Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Brushy Creek Prologis					**2. Regulated Entity No.: not yet assigned**			
3. Customer Name: Prologis-Exchange TX, LLC					**4. Customer No.: not yet assigned**			
5. Project Type: (Please circle/check one)	New		Modification		Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			**8. Site (acres):**		75.879 Acres
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Batch Detention		
11. SCS (Linear Ft.):	n/a		**12. AST/UST (No. Tanks):**			n/a		
13. County:	Williamson		**14. Watershed:**			Brushy Creek		

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_x_
Region (1 req.)	___	___	_x_
County(ies)	___	___	_x_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin _x_Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Clayton Strolle, P.E.
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 4/27/2023

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

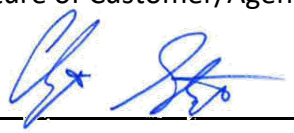
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Clayton Strolle, P.E.

Date: 4/10/2023

Signature of Customer/Agent:



Regulated Entity Name: Brushy Creek Prologis

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Sidney Stratton
   Entity: Prologis-Exchange TX 2012 LLC
   Mailing Address: 2021 Mckinney Avenue
   City, State: Dallas, Texas Zip: 75201
   Telephone: (972)884-9292 Fax: (972)488-9848
   Email Address: sstratton@prologis.com

5. Agent/Representative (If any):

   Contact Person: Clayton Strolle, P.E.
   Entity: Westwood Professional Services
   Mailing Address: 8701 N. Mopac Expwy, Ste 320
   City, State: Austin, Texas Zip: 78759
   Telephone: 512-485-0831 Fax: _____
   Email Address: clayton.strolle@westwoodps.com

6. Project Location:

   ☒ The project site is located inside the city limits of Cedar Park.
   ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
   ☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

   The site is located parallel to Forest Oaks Park across Brushy Creek Road.

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

   ☒ Project site boundaries.
   ☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

    ☒ Area of the site
    ☒ Offsite areas
    ☒ Impervious cover
    ☒ Permanent BMP(s)
    ☒ Proposed site use
    ☒ Site history
    ☒ Previous development
    ☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

    ☐ Existing commercial site
    ☐ Existing industrial site
    ☐ Existing residential site

☐ Existing paved and/or unpaved roads
☒ Undeveloped (Cleared)
☐ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☒ Industrial
☐ Other: _____

13. Total project area (size of site): 75.879 Acres

Total disturbed area: 36.35 Acres

14. Estimated projected population: n/a

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	387,207	÷ 43,560 =	8.89
Parking	62,714	÷ 43,560 =	1.44
Other paved surfaces	498000	÷ 43,560 =	11.43
Total Impervious Cover	950,044	÷ 43,560 =	21.76

Total Impervious Cover 21.76 **÷ Total Acreage** 75.879 **X 100 =** 28.68**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☐ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. ☒ **Attachment E - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. ☒ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☐ N/A

26. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek Regional West (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 120'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0470F & 48491C0610F Effective(12/20/2019).

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☐ Locations where soil stabilization practices are expected to occur.

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☒ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

    ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☒ Signed by the owner or responsible party
    ☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
    ☒ Contains a discussion of record keeping procedures

    ☐ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

58. ☒ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

    ☐ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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

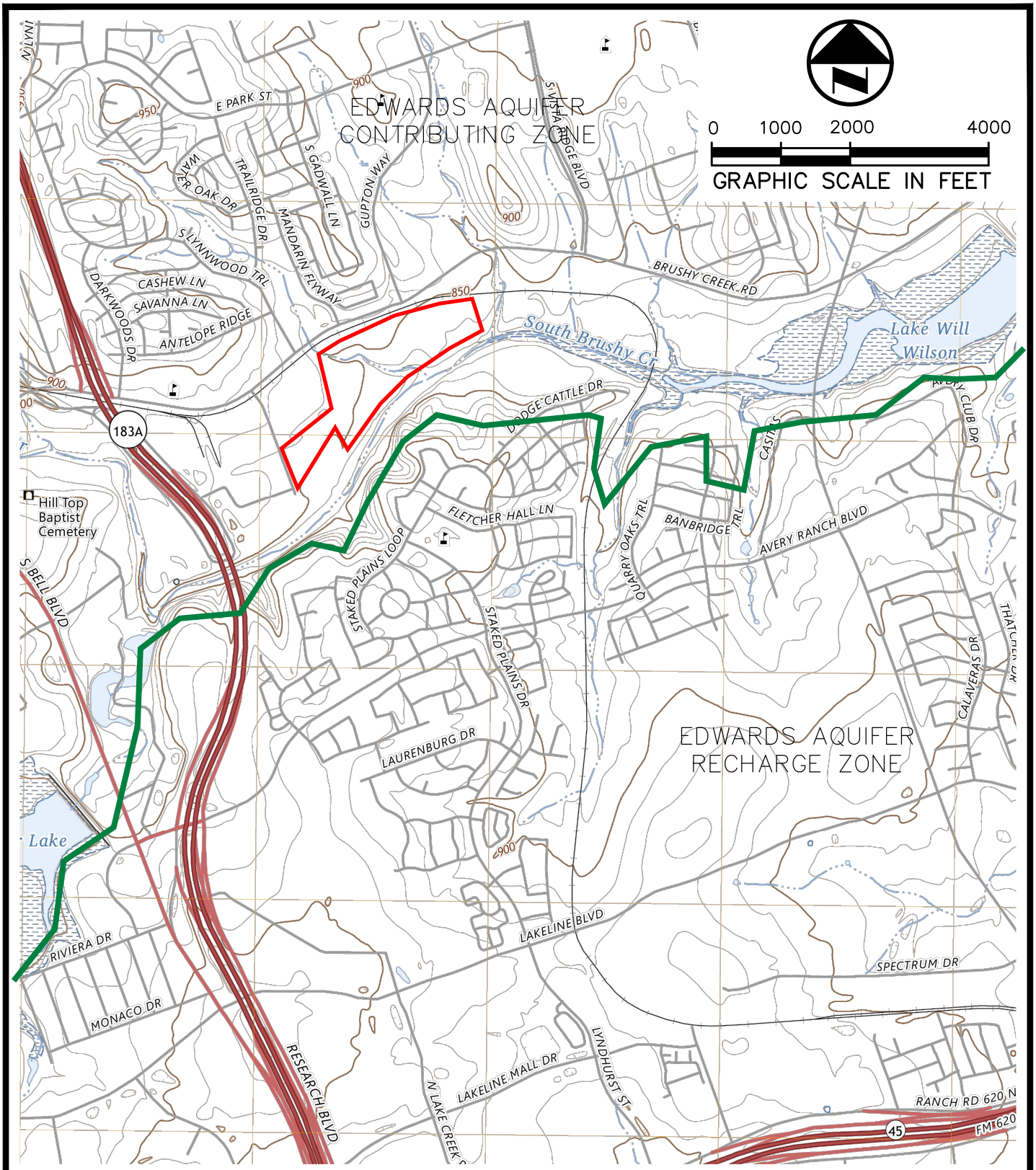
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Attachment A – Road Map

Attachment B – USGS / Edwards Contributing Zone Map



ATTACHMENT "B"

USGS/EDWARDS AQUIFER ZONE MAP

7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JPQ	HAS	1"=2000'	04/17/2023	5322-22.270

JPQUINTANA 4/17/2023 1:43 PM
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BRUSHY CREEK PROLOGIS

Attachment C – Project Description

The proposed development includes the construction of three industrial buildings with associated grading, drainage, utility, detention, parking and water quality improvements on Lot 1, approximately 75.879 acres (±3,305,268 sf) of mostly undeveloped land located at 124 BMC Drive in the City of Cedar Park light industrial jurisdiction. The existing site consists mostly of undeveloped grass meadows with few trees or brushy vegetation and Class C and Class D soil classification. According to FEMA Map 48491C0470F and 48491C0610F (dated 12/20/2019), the subject site does fall within a regulatory floodplain.

The Lot 1 site generally slopes at ±2.5% sending drainage to the South where it will drain into an existing creek. The adjacent property to the West is developed with two industrial buildings and, and the adjacent property to the South is undeveloped with a hiking trail.

The project will consist of three industrial warehouse buildings, associated grading, drainage, utility, detention, parking, water quality, and one proposed batch detention pond as enclosed in this application. The total impervious cover on the site is 21.76 acres. All proposed impervious cover is to be treated with the primary batch detention.

Attachment D – Factors Affecting Surface Water Quality

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

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

Attachment E – Volume and Character of Stormwater

The existing site is composed of four drainage areas. Existing Drainage Area 1 consists of 7.03 acres with the 100 year storm runoff for the drainage area is 29.06 cfs. Existing Drainage Area 2 consists of 28.03 acres with the 100 year storm runoff for the drainage area is 91.57 cfs. Existing Drainage Area 3 consists of 36.31 acres with the 100 year storm runoff for the drainage area is 127.23 cfs. Existing Drainage Area 4 consists of 4.51 acres with the 100 year storm runoff for the drainage area is 17.82 cfs. The existing site flows over approximately 100% grass cover at roughly 2.5%. The base curve number utilized for the existing site is 80.

The proposed development generates an approximate 491.20 cfs and has a required TSS removal of 80% per TCEQ. The runoff from the site is generated from the streets, building roofs, driveways, parking, and other paved and impervious surfaces. The base curve number utilized for the proposed site is 80. Flow is directed from the previously listed impervious structures into catch basins to be piped into the three proposed batch detention ponds.

Attachment J – BMPs for Upgradient Stormwater

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

Attachment K – BMPs for On-site Stormwater

The Prologis-Exchange TX, LLC entity is proposing one primary batch detention basin based on 75.879 acres of contributing area, encompassing 28.68% impervious cover across the site. The stormwater is diverted off impervious structures and piped into three proposed batch detention basins. The batch detention basins act as the primary treatment for TSS removal.

Attachment L – BMPs for Surface Streams

The Prologis entity is proposing three primary batch detention basins based on 75.879 acres of contributing area, encompassing 28.68% impervious cover across the site. The stormwater is diverted off impervious structures and piped into a batch detention basin. The batch detention basin acts as the primary treatment for TSS removal. The aforementioned BMP will provide adequate measure to prevent pollutant removal from entering the aquifer. No surface streams or sensitive features are located on the site.

Attachment M – Construction Plans

CONSTRUCTION PLANS
FOR
BRUSHY CREEK PROLOGIS
75.879 ACRES
CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS
NOVEMBER 2022

OWNER

PROLOGIS EXCHANGE TX 2012 LLC,
9655 KATY FWY, SUITE # 400
HOUSTON, TX 77024
PROLOGIS.COM

DEVELOPER

SIDNEY STRATTON, DEVELOPMENT MANAGER
2021 MCKINNEY AVE, SUITE # 1050
DALLAS, TX 75201

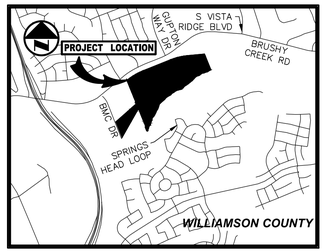
ARCHITECT

ENGINEER

Pacheco Koch a Westwood company
CLAYTON STROLLE, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN TX 78759
512.485.0831
CLAYTON.STROLLE@WESTWOODPS.COM

LANDSCAPE ARCHITECT

Pacheco Koch a Westwood company
ADRIANNA TOBIAS
8701 N. MOPAC EXPY, SUITE 320
AUSTIN TX 78759
512.485.0831
ADRIANA.TOBIAS@WESTWOODPS.COM



VICINITY MAP
(NOT TO SCALE)

PROJECT ZONING: LI

PROJECT ADDRESS: 1204 BMC DRIVE

SUBMITTAL DATE: 03/13/2023

PROJECT DESCRIPTION:
tHE SITE IS COMPRISED OF 3 ONE STORY BUILDINGS ON 75.879 ACRES OFF BMC DRIVE IN CEDAR PARK, TEXAS. THE BUILDING SF TOTALS 359,500 SF WITH ASSOCIATED PARKING, WATER QUALITY, AND UTILITY IMPROVEMENTS.

LEGAL DESCRIPTION:
LOT1, BLOCK 1, BUSHY CREEK INDUSTRIAL

FLOODPLAIN INFORMATION:
PER FEMA FIRM PANEL NUMBERS 48491C0470F & 48491C0610F, EFFECTIVE 12/20/2019 THE PROPOSED IMPROVEMENTS ARE IN THE AREA OF MINIMAL FLOOD HAZARD, ZONE X, AND NOT IN THE 100 YEAR FLOODPLAIN.
THERE ARE NO SPRINGS, STREAMS OR BUFFER ZONES LOCATED ON THE SUBJECT SITE.

PROPOSED USE:
WAREHOUSING AND DISTRIBUTION, GENERAL

ACREAGE:
BUILDING 1 - 140,059 SF
BUILDING 2 - 122,474 SF
BUILDING 2 - 124,675 SF

TOTAL IMPERVIOUS COVER:
LOT, 1 BLOCK 1
EXISTING: 0.000 ACRES (0.00%)
PROPOSED: 21.76 ACRES (28.68%)

FIRE DEPARTMENT:
CEDAR PARK FIRE DEPARTMENT
450 CYPRESS CREEK ROAD
CEDAR PARK, TEXAS 78613

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE CITY OF CEDAR PARK CODE OF ORDINANCES.
3. THIS DEVELOPMENT PLAN SHALL COMPLY WITH THE CITY OF CEDAR PARK "STANDARD NOTES - SITE DEVELOPMENT" FOR FIRE PROTECTION (EFFECTIVE JUNE 28, 2022) AND THE LOCAL AMENDMENTS FOUND IN CHAPTER 5 OF THE CODE OF ORDINANCES.
4. THIS DEVELOPMENT PLAN SHALL MEET THE SPECIFICATIONS IN THE CITY OF AUSTIN DRAINAGE DESIGN CRITERIA MANUAL.
5. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
6. TDLR NUMBERS FOR SITE INCLUDE:
   6.1. BUILDING A - TABS2023012445
   6.2. BUILDING B - TABS2023012448
   6.3. BUILDING C - TABS2023012452
7. TCEQ EDWARDS AQUIFER PROGRAM ID. _____
8. CAPMetro PERMIT NO. _____

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.S	TOTAL # SHEETS IN PLAN SET	NET CHANGE TO IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) (%)	CITY OF GEORGETOWN APPROVAL/DATE	DATE IMAGED

CEDAR PARK
Reviewed for Code Compliance
Signature required from all Departments

Planning_____Date_____
Engineering Services_____Date_____
Industrial Pretreatment_____Date_____
Fire Prevention_____Date_____
Landscape Planner_____Date_____
Addressing_____Date_____
Site Development Permit Number **2022-39-SD**

2022-39-SD
CITY APPROVAL STAMP

PREPARED BY

Pacheco Koch a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
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3	GENERAL NOTES 2 OF 2
4	PLAT 1 OF 4
5	PLAT 2 OF 4
6	PLAT 3 OF 4
7	PLAT 4 OF 4
8	EROSION CONTROL PLAN
9	EROSION CONTROL PLAN DETAILS AND NOTES
10	TRAFFIC CONTROL DETAILS
11	TRAFFIC CONTROL DETAILS
12	OVERALL SITE PLAN
13	ROADWAY DIMENSIONAL CONTROL & DEMOLITION PLAN
14	DIMENSIONAL CONTROL PLAN 1 OF 6
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18	DIMENSIONAL CONTROL PLAN 5 OF 6
19	DIMENSIONAL CONTROL PLAN 6 OF 6
20	PAVING PLAN
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42	STORM PLAN 6 OF 6
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48	STORM SEWER PROFILE 6 OF 6
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

COVER

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
1
1 OF 69

JPQUINTANA
4/26/2023 10:17 AM
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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.

3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: NONE.

4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO- REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.

5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON-NATIVE IS SPECIFICALLY APPROVED.

6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.

7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.

8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.

9. BURNING IS PROHIBITED.

10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.

11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.

12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.

13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34" RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG" FILES AND ".PDF" FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.

14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.

15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

16. NO BLASTING IS ALLOWED ON THIS PROJECT.

17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.

18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.

19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.

20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.

21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.

22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.

23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.

24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.

25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.

27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.

28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.

29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.

30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.

31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.

32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.

33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.

34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.

35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.

36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

37. THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL MAJOR SUBDIVISION, DEVELOPMENT PLAT AND/OR SITE DEVELOPMENT ACTIVITIES REQUIRING LAND USE PERMITS AND APPROVALS WITHIN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY, UNLESS OTHERWISE EXCLUDED WITHIN THIS SECTION. THE SECTION ALSO APPLIES TO LAND DEVELOPMENT ACTIVITIES THAT ARE SMALLER THAN THE MAXIMUM SQUARE FOOTAGE EXEMPTED IF SUCH ACTIVITIES ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT. IN ADDITION, ALL PLANS MUST ALSO BE REVIEWED BY EITHER TCEQ (IF LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING AND/OR RECHARGE ZONES) OR THE CITY ON BEHALF OF LCRA (IF LOCATED WITHIN THE LAKE TRAVIS WATERSHED) TO ENSURE THAT ESTABLISHED WATER QUALITY STANDARDS WILL BE MAINTAINED DURING AND AFTER DEVELOPMENT OF THE SITE. TCEQ APPROVAL IS REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.

2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.

3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.

4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.

5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.

6. THE SUBGRADE MATERIAL WAS TESTED BY RONE ENGINEERING SERVICES, LTD, 4221 FREIDRICH LN# 195, AUSTIN, TX 78744, (512)462-2733 ON 03/10/2022 THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: SEE PAVING DETAILS.

7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.

8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.

9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.

10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.

11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).

12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO.340 ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.

13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.

15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.

16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.

17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.

18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.

19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.

20. TREES MUST NOT OVERHANG WITHIN 10' VERTICALLY OF A SIDEWALK, OR 18' VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.

2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.

4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.

5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.

6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.

7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.

8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
WASTEWATER- SDR-26
(NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED.)

9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.

10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E: REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.

11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.

12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.

13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES. 14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.

15. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.

16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.

17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".

18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.

19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.

20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.

21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.

22. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.

23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.

24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.

25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.

26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.

2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.

3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.

4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.

5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.

6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
WATER – AWWA C900, DR 14
COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.

7. APPROVED 5 ¼" FIRE HYDRANTS:

☐ AMERICAN FLOW CONTROL, B84B
☐ MUELLER COMPANY, SUPER CENTURION 250
☐ CLOW MEDALLION HYDRANT☐ AMERICAN AVK COMPANY, SERIES 27 (MODEL 2780)
☐ ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
☐ BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.

8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.

9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.

10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.

11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.

12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)

13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
SINGLE G-148-233
DUAL DG-148-243
1" METER YL111 – 444
1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER

14. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.

17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.

18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.

19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1. 20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.

21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.

22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.

23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.

24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.

25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.

26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.

27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.

28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.

29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:

1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.

2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.

3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.

5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".

6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.

7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.

8. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.

9. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.

10. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.

11. ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISC "NO DUMPING DRAINS TO WATERWAY" MARKER.

SEQUENCE OF CONSTRUCTION NOTES:

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.

2. THE GENERAL CONTRACTOR MUST CONTACT THE CITY INSPECTOR AT 512-401-5000, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.

3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.

4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).

5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.

6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.

7. UNDERGROUND UTILITIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS.

8. 8FIRE DEPARTMENT ACCESS WILL BE INSTALLED WHERE REQUIRED BY APPROVED SITE PLAN.

9. VERTICAL CONSTRUCTION MAY OCCUR AFTER THE PRE-VERTICAL INSPECTION HAS BEEN CLEARED BY THE FIRE MARSHAL.

City of Cedar Park
Fire Prevention Document

Standard Notes – Site Development

Number: FP-2	Revision: 3	Effective Date: June 28, 2022	Pages: 3

0.1 Purpose

- **A.** This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet.
- **B.** Please list all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below.

1. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated early in the development process. ERCC is required for all new and existing buildings.
   a. Testing for ERCC is the responsibility of the building owner or representative.
   b. Testing must be in compliance with 2021 IFC Section 510.
   c. Testing is required for:
      i. Buildings with any sub-grade floor, including parking.
      ii. Any building over 50,000 square feet.
      iii. Any building more than 3 stories above grade plane.
      iv. Any multi-story tilt wall building.
      v. Any building where loss of signal strength becomes evident.
         1. Exception: 1- and 2-family dwellings and townhomes.
   d. Testing must be completed after the building has the interior walls, exterior walls, elevator shafts, stair shafts, and roof completed, and remediation, if necessary, must be complete prior to issuance of a Certificate of Occupancy.
   e. Remediation must be in compliance with 2021 IFC Section 510.
      i. Exception: Plans may state that testing and remediation will be in accordance with 2021 IFC Section 510, however a combination of the two codes will not be allowed. Testing and remediation must both be in accordance with the same standard.
2. Fire Apparatus Access Roads (Fire Lanes)
   a. Must comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B through I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code amendments).
   b. Must be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 pounds.
      i. Grass pavers and other alternative materials are not allowed.
   c. Must provide access to within 150 feet of all portions of the exterior of the building.
      i. Access allowance is extended to 175 feet for a fully-sprinkled building.
   d. Must have an unobstructed width of not less than 20 feet, except that at least 26 feet shall be required where hydrants are required along the fire lane or dead-end distances reach 500 feet or greater, or where required by other departments for mobility purposes.
   e. Must have a minimum inside turning radius of 25 feet, and a minimum outside turning radius of 50 feet.
      i. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet.

Battalion Chief Matt Simpson
City of Cedar Park Fire Department
Page 1 of 3

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY • STE. 320 • AUSTIN, TX 78759 • 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GENERAL NOTES 1 OF 2

CLAYTON J. STROLLE
108906

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
2
2 OF 69

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.

3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.

4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.

7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN
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WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.

8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.

10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING
LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- 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.

12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;

C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROPOSED REGULATED PROJECT
MUST BE PROVIDED WITH COPIES OF THE SCS PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS MUST BE REQUIRED TO KEEP ON-SITE COPIES OF THE PLAN AND THE APPROVAL LETTER.

3. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

4. ANY MODIFICATION TO THE ACTIVITIES DESCRIBED IN THE REFERENCED SCS APPLICATION FOLLOWING THE DATE OF APPROVAL MAY REQUIRE THE SUBMITTAL OF AN SCS APPLICATION TO MODIFY THIS APPROVAL, INCLUDING THE PAYMENT OF APPROPRIATE FEES AND ALL INFORMATION NECESSARY FOR ITS REVIEW AND APPROVAL.

5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

6. IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WASTEWATER LINE TRENCHING ACTIVITIES, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPLICANT MUST IMMEDIATELY NOTIFY THE APPROPRIATE REGIONAL OFFICE OF THE TCEQ OF THE FEATURE DISCOVERED. A GEOLOGIST'S ASSESSMENT OF THE LOCATION AND EXTENT OF THE FEATURE DISCOVERED MUST BE REPORTED TO THAT REGIONAL OFFICE IN WRITING AND THE APPLICANT MUST SUBMIT A PLAN FOR ENSURING THE STRUCTURAL INTEGRITY OF THE SEWER LINE OR FOR MODIFYING THE PROPOSED COLLECTION SYSTEM ALIGNMENT AROUND THE FEATURE. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE
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EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY WHILE MAINTAINING THE STRUCTURAL INTEGRITY OF THE LINE.

7. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED
FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

8. BLASTING PROCEDURES FOR PROTECTION OF EXISTING SEWER LINES AND OTHER UTILITIES WILL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION CRITERIA. SAND IS NOT ALLOWED AS BEDDING OR BACKFILL IN TRENCHES THAT HAVE BEEN BLASTED. IF ANY EXISTING SEWER LINES ARE DAMAGED, THE LINES MUST BE REPAIRED AND RETESTED.

9. ALL MANHOLES CONSTRUCTED OR REHABILITATED ON THIS PROJECT MUST HAVE WATERTIGHT SIZE ON SIZE RESILIENT CONNECTORS ALLOWING FOR DIFFERENTIAL SETTLEMENT. IF MANHOLES ARE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN, THE COVER MUST HAVE A GASKET AND BE BOLTED TO THE RING. WHERE GASKETED MANHOLE COVERS ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE OR FOR MORE THAN 1500 FEET, ALTERNATE MEANS OF VENTING WILL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE.
THE DIAMETER OF THE MANHOLES MUST BE A MINIMUM OF FOUR FEET AND THE MANHOLE FOR ENTRY MUST HAVE A MINIMUM CLEAR OPENING DIAMETER OF 30 INCHES. THESE DIMENSIONS AND OTHER DETAILS SHOWING COMPLIANCE WITH THE COMMISSION'S RULES CONCERNING MANHOLES AND SEWER LINE/MANHOLE INVERTS DESCRIBED IN 30 TAC §217.55 ARE INCLUDED ON PLAN SHEET __ OF __.
IT IS SUGGESTED THAT ENTRANCE INTO MANHOLES IN EXCESS OF FOUR FEET DEEP BE ACCOMPLISHED BY MEANS OF A PORTABLE LADDER. THE INCLUSION OF STEPS IN A MANHOLE IS PROHIBITED.

10. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE
FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).

11. WHERE SEWERS LINES DEVIATE FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE ALL CURVATURE OF SEWER
PIPE MUST BE ACHIEVED BY THE FOLLOWING PROCEDURE WHICH IS RECOMMENDED BY THE PIPE MANUFACTURER: N/A
IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE N/A
SPECIFIC CARE MUST BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC §217.54.

12. NEW SEWAGE COLLECTION SYSTEM LINES MUST BE CONSTRUCTED WITH STUB OUTS FOR THE CONNECTION OF ANTICIPATED EXTENSIONS. THE LOCATION OF SUCH STUB OUTS MUST BE MARKED ON THE GROUND SUCH THAT THEIR LOCATION CAN BE EASILY DETERMINED AT THE TIME OF CONNECTION OF THE EXTENSIONS. SUCH STUB OUTS MUST BE MANUFACTURED WYES OR TEES THAT ARE COMPATIBLE IN SIZE AND MATERIAL WITH BOTH THE SEWER LINE AND THE EXTENSION. AT THE TIME OF ORIGINAL CONSTRUCTION, NEW STUB-OUTS MUST BE CONSTRUCTED SUFFICIENTLY TO EXTEND BEYOND THE END OF THE STREET PAVEMENT. ALL STUB-OUTS MUST BE SEALED WITH A MANUFACTURED CAP TO PREVENT LEAKAGE. EXTENSIONS THAT WERE NOT ANTICIPATED AT THE TIME OF ORIGINAL CONSTRUCTION OR THAT ARE TO BE CONNECTED TO AN EXISTING SEWER LINE NOT FURNISHED WITH STUB OUTS MUST BE CONNECTED USING A MANUFACTURED SADDLE AND IN ACCORDANCE WITH ACCEPTED PLUMBING TECHNIQUES.
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IF NO STUB-OUT IS PRESENT AN ALTERNATE METHOD OF JOINING LATERALS IS SHOWN IN THE DETAIL ON PLAN SHEET __ OF __. (FOR POTENTIAL FUTURE LATERALS).
THE PRIVATE SERVICE LATERAL STUB-OUTS MUST BE INSTALLED AS SHOWN ON THE PLAN AND PROFILE SHEETS ON PLAN SHEET __ OF __ AND MARKED AFTER BACKFILLING AS SHOWN IN THE DETAIL ON PLAN SHEET __ OF __.

13. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.

14. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).

15. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57. THE ENGINEER MUST RETAIN COPIES OF ALL TEST RESULTS WHICH MUST BE MADE AVAILABLE TO THE EXECUTIVE DIRECTOR UPON REQUEST. THE ENGINEER MUST CERTIFY IN WRITING THAT ALL WASTEWATER LINES HAVE PASSED ALL REQUIRED TESTING TO THE APPROPRIATE REGIONAL OFFICE WITHIN 30 DAYS OF TEST COMPLETION AND PRIOR TO USE OF THE NEW COLLECTION SYSTEM. TESTING METHOD WILL BE:
(A) FOR A COLLECTION SYSTEM PIPE THAT WILL TRANSPORT WASTEWATER BY GRAVITY FLOW, THE DESIGN MUST SPECIFY AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST. A TEST MUST CONFORM TO THE FOLLOWING REQUIREMENTS:
(1) LOW PRESSURE AIR TEST.
(A) A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-828, ASTM C924, OR ASTM F-1417 OR OTHER PROCEDURE APPROVED BY THE EXECUTIVE
DIRECTOR, EXCEPT AS TO TESTING TIMES AS REQUIRED IN TABLE C.3 IN SUBPARAGRAPH (C) OF THIS PARAGRAPH OR EQUATION C.3 IN SUBPARAGRAPH (B)(II) OF THIS PARAGRAPH.
(B) FOR SECTIONS OF COLLECTION SYSTEM PIPE LESS THAN 36 INCH AVERAGE INSIDE DIAMETER, THE FOLLOWING PROCEDURE MUST APPLY, UNLESS A PIPE IS TO BE TESTED AS REQUIRED BY PARAGRAPH (2) OF THIS SUBSECTION.
(I) A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE PIPE.
(II) ONCE THE PRESSURE IS STABILIZED, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 PSI GAUGE TO 2.5 PSI GAUGE IS COMPUTED FROM THE FOLLOWING EQUATION:
EQUATION C.3

$$T = \frac{0.085 * D * K}{Q}$$

WHERE:
T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS
K = 0.000419 X D X L, BUT NOT LESS THAN 1.0
D = AVERAGE INSIDE PIPE DIAMETER IN INCHES
L = LENGTH OF LINE OF SAME SIZE BEING TESTED, IN FEET
Q = RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE

(C) SINCE A K VALUE OF LESS THAN 1.0 MAY NOT BE USED, THE MINIMUM TESTING TIME FOR EACH PIPE DIAMETER IS SHOWN IN THE FOLLOWING TABLE C.3:

PIPE DIAMETER(INCHES)	MINIMUM TIME (SECONDS)	MAXIMUM LENGTH FOR MINIMUM TIME (FEET)	TIME FOR LONGER LENGTH (SECONDS/FOOT)
6	340	398	0.855
8	454	298	1.520
10	467	239	2.374
12	680	199	3.419
15	850	159	5.342
19	1020	133	7.693
21	1190	114	10.471
14	1360	100	13.676
17	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(A) AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE FIRST 25% OF THE CALCULATED TESTING TIME.
(B) IF ANY PRESSURE LOSS OR LEAKAGE HAS OCCURRED DURING THE FIRST 25% OF A TESTING PERIOD, THEN THE TEST MUST CONTINUE FOR THE ENTIRE TEST DURATION AS OUTLINED ABOVE OR UNTIL FAILURE.
(C) WASTEWATER COLLECTION SYSTEM PIPES WITH A 27 INCH OR LARGER AVERAGE INSIDE DIAMETER MAY BE AIR TESTED AT EACH JOINT INSTEAD OF FOLLOWING THE PROCEDURE OUTLINED IN THIS SECTION.
(D) A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33 INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.
(2) INFILTRATION/EXFILTRATION TEST.
(A) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF 2.0 FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE.
(B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL.
(C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE, OR AT LEAST TWO FEET ABOVE EXISTING GROUNDWATER LEVEL, WHICHEVER IS GREATER.
(D) FOR CONSTRUCTION WITHIN A 25-YEAR FLOOD PLAIN, THE INFILTRATION OR EXFILTRATION MUST NOT EXCEED 10 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT THE SAME MINIMUM TEST HEAD AS IN SUBPARAGRAPH (C) OF THIS PARAGRAPH.
(E) IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, AN OWNER SHALL UNDERTAKE REMEDIAL ACTION IN ORDER TO REDUCE
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THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED. AN OWNER SHALL RETEST A PIPE FOLLOWING A REMEDIATION ACTION.
(b) IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS ALSO REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
(1) FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL.
(A) MANDREL SIZING.
(i) A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (OD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (ID) OR AVERAGE ID OF A PIPE, AS SPECIFIED IN THE APPROPRIATE STANDARD BY THE ASTMS, AMERICAN WATER WORKS ASSOCIATION, UNI-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPENDIX.
(ii) IF A MANDREL SIZING DIAMETER IS NOT SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OD EQUAL TO 95% OF THE ID OF A PIPE. IN THIS CASE, THE ID OF THE PIPE, FOR THE PURPOSE OF DETERMINING THE OD OF THE MANDREL, MUST EQUAL BE THE AVERAGE OUTSIDE DIAMETER MINUS TWO MINIMUM WALL THICKNESSES FOR OD CONTROLLED PIPE AND THE AVERAGE INSIDE DIAMETER FOR ID CONTROLLED PIPE.
(iii) ALL DIMENSIONS MUST MEET THE APPROPRIATE STANDARD.
(B) MANDREL DESIGN.
(i) A RIGID MANDREL MUST BE CONSTRUCTED OF A METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED.
(ii) A MANDREL MUST HAVE NINE OR MORE ODD NUMBER OF RUNNERS OR LEGS.
(iii) A BARREL SECTION LENGTH MUST EQUAL AT LEAST 75% OF THE INSIDE DIAMETER OF A PIPE.
(iv) EACH SIZE MANDREL MUST USE A SEPARATE PROVING RING.
(C) METHOD OPTIONS.
(i) AN ADJUSTABLE OR FLEXIBLE MANDREL IS PROHIBITED.
(ii) A TEST MAY NOT USE TELEVISION INSPECTION AS A SUBSTITUTE FOR A DEFLECTION TEST.
(iii) IF REQUESTED, THE EXECUTIVE DIRECTOR MAY APPROVE THE USE OF A DEFLECTOMETER OR A MANDREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.
(2) FOR A GRAVITY COLLECTION SYSTEM PIPE WITH AN INSIDE DIAMETER 27 INCHES AND GREATER, OTHER TEST METHODS MAY BE USED TO DETERMINE VERTICAL DEFLECTION.
(3) A DEFLECTION TEST METHOD MUST BE ACCURATE TO WITHIN PLUS OR MINUS 0.2% DEFLECTION.
(4) AN OWNER SHALL NOT CONDUCT A DEFLECTION TEST UNTIL AT LEAST 30 DAYS AFTER THE FINAL BACKFILL.
(5) GRAVITY COLLECTION SYSTEM PIPE DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%).
(6) IF A PIPE SECTION FAILS A DEFLECTION TEST, AN OWNER SHALL CORRECT THE PROBLEM AND CONDUCT A SECOND TEST AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.

16. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.
(a) ALL MANHOLES MUST PASS A LEAKAGE TEST.
(b) AN OWNER SHALL TEST EACH MANHOLE (AFTER ASSEMBLY AND BACKFILLING) FOR LEAKAGE, SEPARATE AND INDEPENDENT OF THE COLLECTION SYSTEM PIPES, BY HYDROSTATIC EXFILTRATION TESTING, VACUUM TESTING, OR OTHER METHOD APPROVED BY THE EXECUTIVE DIRECTOR.
(1) HYDROSTATIC TESTING.
(A) THE MAXIMUM LEAKAGE FOR HYDROSTATIC TESTING OR ANY ALTERNATIVE TEST METHODS IS 0.025 GALLONS PER FOOT DIAMETER PER FOOT OF MANHOLE DEPTH PER HOUR.
(B) TO PERFORM A HYDROSTATIC EXFILTRATION TEST, AN OWNER SHALL SEAL ALL WASTEWATER PIPES COMING INTO A MANHOLE WITH AN INTERNAL PIPE PLUG, FILL THE MANHOLE WITH WATER, AND MAINTAIN THE TEST FOR AT LEAST ONE HOUR.
(C) A TEST FOR CONCRETE MANHOLES MAY USE A 24-HOUR WETTING PERIOD BEFORE TESTING TO ALLOW SATURATION OF THE CONCRETE.
(2) VACUUM TESTING.
(A) TO PERFORM A VACUUM TEST, AN OWNER SHALL PLUG ALL LIFT HOLES AND EXTERIOR JOINTS WITH A NON-SHRINK GROUT AND PLUG ALL PIPES ENTERING A MANHOLE.
(B) NO GROUT MUST BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING.
(C) STUB-OUTS, MANHOLE BOOTS, AND PIPE PLUGS MUST BE SECURED TO PREVENT MOVEMENT WHILE A VACUUM IS DRAWN.
(D) AN OWNER SHALL USE A MINIMUM 60 INCH/LB TORQUE WRENCH TO TIGHTEN THE EXTERNAL CLAMPS THAT SECURE A TEST COVER TO THE TOP OF A MANHOLE.
(E) A TEST HEAD MUST BE PLACED AT THE INSIDE OF THE TOP OF A CONE SECTION, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
(F) THERE MUST BE A VACUUM OF 10 INCHES OF MERCURY INSIDE A MANHOLE TO PERFORM A VALID TEST.
(G) A TEST DOES NOT BEGIN UNTIL AFTER THE VACUUM PUMP IS OFF.
(H) A MANHOLE PASSES THE TEST IF AFTER 2.0 MINUTES AND WITH ALL VALVES CLOSED, THE VACUUM IS AT LEAST 9.0 INCHES OF MERCURY.

17. ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 TAC §213.5(C)(3)(I). AFTER INSTALLATION OF AND, PRIOR TO COVERING AND CONNECTING A PRIVATE SERVICE LATERAL TO AN EXISTING ORGANIZED SEWAGE COLLECTION SYSTEM, A TEXAS LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTERED SANITARIAN, OR APPROPRIATE CITY INSPECTOR MUST VISUALLY INSPECT THE PRIVATE SERVICE LATERAL AND THE CONNECTION TO THE SEWAGE COLLECTION SYSTEM, AND CERTIFY THAT IT IS CONSTRUCTED IN CONFORMITY WITH THE APPLICABLE PROVISIONS OF THIS SECTION. THE OWNER OF THE COLLECTION SYSTEM MUST MAINTAIN SUCH CERTIFICATIONS FOR FIVE YEARS AND FORWARD COPIES TO THE APPROPRIATE REGIONAL OFFICE UPON REQUEST. CONNECTIONS MAY ONLY BE MADE TO AN APPROVED SEWAGE COLLECTION SYSTEM.

GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS OR THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE CITY OF GEORGETOWN STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY ELEVATIONS SHOWN AND ENSURE THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.
   - 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
   - 5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
   - 5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
   - 5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. CONSULT THE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
10. ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3:1.
14. AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
15. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
20. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
21. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
22. CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
23. CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT 19106100.094 BY MLA GEOTECHNICAL FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   - 6.A. RCP C-76, CLASS III
   - 6.B. ADS N-12
   - 6.C. HANCOR HI-Q
   - 6.D. CONTECH ALUMINIZED ULTRA FLOW
   - 6.E. LANE ENTERPRISES HDPE OR APPROVED EQUAL
7. UNLESS NOTED, STORM STRUCTURES TO BE "FORTERRA PIPE AND PRECAST" SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF CITY OF GEORGETOWN STANDARDS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF CITY OF AUSTIN ITEM 510 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO CITY OF GEORGETOWN, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
   - 6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
   - 6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"X24"X6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

FIRE GENERAL NOTES

AT THE CONCLUSION OF CONSTRUCTION AND AS PART OF THE PROCESS FOR THE CITY TO ACCEPT THIS PHASE, THE FIRE HYDRANTS SHALL BE FLOWED AND TESTED AND A COPY OF THE REPORT SHALL BE EMAILED INTO THE FIRE DEPARTMENT AND THE HYDRANTS SHALL BE PAINTED AND COLOR CODED.
CAUTION: IF PRESSURE REDUCING VALVES WERE INSTALLED IN THIS PHASING THEY MUST BE SET PRIOR TO FIRE HYDRANT FLOW TESTING.
LA-507.5.7
A. ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).
B. ALL PRIVATE FIRE HYDRANTS SHOULD BE TESTED ANNUALLY AND SHALL BE COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.
C. HYDRANT FLOW CODING STANDARDS.

FLOW	COLOR
GREATER THAN 1500 GPM	BLUE
1000 TO 1500 GPM	GREEN
500 TO 999 GPM	ORANGE
LESS THAN 500 GPM	RED
NOT WORKING	BLACK OR BAGGED

PAVING GENERAL NOTES

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL CONFORM TO CITY OF GEORGETOWN STANDARDS, UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
3. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
4. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
5. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
7. ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
9. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
10. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
11. ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

FIRE PROTECTION NOTES

1. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.
2. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
3. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTULLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
4. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
6. ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
7. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.
8. FENCES, LANDSCAPING AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDCS.
9. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

CITY OF GEORGETOWN GENERAL NOTES

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENSED PROFFESIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRAENCE 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.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENT.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON MYLAR OR ON TIFF OR PDF DISK (300DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.

