWAY SE</u> City, State: <u>ATLANTA</u>, GEORGIA Telephone: \_\_\_\_\_ Email Address: philip.cochran@flooranddecor.com

Zip: <u>30339</u> FAX: \_\_\_\_\_

8. Agent/Representative (If any):

Contact Person: <u>JOE FARIAS, P.E.</u>	
Entity: <u>KIMLEY-</u> HORN	
Mailing Address: 10814 JOLLYVILLE RD; BUILDING	4, SUITE 200
City, State: AUSTIN, TX	Zip: <u>78759</u>
Telephone: <u>737-249</u> -0434	FAX:
Email Address: joe.farias@kimley-horn.com	

9. Project Location:

The project site is located inside the city limits of <u>GEORGETOWN</u>

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.
- 10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

#### 1101 S I-35 FRONTAGE RD

- 11. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
- 12. Attachment B USGS / Edwards Recharge Zone Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

Project site boundaries.

USGS Quadrangle Name(s).

Boundaries of the Recharge Zone (and Transition Zone, if applicable).

Drainage path from the project site to the boundary of the Recharge Zone.

13. The TCEQ must be able to inspect the project site or the application will be returned. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: <u>01.22.20</u>24

- 14. Attachment C Project Description. Attached at the end of this form is a detailed narrative description of the proposed project. 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
- 15. 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/Uncleared)
    - Other:

#### **Prohibited Activities**

- 16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:
  - (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
  - (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
  - (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
  - (4) The use of sewage holding tanks as parts of organized collection systems; and
  - (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
  - (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.
- 17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
  - (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
  - (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

#### Administrative Information

- 18. The fee for the plan(s) is based on:
  - For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
  - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
  - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
  - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
  - A request for an extension to a previously approved plan.
- 19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

#### TCEQ cashier

Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)

San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

- 20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

### ATTACHMENT A - ROAD MAP

Ν NOT TO Ε SCALE



Plotted By DWG NAME Last Saved ROAD MAP EXHIBIT



Georgetown, Texas January 2024



### ATTACHMENT B - USGS QUADRANGLE MAP









Kimbley Horr Obsta Joliyville Road Campus IV, Sulte 200 Austin, TX 78759 512419-1771 State of Texas Registration No. F-928 Nutle news registration No. F-928 Nutle news registration No. F-928

Georgetown, Texas January 2024

### **ATTACHMENT C - PROJECT DESCRIPTION**

Floor & Décor Georgetown is located at 1101 S I-35 Frontage Road in the City of Georgetown, Williamson County, Texas on approximately 10.29 acres. The existing site is a fully developed retail parcel that was occupied by H-E-B. Floor & Décor is repurposing the existing building for their use. With the exception of maintenance to the existing site, the regulated construction activity shall solely consist of 275 sqft of impervious cover increase between existing pavement and existing building. This small increase in impervious cover is to provide a loading area for customers to back up their vehicles for material pick up. There are no proposed changes to the existing Permanent Best Management Practices (BMPs), however temporary BMPs will be provided during construction in the form of a concrete washout area and silt fencing.

The site is located in the South Fork San Gabriel Watershed and located in the Edwards Aquifer Recharge Zone. A portion of this site is located within the 100-year floodplain as shown on FIRM PANEL NO. 48491C0290E Williamson County, Texas, dated 09.26.2008.

# SECTION 3: GEOLOGIC ASSESSMENT

From:Farias, JoeSent:Thursday, January 25, 2024 12:11 PMTo:Costey, MeaganSubject:Fwd: HEB Georgetown Site

Joe Farias, P.E. Kimley-Horn Mobile: 956.793.9947

From: James Slone <james.slone@tceq.texas.gov>
Sent: Wednesday, December 27, 2023 11:23:55 AM
To: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>; Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>
Subject: RE: HEB Georgetown Site

You don't often get email from james.slone@tceq.texas.gov. Learn why this is important

Joe,

You can submit the application without the Geologic Assessment given that the project is limited to the area in green (273 SF of new IC). Please retain this email for your records and submit it with your application.

Во

James "Bo" Slone, P.G. Geoscientist Edwards Aquifer Protection Program Texas Commission on Environmental Quality (512) 239-5711

From: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>
Sent: Wednesday, December 27, 2023 10:28 AM
To: Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>; James Slone <<u>james.slone@tceq.texas.gov</u>>;
Subject: RE: HEB Georgetown Site

#### Good Morning James-

We are working on putting together a WPAP-EXP application to submit to TCEQ. There is a request to provide a geologic assessment. Given that we will only be adding 273 SF of impervious cover between existing pavement and building do we need to provide a geologic assessment? See attached exhibit for location of impervious cover being added.

Thank you.

## Geologic Assessment

**Texas Commission on Environmental Quality** 

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

#### Signature

	3	
To rec Aq 21	To the best of my knowledge, the responses to this for requested concerning the proposed regulated activities Aquifer. My signature certifies that I am qualified as a 213.	m accurately reflect all information s and methods to protect the Edwards geologist as defined by 30 TAC Chapter
Pri	Print Name of Geologist: Tel	ephone:
Da	Date: Fax	::
Re	Representing: (Name of Company and TBPG or T	BPE registration number)
Sig	Signature of Geologist:	
Re P	Regulated Entity Name: Project Information	
1.	1. Date(s) Geologic Assessment was performed:	_ \
2.	2. Type of Project:	$\sim$
3.	WPAP SCS 3. Location of Project:	AST UST
	<ul> <li>Recharge Zone</li> <li>Transition Zone</li> <li>Contributing Zone within the Transition Zone</li> </ul>	

- 4. Attachment A Geologic Assessment Table. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
  - Soil cover on the project site is summarized in the table below and uses the SCS
     Hydrologic Soil Groups\* (Urban Hydrology for Small Watersheds, Technical Release No.
     55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

## Table 1 - Soil Units, InfiltrationCharacteristics and Thickness

Soil Name	Group*	Thickness(feet)

- \* Soil Group Definitions (Abbreviated)
  - A. Soils having a high infiltration rate when thoroughly wetted.
  - B. Soils having a moderate infiltration rate when thoroughly wetted.
  - C. Soils having a slow infiltration rate when thoroughly wetted.
  - D. Soils having a very slow infiltration rate when thoroughly wetted.
- 6. Attachment B Stratigraphic Column. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
- 7. Attachment C Site Geology. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
- 8. Attachment D Site Geologic Map(s). The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

Applicant's Site Plan Scale: 1" = \_\_\_\_\_' Site Geologic Map Scale: 1" = \_\_\_\_\_' Site Soils Map Scale (if more than 1 soil type): 1" = \_\_\_\_

9. Method of collecting positional data:

Global Positioning System (GPS) technology.

Other method(s). Please describe method of data collection: \_\_\_\_

- 10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
- 11. Surface geologic units are shown and labeled on the Site Geologic Map.

12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

Geologic or manmade features were not discovered on the project site during the field investigation.

- 13. The Recharge Zone boundary is shown and labeled, if appropriate.
- 14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

There are \_\_\_\_\_ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)

] The wells are not in use and have been properly abandoned.

] The wells are not in use and will be properly abandoned.

The wells are in use and comply with 16 TAC Chapter 76.

There are no wells or test holes of any kind known to exist on the project site.

### Administrative Information

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

### ATTACHMENT A – GEOLOGIC ASSESSMENT TABLE

## PER THE ATTACHED EMAIL, DUE TO THE AMOUNT OF REGULATED CONSTRUCTION OCCURING FOR THIS REDEVELOPMENT, TCEQ HAS CONFIRMED NO GEOLOGIC ASSESSMENT IS REQUIRED.

GEOL	OGIC A	SSESS	MENT	TABL	E	PROJECT NAME:														
	LOCATIO	N				FEATURE CHARACTERISTICS										EVALUATION			PHYSICAL SETT	
1A	1B *	1C*	2A	2B	3		4		5	5A	6	7	8A	8B	9	9 10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIME	DIMENSIONS (FEET)		TREND (DEGREES) DOM		DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						Х	Y	Z		10						<40	<u>&gt;40</u>	<1.6	<u>&gt;1.6</u>	
-																				
-																				
-																				
-																				
	•		-	2					$\rightarrow$		0.4									
C	Cave	TIFE		2	30		N	None	exposed b	edror	0A		3							
SC SC	Solution or	ovitv			20		C	Coore	, copolou .		akdovro	and grav	ol							
ос ог	Solution or	avily			20		0	Loope		s, Diec		sanu, yrav		dark aalara						
SF E	Solution-er	marged fract	ure(s)		20		E	LUUSE			vrich cod	imont poil	s, slicks	arov or rod or	loro					
0	Other natu	ral bedrock	features		20		v	Venet	tation Give	detai	ls in narr	ative desc	ription	gray or red co	1015					
мв	Manmade	feature in be	edrock		30		FS	Flows	stone. ceme	ents. c	ave den	osits	puon							
SW	Swallow ho	ole			30		x	Other	materials	, 0										
SH	Sinkhole				20															
CD	Non-karst	closed depre	ession		5					12 T	OPOGR	APHY								
z	Zone, clus	tered or alig	ned feature	es	30		Cliff,	Hilltop	, Hillside, D	raina	ge, Flood	plain, Stre	ambed							

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date

Sheet \_\_\_\_\_ of \_\_\_\_\_

TCEQ-0585-Table (Rev. 10-01-04)

### ATTACHMENT B – SOIL PROFILE AND NARRATIVE OF SOIL UNITS

### ATTACHMENT C – STRATIGRAPHIC COLUMN

## ATTACHMENT D – NARRATIVE OF SITE-SPECIFIC GEOLOGY

### ATTACHMENT E – SITE GEOLOGIC MAPS

### ATTACHMENT F – TABLE OF THE POSITION OF FEATURES'

# SECTION 4: RECHARGE AND TRANSITION ZONE EXCEPTION REQUEST

kimley-horn.com

10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759

512 418 1771

### Recharge and Transition Zone Exception Request Form

**Texas Commission on Environmental Quality** 

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: <u>JOE FARIAS</u>, P.E. Date: <u>01.26.2024</u> Signature of Customer/Agent:

Regulated Entity Name: FLOOR & DECOR GEORGETOWN

#### **Exception Request**

- 1. Attachment A Nature of Exception. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- 2. Attachment B Documentation of Equivalent Water Quality Protection. Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

#### Administrative Information

- 3. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 4. The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- 5. The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

### ATTACHMENT A – NATURE OF EXCEPTION

Floor & Décor Georgetown is located at 1101 S I-35 Frontage Road in the City of Georgetown, Williamson County, Texas on approximately 10.29 acres. The existing site is a fully developed retail parcel that was occupied by H-E-B. Floor & Décor is repurposing the existing building for their use. With the exception of maintenance to the existing site, the regulated construction activity shall solely consist of 275 sqft of impervious cover increase between existing pavement and existing building. This small increase in impervious cover is to provide a loading area for customers to back up their vehicles for material pick up. There are no proposed changes to the existing Permanent Best Management Practices (BMPs), however temporary BMPs will be provided during construction in the form of a concrete washout area and silt fencing.

The site is located in the South Fork San Gabriel Watershed and located in the Edwards Aquifer Recharge Zone. A portion of this site is located within the 100-year floodplain as shown on FIRM PANEL NO. 48491C0290E Williamson County, Texas, dated 09.26.2008.

# ATTACHMENT B – DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION

Equivalent Water Quality Protection is provided for the small increase in impervious cover from nearby existing vegetation. This vegetation will treat the regulated construction without having to provide a structural BMP that meets RG-348 guidelines. Additionally, the small amount of added impervious cover does not create a significant increase in pollution to the aquifer.

# SECTION 5: TEMPORARY STORMWATER

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10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759

512 418 1771

### **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: <u>JOE FARIAS, P.E.</u>

Date: 01.26.2024

Signature of Customer/Agent:

Regulated Entity Name: FLOOR & DECOR GEORGETOWN

#### **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: <u>SAN GABRIEL RIVER</u>

#### 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.

$\checkmark$	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

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

#### Cleanup

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

#### **Minor Spills**

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
  - Contain the spread of the spill.
  - Recover spilled materials.
  - Clean the contaminated area and properly dispose of contaminated materials.

#### **Semi-Significant Spills**

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

#### Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

• Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental

Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

# ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction Debris.

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

# ATTACHMENT C – SEQUENCE OF MAJOR

### ACTIVITIES

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity.

### Intended Schedule or Sequence of Major Activities:

- 1. Construct Access (<u>N/A</u> Acres)
- 2. Installation of Temporary BMPs (<u>60</u> LF Silt Fencing)
- 3. Initiate Grubbing and Topsoil Stripping of Site (<u>275</u> SQFT)
- 4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (<u>275</u> SQFT)
- 5. Wet and Dry Utility Construction (<u>N/A</u> Acres)
- 6. Final Subgrade Preparation (<u>275</u> SQFT)
- 7. Installation of Base Materials (<u>275</u> SQFT)
- 8. Concrete (foundations, curbs, flatwork) (<u>N/A</u> Acres)
- 9. Building Construction (<u>N/A</u> Acres)
- 10. Paving Activities (<u>275</u> SQFT)
- 11. Topsoil, Irrigation and Landscaping (<u>N/A</u> Acres)
- 12. Site cleanup and Removal of Temporary BMPs (<u>60</u> LF Silt Fencing)

Maximum total construction time is not expected to exceed 2 weeks.

# ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

A. There is no storm water that originates up gradient from the site that will flow across the site.

**B.** Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the 275 sqft regulated construction area to prevent silt from escaping. No temporary construction entrance will be required as the site is currently fully developed. A concrete washout pit will be used to collect all excess concrete during construction.

BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

- **C.** There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.
- **D.** A geologic assessment was not performed per TCEQ's confirmation. This application does include a letter from a geologist confirming no regulated construction is to be performed in sensitive features. The BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.



16 January 2024

Joe Farias, P.E. Kimley-Horn 10814 Jollyville Road, Campus IV, Suite 200 Austin, TX 78759

# RE: Floor and Décor Site Development Plan - 1101 S IH-35 Frontage Road, Georgetown, Texas

Dear Mr. Farias:

This letter addresses a request by the City of Georgetown for a state-licensed professional geologist to certify that the proposed work at the above-referenced site will not occur within a stream or floodplain. We understand that the proposed scope of work includes the repurposing of an existing H.E.B. building for client's use which will require a limited amount of impervious cover (~275 square feet) at the back of the store, between existing paving and the subject building. Additional paving is reportedly necessary for customers to pick up merchandise.

On behalf of Horizon Environmental Services, Inc.'s (Horizon's), I certify that no stream(s) or floodplain(s) exist at the above-referenced project/property.

Sincerely,

Famues P. Iullia

James Killian, PG<sup>1</sup> Senior Geologist



<sup>&</sup>lt;sup>1</sup> Registered Professional Geologist, State of Texas

# ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE (IF SEALING A FEATURE)

Naturally-occurring features will not be sealed on the site.

## **ATTACHMENT F – STRUCTURAL PRACTICES**

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. No construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage as the project is already fully developed. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 8.

### **Description of Temporary BMPs**

#### **Temporary Construction Entrance/Exit** (NOT REQUIRED FOR THIS PROJECT)

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

#### Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

#### **Concrete Washout Area**

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.

- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

#### Rock Berm (NOT REQUIRED FOR THIS PROJECT)

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

#### Mulch Sock (NOT REQUIRED FOR THIS PROJECT)

The purpose of a mulch sock is to intercept sheet flow and pond runoff, filtering sediment and allowing it to fall out of suspension. 12 to 18-inch diameter socks are suitable for all control applications and may be filled with mulch material manufactured on or off the project site. Do not place on slopes steeper than 2:1 or in areas where flow will become concentrated. Place so water flows perpendicular to the mulch sock at impact. Rebar stakes, wood stakes, or earth anchors may be used to hold the mulch sock in place and should be drove to a minimum depth of 24-inches leaving less than 12-inches of post above the exposed mulch socks. To prevent movement of the mulch log install stakes on the front side placed on 4-foot centers. If vegetated the mulch sock may be left in place, otherwise it should be cut open when the project is completed with the mulch spread evenly over the site. Because of this, mulch socks are used as cost effective and environmentally friendly alternatives to sediment fence.

### ATTACHMENT G – DRAINAGE AREA MAP

Note: There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. The drainage area provided for the subject site is only the portion of the site where paving has been introduced. All other drainage routing has remained the same.





# PROPOSED DRAINAGE AREA MAP







W

											LS ELECTRIC														
										PROP	OSED CONDIT	TIONS													
					2-YF	R RUNOFF COE	FFICIENT	10-Y	R RUNOFF CO	EFFICIENT	ר-25	R RUNOFF CO	EFFICIENT	100-Y	R RUNOFF CO	DEFFICIENT		RA	INFALL I	NTENSIT	TIES	RM I	RUNOFF C	ALCULAT	ONS
DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	S PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	TOTAL Tc** (min)	2-YR	10-YR	25-YR	100-YR	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
P-1	5185.00	0.12	0.000	0.00%	0.95	0.22	0.22	0.95	0.22	0.22	0.95	0.22	0.24	0.95	0.22	0.28	5.00	5.81	9.29	11.21	19.31	0.15	0.24	0.32	0.63
**With the exception	of the upstream	drainage areas	, the minimum Tc is 5 m	inutes for the Ration	al Method.																				