City of Cedar Park
Fire Prevention Document
Standard Notes – Site Development

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GENERAL NOTES 2 OF 2

CLAYTON J. STROLLE
108906

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
3
3 OF 69

JPQUINTANA
4/26/2023 10:18 AM
M:\DWG-53\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270COVR.DWG

FINAL PLAT
SHEET 1 OF 4

BRUSHY CREEK INDUSTRIAL
LOT 1, BLOCK 1

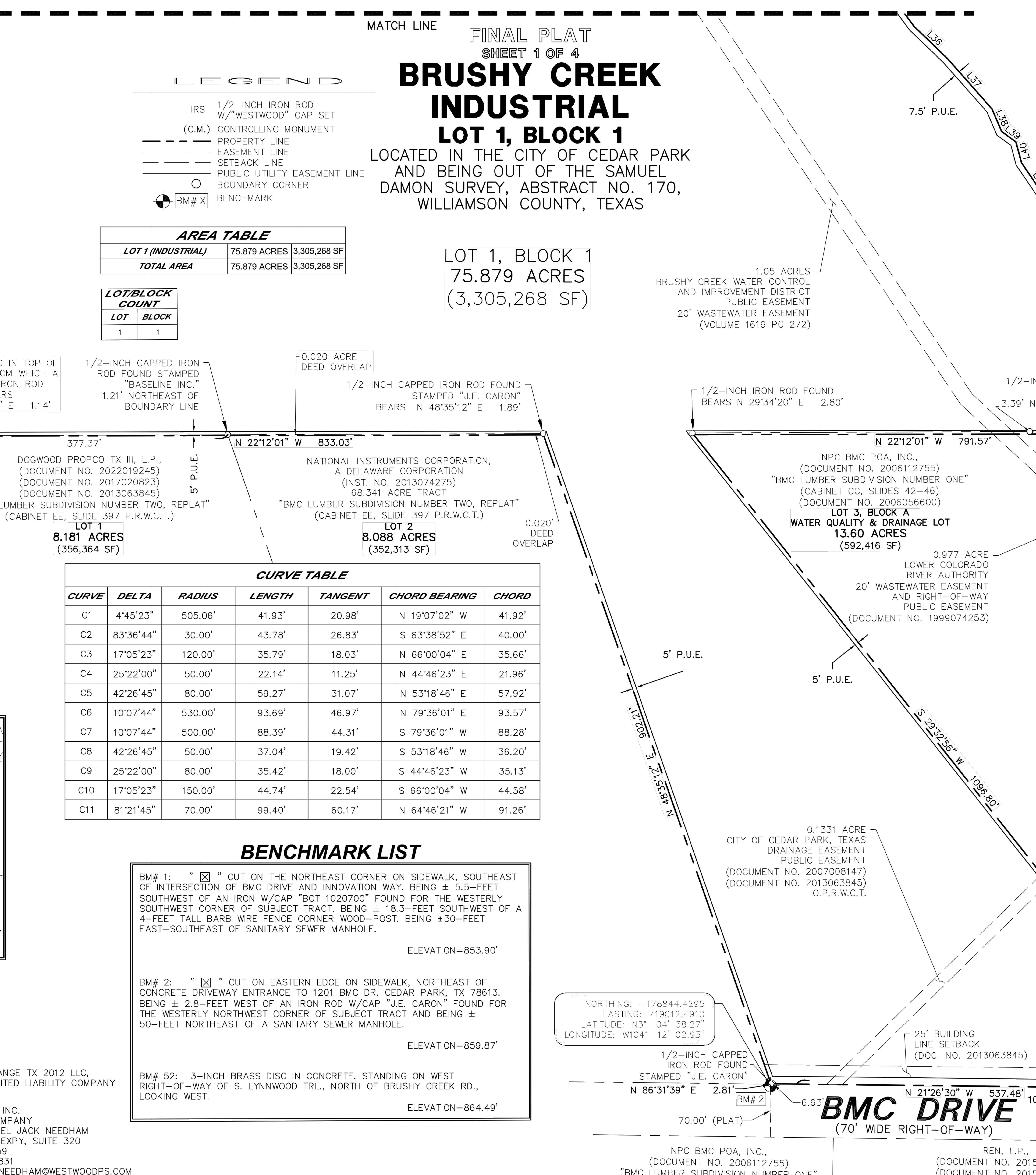
LOCATED IN THE CITY OF CEDAR PARK AND BEING OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS

LEGEND

IRS	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	PUBLIC UTILITY EASEMENT LINE
	BOUNDARY CORNER
BM# X	BENCHMARK

AREA TABLE		
LOT 1 (INDUSTRIAL)	75.879 ACRES	3,305,268 SF
TOTAL AREA	75.879 ACRES	3,305,268 SF

LOT/BLOCK COUNT	
LOT	BLOCK
1	1



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	4°45'23"	505.06'	41.93'	20.98'	N 19°07'02" W	41.92'
C2	83°36'44"	30.00'	43.78'	26.83'	S 63°38'52" E	40.00'
C3	17°05'23"	120.00'	35.79'	18.03'	N 66°00'04" E	35.66'
C4	25°22'00"	50.00'	22.14'	11.25'	N 44°46'23" E	21.96'
C5	42°26'45"	80.00'	59.27'	31.07'	N 53°18'46" E	57.92'
C6	10°07'44"	530.00'	93.69'	46.97'	N 79°36'01" E	93.57'
C7	10°07'44"	500.00'	88.39'	44.31'	S 79°36'01" W	88.28'
C8	42°26'45"	50.00'	37.04'	19.42'	S 53°18'46" W	36.20'
C9	25°22'00"	80.00'	35.42'	18.00'	S 44°46'23" W	35.13'
C10	17°05'23"	150.00'	44.74'	22.54'	S 66°00'04" W	44.58'
C11	81°21'45"	70.00'	99.40'	60.17'	N 64°46'21" W	91.26'

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.

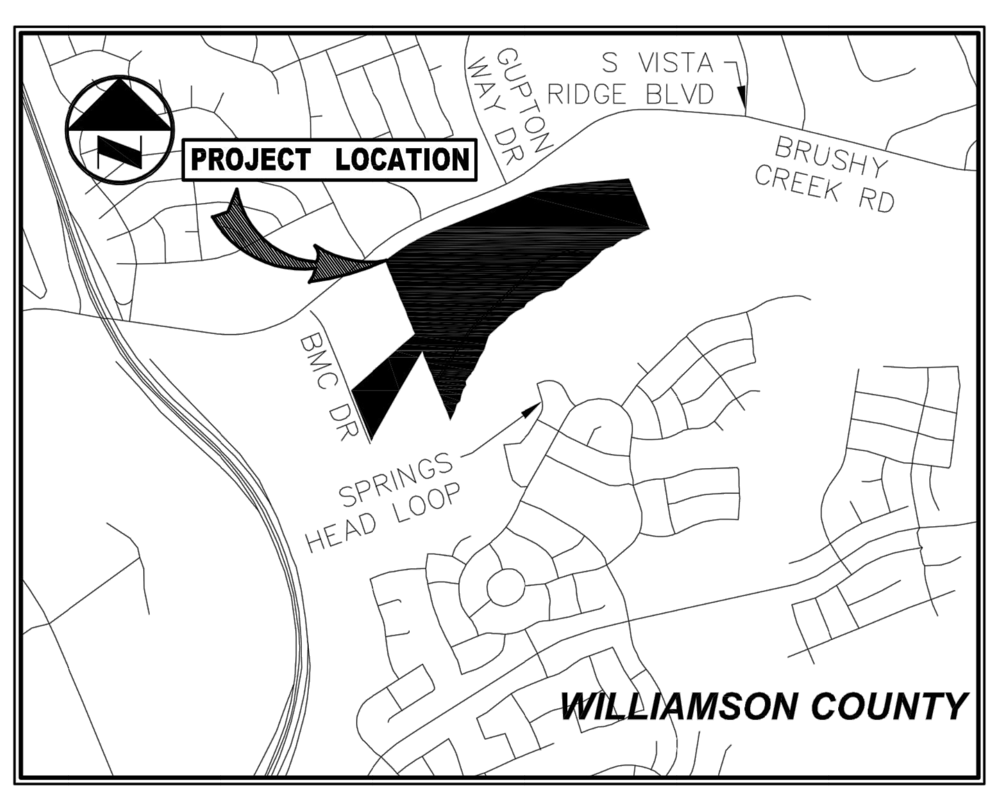
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.

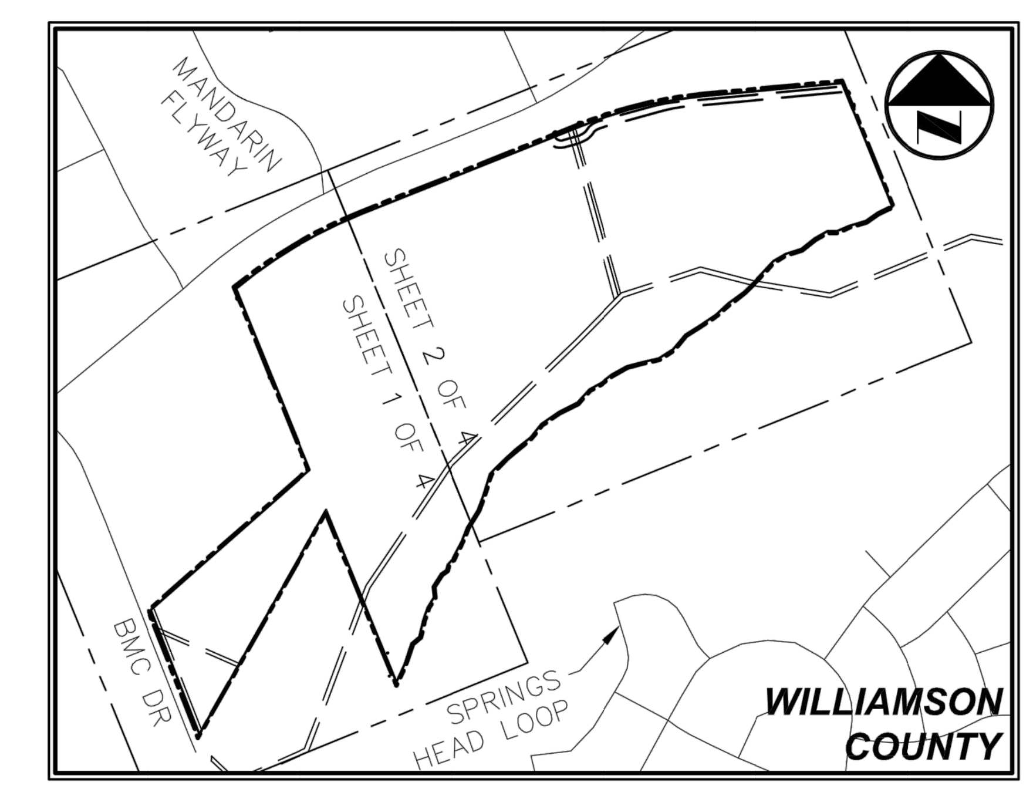
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.

ELEVATION=864.49'



VICINITY MAP
(NOT TO SCALE)



MAP INDEX
(SCALE: 1" = 1,000')

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ENGINEER:
PACHECO KOCH, INC.
A WESTWOOD COMPANY
CONTACT: CLAYTON STROLLE
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

OWNER:
PROLOGIS-EXCHANGE TX 2012 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR:
PACHECO KOCH, INC.
A WESTWOOD COMPANY
CONTACT: MICHAEL JACK NEEDHAM
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR	ETB	1"=100'	4/13/2023	5322-22.270

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

FINAL PLAT: BRUSHY CREEK ROAD, 4 BUILDING INDUSTRIAL PARK

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch a Westwood company
8701 N. MOPAC EXPY ▪ STE. 320 ▪ AUSTIN, TX 78759 ▪ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PLAT SHEET 1 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

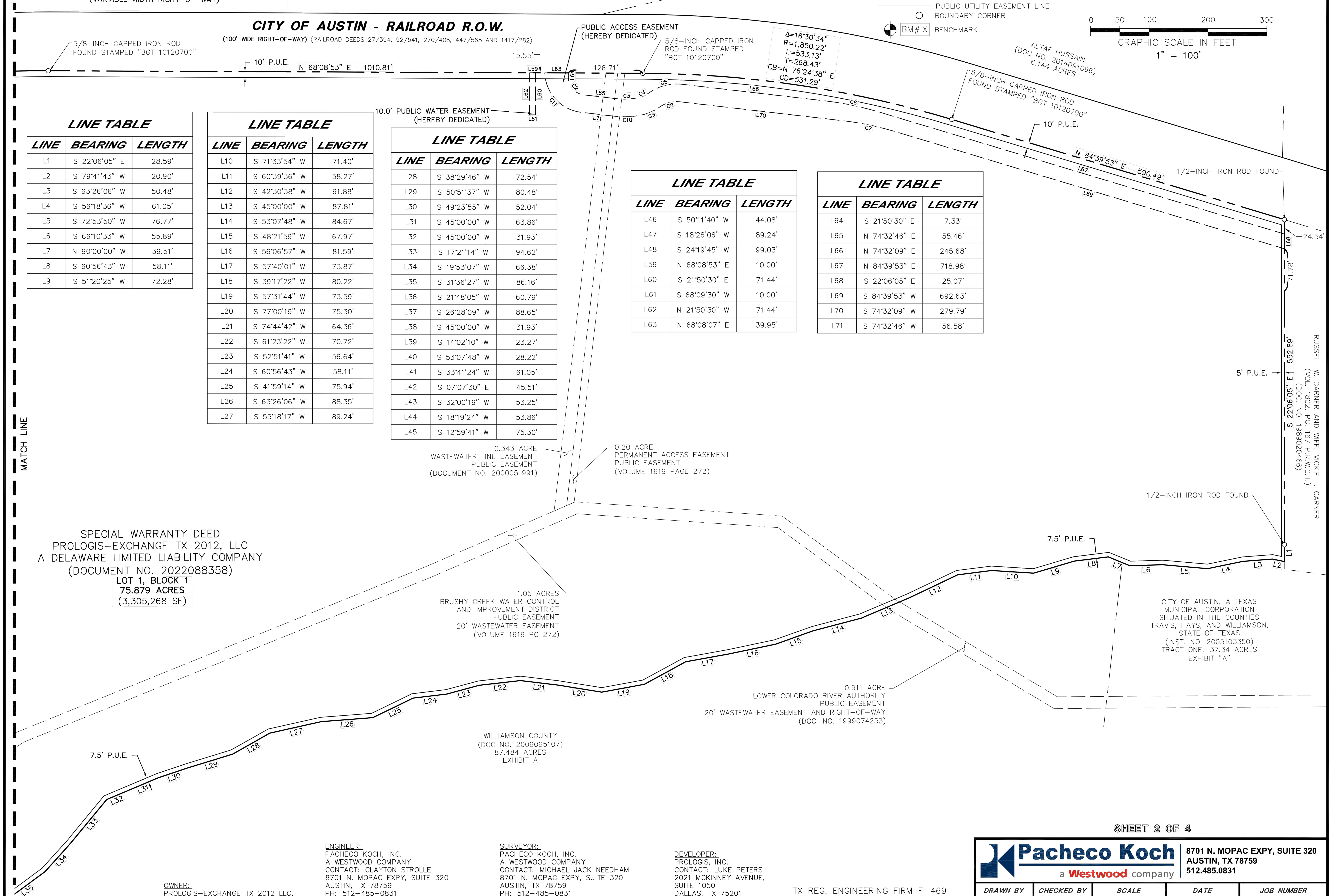
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
4

FINAL PLAT

BRUSHY CREEK INDUSTRIAL



LEGEND

- IRS — 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
- (C.M.) — CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT LINE
- BOUNDARY CORNER
- BM# X — BENCHMARK

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

LINE TABLE

LINE	BEARING	LENGTH
L1	S 22°06'05" E	28.59'
L2	S 79°41'43" W	20.90'
L3	S 63°26'06" W	50.48'
L4	S 56°18'36" W	61.05'
L5	S 72°53'50" W	76.77'
L6	S 66°10'33" W	55.89'
L7	N 90°00'00" W	39.51'
L8	S 60°56'43" W	58.11'
L9	S 51°20'25" W	72.28'

LINE TABLE

LINE	BEARING	LENGTH
L10	S 71°33'54" W	71.40'
L11	S 60°39'36" W	58.27'
L12	S 42°30'38" W	91.88'
L13	S 45°00'00" W	87.81'
L14	S 53°07'48" W	84.67'
L15	S 48°21'59" W	67.97'
L16	S 56°06'57" W	81.59'
L17	S 57°40'01" W	73.87'
L18	S 39°17'22" W	80.22'
L19	S 57°31'44" W	73.59'
L20	S 77°00'19" W	75.30'
L21	S 74°44'42" W	64.36'
L22	S 61°23'22" W	70.72'
L23	S 52°51'41" W	56.64'
L24	S 60°56'43" W	58.11'
L25	S 41°59'14" W	75.94'
L26	S 63°26'06" W	88.35'
L27	S 55°18'17" W	89.24'

LINE TABLE

LINE	BEARING	LENGTH
L28	S 38°29'46" W	72.54'
L29	S 50°51'37" W	80.48'
L30	S 49°23'55" W	52.04'
L31	S 45°00'00" W	63.86'
L32	S 45°00'00" W	31.93'
L33	S 17°21'14" W	94.62'
L34	S 19°53'07" W	66.38'
L35	S 31°36'27" W	86.16'
L36	S 21°48'05" W	60.79'
L37	S 26°28'09" W	88.65'
L38	S 45°00'00" W	31.93'
L39	S 14°02'10" W	23.27'
L40	S 53°07'48" W	28.22'
L41	S 33°41'24" W	61.05'
L42	S 07°07'30" E	45.51'
L43	S 32°00'19" W	53.25'
L44	S 18°19'24" W	53.86'
L45	S 12°59'41" W	75.30'

LINE TABLE

LINE	BEARING	LENGTH
L46	S 50°11'40" W	44.08'
L47	S 18°26'06" W	89.24'
L48	S 24°19'45" W	99.03'
L59	N 68°08'53" E	10.00'
L60	S 21°50'30" E	71.44'
L61	S 68°09'30" W	10.00'
L62	N 21°50'30" W	71.44'
L63	N 68°08'07" E	39.95'

LINE TABLE

LINE	BEARING	LENGTH
L64	S 21°50'30" E	7.33'
L65	N 74°32'46" E	55.46'
L66	N 74°32'09" E	245.68'
L67	N 84°39'53" E	718.98'
L68	S 22°06'05" E	25.07'
L69	S 84°39'53" W	692.63'
L70	S 74°32'09" W	279.79'
L71	S 74°32'46" W	56.58'

OWNER:
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SHEET 2 OF 4

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
PLAT SHEET 2 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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CJS	JJS	DEC 2022

SHEET NO.
5
5 OF 69

FINAL PLAT

BRUSHY CREEK INDUSTRIAL

PUBLIC WORKS DEPARTMENT STANDARD PLAT NOTES (REVISED: NOVEMBER 2,2021)

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER QUALITY/DETENTION FOR THIS SUBDIVISION SHALL BE PROVIDED ON LOT 1 TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2,10,25 AND 100-YR. STORM EVENTS
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ADJACENT TO THE STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 1/2) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0470F FOR WILLIAMSON COUNTY, MAP REVISED DATE DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISIONS/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR A WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES

1. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
2. SIDEWALK SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF BMC DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
3. OBSTRUCTIONS IN DRAINAGE EASEMENTS ARE PROHIBITED.
4. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
5. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE FIVE (5) FOOT PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN- AND ONE-HALF PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
6. THIS TRACT IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND A PART OF THE TURKEY CREEK-BRUSHY CREEK WATERSHED.
7. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
8. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
9. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITH THE SUBDIVISION AND TO ADJACENT PROPERTIES.
10. SIGHT LINE AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
11. A RIGHT TURN DECELERATION LANE WILL BE CONSTRUCTED ON EASTBOUND BRUSHY CREEK ROAD CONCURRENTLY WITH ANY ACCESS DRIVEWAY ON THIS LOT WHICH PROVIDES ACCESS FROM BRUSHY CREEK ROAD AT A DRIVEWAY ALIGNED WITH GUPTON WAY.
12. ANY NEW ACCESS TO LOT 1 FROM BRUSHY CREEK ROAD WHICH CROSSES THE RAIL CROSSING AT-GRADE IS REQUIRED TO PROVIDE ALL SUPPLEMENTAL SAFETY MEASURES AS REQUIRED BY CAPITAL METRO IN ORDER TO MAINTAIN THE TRAIN HORN QUIET ZONE.
13. DEVELOPMENT OF THIS LOT WHICH PROVIDES ACCESS TO BRUSHY CREEK ROAD FROM A DRIVEWAY ALIGNED WITH GUPTON WAY SHALL PROVIDE AND INSTALL A TRAFFIC SIGNAL FOR THE INTERSECTION OF BRUSHY CREEK ROAD AT THE INTERSECTION OF GUPTON WAY AND INSTALL IT TO THE APPROVAL OF THE CITY'S TRAFFIC SIGNAL ENGINEER/AND PUBLIC WORKS DIRECTOR OR REPRESENTATIVE.
14. REFER TO RESTRICTIVE COVENANT DOCUMENT NUMBER 2006057921 CONVEYS RESTRICTIONS ON SUBJECT TRACT PROHIBITED USES INCLUDING: SCRAP YARDS, WRECKING YARDS, JUNKYARDS, AND SEXUALLY ORIENTED OR "ADULT" BUSINESSES.
15. THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF BMC LUMBER SUBDIVISION NUMBER TWO, REPLAT, LOT(S) 3, RECORDED AT CABINET EE, SLIDE 397 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

DESCRIPTION OF PROPERTY SURVEYED (AS SURVEYED)

STATE OF TEXAS:
COUNTY OF WILLIAMSON:
CITY OF CEDAR PARK:

75.879 ACRES of land in the City of Cedar Park, Williamson County, Texas, being out of the Samuel Damon Survey, Abstract 170, said 75.879 acres being all of Lot 3 of the Replat of the BMC Lumber Subdivision Number Two recorded in the Williamson County Official Public Records as Document 2013063845, and all of that tract of land described as 68.341 acres in the deed from National Instruments Corporation to Prologis-Exchange TX 2012 LLC dated July 25, 2022, and recorded in the Williamson County Official Public Records as document 2022088358.

BEGINNING at the south corner of said Lot 3 of the Replat of the BMC Lumber Subdivision Number Two, said corner also being the west corner of Lot 3, Block A of the BMC Lumber Subdivision Number One (OPR Document 2013063845), said corner being marked with a found 5/8” iron rod;

THENCE along the northeast line of BMC Drive and the southwest line of said Lot 3 as follows:

- with a curve turning to the left **with an arc length of 41.93', with a radius of 505.06', with a chord bearing of N 19°07'02" W, with a chord length of 41.92'**, to the end of said curve, said point being marked with a found 1/2" capped iron rod;
- **N 21°26'30" W 537.48'** to the west corner of said Lot 3 and the south corner of Lot 2, said corner being marked with a found 1/2" iron rod;

THENCE N 48°35'12" E 902.21' along the northwest line of said Lot 3 and the southeast line of said Lot 2 to the southwest line of said 68.341 acre tract, from said point a 1/2" capped iron rod found marking the north corner of said Lot 3 and the east corner of Lot 2 bears N 48°35'12" W 1.89';

THENCE N 22°12'01" W 833.03' along the southwest line of said 68.341 acre tract, at 414.36' passing 1.21' southwest of a 1/2" iron rod found marking the north corner of Lot 2 and the east corner of Lot 1, continuing along the southwest line of said 68.341 acre tract to the southeast right-of-way of the City of Austin Railroad (DR Volume 27, Page 394, DR Volume 92, Page 541, DR Volume 270, Page 408, DR Volume 447, Page 565, and OPR Volume 1417, Page 282), said point being the west corner of said 68.341 acre tract, said corner being marked with a found nail. from said corner a 1/2" iron rod found marking the north corner of Lot 1 bears S 23°37'46" E 1.14';

THENCE along the southeast right-of-way of said railroad and the northwest line of said 68.341 acre tract as follows:

- with a curve turning to the right **with an arc length of 622.38', with a radius of 2000.24', with a chord bearing of N 59°14'02" E, with a chord length of 619.88'**, to the end of said curve, said point being marked with a found 1/2" iron rod;
- **N 68°08'53" E 1010.81'** to the beginning of another curve, said point being marked with a found 1/2" iron rod;
- with a curve turning to the right **with an arc length of 533.13', with a radius of 1850.22', with a chord bearing of N 76°24'38" E, with a chord length of 531.29'**, to the end of said curve, said point being marked with a found 1/2" iron rod;
- **N 84°39'53" E 590.49'** to the north corner of said 68.341 acre tract, said corner being marked with a found 1/2" iron rod;

THENCE S 22°06'05" E 581.48' along the northeast line of said 68.341 acre tract, at 552.89' passing a found 1/2" iron rod, continuing to the center of Brushy Creek;

THENCE along the meanders of the center of Brushy Creek approximately as follows:

S 22°06'05" E 28.59';	S 79°41'43" W 20.90';	S 63°26'06" W 50.48';	S 56°18'36" W 61.05';
S 72°53'50" W 76.77';	S 66°10'33" W 55.89';	N 90°00'00" W 39.51';	S 60°56'43" W 58.11';
S 51°20'25" W 72.28';	S 71°33'54" W 71.40';	S 60°39'36" W 58.27';	S 42°30'38" W 91.88';
S 45°00'00" W 87.81';	S 53°07'48" W 84.67';	S 48°21'59" W 67.97';	S 56°06'57" W 81.59';
S 57°40'01" W 73.87';	S 39°17'22" W 80.22';	S 57°31'44" W 73.59';	S 77°00'19" W 75.30';
S 74°44'42" W 64.36';	S 61°23'22" W 70.72';	S 52°51'41" W 56.64';	S 60°56'43" W 58.11';
S 41°59'14" W 75.94';	S 63°26'06" W 88.35';	S 55°18'17" W 89.24';	S 38°29'46" W 72.54';
S 50°51'37" W 80.48';	S 49°23'55" W 52.04';	S 45°00'00" W 63.86';	S 45°00'00" W 31.93';
S 17°21'14" W 94.62';	S 19°53'07" W 66.38';	S 31°36'27" W 86.16';	S 21°48'05" W 60.79';
S 26°28'09" W 88.65';	S 45°00'00" W 31.93';	S 14°02'10" W 23.27';	S 53°07'48" W 28.22';
S 33°41'24" W 61.05';	S 07°07'30" E 45.51';	S 32°00'19" W 53.25';	S 18°19'24" W 53.86';
S 12°59'41" W 75.30';	S 50°11'40" W 44.08';	S 18°26'06" W 89.24';	S 24°19'45" W 99.03';

THENCE N 22°12'01" W 791.57' along the southwest line of said 68.341 acre tract, at 115.00' passing a found nail, continuing to the southeast line of said Lot 3, from said point a 1/2" iron rod found marking the east corner of said Lot 3 bears N 29°35'58" E 2.80';

THENCE S 29°32'56" W 1096.80' along the southeast line of said Lot 3 to the point of beginning, this tract having an area of 75.879 acres (3,305,268 square feet), as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas reflect the application of a combined scale factor of 1.00012 and thus represent surface measurements. Set stakes are 1/2” rebar with Westwood plastic identifier caps.

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SHEET 3 OF 4

TX REG. ENGINEERING FIRM F-469
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FINAL PLAT : BRUSHY CREEK ROAD, 4 BUILDING INDUSTRIAL PARK

2022-39-SD
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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
PLAT SHEET 3 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
6

FINAL PLAT

BRUSHY CREEK INDUSTRIAL

OWNER'S SIGNATURE BLOCK

STATE OF _____ {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {

I, PROLOGIS-EXCHANGE TX 2012 LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN 75.879 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022088358 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS
BRUSHY CREEK INDUSTRIAL.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 20__.____

_____
PROLOGIS-EXCHANGE TX 2012 LLC
2021 MCKINNEY AVE STE. 1050
DALLAS, TX 75201

STATE OF _____ {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0470F, REVISED DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.
THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, TEXAS, THIS ___ DAY OF _____, 20__.

_____
CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, MICHAEL JACK NEEDHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CHAPTER 12 OF THE CITY OF CEDAR PARK, TEXAS CODE OF ORDINANCES REF. SECTION. 12.06.002(15).
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, TEXAS, THIS ___ DAY OF _____, 20__.

_____
MICHAEL JACK NEEDHAM
REGISTERED PROFESSIONAL SURVEYOR
NO. 5183 STATE OF TEXAS

DIRECTOR OF DEVELOPMENT SERVICES

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES DATE

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS **BRUSHY CREEK INDUSTRIAL** HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE CEDAR PARK PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20___, A.D.

_____ _____
BOBBI HUTCHINSON, CHAIRMAN DATE

_____ _____
CYNTHIA SNEED, SECRETARY DATE

WILLIAMSON COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M., AND DULY RECORDED THIS THE ___ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 4 OF 4

OWNER:
PROLOGIS-EXCHANGE TX 2012 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

ENGINEER:
PACHECO KOCH, INC.
A WESTWOOD COMPANY
CONTACT: CLAYTON STROLLE
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

SURVEYOR:
PACHECO KOCH, INC.
A WESTWOOD COMPANY
CONTACT: MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: MICHAEL.NEEDHAM@WESTWOODPS.COM

DEVELOPER:
PROLOGIS, INC.
CONTACT: LUKE PETERS
2021 MCKINNEY AVENUE,
SUITE 1050
DALLAS, TX 75201
PH: 972-884-9292

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
512.485.0831

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR	ETB	NONE	4/13/2023	5322-22.270

FINAL PLAT : BRUSHY CREEK ROAD, 4 BUILDING INDUSTRIAL PARK

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PLAT SHEET 4 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
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7 OF 69

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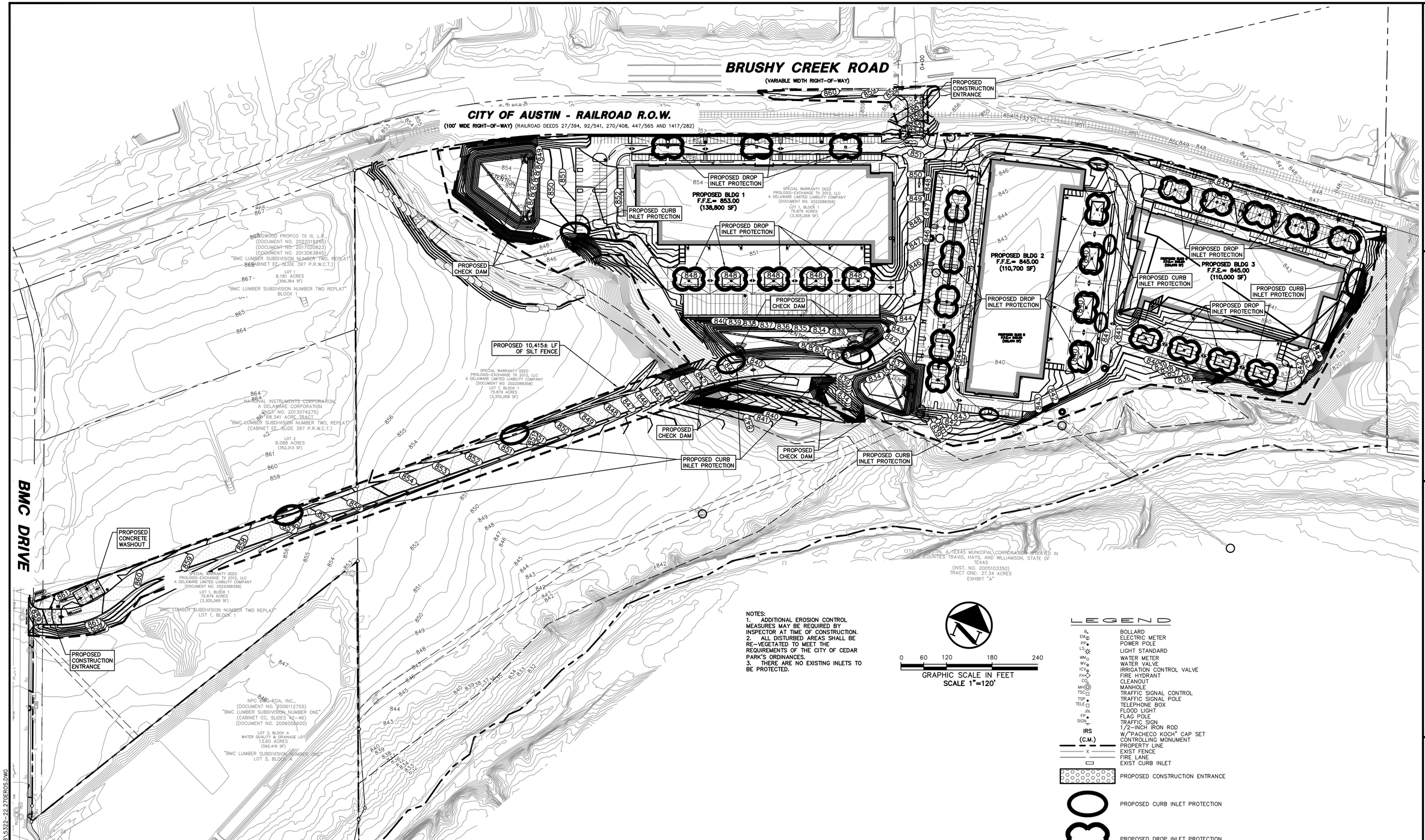
PK-5322-22.270COVR.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



NOTES:
1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
3. THERE ARE NO EXISTING INLETS TO BE PROTECTED.

0 60 120 180 240
GRAPHIC SCALE IN FEET
SCALE 1"=120'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
	FIRE LANE
	EXIST CURB INLET
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED CURB INLET PROTECTION
	PROPOSED DROP INLET PROTECTION
	SILT FENCE (LIMITS OF DISTURBED AREA)
	CHECK DAM
	PROPOSED CONCRETE WASHOUT AREA
	PROPOSED STAGING & STORAGE AREA

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

EROSION CONTROL PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
8
8 OF 69

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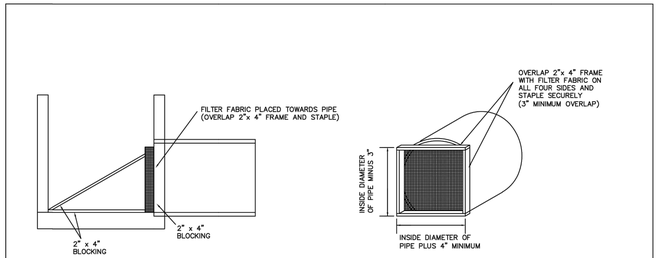


NOTES:

STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE", OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

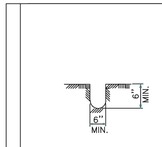
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:



TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.

2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.

6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

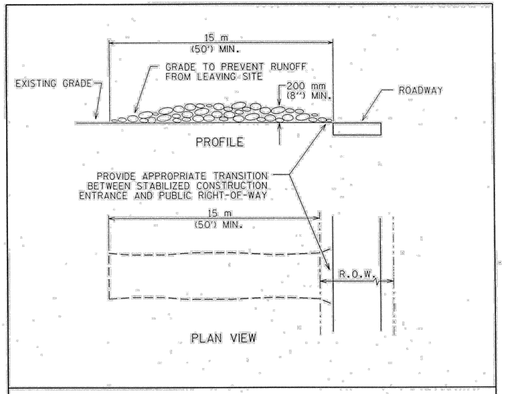
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE, ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE
DARWIN MARCHELL 09/13/2001 APPROVED DATE	ADOPTED: 09/13/2001 SCALE: N.T.S. INITIAL:



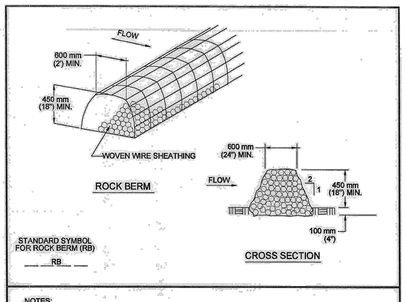
NOTES:

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

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

POLLUTION CONTROL GENERAL NOTES

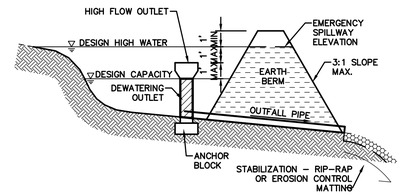
1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
   - 2.A. CLEARING AND GRUBBING
   - 2.B. ROUGH GRADING
   - 2.C. FINAL GRADING
   - 2.D. UTILITY INSTALLATION
   - 2.E. PAVEMENT INSTALLATION
   - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 33.5 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.97.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF CEDAR PARK, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WITHIN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
   - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
   - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - 22.C. STRUCTURAL CONTROL MEASURES.
   - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
   - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.



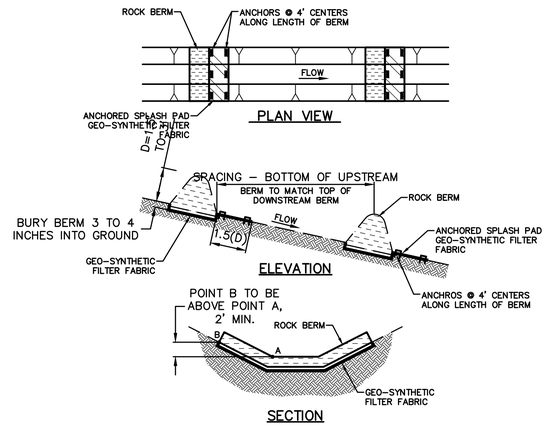
NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

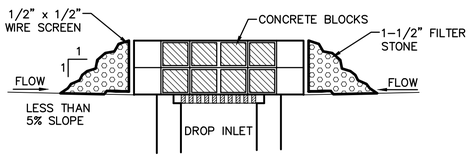
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
Mary E. Wynn P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 639S-1



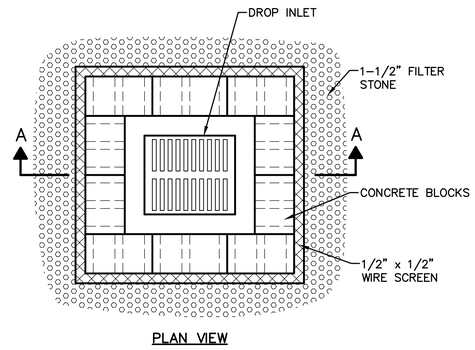
3 SEDIMENT BASIN
NOT TO SCALE



2 CHECK DAMS
NOT TO SCALE



SECTION A-A



PLAN VIEW

4 DROP INLET PROTECTION
NOT TO SCALE

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008800

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
EROSION CONTROL PLAN DETAILS AND NOTES

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
9
9 OF 69

PK-5322-22.270EROS.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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4/26/2023 10:21 AM
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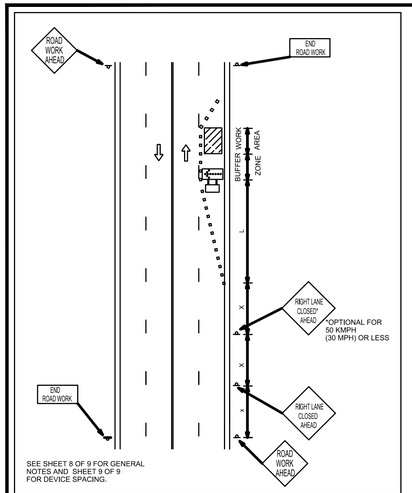
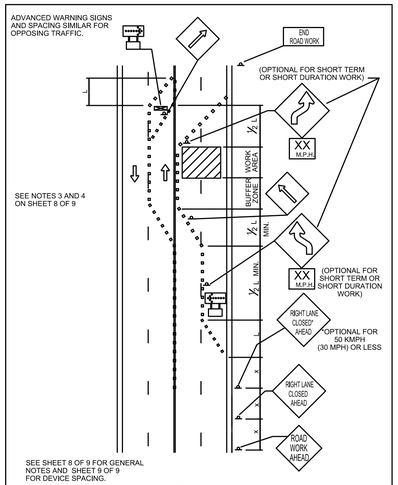


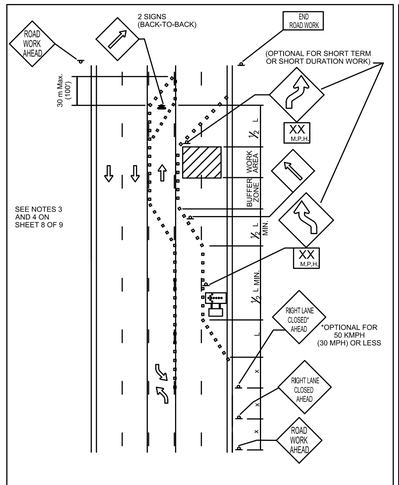
SEE SHEET 8 OF 9 FOR GENERAL NOTES AND SHEET 9 OF 9 FOR DEVICE SPACING.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		ARTERIAL ONE LANE CLOSURE	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-1 1 OF 9



SEE SHEET 8 OF 9 FOR GENERAL NOTES AND SHEET 9 OF 9 FOR DEVICE SPACING.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRAFFIC CONTROL PLAN FOR SHIFTING TRAFFIC	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-1 6 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRAFFIC CONTROL PLAN FOR SHIFTING TRAFFIC	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-1 7 OF 9

1. ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
2. TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-5. SHEETS 5, 6 AND 7 OF 11.
3. FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS, THE CHANNELIZATION MUST BE MADE DOMINANT BY USING A VERY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZING DEVICE SPACING OF 3 m (10') IS REQUIRED.
4. FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.
5. FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-3.
6. FOR ONE-WAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF DIGITS ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE "X" SHALL BE PLACED UNDER THE NUMBER OF LANE(S) BLOCKED.
7. FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.
8. CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY BYPASS WHEREVER PEDESTRIAN MOVEMENTS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.
9. FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.
10. THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE, READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.