\*\*THE CHARACTER OF SURFACE FOR ALL PERVIOUS AREAS ON SITE IS GRASS AREA, FAIR CONDITION, FLAT \*\*THE CHARACTER OF SURFACE FOR ALL IMPVERVIOUS AREAS ON SITE IS CONCRETE

City of Georgetown Intensity-Duration-Frequency Curve Coefficient						
Frequency	b	d	е			
2	67	13.3	0.841			
10	87	11.1	0.805			
25	100	10.8	0.793			
100	130	11.3	0.784			

			l	S ELECTRIC														
			EXIST	ING CONDITIO	NS													
10-YR RUNOFF COEFFICIENT 25-YR RUNOFF COEFFICIENT				100-YR RUNOFF COEFFICIENT RAINFALL INTENSITIES RM RUNOFF CALC			CALCULATI	ONS										
ied F Ient	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	TOTAL Tc** (min)	2-YR	10-YR	25-YR	100-YR	Q₂ (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
	0.95	0.22	0.26	0.95	0.22	0.28	0.95	0.22	0.32	5.00	5.81	9.29	11.21	19.31	0.18	0.29	0.38	0.74

<image/> <section-header><section-header><section-header><section-header><section-header><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></section-header></section-header></section-header></section-header></section-header>
2043 WOODLAND PKWY, SUITE 300 ST. LOUIS, MISSOURI 63146-4235 314-991-2633 SEG 16910 DALLAS PKWY., SUITE 200, DALLAS, TX 75248 TEL. 214.396.7580
PROJECT NAME         PROJECT NAME
ISSUE DATE: T.B.D. STORE NUMBER: T.B.D. GROSS BLDG AREA: 63,811 SF JOB NUMBER: 023130 PROTOTYPE: MAY 2023
TBD       12/TBD/23         Image: SEAL       Image: SEAL
SEAL JOSE M. FARIAS JOSE M. FARIAS JOSE M. FARIAS 111389 (CENSE ONAL ENG 01/17/2024 SHEET DRAINAGE AREA MAP AND HYDROLOGIC CALCULATIONS DRAWN: CHECKED:
C8

# ATTACHMENT H – TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

The proposed development will not disturb areas over 10 acres. Please note the existing site does not include water quality controls due to local regulations at the time of original development. Therefore, temporary sediment ponds are not required. Silt fence and a concrete washout are proposed as erosion control features.

### ATTACHMENT I – INSPECTION AND MAINTENANCE

### FOR BPMS

(FILT FENCE AND CONCRETE WASHOUT)

#### **Personnel Responsible for Inspections**

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

#### **Inspection Schedule**

The primary operator is required to choose one of the two inspections listed below.

- Option 1: Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
   Option 2: Once every 14 calendar days and within 24 hours of the end of a
  - **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded. Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

#### **Reductions in Inspection Frequency**

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

#### **Inspection Report Forms**

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of noncompliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

### **Corrective Action**

#### **Personnel Responsible for Corrective Actions**

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

#### **Corrective Action Forms**

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

### Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be



maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

- 1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
- 2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- a) The dates when major grading activities occur;
- b) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- c) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

### Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.

- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes offsite impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

• Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

### **Biofiltration Media**

The biofiltration medium shall meet the following performance criteria:

Percent Organic Matter (by weight) of 0.5 - 5.0% Texture Analysis (particle size distribution):

a. Percent Sand 70 - 90%

- a. Percent Sand 70 90%
- b. Percent Clay 3 10%
- c. Percent Silt plus Clay < 27%

Suppliers of biofiltration media must have laboratory testing conducted at a minimum of six month intervals to verify percent organic matter and texture analysis. The medium must not contain any contaminated soils and be free of any household or hazardous waste. It must be free of stones, trash, and other undesirable material, and should not contain weeds or weed seeds. A saturated hydraulic conductivity of k <sup>3</sup> 2.0 in/hr can be presumed if the organic matter and texture analysis criteria are met.

The hydraulic conductivity needs to be high enough to provide adequate drainage, support healthy plant growth, and prevent nuisance conditions.

The criteria is intended to meet the NRCS definition of soils with "moderate" to "high" available water capacity. The criteria should ensure that the medium has sufficient water holding capacity to support vigorous plant growth, enhancing the ability for plants to survive during dry periods. It should also sustain a healthy microorganism population which, in concert with the plants, should enhance biological removal of pollutants in stormwater.

The percent organic matter criterion is needed to ensure healthy vegetation. Most native soils in the Austin area have less than 4% organic matter, and native plants in the area have adapted to surviving in these types of soils. A higher organic matter content is not desirable as nutrients may be exported from the medium, which is counter to the removal that is intended in this type of device. Immature compost, manure, compost derived from animal or human sources, and unstable forms of organic matter that may export nutrients should not be included in the biofiltration medium. Recommended sources of organic matter include that found naturally in native topsoil, humus, coconut coir fiber, and mature plant-derived composts with an established fungal component. The biofiltration medium must be certified by the project engineer or their designee (e.g. contractor, soil supplier, or appropriate qualified alternative individual) as meeting the above performance criteria (based on submittal of delivery tickets, test results, etc.) before acceptance by the City (see Biofiltration Sequence of Construction requirements in Section 1.6.3.C.6).

#### 1. Creating Biofiltration Mixture

The biofiltration media should be a mixture of sand and other ingredients. Recognizing the difficulty in determining the correct types and proportions of various ingredients, the City has tested various media in order to characterize physical and chemical properties. The recommendations below reflect the test results and research conducted by the City and other stormwater professionals.

The following mixture (% by volume) should create an appropriate biofiltration media, subject to specific characteristics of the topsoil and compost ingredients, which may exhibit considerable variability:

- 70-80% concrete sand and/or screened decomposed granite sand
- 20-30% screened bulk topsoil (chocolate loam is also acceptable)
- The source materials must be free of stones, roots, or other similar objects larger than two inches. Additionally, it should be free of trash, other undesirable material, and should not contain weeds or weed seeds.
- The ingredients must be well-mixed to create a homogenous media.

A commercially available fill material that should not be used is typically marketed as "sandy loam." This product is often referred to by landscapers as "red death", which refers to the color of the material, and is an infertile fill material that has poor drainage characteristics.

Some shrinkage of the media is to be expected after installation, in the range of 5-15%. As a general recommendation, about 20 inches of media should be installed to achieve the required depth of 18 inches. Wetting of the media at the time of installation is needed in order to determine actual shrinkage and amount of "make-up" material needed



### **Inspector Qualifications Log\***

Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other
Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other
Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other
Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other
Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other
Inspector Name: Qualifications (Check as appropriate and provide description): Training Course Supervised Experience Other

\* The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

### Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]



### Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

\*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.



### Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date



### Stabilization Activities Log

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

Stabilization and erosion control practices may include, but are not limited to: establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Date	Frequency Schedule and Reason for Change

### **Inspection Frequency Log**

Date	Location of Rain Gauge	Gauge Reading

### Rain Gauge Log

General Information							
Name of Project			Тга	cking No.		Inspection Date	
Inspector Name, Titl Information	e & Contact						
Present Phase of Co	nstruction						
<b>Inspection Location</b> inspections are required location where this being conducted)	Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)						
Inspection Frequency       Weekly       Every 14 days and within 24 hours of a 0.25" rain         Increased Frequency:       Every 7 days and within 24 hours of a 0.25" rain         Reduced Frequency:       Every 7 days and within 24 hours of a 0.25" rain         -       Once per month (for stabilized areas)         -       Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)         -       Once per month (for frozen conditions where earth-disturbing activities are being conducted)							
Was this inspection triggered by a 0.25" storm event?       Yes       No         If yes, how did you determined whether a 0.25" storm event has occurred?       Rain gauge on site       Weather station representative of site. Specify weather station source:         Total rainfall amount that triggered the inspection (in inches):       Image: No							
Unsafe Conditions for Inspection         Did you determine that any portion of your site was unsafe for inspection?         Yes         If "yes", complete the following:         -       Describe the conditions that prevented you from conducting the inspection in this location:							
- Location(s) where conditions were found:							

Condition and Effectiveness of Erosion and Sediment (E&S) Controls					
Type/Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance or Corrective Action First Identified?	Notes	
1.	□Yes □No	□Yes □No			
2.	□Yes □No	□Yes □No			
3.	□Yes □No	□Yes □No			
4.	□Yes □No	□Yes □No			
5.	□Yes □No	□Yes □No			
6.	□Yes □No	□Yes □No			
7.	□Yes □No	□Yes □No			
8.	Yes No	□Yes □No			
9.	□Yes □No	□Yes □No			
10.	□Yes □No	□Yes □No			

Condition and Effectiveness of Pollution Prevention (P2) Practices					
Type/Location of P2 Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes	
1.	□Yes □No	□Yes □No			
2.	□Yes □No	□Yes □No			
3.	□Yes □No	□Yes □No			
4.	□Yes □No	□Yes □No			
5.	□Yes □No	□Yes □No			
6.	□Yes □No	□Yes □No			
7.	□Yes □No	□Yes □No			
8.	□Yes □No	□Yes □No			
9.	□Yes □No	□Yes □No			
10.	□Yes □No	□Yes □No			

Stabilization of Exposed Soil					
Stabilization Area	Stabilization Method	Have You Initiated Stabilization?	Notes		
1.		YES NO If yes, provide date:			
2.		YES NO If yes, provide date:			
3.		YES NO If yes, provide date:			
4.		YES NO If yes, provide date:			
5.		YES NO If yes, provide date:			
	Description of I	Discharges			
Was a stormwater discharge or other If "yes", provide the following info	discharge occurring from any part of y prmation for each point of discharge:	our site at the time of the inspection? [	] Yes 🔲 No		
Discharge Location	Observations				
1.	Describe the discharge:				
	At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:				
2.	Describe the discharge:				
	At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? Yes No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:				
3.	Describe the discharge:				
	At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:				