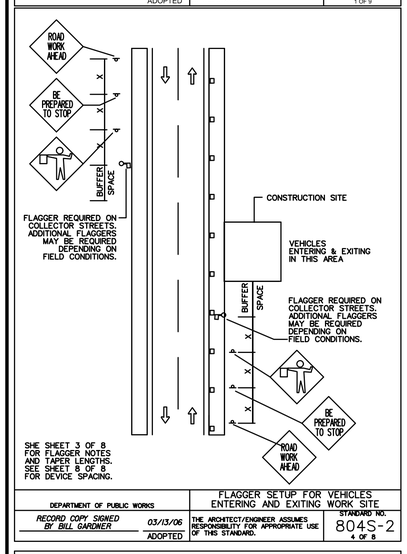
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		GENERAL NOTES	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-1 8 OF 9

Typical Transition Lengths and Suggested Maximum Spacing of Devices

Speed KMPH	Posted Speed MPH	Formula	Minimum Desirable Taper Lengths (L) Meters (Feet) 3.0(10) Offset Meters (feet)	3.3(11) Offset Meters (feet)	3.6(12) Offset Meters (feet)	Suggested Max. Device Spacing On a taper Meters (feet)	On a tangent Meters (feet)	Suggested Sign Spacing Meters (Feet) "X" Dimension
50	30	L=WS²/60	45 (150)	50 (165)	55 (180)	9 (30)	15-20 (60-75)	40 (120)
55	35		65 (205)	70 (225)	75 (245)	10 (35)	25-25 (70-90)	50 (160)
65	40		80 (265)	90 (295)	100 (320)	12 (40)	25-30 (80-100)	75 (240)
70	45		135 (450)	150 (495)	165 (540)	13 (45)	25-30 (90-110)	100 (320)
80	50		150 (500)	165 (550)	180 (600)	15 (50)	30-35 (100-125)	120 (400)
90	55		165 (550)	185 (605)	200 (660)	16 (55)	35-40 (110-140)	150 (500)
95	60		180 (600)	200 (660)	220 (720)	18 (60)	40-45 (120-150)	180 (600)
105	65		195 (650)	215 (715)	235 (780)	19 (65)	40-50 (130-165)	210 (700)
115	70		215 (700)	235 (770)	255 (840)	21 (70)	45-55 (140-175)	240 (800)

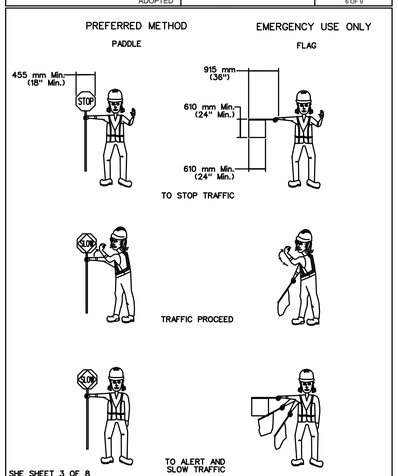
LEGEND
- Channelizing devices
- Trailer mounted flashing arrow board
- Flagger

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		DEVICE SPACING	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-1 9 OF 9



SHE SHEET 3 OF 8 FOR FLAGGER NOTES AND TAPER LENGTHS. SEE SHEET 8 OF 8 FOR DEVICE SPACING.

DEPARTMENT OF PUBLIC WORKS		FLAGGER SETUP FOR VEHICLES ENTERING AND EXITING WORK SITE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-2 4 OF 8



SHE SHEET 3 OF 8 FOR FLAGGER NOTES.

DEPARTMENT OF PUBLIC WORKS		USE OF HAND SIGNALING DEVICES	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-2 7 OF 8

Typical Transition Lengths and Suggested Maximum Spacing of Devices

Speed KMPH	Posted Speed MPH	Formula	Minimum Desirable Taper Lengths (L) Meters (Feet) 3.0(10) Offset Meters (feet)	3.3(11) Offset Meters (feet)	3.6(12) Offset Meters (feet)	Suggested Max. Device Spacing On a taper Meters (feet)	On a tangent Meters (feet)	Suggested Sign Spacing Meters (Feet) "X" Dimension
50	30	L=WS²/60	45 (150)	50 (165)	55 (180)	9 (30)	15-20 (60-75)	40 (120)
55	35		65 (205)	70 (225)	75 (245)	10 (35)	25-25 (70-90)	50 (160)
65	40		80 (265)	90 (295)	100 (320)	12 (40)	25-30 (80-100)	75 (240)
70	45		135 (450)	150 (495)	165 (540)	13 (45)	25-30 (90-110)	100 (320)
80	50		150 (500)	165 (550)	180 (600)	15 (50)	30-35 (100-125)	120 (400)
90	55		165 (550)	185 (605)	200 (660)	16 (55)	35-40 (110-140)	150 (500)
95	60		180 (600)	200 (660)	220 (720)	18 (60)	40-45 (120-150)	180 (600)
105	65		195 (650)	215 (715)	235 (780)	19 (65)	40-50 (130-165)	210 (700)
115	70		215 (700)	235 (770)	255 (840)	21 (70)	45-55 (140-175)	240 (800)

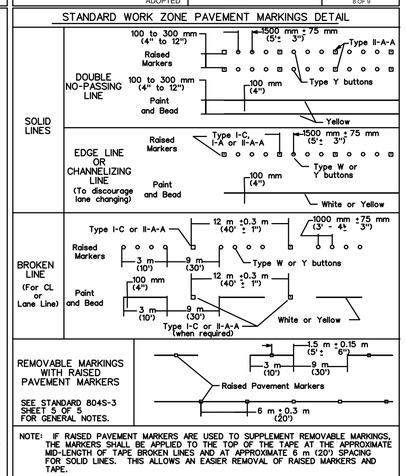
LEGEND
- Channelizing devices
- Trailer mounted flashing arrow board
- Flagger

TRAFFIC DETOUR NOTES:
1. "STREET CLOSED" AND "STREET CLOSED TO THRU TRAFFIC" MAY BE USED IN PLACE OF "ROAD CLOSED" AND "ROAD CLOSED TO THRU TRAFFIC".
2. THE USE OF A STREET SIGN NAME MUNTED WITH THE M4-9 DETOUR SIGN** IS REQUIRED. THE STREET NAME PLATE SHOULD BE PLACED ABOVE THE DETOUR SIGN. THE PLATE MAY HAVE EITHER A WHITE-ON-GREEN OR A BLACK-ON-ORANGE LEGEND.
3. ADDITIONAL "DO NOT ENTER SIGNS" MAY BE DESIRABLE AT INTERSECTIONS WITH INTERVENING STREETS.
4. A M4-9 DETOUR SIGN** WITH AN ADVANCE TURN ARROW MAY BE USED IN ADVANCE OF A TURN. ON MULTI-LANE STREETS, SUCH SIGNS SHOULD BE USED.
5. M4-9 DETOUR SIGNS** MAY BE LOCATED ON THE FAR SIDE OF INTERSECTIONS.

** TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

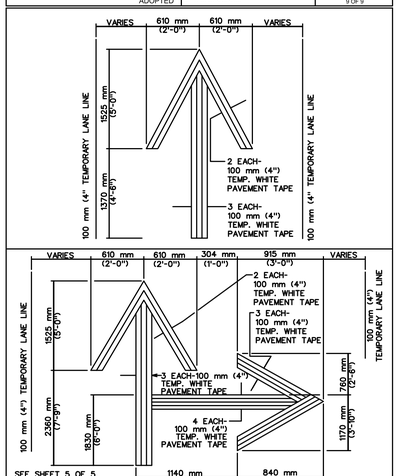
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL LENGTHS & SPACING OF DEVICES, LEGEND and GENERAL NOTES	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-2 8 OF 8

STANDARD WORK ZONE PAVEMENT MARKINGS DETAIL



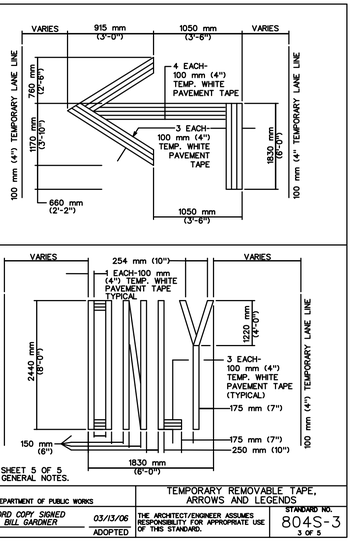
NOTE: IF RAISED PAVEMENT MARKERS ARE USED TO SUPPLEMENT REMOVABLE MARKINGS, THE MARKERS SHALL BE APPLIED TO THE TOP OF THE TAPE AT THE APPROXIMATE MID-LENGTH OF TAPE BROKEN LINES AND AT APPROXIMATE 6 m (20') SPACING FOR SOLID LINES. THIS ALLOWS AN EASIER REMOVAL OF RAISED MARKERS AND TAPE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-3 1 OF 5



SEE SHEET 5 OF 5 FOR GENERAL NOTES.

DEPARTMENT OF PUBLIC WORKS		TEMPORARY REMOVABLE TAPE, ARROWS AND LEGENDS	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-3 2 OF 5

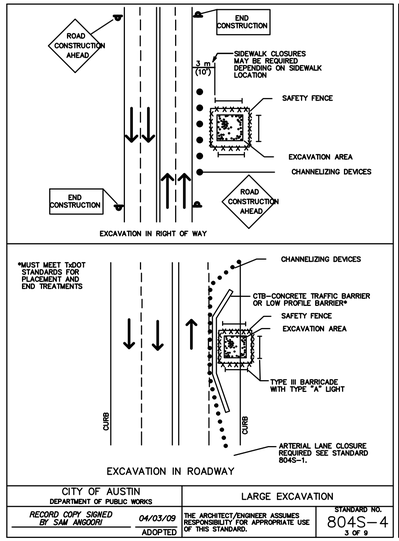


SEE SHEET 5 OF 5 FOR GENERAL NOTES.

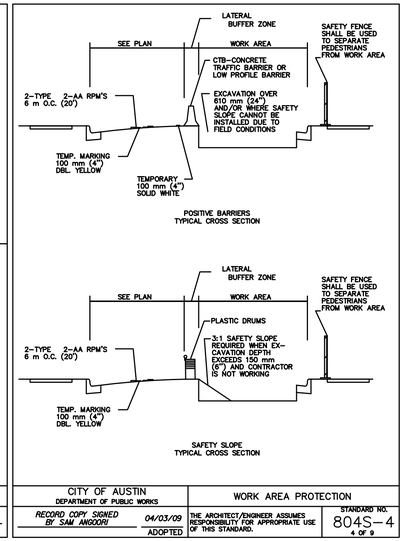
DEPARTMENT OF PUBLIC WORKS		TEMPORARY REMOVABLE TAPE, ARROWS AND LEGENDS	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-3 3 OF 5

1. ALL PAVEMENT MARKINGS USED SHALL CONFORM TO THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND EXISTING PAVEMENT MARKINGS ON ALL ROADWAYS WITHIN THE CONSTRUCTION LIMITS AND ON ANY ROADWAY OUTSIDE THE CONSTRUCTION LIMITS THAT REQUIRES THE REROUTING OF TRAFFIC FOR HIS WORK.
3. ALL ROADWAYS TO BE OPENED TO TRAFFIC SHALL HAVE TEMPORARY OR STANDARD PAVEMENT MARKINGS INSTALLED AS SHOWN IN THE DRAWINGS, AT THE END OF EACH DAY'S OPERATION.
4. MARKINGS SHALL PROVIDE A VISIBLE REFERENCE FOR A MINIMUM DISTANCE OF 91.5 m (300') DURING NORMAL DAYLIGHT HOURS AND 49 m (160') WHEN ILLUMINATED BY AUTOMOBILE LOW-BEAM HEADLIGHTS AT NIGHT, UNLESS SIGHT DISTANCE IS RESTRICTED BY ROADWAY GEOMETRICS.
5. ALL TEMPORARY REMOVABLE PAVEMENT MARKINGS SHALL BE SUPPLEMENTED WITH RAISED PAVEMENT MARKERS.
6. TEMPORARY REMOVABLE PAVEMENT MARKING TAPE IS THE PREFERRED PAVEMENT MARKING HOWEVER, THE CONTRACTOR MAY, WITH APPROVAL OF THE ENGINEER OR DESIGNATED REPRESENTATIVE, USE RAISED PAVEMENT MARKINGS, PAINT AND BEADS OR THERMOPLASTIC IF THE ROADWAY IS TO BE COMPLETELY RESURFACED.
7. PAVEMENT MARKINGS THAT ARE NO LONGER APPLICABLE AND WHICH MAY CREATE CONFUSION OR DIRECT A MOTORIST TOWARD OR INTO THE CLOSED PORTION OF THE ROADWAY, SHALL BE REMOVED OR OBLITERATED BEFORE THE ROADWAY IS OPENED TO TRAFFIC. THE ABOVE DOES NOT APPLY TO SHORT-DURATION, SHORT TERM STATIONARY OR INTERMEDIATE TERM STATIONARY WORK.
8. REMOVAL OR OBLITERATION OF PAVEMENT MARKINGS INCLUDES CENTERLINES, CHANNELIZING LINES, LANE LINES, EDGE LINES, WORDS, ARROWS, SYMBOLS AND RAISED PAVEMENT MARKINGS.
9. PAVEMENT MARKINGS SHALL BE REMOVED OR OBLITERATED TO THE FULLEST EXTENT POSSIBLE, SO AS NOT TO LEAVE A DISCERNIBLE MARK. GRINDING OF PAVEMENT MARKINGS WILL ONLY BE ALLOWED ON PAVEMENT THAT IS TO BE COMPLETELY REPLACED.
10. TEMPORARY FLEXIBLE-REFLECTIVE TABS MAY BE USED FOR TEMPORARY PAVEMENT MARKINGS ON NEW PAVEMENT, PROVIDED THEY ARE PLACED ON 1.5 m (5') CENTERS.
11. THE CONTRACTOR SHALL PLACE TEMPORARY FLEXIBLE-REFLECTIVE TABS IMMEDIATELY AFTER THE FINAL HMAC OVERLAY AS EACH LANE IS COMPLETED AND READY FOR TRAFFIC. NO DIRECT PAYMENT WILL BE MADE FOR THIS OPERATION, BUT WILL BE CONSIDERED SUBSIDIARY TO THE OTHER BID ITEMS. FINAL STRIPING SHOULD BE COMPLETED WITHIN FOURTEEN (14) DAYS OF THE FINAL PAVING.

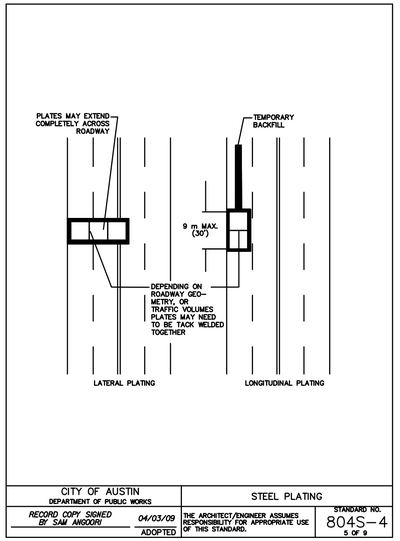
DEPARTMENT OF PUBLIC WORKS		GENERAL NOTES	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-3 5 OF 5



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		LARGE EXCAVATION	
RECORD COPY SIGNED BY SAM ANGOORI	04/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-4 3 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		WORK AREA PROTECTION	
RECORD COPY SIGNED BY SAM ANGOORI	04/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-4 4 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		STEEL PLATING	
RECORD COPY SIGNED BY SAM ANGOORI	04/03/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 804S-4 5 OF 9

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

TRAFFIC CONTROL DETAILS

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO. 10

10 OF 69

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PK-5322-22.270_TCP.DWG

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

TRAFFIC CONTROL DETAILS

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
11

PK-5322-22.270_TCP.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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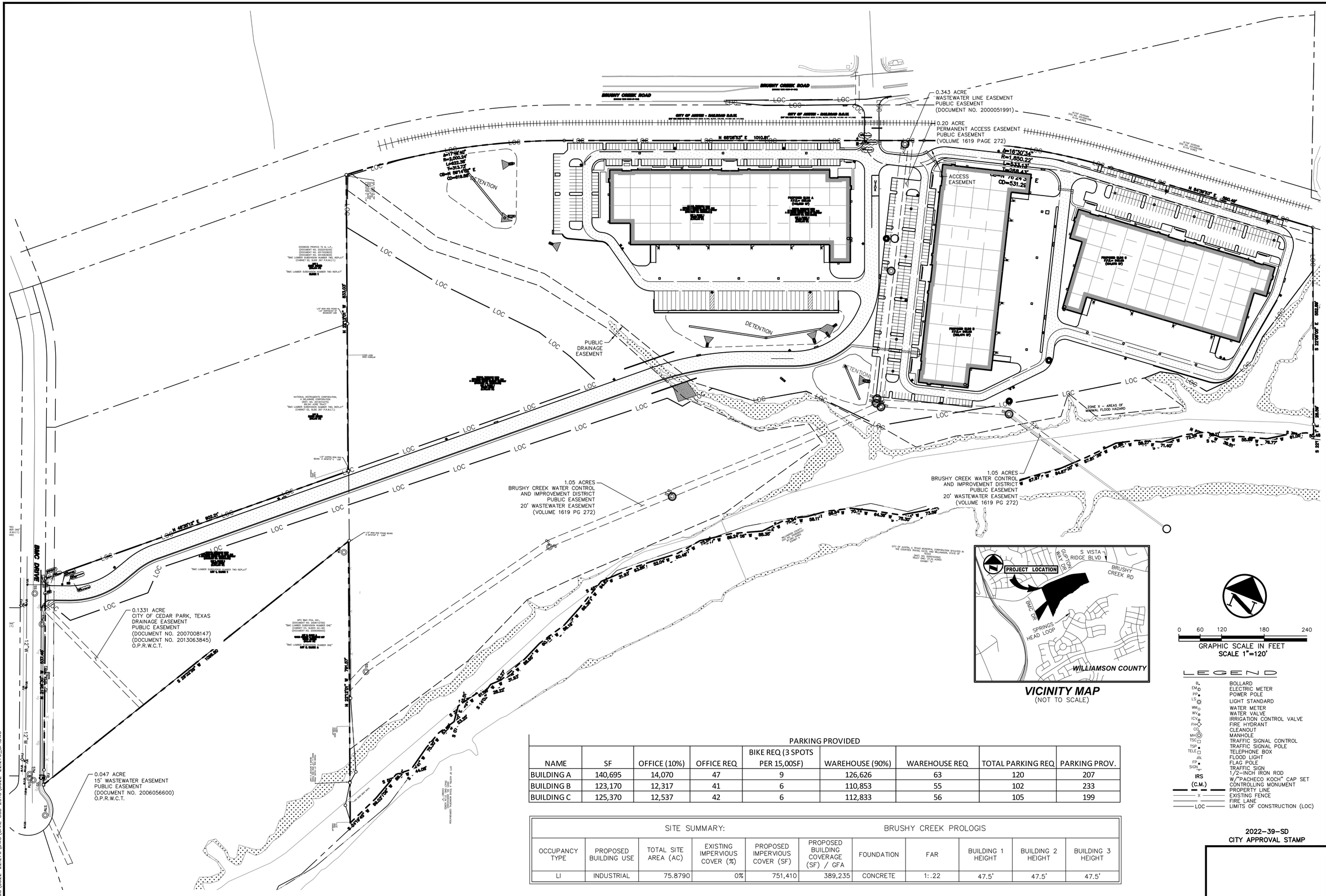