#### **Contractor or Subcontractor Certification and Signature**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor:

Printed Name and Affiliation:

**Certification and Signature by Permittee** 

Date:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or	
"Duly Authorized Representative":	Date:

Printed Name and Affiliation: \_\_\_\_\_

---

<b>Section A – Initial Report</b> (Complete this section <u>within 24 hours</u> of discovering the condition that triggered corrective action)							
Name of Project	Tracking N	lo.		Today's Date			
Date Problem First Discovered			Time Problem First Discovered				
Name and Contact Inform Form	mation of Individual Completing this						
What site conditions trig A required stormwate The stormwater cont A prohibited discharge	What site conditions triggered the requirement to conduct corrective action:  A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3  The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards A prohibited discharge has occurred or is occurring						
Provide a description of	the problem:						
Deadline for completing infeasible to complete we	Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):						
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:							
	Section (Complete this section <u>no later than 7 c</u>	on B – Correc	ctive Action Progr er discovering the condi	<b>ess</b> tion that triggered corrective action)			
Section B.1 – Why the	e Problem Occurred		U				
Cause(s) of Problem (Add an additional sheet if necessary) How This Was Determined and the Date You Determined the Cause					nined the Cause		
1.			1.				
2.			2.				
3.			3.				
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem							
List of Stormwater Contr Problem (Add an additio	rol Modification(s) Needed to Correct nal sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes			
1.			☐Yes ☐No Date:				
2.			□Yes □No Date:				
3.			□Yes □No Date:				

#### **Contractor or Subcontractor Certification and Signature**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor:

Date:

Printed Name and Affiliation:

**Certification and Signature by Permittee** 

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or "Duly Authorized Representative": \_\_\_\_\_ Date:

Printed Name and Affiliation:

# ATTACHMENT J – SCHEDULE OF INTERIM AND

### PERMANENT SOIL STABILIZATION PRACTICES

N/A AS THE EXISTING SITE IS FULLY DEVELOPED. THE ONLY AREAS BEING DISTURBED WILL BE REPAVED.

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

- 3. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
- 4. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- d) The dates when major grading activities occur;
- e) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- f) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

# SECTION 6: PERMANENT STORMWATER
## ATTACHMENT A – 20% OR LESS IMPERVIOUS COVER WAIVER

From:	Farias, Joe
Sent:	Thursday, February 1, 2024 12:12 PM
То:	James Slone; Colin Gearing
Cc:	Costey, Meagan
Subject:	RE: HEB Georgetown Site

Okay, thank you!

Joe Farias, P.E. Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759 Direct: 737.249.0434 | Mobile: 956.793.9947 | www.kimley-horn.com *Connect with us*: Twitter | LinkedIn | Facebook | Instagram

From: James Slone <james.slone@tceq.texas.gov>
Sent: Thursday, February 1, 2024 12:11 PM
To: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>; Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>
Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>>
Subject: RE: HEB Georgetown Site

There is an Equivalent Water Quality (Attachment B) in the Exception Form (TCEQ-0628). Put the statement there.

From: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>
Sent: Thursday, February 1, 2024 12:07 PM
To: Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>; James Slone <<u>james.slone@tceq.texas.gov</u>>;
Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>>
Subject: RE: HEB Georgetown Site

Do we add that statement to the section of the report where it askes for permanent BMPs?

Thanks.

Joe Farias, P.E. Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759 Direct: 737.249.0434 | Mobile: 956.793.9947 | www.kimley-horn.com *Connect with us*: <u>Twitter</u> | <u>LinkedIn</u> | <u>Facebook</u> | <u>Instagram</u>

From: Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>
Sent: Thursday, February 1, 2024 11:30 AM
To: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>; James Slone <<u>james.slone@tceq.texas.gov</u>>
Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>>
Subject: RE: HEB Georgetown Site

Good morning,

You could claim "equivalent water quality protection" from the nearby vegetation to "treat" the small of IC without having to provide a structural BMP that meets RG-348 guidelines. Additionally, the small amount of added IC does not create a significant increase in pollution to the aquifer.

Best,

Colin From: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>> Sent: Wednesday, January 31, 2024 7:20 PM To: Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>; James Slone <<u>james.slone@tceq.texas.gov</u>> Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>> Subject: RE: HEB Georgetown Site

Hi Colin-

The old HEB store will be repurposed to serve as a Floor and Décor (Flooring and Tile Company) so more than likely they are going to exceed \$1M annual revenue. The extents of the new impervious cover (new paving) will occur between the existing parking lot and building. At the end on the far left, there is a drop that would make it difficult to capture/treat the impervious cover. We could introduce a vegetative filter strip but the grades are too steep in the area. Any chance we can submit a waiver for this requirement?

Do you have time for a call tomorrow to discuss?

Thanks.





Joe Farias, P.E. Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 737.249.0434 | Mobile: 956.793.9947 | <u>www.kimley-horn.com</u> Connect with us: <u>Twitter</u> | <u>LinkedIn</u> | <u>Facebook</u> | <u>Instagram</u>

From: Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>
Sent: Wednesday, January 31, 2024 7:30 AM
To: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>; James Slone <<u>james.slone@tceq.texas.gov</u>>
Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>>
Subject: RE: HEB Georgetown Site

Good morning,

Can you please clarify what the facility will be repurposed for? If it is a small business (I believe the threshold is making less than \$1 million in revenue annually) than the plan would be eligible for the 20% IC waiver and would not require a permanent structural BMPs. However, if the facility is repurposed for purposes that do not qualify for the 20% waiver then the 273 ft of IC would need to be treated.

Hope this helps!

Best,

Colin

From: Farias, Joe <<u>Joe.Farias@kimley-horn.com</u>>
Sent: Thursday, January 25, 2024 7:31 PM
To: James Slone <<u>james.slone@tceq.texas.gov</u>>; Colin Gearing <<u>Colin.Gearing@tceq.texas.gov</u>>
Cc: Costey, Meagan <<u>Meagan.Costey@kimley-horn.com</u>>
Subject: RE: HEB Georgetown Site

Hi James/Colin-

With the understanding that we are only adding 273 SF of impervious cover between existing parking and building to a previously developed site, are we exempt from having to provide the listed items under Permanent Stormwater Section? The current developed site does not have any permanent BMPs.

Looking forward to hearing from you.

Thanks.

## ATTACHMENT B – BMPS FOR UPGRADIENT STORMWATER

Up-gradient storm water does exist based on current topography maps and field observations. This tract is surrounded by public right of way. All offsite areas flowing onto our adjacent to site will be captured by a trench drain and routed to the existing TxDOT storm system within University Ave and IH-35 Frontage Road.

## ATTACHMENT C – BMPS FOR ON-SITE STORMWATER

The proposed BMPs for on-site stormwater control will include silt fencing and a concrete washout area.

Construction plans, calculations and specifications are provided in Section 8 which is located at the end of this report.

#### **ATTACHMENT D – BMPS FOR SURFACE STREAMS**

There are no existing surface streams or sensitive features on site. The existing site is fully developed. All proposed regulated activity is not occurring in any existing surface streams or sensitive features on site. As such, no BMPs are being introduced for surface streams.

## ATTACHMENT E – REQUEST TO SEAL FEATURES, IF SEALING A FEATURE

The permanent sealing of or diversion of flow from a naturally-occurring "sensitive" or "possibly sensitive" feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any naturally-occurring "sensitive" or "possibly sensitive" features on this site.

### ATTACHMENT F – CONSTRUCTION PLANS

Construction plans for the proposed regulated construction are provided in section 8. They have been signed and sealed by a professional engineer licensed in the state of Texas.

Construction plans, details, specifications, calculations, and construction notes are provided in Section 8 which is attached at the end of this report.

## ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party:	Floor & Decor		
Mailing Address:	2500 Windy Ride	ge Parkway SE	
City, State:	Atlanta, GA		Zip: <u>30339</u>
Telephone:	N/A	Fax: N/A	

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party	See owner authorization sheet.	Date	
--------------------------------	--------------------------------	------	--

This Maintenance Plan is based on TCEQ Maintenance Guidelines.

By: \_\_\_\_\_\_Date \_\_\_\_\_Date \_\_\_\_\_Date \_\_\_\_\_\_Date \_\_\_\_\_\_

#### **Inspection and Maintenance For BMPs**

SAND FILTER SYSTEM N/A FOR THIS PROJECT

- Inspections. The BMP facilities must be inspected semi-annually (once during or immediately after wet weather) and repairs should be made if necessary.
- Sediment Removal. Remove sediment from inlet structure and sedimentation chamber at least annually, or when depth reaches 6 inches, or proper functioning is impaired; remove sediment from basin at least every 5 years.
- Media Replacement. More extensive maintenance of the filter media is required when the drawdown time begins to exceed the target time of 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.
- Debris and Litter Removal. Accumulated paper, trash and debris should be removed during regular mowing operations and inspections, or as necessary.
- Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- Mowing. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

## Biofiltration Media N/A FOR THIS PROJECT

The biofiltration medium shall meet the following performance criteria: Percent Organic Matter (by weight) of 0.5 - 5.0% Texture Analysis (particle size distribution):

Percent Sand 70 - 90%

- a. Percent Clav 3 10%
- b. Percent Silt plus Clay < 27%

Suppliers of biofiltration media must have laboratory testing conducted at a minimum of six month intervals to verify percent organic matter and texture analysis. The medium must not contain any contaminated soils and be free of any household or hazardous waste. It must be free of stones, trash, and other undesirable material, and should not contain weeds or weed seeds. A saturated hydraulic conductivity of k <sup>3</sup> 2.0 in/hr can be presumed if the organic matter and texture analysis criteria are met.

The hydraulic conductivity needs to be high enough to provide adequate drainage, support healthy plant growth, and prevent nuisance conditions.

The criteria is intended to meet the NRCS definition of soils with "moderate" to "high" available water capacity. The criteria should ensure that the medium has sufficient water holding capacity to support vigorous plant growth, enhancing the ability for plants to survive during dry periods. It should also sustain a healthy microorganism population which, in concert with the plants, should enhance biological removal of pollutants in stormwater.

The percent organic matter criterion is needed to ensure healthy vegetation. Most native soils in the Austin area have less than 4% organic matter, and native plants in the area have adapted to surviving in these types of soils. A higher organic matter content is not desirable as nutrients may be exported from the medium, which is counter to the removal that is intended in this type of device. Immature compost, manure, compost derived from animal or human sources, and unstable forms of organic matter that may export nutrients should not be included in the biofiltration medium. Recommended sources of organic matter include that found naturally in native topsoil, humus, coconut coir fiber, and mature plant-derived composts with an established fungal component. The biofiltration medium must be certified by the project engineer or their designee (e.g. contractor, soil supplier, or appropriate qualified alternative individual) as meeting the above performance criteria (based on submittal of delivery tickets, test results, etc.) before acceptance by the City (see Biofiltration Sequence of Construction requirements in Section 1.6.3.C.6).

#### 1. Creating Biofiltration Mixture

The biofiltration media should be a mixture of sand and other ingredients. Recognizing the difficulty in determining the correct types and proportions of various ingredients, the City has tested various media in order to characterize physical and chemical properties. The recommendations below reflect the test results and research conducted by the City and other stormwater professionals.

The following mixture (% by volume) should create an appropriate biofiltration media, subject to specific characteristics of the topsoil and compost ingredients, which may exhibit considerable variability:

- 70-80% concrete sand and/or screened decomposed granite sand
- 20-30% screened bulk topsoil (chocolate loam is also acceptable)
- The source materials must be free of stones, roots, or other similar objects larger than two inches. Additionally, it should be free of trash, other undesirable material, and should not contain weeds or weed seeds.
- The ingredients must be well-mixed to create a homogenous media.



A commercially available fill material that should not be used is typically marketed as "sandy loam." This product is often referred to by landscapers as "red death", which refers to the color of the material, and is an infertile fill material that has poor drainage characteristics.

 Some shrinkage of the media is to be expected after installation, in the range of 5-15%. As a general recommendation, about 20 inches of media should be installed to achieve the required depth of 18 inches. Wetting of the media at the time of installation is needed in order to determine actual shrinkage and amount of "make-up" material needed

#### **Personnel Responsible for Inspections**

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

#### **Inspection Schedule**

The primary operator is required to choose one of the two inspections listed below.

- **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
  - **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded. Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

#### **Reductions in Inspection Frequency**

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be

conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

#### **Inspection Report Forms**

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

#### **Corrective Action**

#### **Personnel Responsible for Corrective Actions**

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

#### **Corrective Action Forms**

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated

storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

N/A FOR THIS PROJECT

#### Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

- 5. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
- 6. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- g) The dates when major grading activities occur;
- h) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- i) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

#### Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes offsite impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

• Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

## ATTACHMENT H – PILOT-SCALE FIELD TESTING PAN

The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site; therefore pilot-scale field testing is not required.

## ATTACHMENT I – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Surface streams do not exist on site. Therefore, 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 not provided at the end of this form. All disturbed areas will be re-vegetated as soon as practical.

## SECTION 7: ADDITIONAL FORMS

kimley-horn.com

10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759

512 418 1771

Agent Authorization Form For Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213 Effective June 1, 1999			
Phi	lip Cochron		
1	Print Name	,	
LAND Deve	lopmont MANAger - Floor + Decor		
	Title - Owner/President/Other	,	
of	Floor and Decor Outlets of America, Inc.		
	Corporation/Partnership/Entity Name	,	
have authorized	Joe Farias, P.E.		
	Print Name of Agent/Engineer		
of	Kimley-Horn		
	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.

l also understand that:

- 1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
- 2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
- 3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
- 4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
- 5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

7/2024

Date

raigs THE STATE OF County of

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_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 Maday of Uprul 20



Umph Questin NOTARY PUBLIC

Typed or Printed Name of Notary

5-18-2026 MY COMMISSION EXPIRES:

## **Owner Authorization Form**

**Texas Commission on Environmental Quality** for Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213 Effective June 1, 1999

#### Land Owner Authorization

I, Jimmy Nassour of Land Owner Signatory Name

4103 N. IH-35 No.2, Ltd. (Jimmy Nassour)

Land Owner Name (Legal Entity or Individual)

am the owner of the property located at HEB Georgetown 1 SUB, Block A, Lot 1, Acres 10.29

Legal description of the property referenced in the application

and am duly authorized in accordance with 213.4(c)(2) and 213.4(d)(1) or 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 Floor and Decor Outlets of America, Inc. (Philip Cochran)

Applicant Name (Legal Entity or Individual)

to conduct \_\_\_\_\_ add 273 SF of impervious cover (paving)

Description of the proposed regulated activities

at 1101 South IH 35 Frontage Road, Georgetown, Texas 78626

Precise location of the authorized regulated activities

#### Land Owner Acknowledgement

I understand that 4103 N. IH-35 No.2, Ltd.

Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for 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 is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

#### Land Owner Signature

d Owner Signature THE STATE OF § Texas

County of § Travis

<u>3/11/2024</u> Date

BEFORE ME, the undersigned authority, on this day personally appeared <u>Jimmy Nassour</u> 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 <sup>11</sup> day of March, <sup>2024</sup> NOTARY PUBLIC LORI SWEETLAND Lori Sweetland My Notary ID # 125113722 Expires January 10, 2025 Typed or Printed Name of Notary MY COMMISSION EXPIRES:

Attached: (Mark all that apply)

Lease Agreement

Signed Contract

Deed Recorded Easement

Other legally binding document

#### Applicant Acknowledgement

, Philip Cochran	of	Floor and Decor Outlets of America, Inc. (Philip Cochran)
Applicant Signatory Name		Applicant Name (Legal Entity or Individual)
acknowledge that 4103	N. IH-35 No.2, Ltd	(Jimmy Nassour)
Land Owner Name (Legal Entity or Individual)		
has provided Floor and Decor Outlets of America, Inc. (Philip Cochran)		
Ap	plicant Name (Legal E	ntity or Individual)
with the right to possess and control the property referenced in the Edwards Aquifer protection pla		

n. I understand that Floor and Decor Outlets of America, Inc. (Philip Cochran)

Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aguifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

ant Signature THE STATE OF § County of §

3-12-2024

ochran BEFORE ME, the undersigned authority, on this day personally appeared  $\underline{Ph}$ 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 24 day of



NOTARY PUBLIC

fyped or Printed Name of Notary MY COMMISSION EXPIRES:

## **Application Fee Form**

Name of Proposed Regulated Entity FLOO	lity			
Name of Proposed Regulated Entity: FLOO	Name of Proposed Regulated Entity: FLOOR & DECOR GEORGETOWN			
Regulated Entity Location: GEORGETOWN, TEXAS				
Name of Customer: <u>JOE FARIAS</u> , P.E.				
Contact Person: <u>JOE FARIAS, P.E.</u>	Phor	e: <u>737.249</u> .0434		
Customer Reference Number (if issued):CN	l			
Regulated Entity Reference Number (if issu	ied):RN			
Austin Regional Office (3373)				
Havs T	ravis	Vw	illiamson	
San Antonio Regional Office (3362)				
	4			
	viedina		alde	
Comal	linney			
Application fees must be paid by check, ce	rtified check, o	or money order, payab	le to the <b>Texas</b>	
Commission on Environmental Quality. Yo	our canceled o	heck will serve as you	r receipt. This	
form must be submitted with your fee pay	<b>yment</b> . This p	ayment is being submi	itted to:	
Austin Regional Office	S	an Antonio Regional O	office	
Mailed to: TCEQ - Cashier		vernight Delivery to: 1	FCEQ - Cashier	
Revenues Section	1	2100 Park 35 Circle		
Mail Code 214	B	uilding A. 3rd Floor		
P.O. Box 13088	P.O. Box 13088 Austin TX 78753			
Austin, TX 78711-3088	(!	, 512)239-0357		
	•	•		
Site Location (Check All That Apply):				
Site Location (Check All That Apply):	ributing Zono	Transi	tion Zono	
Site Location (Check All That Apply):	ributing Zone	Transi	tion Zone	
Site Location (Check All That Apply):     Recharge Zone   Cont     Type of Plan	ributing Zone	Transi <b>Size</b>	tion Zone <b>Fee Due</b>	
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#### **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	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional,	< 1	\$3,000
multi-family residential, schools, and other sites	1 < 5	\$4,000
where regulated activities will occur)	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