VICINITY MAP
(NOT TO SCALE)

0 60 120 180 240
GRAPHIC SCALE IN FEET
SCALE 1"=120'

PARKING PROVIDED

NAME	SF	OFFICE (10%)	OFFICE REQ	BIKE REQ (3 SPOTS PER 15,00SF)	WAREHOUSE (90%)	WAREHOUSE REQ	TOTAL PARKING REQ	PARKING PROV.
BUILDING A	140,695	14,070	47	9	126,626	63	120	207
BUILDING B	123,170	12,317	41	6	110,853	55	102	233
BUILDING C	125,370	12,537	42	6	112,833	56	105	199

SITE SUMMARY: BRUSHY CREEK PROLOGIS

OCCUPANCY TYPE	PROPOSED BUILDING USE	TOTAL SITE AREA (AC)	EXISTING IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (SF)	PROPOSED BUILDING COVERAGE (SF) / GFA	FOUNDATION	FAR	BUILDING 1 HEIGHT	BUILDING 2 HEIGHT	BUILDING 3 HEIGHT
LI	INDUSTRIAL	75.8790	0%	751,410	389,235	CONCRETE	1:.22	47.5'	47.5'	47.5'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- SIGN
- IRS (C.M.) — 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X — EXISTING FENCE
- FIRE LANE
- LOC — LIMITS OF CONSTRUCTION (LOC)

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

OVERALL SITE PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
12
12 OF 69

JPQUINTANA
4/26/2023 10:24 AM
M:\DWG-33\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270_SP.DWG

BRUSHY CREEK ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

215.8'
181.5'
110.1'
100.4'
R30.5'
148.4'
R29.5'
18.5'

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

PROPOSED STOP SIGN
PROPOSED 24" STOP BAR
PROPOSED 24" STOP BAR
PROPOSED CROSSING ARM
67.3'
92.5'
PROPOSED CROSSING ARM
PROPOSED 24" STOP BAR
PROPOSED DOUBLE 4" YELLOW STRIPE

0.343 ACRE WASTEWATER LINE EASEMENT PUBLIC EASEMENT (DOCUMENT NO. 2000051991)

0.20 ACRE PERMANENT ACCESS EASEMENT PUBLIC EASEMENT (VOLUME 1619 PAGE 272)

INSTALL: 1-2" IRRIGATION METER
INSTALL: 1-12" BACKFLOW PREVENTOR 1-12" VALVE
INSTALL: 1-12" 45° HORIZ. BEND

N 68°08'53" E 1010.81'

DIMENSIONAL CONTROL PLAN
SCALE: 1"=30'

BRUSHY CREEK ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CONTRACTOR TO REMOVE ±18 LF OF EX. CURB & GUTTER
CONTRACTOR TO REMOVE ±1951 SF OF EX. DRIVE
±476 LF SAWCUT AND MATCH EXISTING PAVEMENT
CONTRACTOR TO REMOVE ±334 LF OF EX. CURB & GUTTER
CONTRACTOR TO RELOCATE EX. CURB INLET AND ASSOCIATED PIPE (REFER TO SHEET XX)
CONTRACTOR TO REMOVE ±1258 SF OF EX. GRAVEL ROAD
CONTRACTOR TO PROTECT EX. RAILROAD CROSSING
CONTRACTOR TO REMOVE ±2250 SF OF EX. DRIVE

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

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INSTALL: 1-12" BACKFLOW PREVENTOR 1-12" VALVE
INSTALL: 1-12" 45° HORIZ. BEND

N 68°08'53" E 1010.81'

DEMOLITION PLAN
SCALE: 1"=30'

0 15 30 60 90
GRAPHIC SCALE IN FEET
1"=30'

LEGEND

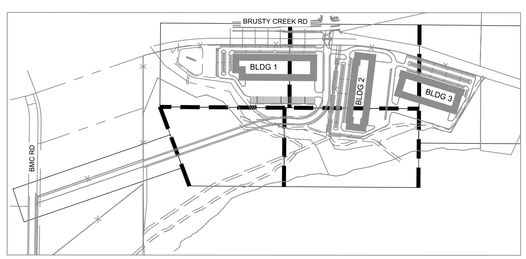
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FP	FLOOD LIGHT
SIGN	FLAG POLE
	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
	DEMOLITION AREA

BENCHMARK LIST

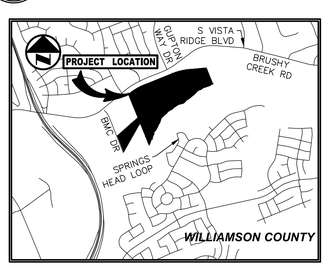
BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE, STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811
48 HOURS PRIOR TO CONSTRUCTION	

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

REFER TO SHEET 2 FOR GENERAL NOTES

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008800

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

ROADWAY DIMENSIONAL CONTROL & DEMOLTION PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER
11/21/2022

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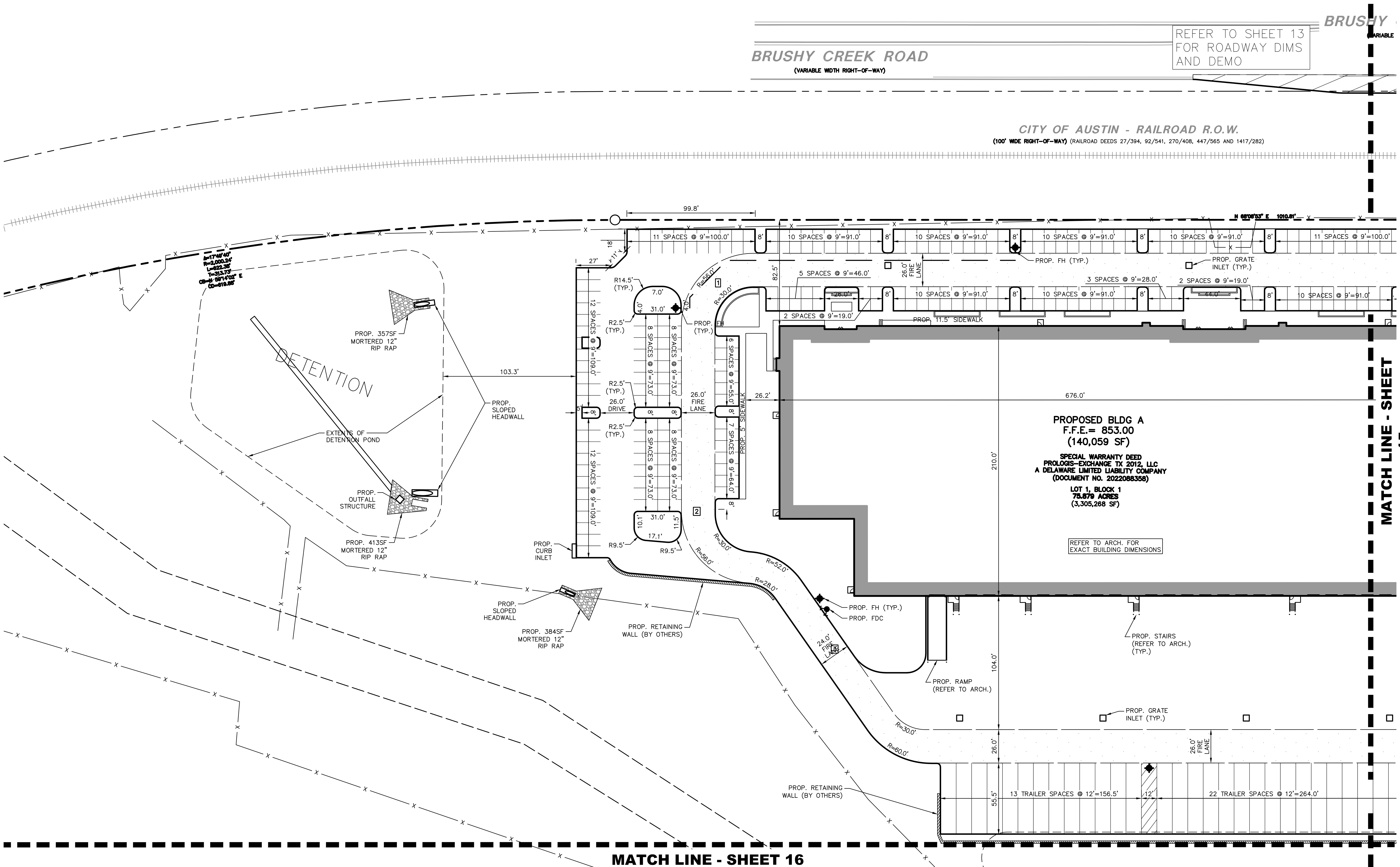
13
13 OF 69

JPQUINTANA
4/26/2023 10:24 AM
M:\DWG-53\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270DIMS.DWG

PK-5322-22.270DIMS.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



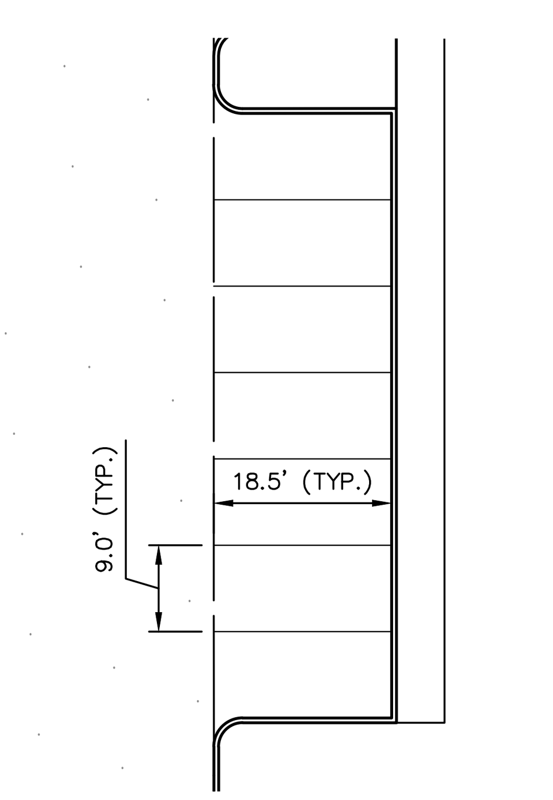
REFER SHEET TO 2 FOR GENERAL NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

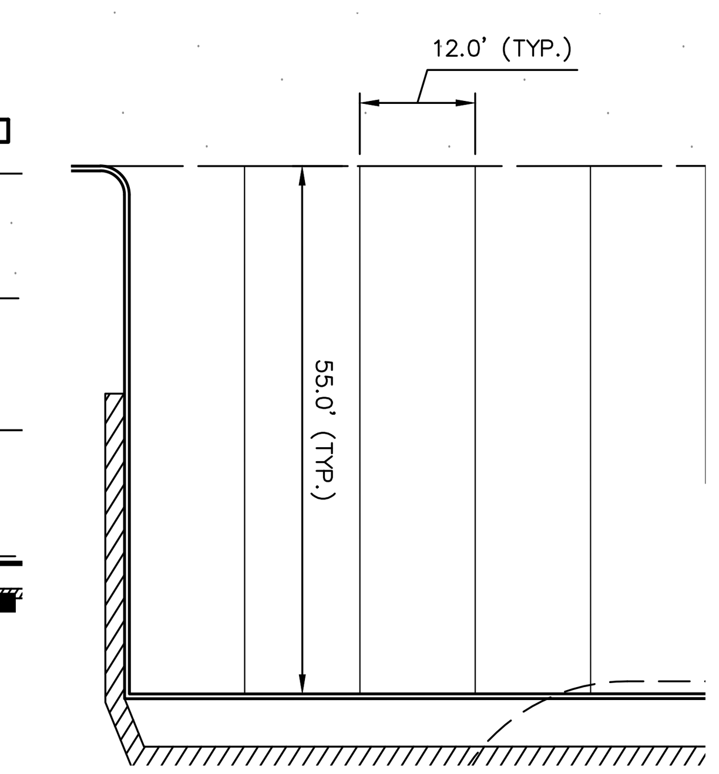
GRAPHIC SCALE IN FEET
1"=40'
0 20 40 80 120

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EXISTING FENCE
	FIRE LANE



TYPICAL CAR PARKING
SCALE: 1"=20'



TYPICAL TRAILER PARKING
SCALE: 1"=20'

BENCHMARK LIST

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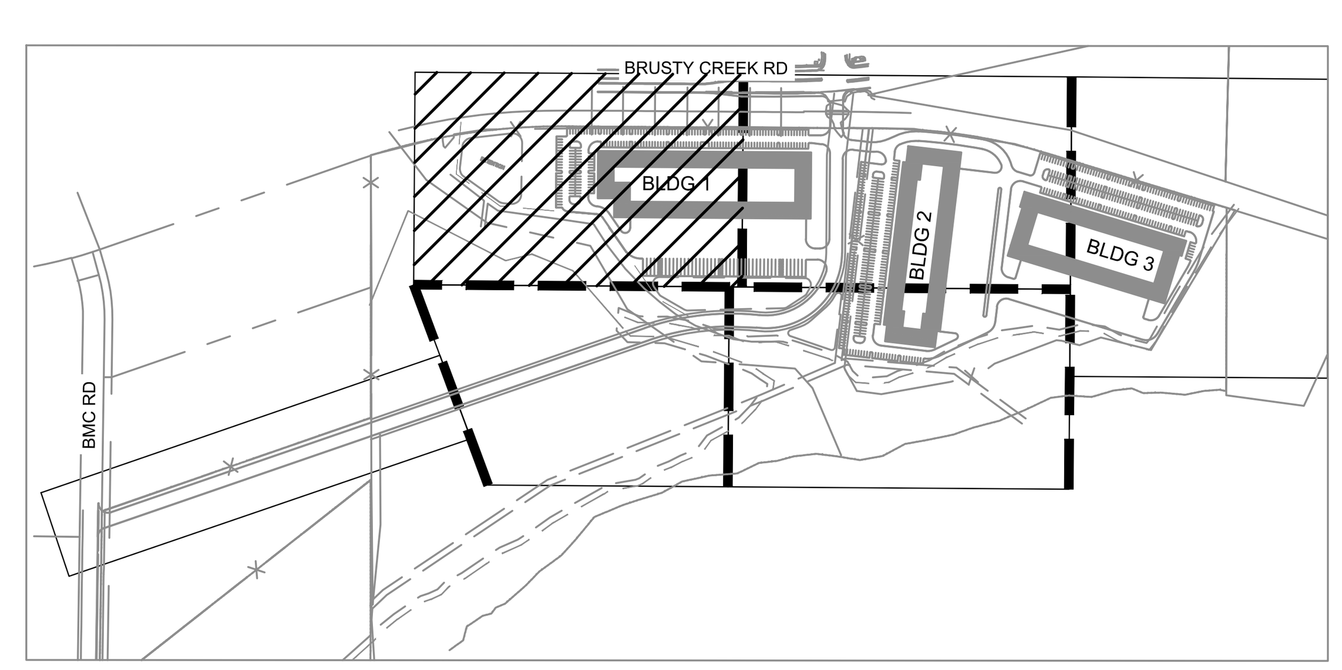
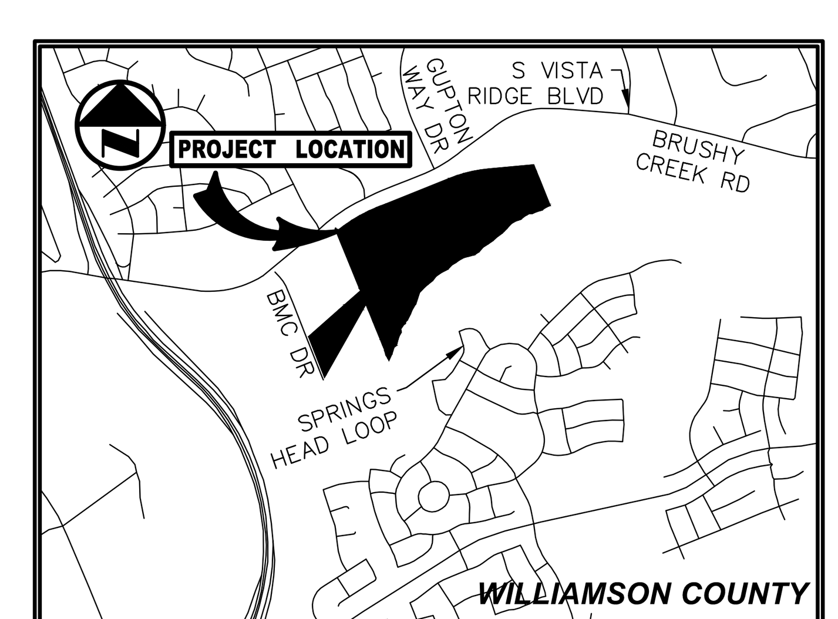
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

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48 HOURS PRIOR TO CONSTRUCTION

2022-39-SD
CITY APPROVAL STAMP

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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
DIMENSIONAL CONTROL PLAN 1 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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SHEET NO.
14
14 OF 69

USHY CREEK ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

REFER TO SHEET 13 FOR ROADWAY DIMS AND DEMO

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

0.343 ACRE
WASTEWATER LINE EASEMENT
PUBLIC EASEMENT
(DOCUMENT NO. 2000051991)

0.20 ACRE
PERMANENT ACCESS EASEMENT
PUBLIC EASEMENT
(VOLUME 1619 PAGE 272)

ALTAF HUSSAIN
DOC NO. 2014091096
6.144 ACRES

MATCH LINE - SHEET 18

PROP. DCDA

INSTALL 1-2" IRRIGATION METER

INSTALL 1-1½" BACKFLOW PREVENTOR W/ 1-1" VALVE

INSTALL 1-1½" 45° HORIZ. BEND

PROP. 5' SIDEWALK

Δ=16°30'34"
R=1,850.22'
L=533.13'
T=268.43'
CB=N 76°24'38" E
CD=531.29'

R=29.5'
R=30.0'
R=50.0'
R=120.0'
R=80.0'
R=200.3'
R=35.0'
R=30.0'

55.5'

S @ 9'=100.0'
8'
10 SPACES @ 9'=91.0'
8'
6 SPACES @ 9'=55.0'
26.0' FIRE LANE
PROP. GRATE INLET
9'=91.0'
12 SPACES @ 9'=71.1'
8'
10 SPACES @ 9'=91.0'
PROP. 11.5' SIDEWALK
PROP. FH (TYP.)

676.0'
39.8'
40.0' FIRE LANE

PROPOSED BLDG A
F.F.E.= 853.00
(140,059 SF)

SPECIAL WARRANTY DEED
PROLOGIS-EXCHANGE TX 2012, LLC
A DELAWARE LIMITED LIABILITY COMPANY
(DOCUMENT NO. 2022088358)
LOT 1, BLOCK 1
75.879 ACRES
(3,305,268 SF)

REFER TO ARCH. FOR EXACT BUILDING DIMENSIONS

PROP. DOUBLE CLEANOUT
PROP. FH (TYP.)
PROP. STAIRS (REFER TO ARCH.) (TYP.)
PROP. RAMP (REFER TO ARCH.)
PROP. GRATE INLET (TYP.)

MATCH LINE - SHEET 14

22 TRAILER SPACES @ 12'=264.0'
12'
6 TRAILER SPACES @ 12'=72.5'
PROP. RETAINING WALL (BY OTHERS)
EXTENTS OF DETENTION POND

4 SPACES @ 9'=37.0'
R14.5' (TYP.)
7.0'
31.0'
1.0'
R2.5' (TYP.)
5 SPACES @ 9'=46.0'
12 SPACES @ 9'=91.0'
10 SPACES @ 9'=91.0'
26.0' DRIVE
26.0' FIRE LANE
PROP. SSMH
PROP. GRATE INLET (TYP.)
PROP. CURB INLET
7 SPACES @ 9'=64.0'
PROP. 11.5' SIDEWALK
PROP. FH (TYP.)

PROPOSED BLDG B
F.F.E.= 845.00
(122,474 SF)

PROP. CURB INLET
PROP. STAIRS (REFER TO ARCH.)
PROP. JUNCTION BOX
PROP. RAMP (REFER TO ARCH.) (TYP.)
PROP. GRATE INLET (TYP.)
200.0'
130.5'
616.0'
30.0' FIRE LANE
REFER TO ARCH. FOR EXACT BUILDING DIMENSIONS

MATCH LINE - SHEET 17

PROP. GRATE INLET (TYP.)
10 SPACES @ 9'=91.0'
27.0'
PROP. 11.5' SIDEWALK
576.0'
REFER TO ARCH. FOR EXACT BUILDING DIMENSIONS

PROPOSED BLDG C
F.F.E.= 845.00
(124,675 SF)

230.0'
PROP. STAIRS (REFER TO ARCH.)
PROP. RAMP (REFER TO ARCH.)
PROP. DOUBLE CLEANOUT

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

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
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MH	MANHOLE
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TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXISTING FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

9.0' (TYP.)
18.5' (TYP.)