#### **Organized Sewage Collection Systems and Modifications**

Project	Cost per Linear Foot	Minimum Fee- Maximum Fee
Sewage Collection Systems	\$0.50	\$650 - \$6,500

## Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	Cost per Tank or Piping System	Minimum Fee- Maximum Fee
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

#### **Exception Requests**

Project	Fee
Exception Request	\$500

#### **Extension of Time Requests**

Project	Fee
Extension of Time Request	\$150



## **TCEQ Core Data Form**

For detailed instructions on completing 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       Exception Request			
2. Customer Reference Number (if issued)	Follow this link to search	3. Regulated Entity Reference Number (if issued)	
CN	Central Registry**	RN	

#### **SECTION II: Customer Information**

4. General Custom	er Information	ner Inf	ormation	Update	es (mm/dd/	уууу)				
New Customer	U 🗌 u ame (Verifiable with the Te	pdate to Custome xas Secretary of S	er Information State or Texas Co	omptro	Chan 🗌 Chan ler of Public	nge in Re c Accoun	gulated Ent nts)	ity Owne	ership	
The Customer Nan (SOS) or Texas Con	ne submitted here may nptroller of Public Accou	be updated aut unts (CPA).	omatically ba	sed on	what is cu	urrent a	and active	with th	ne Texas Secr	retary of State
6. Customer Legal	Name Floor and De	ecor				<u>If new</u>	Customer, e	enter pre	evious Custome	<u>er below:</u>
, m	$\dots$	$\sim$	$\sim$		$\sim$	$\sim$	$\sim$	$\frown$	$\sim$	$\sim$
7. TX SOS/CPA Fili	7. TX SOS/CPA Filing Number 8. TX State Tax ID (11 digit					9. Fed	9. Federal Tax ID (9 digits) 10. DUNS Number (if applicable)			Number (if
805402718		32093	543109			9	9-1369150		N/A	3
11. Type of Custor	mer: Corpora	tion	u	L	Individ	iual V	u	Partne	rship: D Gen	eral Limited
Government: 🗌 City	/ 🗌 County 🗌 Federal 🗌	Local 🗌 State	Other		Sole Pr	roprietor	rship	🗌 Otł	her:	
12. Number of Em	ployees					13. In	dependen	tly Owi	ned and Ope	erated?
0-20 21-100	0 101-250 251-	500 🗹 501 ar	nd higher			Tes Yes	s 1	No		
14. Customer Role	e (Proposed or Actual) – as	it relates to the Re	egulated Entity l	isted or	n this form.	Please c	heck one of	the follo	owing	
Owner	Doperator nsee Responsible Pa	rty 🗌 VC	er & Operator CP/BSA Applican	t			Other:			
15. Mailing	FLOOR & DECOR									
Address: 25	500 WINDY RIDGE PARI	KWAY SE								
City ATLANTA State GA					ZIP	30339 ZIP + 4			546	
16. Country Mailir	ng Information (if outside	USA)		17.	E-Mail Ac	ddress (	if applicable	2)		
					philip.cochran@flooranddecor.com				m	
18. Telephone Nu	mber	19	. Extension or	Code	ode 20. Fax Number (if applicable)					

(	)	-

SECTION	III:	<b>Regulated</b>	Entity	<b>Information</b>
		-		

21. General Regulated Entity Information (If 'New Regulated Entity" is selected, a new permit application is also required.)

🗹 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 Core 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.)

#### Floor & Decor Georgetown

23. Street Address of	1101 S	I-35 Frontage Rd						
the Regulated Entity:								
(NO PO Boxes)	City	Georgetown	State	тх	ZIP	78626	ZIP + 4	
24. County								

If no Street Address is provided, fields 25-28 are required.

25. Description to								
Physical Location:								
26. Nearest City					St	ate	Nea	rest ZIP Code
Latitude/Longitude are re used to supply coordinate	equired and es where nor	may be addec ne have been j	l/updated to meet ` provided or to gain	TCEQ Core Dat accuracy).	a Standards	s. (Geocoding of th	he Physical	Address may be
27. Latitude (N) In Decima	al:	30'	38'00.1"N	28. Long	gitude (W) I	n Decimal:	9	7'41'19.6"W
Degrees 30	Minutes	38	Seconds <sub>00.1</sub>	Degrees	97	Minutes 41		Seconds 19.6
	$\gamma\gamma\gamma$	$\sim$	$\sim$	$\sim$	$\sim$	m	$\sim$	$\sim$
29. Primary SIC Code	30.	Secondary SIC	Code	31. Primary M	NAICS Code	32. Seco	ondary NAI	CS Code
(4 digits) 6531	digits) 6531 (4 digits)			(5 or 6 digits) 531210 (5 or 6 digit			gits)	
33. What is the Primary B	usiness of t	his entity? (L	Do not repeat the SIC o	r NAICS description	ion	un	u	uu
Specialty Retail Con	npany (Flo	ooring)						
	Floor & I	Decor						
34. Mailing	2500 Wir	ndy Ridge Parl	way SE					×
Address:	City	Atlanta	State	Georgia	ZIP	30339	ZIP + 4	
35. E-Mail Address:	phi	lip.cochran@f	looranddecor.com				1	
36. Telephone Number			37. Extension or	Code	38. Fax	Number (if applicat	ble)	
( ) -			с.		( )	-		

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			Emissions Inventory Air	Industrial Hazardous waste
	New Source		Potroloum Storago Tank	
	Review Air			
Sludge	Storm Water	🔲 Title V Air	Tires	Used Oil
🗌 🗌 Voluntary Cleanup	🗌 Wastewater	🔲 Wastewater Agriculture	Water Rights	Other:
				Exemption
				LYemption

#### **SECTION IV: Preparer Information**

40. Name:	Joe Farias, P.E.		41. Title:	Engineer	
42. Telephone	Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(737)249-0434	4		( ) -	joe.faria	as@kimley-horn.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.



## SECTION 8: SITE PLAN

kimley-horn.com

10814 Jollyville Road, Avallon IV, Suite 300, Austin, TX 78759

512 418 1771

## ATTACHMENT A – SITE PLAN

- 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC.
- THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE 9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- 10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- 11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION 12. FIRE FLOW REQUIREMENT OF 1500 GPM PER MINUTE ARE BEING MET BY THIS PLAN.
- 13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. 14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE
- THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY STATE AND FEDERAL REQUIREMENTS AND CODES.
- 15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY. 16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE
- LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED A THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- 17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

LISTS OF CONTACTS:

WATER & SANITARY SEWER GEORGETOWN UTILITY SYSTEMS 300-1 INDUSTRIAL AVE. GEORGETOWN, TX 78626 PH. (512) 930-3640

FIRE GEORGETOWN FIRE DEPT. 3500 DB WOOD RD GEORGETOWN, TX 78628 PH. (512) 930-3473

CERTIFICATE OF REGISTRATION #928

ATMOS ENERGY 3110 N IH-35 ROUND ROCK, TX 78681 LETICIA SAENZ PH. (512) 310-3819

CITY OF GEORGETOWN ELEC. KIMLEY-HORN RICHARD PAJESTKA 300-1 INDUSTRIAL AVE. GEORGETOWN, TX 78626 PH. (512) 930-3509

STORM SEWER CITY OF GEORGETOWN PLANNING DEPARTMENT 5809 MARTIN LUTHER KING JR. ST. GEORGETOWN, TX 78626 PH. (512) 930-3575

CIVIL ENGINEER JOE M. FARIAS, P.E. 10814 JOLLYVILLE RD CAMPUS 4, SUITE 200 AUSTIN, TX 78759 PH. (737) 249-0434



# SITE DEVELOPMENT PLAN - MINOR FOR FLOOR AND DECOR 1101 S I-35 FRONTAGE RD, GEORGETOWN, TEXAS, 78626



**JANUARY 2024** 

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

## SHEET INDEX

Sheet Number	Sheet Title
C0	COVER SHEET
C1	KIMLEY-HORN GENERAL NOTES
C2	FINAL PLAT
C3	FINAL PLAT
C4	EXISTING CONDITIONS AND DEMOLITION PLAN
C5	SITE PLAN
C6	PAVING PLAN
C7	GRADING AND DRAINAGE PLAN
C8	DRAINAGE AREA MAP AND HYDROLOGIC CALCULATIONS
C9	SITE CIVIL DETAILS
C10	ARCHITECTURAL SITE PLAN
C11	ARCHITECTURAL ELEVATION SHEET