TYPICAL CAR PARKING
SCALE: 1"=20'

12.0' (TYP.)
55.0' (TYP.)

TYPICAL TRAILER PARKING
SCALE: 1"=20'

BENCHMARK LIST

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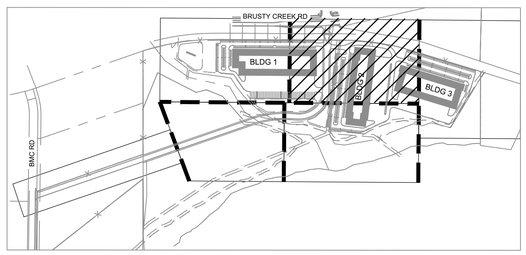
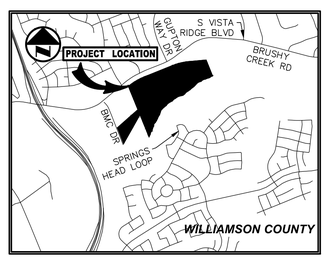


KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
DIMENSIONAL CONTROL PLAN 2 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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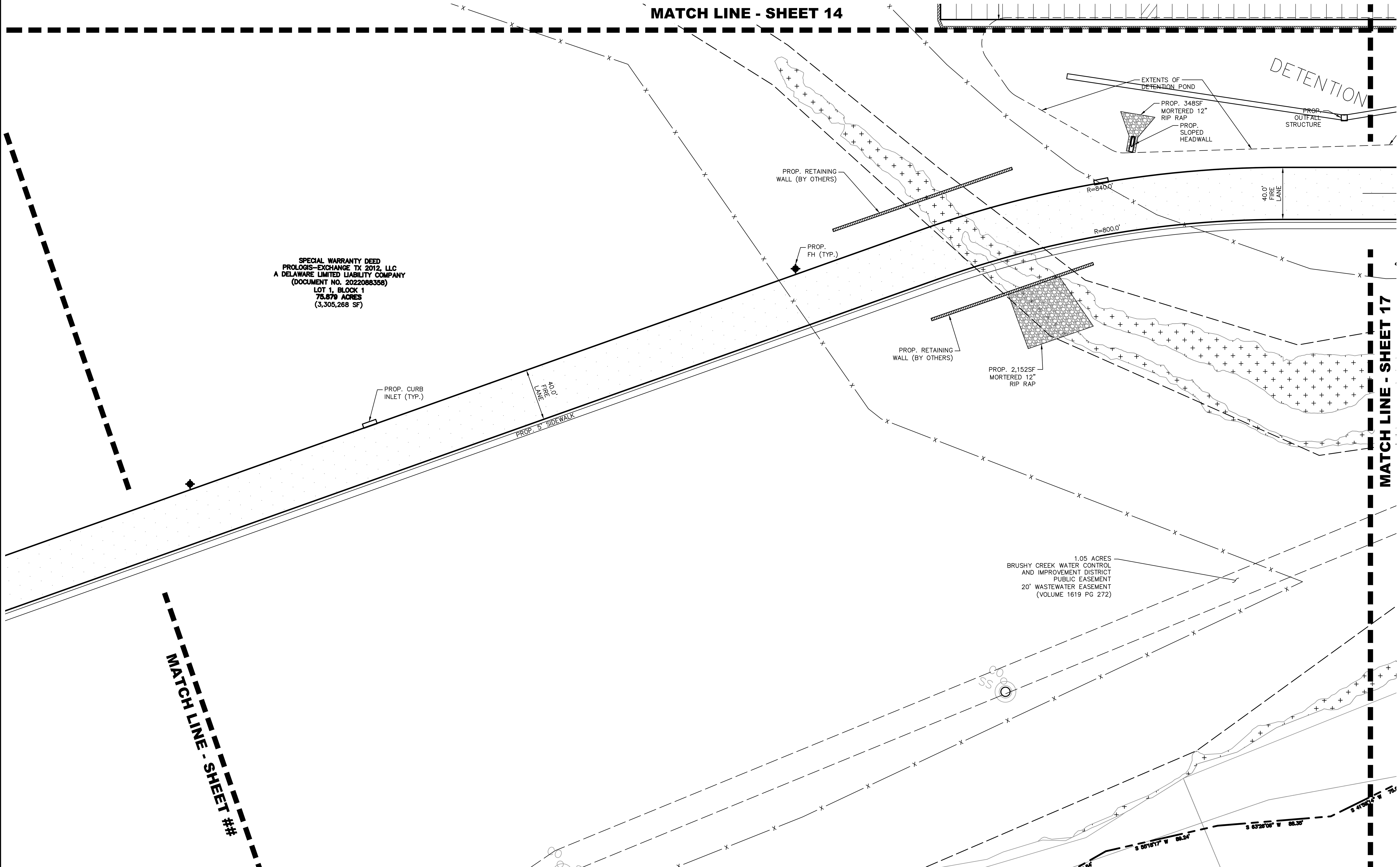
M:\DWG-SS\5322-22.270\DWG\CIVIL CSD 2016\5322-22.270DIMS.DWG

PK-5322-22.270DIMS.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



GRAPHIC SCALE IN FEET
1"=40'

0 20 40 80 120

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	EXISTING FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

BENCHMARK LIST

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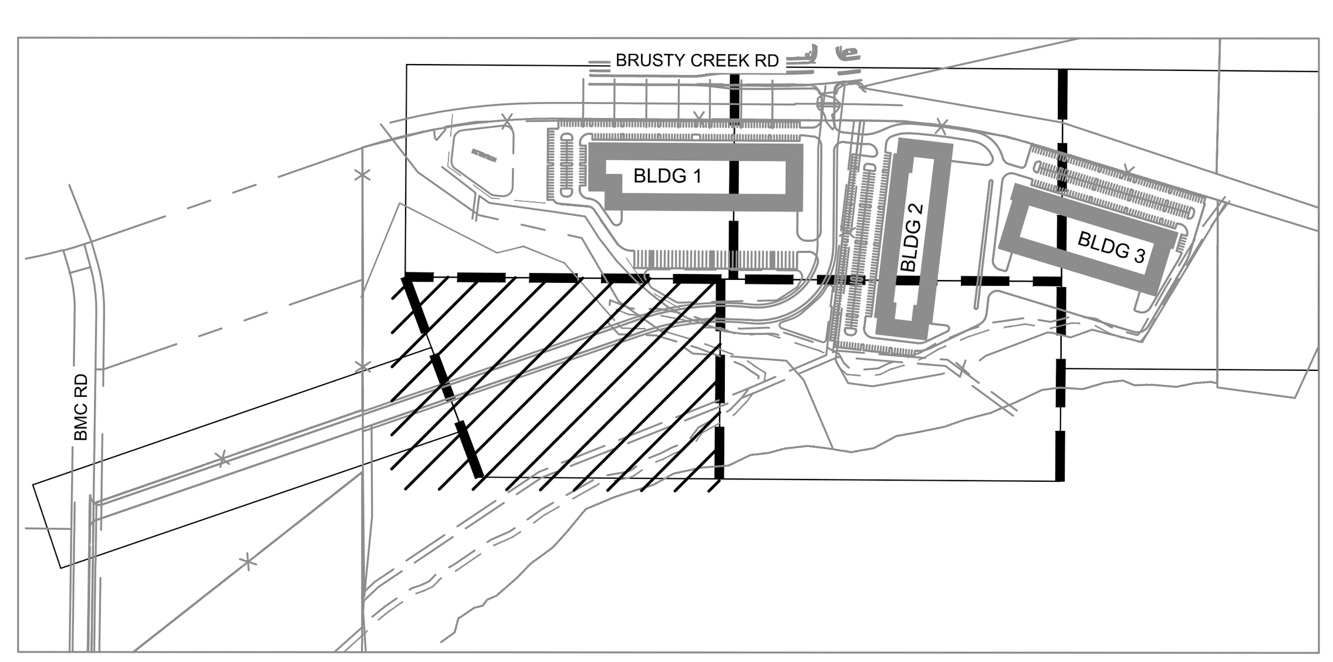
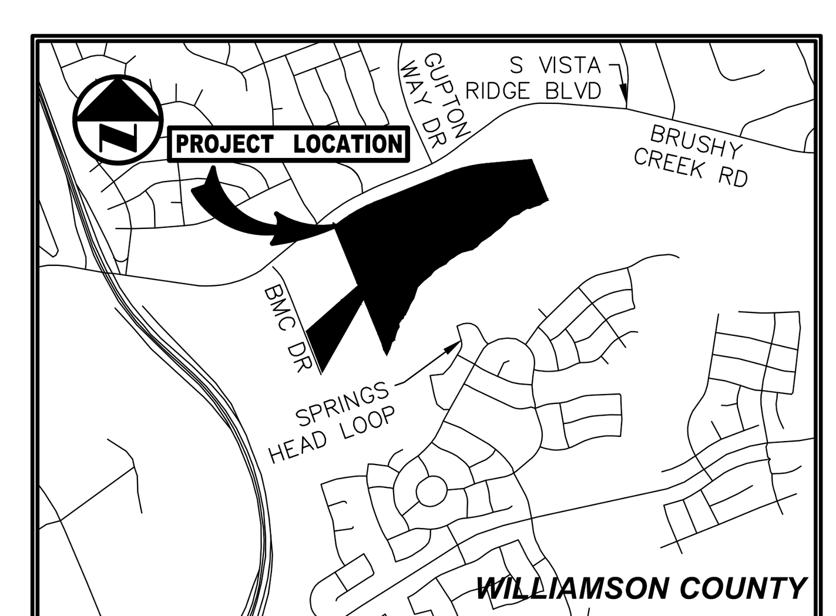


KEY MAP

NOT TO SCALE



VICINITY MAP

(NOT TO SCALE)

COORDINATE!!

CONTACT:

DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

DIMENSIONAL CONTROL PLAN 3 OF 6

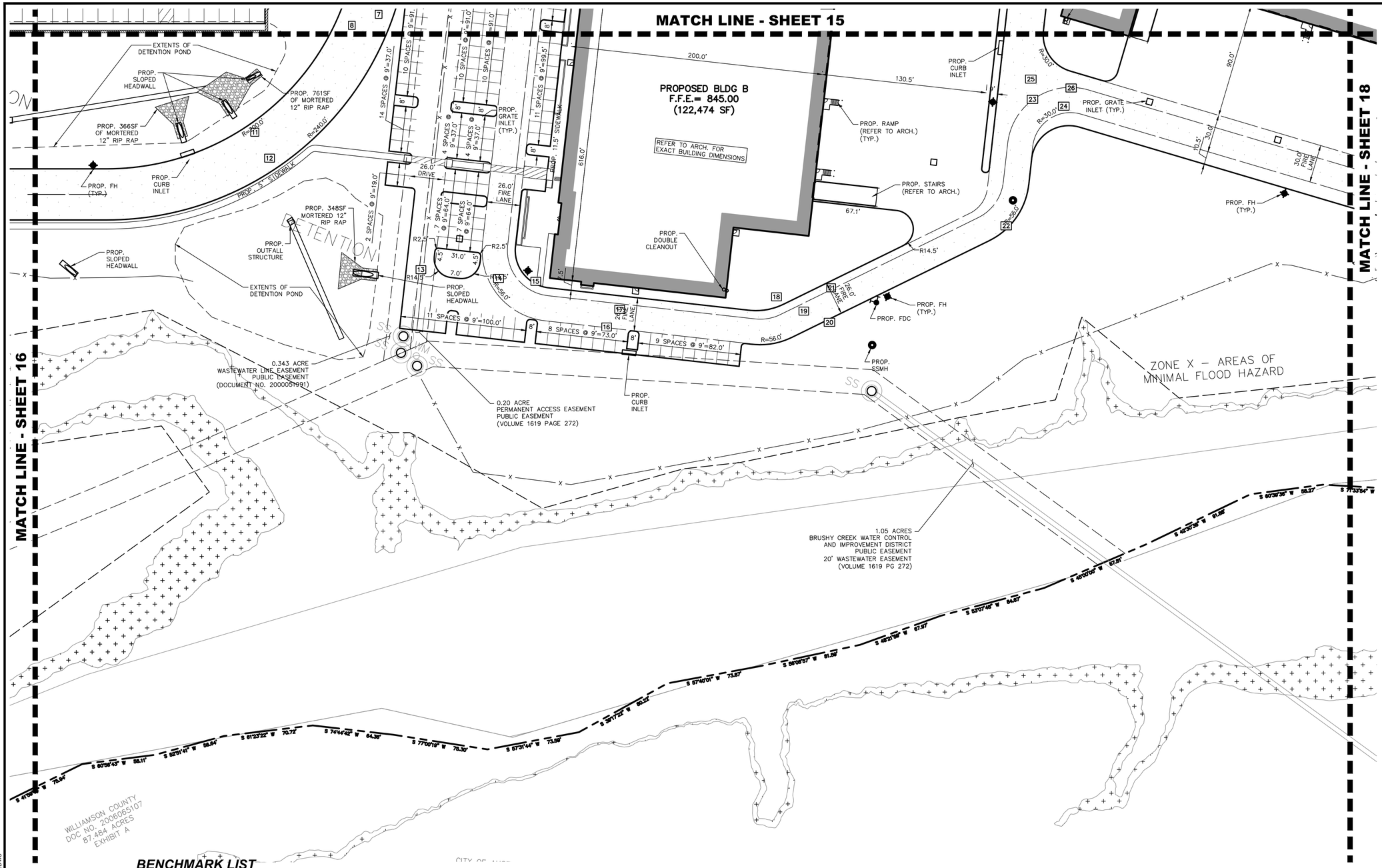
STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
16
16 OF 69

JPQUINTANA
4/26/2023 10:24 AM
M:\DWG-53\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270DIMS.DWG



0 20 40 80 120

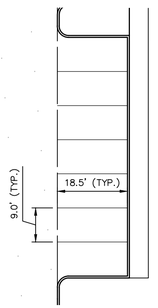
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXISTING FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



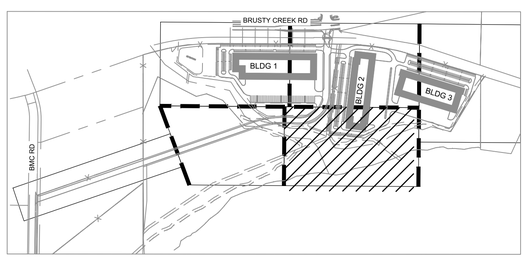
TYPICAL CAR PARKING
SCALE: 1"=20'

BENCHMARK LIST

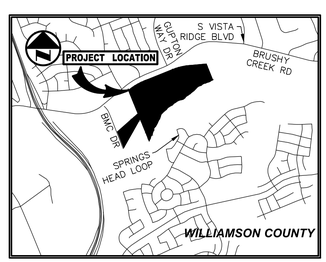
BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

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TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
DIMENSIONAL CONTROL PLAN 4 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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17
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JPQUINTANA
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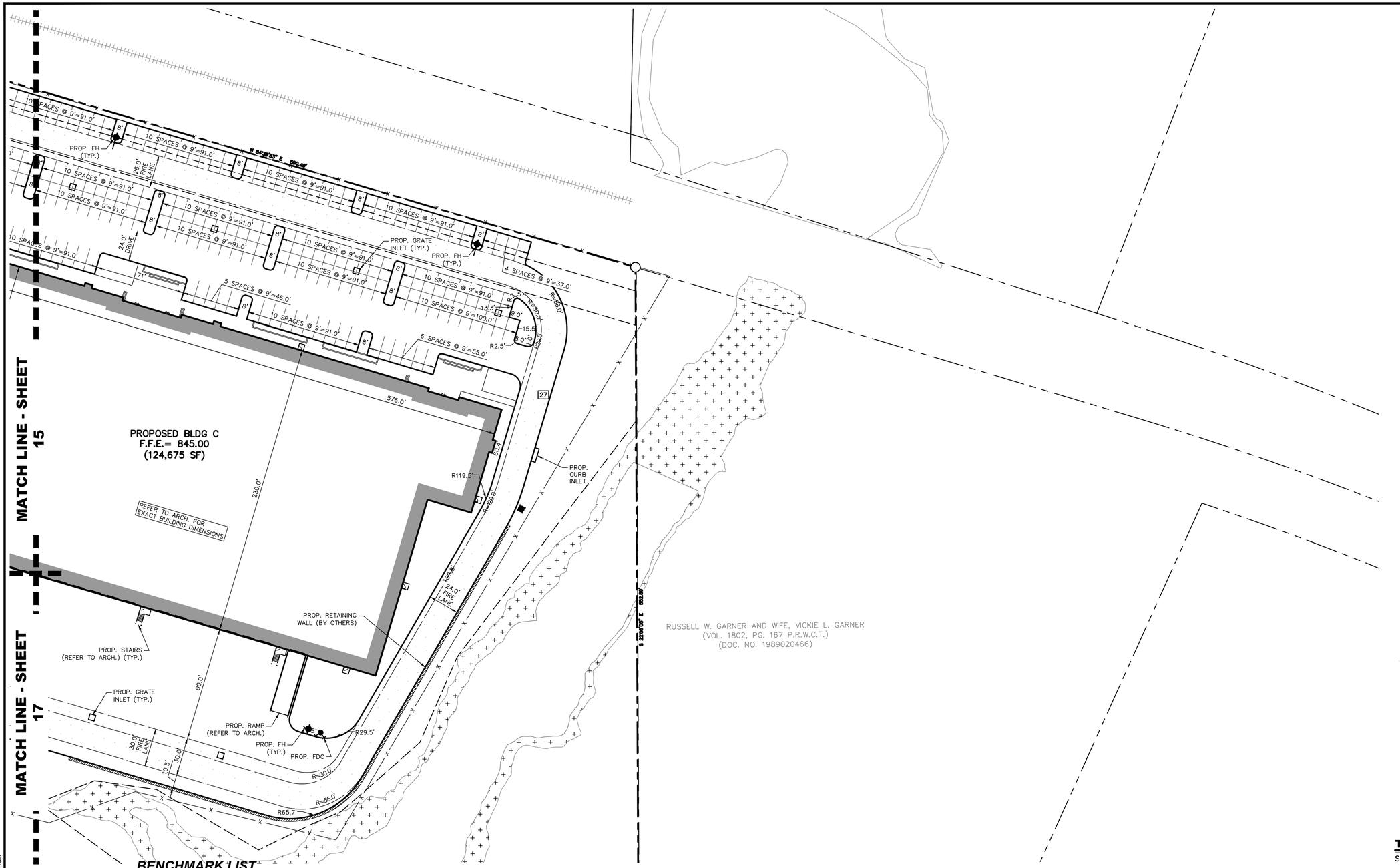
PK-5322-22.270DIMS.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
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FL	FLOOD LIGHT
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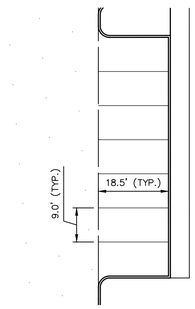
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXISTING FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



TYPICAL CAR PARKING
SCALE: 1"=20'

BENCHMARK LIST

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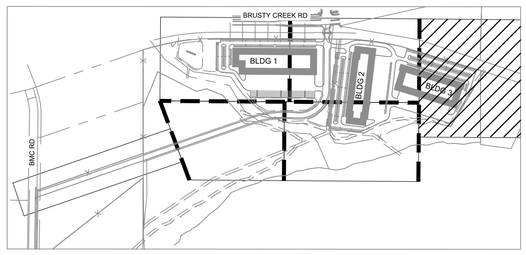
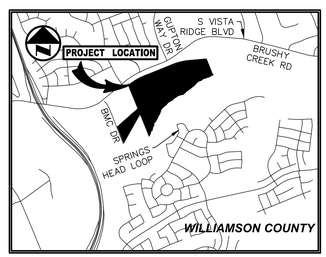


KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

CONTACT:	
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TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008800

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
DIMENSIONAL CONTROL PLAN 5 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
18
18 OF 69