PROJECT INFORMATION

- PROPOSED USE: C-1, LOCAL COMMERCIAL PROJECTED AVERAGE DAILY TRIPS: N/A
- ZONING DISTRICTS / OVERLAYS: C-1, LOCAL COMMERCIAL ACREAGE: 10.29 AC
- TOTAL IMPERVIOUS COVER: 6.18 AC
- LEGAL DESCRIPTION: S10131 HEB GEORGETOWN 1 SUB, BLOCK A, Lot 1, ACRES 10.29



KH GENERAL NOTES EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS. THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED 2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION. IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES. THEN THE MORE RESTRICTIVE SHALL APPLY 3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE ENCIRCI ING THE AREA WITH AN APPROPRIATE BARRIER CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. 4 THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. 6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER ALL TIMES FOR ALL INGRESS/EGRESS. IMMEDIATELY 7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND REMOVED IMMEDIATELY SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING. 9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING OFF-SITE ROADWAYS CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. 10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS. ELEVATIONS. AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT ENGINEER AND IF APPLICABLE THE CITY AND OWNER NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM. 11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION. 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES 21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION 13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION. 14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. 15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS. AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY. ACCORDANCE WITH APPLICABLE REGULATIONS. 16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. INCLUDING BUT NOT LIMITED TO. ADJUSTING EXISTING MANHOLES TO MATCH STORM WATER DISCHARGE AUTHORIZATION CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS. PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS 17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. 18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND RECEIVING DISCHARGE FROM THE SITE. OFF-SITE CONSTRUCTION. AND SERVICE TO THE PROPOSED DEVELOPMENT 19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED. BY THE TCEQ AND EPA (E.G. NOI) BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING 5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK 20.BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM. 21.CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES 22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION 23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS. GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS. EROSION CONTROL PLANS. SWPPP AND INSPECTION REPORTS AND REMOVED FROM THE SITE. 24.ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAII ABLE. 25.ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES. PROCESS FOR THE REMOVAL OF THEIR FACILITIES 26.CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS 27.CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. 28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR. 4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND 29 THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING REFERENCE IMPLEMENTING THE DEMOLITION PLAN: THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUII DING FOOTPRINT 30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER. 31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES. INC. (KH) BY THE d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES STARTING ANY WORK ON THE SITE. SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT. AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S OOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY. 32.ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA 33.CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION. UNLESS SPECIFIED OTHERWISE BY OWNER. AL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING. 34.ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING ANY DISCREPANCIES 35.IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW. BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS. THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 36.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO **FI EVATION** GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING DISCREPANCY 37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE 6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN. ALLOWED, ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR. 38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER. 39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC PAVEMENT SECTION IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC..., TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER 40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT, 41.THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE SUBSEQUENT ADDENDA TO BE RELOCATED DURING CONSTRUCTION 42.CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. CONTRACTOR AT NO ADDITIONAL EXPENSE 43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES, NO REQUIREMENTS. OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER 45.SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. GRADE CONTROL POINTS RELATED TO EARTHWORK 46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY THE RECEIVING LANDOWNER'S APPROVAL TO DO SO. PROCEDURES AND PROGRAMS 47.SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS. 48.CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE. TRAILER. STORAGE, AND STAGING OPERATIONS AND LOCATIONS. 49.LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES. 50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" 51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. 52.CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH PI ACEMENT ACTUAL FINISHED GRADES AT THE TIME OF PAVING 53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS. 54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION. AND THEN THE IMPLEMENTATION OF THE PLAN.

55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS 56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION. ROSION CONTROL THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.

2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000' 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PRO IECT 5 CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION IMPLEMENTATION MAINTENANCE AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE. 6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER

APPROVED DETAILS 8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING. 10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT

11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN. 12. ALL STAGING. STOCKPILES. SPOIL. AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR 13 CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES. BMPS. DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE. TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY 14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT 15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE 16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE 17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMF

18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED. 19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR. 20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE. AREA. UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE. 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES. 23 UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT. OR A UNIFORM PERENNIAL VEGETATIVE COVER 24.AT THE CONCLUSION OF THE PROJECT. ALL INLETS. DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN

2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000. 3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE). OR IF UTILIZING ELECTRONIC SUBMITTAL. PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLILITION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP 6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED T THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION. 7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES. A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED 2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR. a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.

5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO 6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY, 7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY. 3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT

4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE. 5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF

7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE 8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER. 9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING

10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE 11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND 12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND 13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED. ALONG WITH

14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL 15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. 16.NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED. 17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF

18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS. 19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO 20.CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING 21.ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING

22.IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION 24.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO

IN THE BUILDING PAD

INFORMATION

GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. IF NONE IS CURRENTLY EXISTING OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION. 26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST, CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER. 27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE. INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON

THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL 28.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER 29.CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING AND NOTICY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK 30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE

APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT. 31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED 32.NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S). 33 NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM. 34.AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED. 35.CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

TAINING WALLS

ETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER. 3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. TRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET. 4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS UTILITIES PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES. 5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS. THE CITY STANDARD DETAILS AND SPECIFICATIONS. THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS. THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED . ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.

3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED. 4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. 5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE Y OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW. BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING. THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING JE NONE IS CURRENTLY EXISTING

8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS. 9 PRIVATE CURB RAMPS ON THE SITE (LE. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST FDITION 11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 12 CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH FLUSH CONNECTION

3. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS. 14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL

BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS. 17. ALL JOINTS SHALL EXTEND THROUGH THE CURB. 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET 19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.

20.ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT. 21.FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS. 22.UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED 23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING. IRRIGATION. ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL. MEP. LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED. 24.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES. ACCESS AISLES. AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING

SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION 25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY FL EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS 2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.

3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM THE ENGINEER OF ANY CONFLICTS DISCOVERED

OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.

SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY 4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION 5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN NO ND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION. 6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. . ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE

CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT. 9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.

SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB 10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED. 11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT 12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.

3. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS. 14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. 15 USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET 16 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN. PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY 17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT

2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS 3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE

TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGH 4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.

5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR TCEQ AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL TEMP N THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL 6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND

SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT. 7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE

CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES. WATER AND WASTEWATE ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS 2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER

CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. 3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING 4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE 5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF

THE WATER AND WASTEWATER IMPROVEMENTS. 6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS TANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE

APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES. 9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS 10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS. FOLLOWING ANY CITY. TCEQ. AND AWWA STANDARDS. TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS. 1. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES

25.CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER 12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE. 13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT. 14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES

15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. 16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK. AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND 17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED 18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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ADA B-B BCR BOC BVCE BVCS BW CITY CONC CY DTL EA FCR EG ELEV

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19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS 20.CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING 21.ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53. 22.ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44. 23.ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS AT A MINIMUM THIS SHALL CONSIST OF THE FOLLOWING a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.

24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE. 25.DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED. 26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY. 27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL

HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE 28.CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED. 29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. 30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS: ARFA AMERICANS WITH DISABILITIES ACT

AMERICAN WATER WORKS ASSOCIATION AWWA BACK TO BACK BEGIN CURVE BACK OF CURB BEGIN CURB RETURN BEST MANAGEMENT PRACTICE BACK OF CURB **BEGIN VERTICAL CURVE ELEVATION** BEGIN VERTICAL CURVE STATION BOTTOM OF WALL CUBIC FEET PER SECOND CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION CENTERLINE CENTERLINE CONCRETE CUBIC YARE DEMOLITION DEMO DECOMPOSED GRANITE DETAIL FACH END CURVE END CURB RETURN EXISTING GROUND FI EVATION ELECTRICAL / ELECTRICITY FLEC FI EVATION UNITES STATES ENVIRONMENTAL PROTECTION AGENCY FSMT FASEMENT END VERTICAL CURVE ELEVATION EVCE END VERTICAL CURVE STATION EVCS EXISTING FACE TO FACE FINISHED GROUND FIRF HYDRANT FLOW LINE FOC FACE OF CURB HYDRAULIC GRADE LINE KIMLEY-HORN AND ASSOCIATES INC KIMLEY-HORN AND ASSOCIATES, INC LATERAI I INFAR FFF I FFT

MAXIMUM MATCH EXISTING ELEVATION MANHOI F MINUTE / MINIMUM NUMBER NOTICE OF INTENT. REF. TCEQ GENERAL PERM NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT

NOT TO SCALE ON CENTER DEFSET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION POINT OF CURVATURE PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE

PROPOSED GRADE LINE POINT OF INFLECTION PROPOSED POINT OF REVERSE CURVATURE POUNDS PER SQUARE INCH

STATION STANDARD SQUARE YARD

ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS TOP OF CURB TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

TEMPORARY TXDOT TEXAS DEPARTMENT OF TRANSPORTATION

TOP OF WALL TYP TYPICAL

> WATER WASTEWATER

POINT OF TANGENCY POLYVINYL CHLORIDE POINT OF VERTICAL INFLECTION PAVEMENT REINFORCED CONCRETE PIPE RIGHT OF WAY RIGHT SQUARE FEET SANITARY SEWER SANITARY SEWER MANHOLE

TXMUTCD TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES VERTICAL CURVE

THESE PLAN AND GENERAL NOTES REFER TO GEOTECHNICAL ENGINEERING REPORT (FIRM) ECS SOUTHWEST, LLP REPORT NO. 17:6418 DECEMBER 14, 2023

THE NOTED DATE.

INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER






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LEGEND

	-	
E	ELECTRIC BOX	
G	GAS BOX	
G	GAS HANDHOLE	
G	GAS METER	
G	GAS MANHOLE	
$\rightarrow$	GUY ANCHOR	
<u> </u>	HANDICAPPED PARK	KING
8	IRRIGATION VALVE	
	LIGHT STANDARD	
	MAIL BOX	
	MARQUEE/BILLBOAF	RD
S	SANITARY SEWER B	OX
0	SANITARY SEWER C	LEAN OUT
<u>S</u>	SANITARY SEWER H	ANDHOLE
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	SIGN	
	STORM SEWER BOX	
	STORM SEWER DRA	IN
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L Å	STORM SEWER MAN	HOLE
<u> </u>	TELEPHONE MARKE	R SIGN
	WATER BOX	
	WATER MANHOLE	
	WATER VAULT	
		APPROXIMATE BOUNDARY LINE
		EASEMENT LINE
		BUILDING LINE
	- W	WATER LINE
	- ss ——	SANITARY SEWER LINE
		STORM DRAINAGE LINE
	-GAS ———	UNDERGROUND GAS LINE
	-OHE ———	OVERHEAD UTILITY LINE
	- CBL ———	UNDERGROUND CABLE LINE
	-UGE	UNDERGROUND ELECTRIC LINE
<b>_</b> (		SIDEWALK
<del>_x</del>	<del>x x x</del>	FENCE
		FEMA FLOOD LINE
		SURVEY LINE
7	· · · · · · · · · · · · · · · · · · ·	CONCRETE PAVEMENT
		ASPHALT PAVEMENT

## NOTES:

- 1. ALL EXCAVATED SURPLUS MATERIAL SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED
- 2. ALL DEMOLISHED CONCRETE AND ASPHALT SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED I ANDFILI
- 3. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING/BARRICADES AS DEEMED NECESSARY BY CONTRACTOR TO SECURE CONSTRUCTION SITE.
- 4. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED FROM THE CITY OF AUSTIN PRIOR TO ANY DEMOLITION
- 5. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE IN PLACE PRIOR TO START OF ANY WORK.
- 6. THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE
- 7. CONTRACTOR TO CONFIRM THAT WATER AND WASTEWATER SERVICE WILL BE MAINTAINED TO EXISTING ANCHOR STORE PRIOR TO THE REMOVAL AND/OR DEMOLITION OF EXISTING WATER/WASTEWATER SERVICES.
- 8. PROTECT ALL UTILITIES THAT ARE TO REMAIN.







## LEGEND

	PROPERTY LINE
ww	PROPOSED WASTEWATER LINE
w	PROPOSED WATER LINE
w	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOUT
<b>₽</b>	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
SS	EXISTING WASTEWATER LINE
=======	EXISTING STORM SEWER LINE
Ø	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
$\otimes$	EXISTING WATER METER
$\otimes$	EXISTING WASTEWATER MANHOLE
TP TP TP TP	TREE PROTECTION

## NOTES:

- 1. ALL PAVEMENT MARKINGS SHALL BE DONE WITH 2 COATS, MINIMUM, OF NON-LEADED TRAFFIC PAINT. APPLIED PER MANUFACTURER'S RECOMMENDATIONS. ALL MARKINGS SHALL BE SHARPLY PAINTED WITH WELL DEFINED LINES AND MINIMAL OVERSPRAY.
- 2. ALL EXCAVATED SURPLUS MATERIAL SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED LANDFILL.
- 3. ALL DEMOLISHED CONCRETE AND ASPHALT SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED LANDFILL
- 4. ALL PAVEMENT & SIDEWALK SURFACES SHALL BE HARD-TROWELLED & FINISHED WITH A MEDIUM COARSE BRUSH. OTHER EXPOSED SURFACES, SUCH AS VERTICAL SURFACES & CURBS SHALL BE GROUTED WITH A SAND/CEMENT MIX & FINISHED WITH A RUBBER FLOAT.
- 5. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING/BARRICADES AS DEEMED NECESSARY BY CONTRACTOR TO SECURE CONSTRUCTION SITE.
- 6. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
- 7. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAYS OR ADJOINING PROPERTIES.
- 8. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNER AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

FLOODPLAIN AND/OR FLOOD ZONE BOUNDARY







## LEGEND















- 1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP..
- 2. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- 3. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50/









## PROPOSED DRAINAGE AREA MAP







W

											LS ELECTRIC														
	PROPOSED CONDITIONS																								
					2-YF	R RUNOFF COE	FFICIENT	10-Y	R RUNOFF CO	EFFICIENT	ר-25	R RUNOFF CO	EFFICIENT	100-Y	R RUNOFF CO	DEFFICIENT		RA	INFALL I	NTENSIT	TIES	RM I	RUNOFF C	ALCULAT	ONS
DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	S PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	TOTAL Tc** (min)	2-YR	10-YR	25-YR	100-YR	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
P-1	5185.00	0.12	0.000	0.00%	0.95	0.22	0.22	0.95	0.22	0.22	0.95	0.22	0.24	0.95	0.22	0.28	5.00	5.81	9.29	11.21	19.31	0.15	0.24	0.32	0.63
**With the exception	Vith the exception of the upstream drainage areas, the minimum Tc is 5 minutes for the Rational Method.																								

\*\*THE CHARACTER OF SURFACE FOR ALL PERVIOUS AREAS ON SITE IS GRASS AREA, FAIR CONDITION, FLAT \*\*THE CHARACTER OF SURFACE FOR ALL IMPVERVIOUS AREAS ON SITE IS CONCRETE

City of Georgetown Intensity-Duration-Frequency Curve Coefficient									
Frequency	b	d	е						
2	67	13.3	0.841						
10	87	11.1	0.805						
25	100	10.8	0.793						
100	130	11.3	0.784						

			l	S ELECTRIC														
			EXIST	ING CONDITIO	NS													
	10-YF	R RUNOFF CO	EFFICIENT	25-YF	R RUNOFF CO	EFFICIENT	100-Y	R RUNOFF CO	DEFFICIENT		RAI	NFALL I	NTENSIT	IES	RM F	UNOFF	CALCULATI	ONS
ied F Ient	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	TOTAL Tc** (min)	2-YR	10-YR	25-YR	100-YR	Q₂ (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)
	0.95	0.22	0.26	0.95	0.22	0.28	0.95	0.22	0.32	5.00	5.81	9.29	11.21	19.31	0.18	0.29	0.38	0.74

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2043 WOODLAND PKWY, SUITE 300 ST. LOUIS, MISSOURI 63146-4235 314-991-2633 SEG 16910 DALLAS PKWY., SUITE 200, DALLAS, TX 75248 TEL. 214.396.7580
PROJECT NAME
ISSUE DATE: T.B.D. STORE NUMBER: T.B.D. GROSS BLDG AREA: 63,811 SF JOB NUMBER: 023130 PROTOTYPE: MAY 2023
TBD 12/TBD/23   Image: SEAL Image: SEAL
SEAL JOSE M. FARIAS JOSE M. FARIAS JOSE M. FARIAS 111389 OT/17/2024 SHEET DRAINAGE AREA MAP AND HYDROLOGIC CALCULATIONS DRAWN: CHECKED:
C8



RECOMMENDED PAVEMENT SECTION OPTIONS									
Component	Light 7,500	-Duty ESALs	Heavy-Duty 75,000 ESALs						
	Rigid	Asphalt	Rigid	Asphalt					
Portland Cement Reinforced Concrete (PCC)	5.0 in	(1 <b>414</b> )	6.0 in						
Hot Mixed Asphalt Concrete (HMAC)		2.0 in		2.5 in					
Crushed Limestone Base (CLB)	1000	8.0 in		10.0 in					









## 1 FRONT ELEVATION SCALE: 1/16" = 1'-0"



P-8

# 2 REAR ELEVATION SCALE: 1/16" = 1'-0"



# 3 RIGHT ELEVATION SCALE: 1/16" = 1'-0"



# 4 LEFT ELEVATION SCALE: 1/16" = 1'-0"



PAINT COLOR SCHEDULE										
MARK	MATERIAL	MANUFACTURER	COLOR	FINISH	NOTES					
P-7	PAINT	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	SATIN	RAL COLOR MATCH: 9003, ON PRECAST CONCRETE PANELS					
P-8	PAINT	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY	SATIN	RAL COLOR MATCH: 7044, ON PRECAST CONCRETE PANELS					
P-9	PAINT	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	SATIN	RAL COLOR MATCH: 7022, ON PRECAST CONCRETE PANELS					
P-10	PAINT	SHERWIN WILLIAMS	SW 6868 REAL RED		METAL COPING TO BE FACTORY FINISHED "REGAL RED" TO MATCH P-10 RAL COLOR MATCH: RAL 3020					