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4/26/2023 10:24 AM
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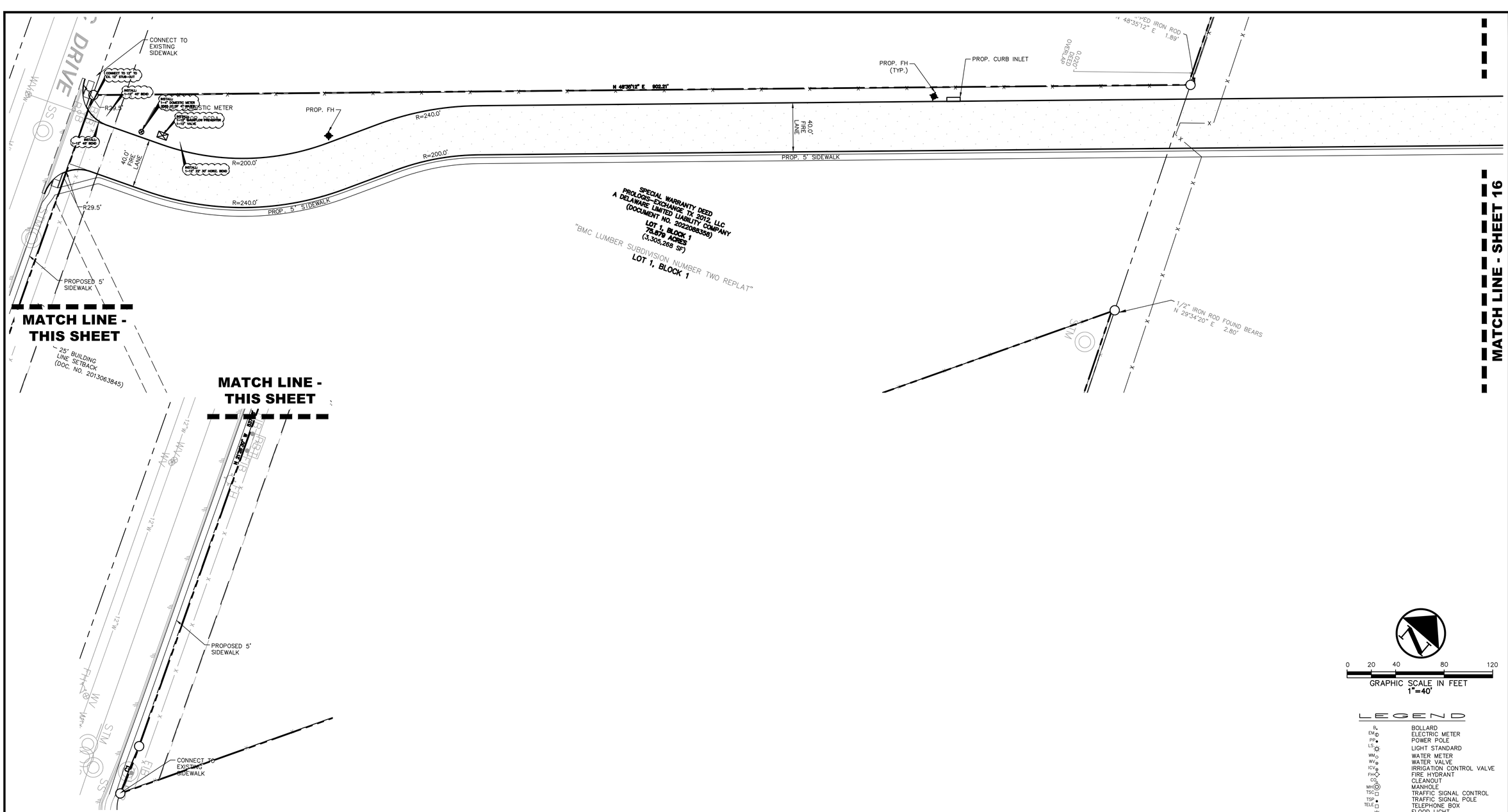
PK-5322-22.270DIMS.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



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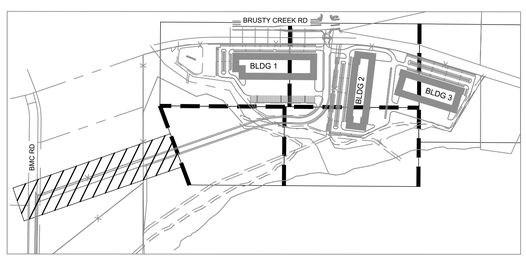

KEY MAP
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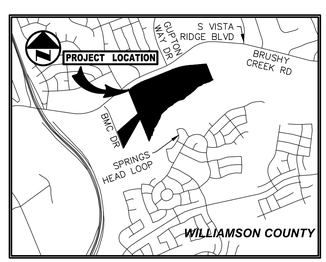

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48 HOURS PRIOR TO CONSTRUCTION

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REFER SHEET 2 FOR GENERAL NOTES

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

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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TSC	TRAFFIC SIGNAL CONTROL
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X	EXISTING FENCE
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2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
DIMENSIONAL CONTROL PLAN 6 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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SHEET NO.
19
19 OF 69

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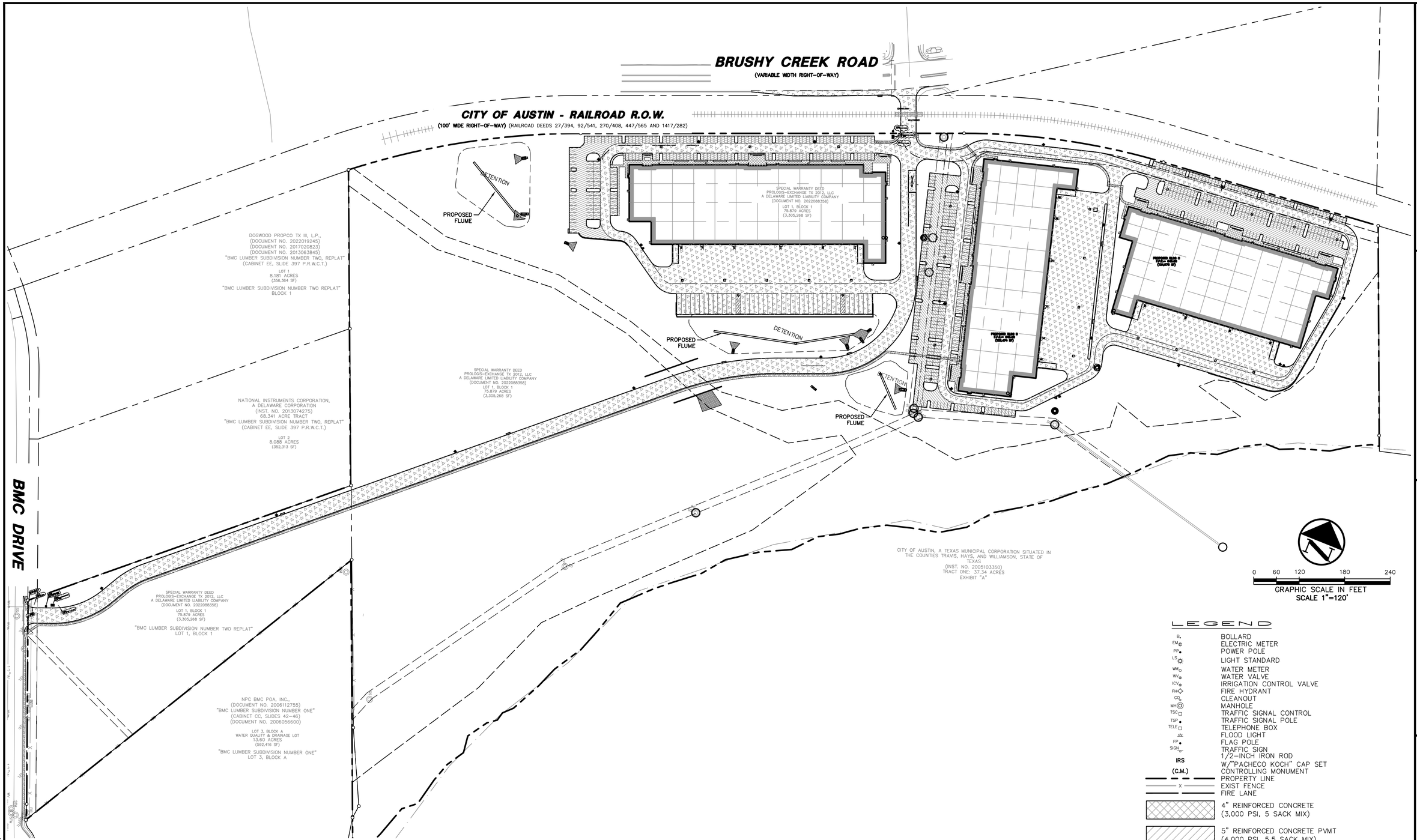

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
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ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
x	EXIST FENCE
	FIRE LANE
	4" REINFORCED CONCRETE (3,000 PSI, 5 SACK MIX)
	5" REINFORCED CONCRETE PVMT (4,000 PSI, 5.5 SACK MIX)
	7" REINFORCED CONCRETE PVMT (4,000 PSI, 4.5 SACK MIX)

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
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REVISIONS

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PAVING PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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20
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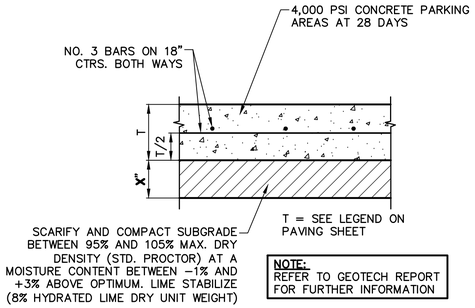
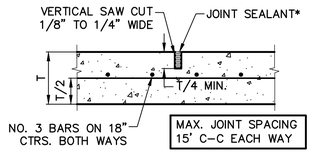


1 CONCRETE PAVEMENT SECTION

NOT TO SCALE

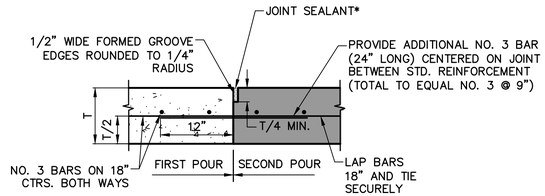
PROVIDE SAW JOINT OR CONSTRUCTION JOINT AT ALL CHANGES IN PAVEMENT THICKNESS



* READY-MIXED COLD-APPLIED JOINT SEALANT (EZ-7 OR APPROVED EQUAL)

2 SAWED DUMMY JOINT

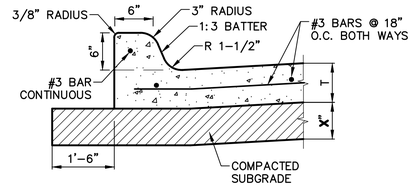
NOT TO SCALE



* READY-MIXED COLD-APPLIED JOINT SEALANT (EZ-7 OR APPROVED EQUAL)

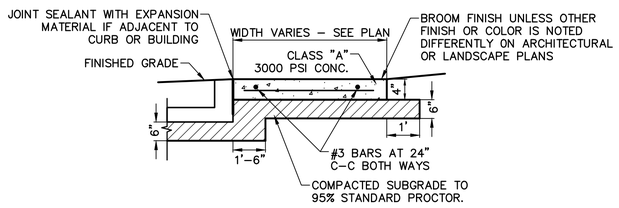
3 CONSTRUCTION JOINT

NOT TO SCALE



4 INTEGRAL CURB

NOT TO SCALE

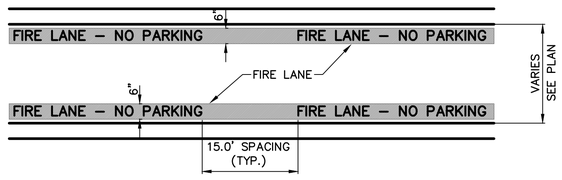


PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE

PROVIDE TOOLED JOINTS AT SPACING EQUAL TO WIDTH. PROVIDE REDWOOD EXPANSION JOINTS AT 32' SPACING UNLESS NOTED DIFFERENTLY ON ARCHITECTURAL OR LANDSCAPE PLANS

5 CONCRETE WALK PRIVATE

NOT TO SCALE



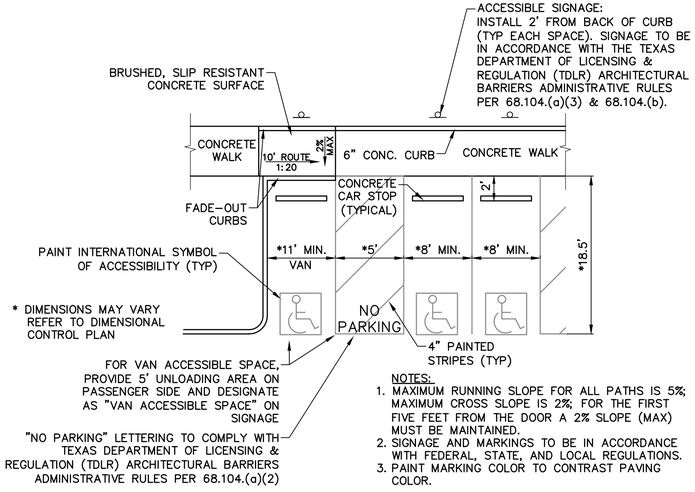
GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.

STRIPING DETAIL NOTE:
A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
   A. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
   B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.

B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIES AND SPACED AS DETAILED ON THIS SHEET.

6 FIRE LANE STRIPING

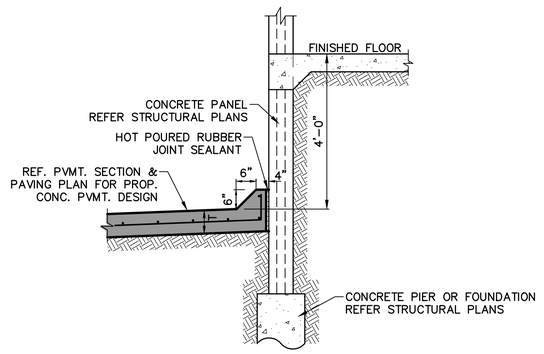
NOT TO SCALE



NOTES:
1. MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%; MAXIMUM CROSS SLOPE IS 2% FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX) MUST BE MAINTAINED.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
3. PAINT MARKING COLOR TO CONTRAST PAVING COLOR.

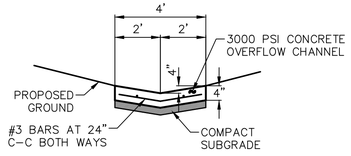
7 90° ACCESSIBLE PARKING & ACCESS ROUTE WITHOUT RAMP

NOT TO SCALE (PRIVATE ONLY)



8 RAISED PAVEMENT AT TRUCK DOCK

NOT TO SCALE



NOTE:
PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE PILOT CHANNEL ABUTS PROPOSED STRUCTURE

9 PILOT CHANNEL

NOT TO SCALE

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DESCRIPTION	DATE	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PAVING DETAILS

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
21
21 OF 69

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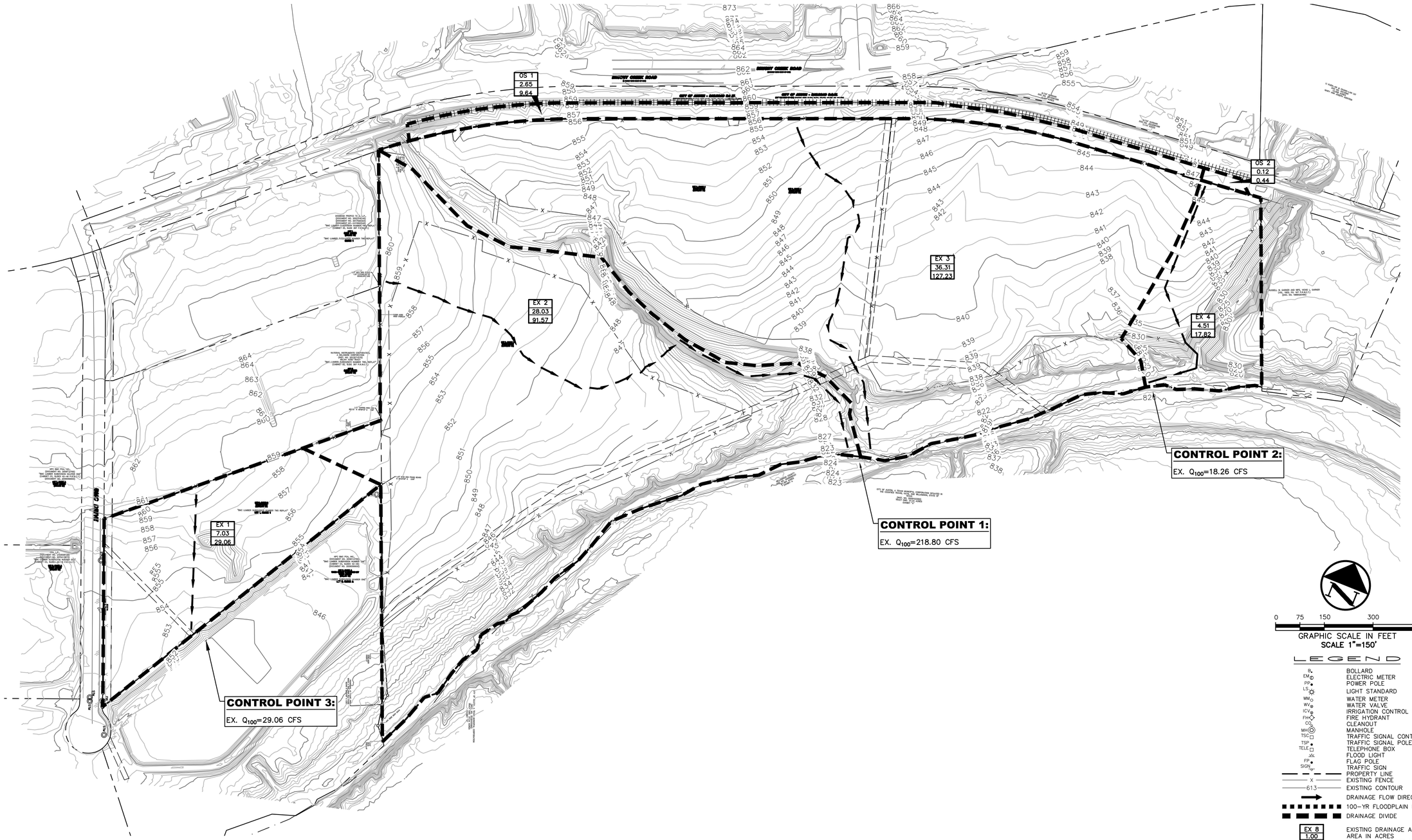
PK-5322-22.270PVMT.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



0 75 150 300 450

GRAPHIC SCALE IN FEET
SCALE 1"=150'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- EXISTING FENCE
- 613 EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN LIMITS
- DRAINAGE DIVIDE
- EX 8 / 1.00 / 7.99 EXISTING DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow: Length	Slope	Surface Cover	Velocity	*Manning's n	T_0	Shallow Concentrated Flow: Length	Slope	Surface Type	Velocity	*K	T_s	Channel Flow: Length	Slope	Type	*K	Velocity	T_h	T_C	T_C (Design)	T_L
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
EX 1	415	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	315	0.010	UNPAVED	1.61	16.1	3.26	0	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.00	12.07	12.07	7.24
EX 2	1520	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	1320	0.010	UNPAVED	1.61	16.1	13.66	100	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.34	22.82	22.82	13.69
EX 3	1700	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	925	0.010	UNPAVED	1.61	16.1	9.58	200	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.69	19.07	19.07	11.44
EX 4	750	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	500	0.010	UNPAVED	1.61	16.1	5.18	200	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.69	14.67	14.67	8.80

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_2 (in/hr)	Q_2 (cfs)	I_{10} (in/hr)	Q_{10} (cfs)	I_{25} (in/hr)	Q_{25} (cfs)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
EX 1	7.03	0.30	7	5.61	11.83	8.40	17.72	10.36	21.85	13.78	29.06	
EX 2	28.03	0.30	13	4.44	37.34	6.62	55.67	8.18	68.79	10.89	91.57	
EX 3	36.31	0.30	11	4.76	51.85	7.11	77.45	8.78	95.64	11.68	127.23	
EX 4	4.51	0.30	8	5.04	6.82	8.03	10.86	9.90	13.39	13.17	17.82	
OS 1	2.65	0.30	10	4.94	3.93	7.39	5.88	9.12	7.25	12.13	9.64	
OS 2	0.12	0.30	10	4.94	0.18	7.39	0.27	9.12	0.33	12.13	0.44	

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

EXISTING DRAINAGE AREA MAP

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
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22 OF 69

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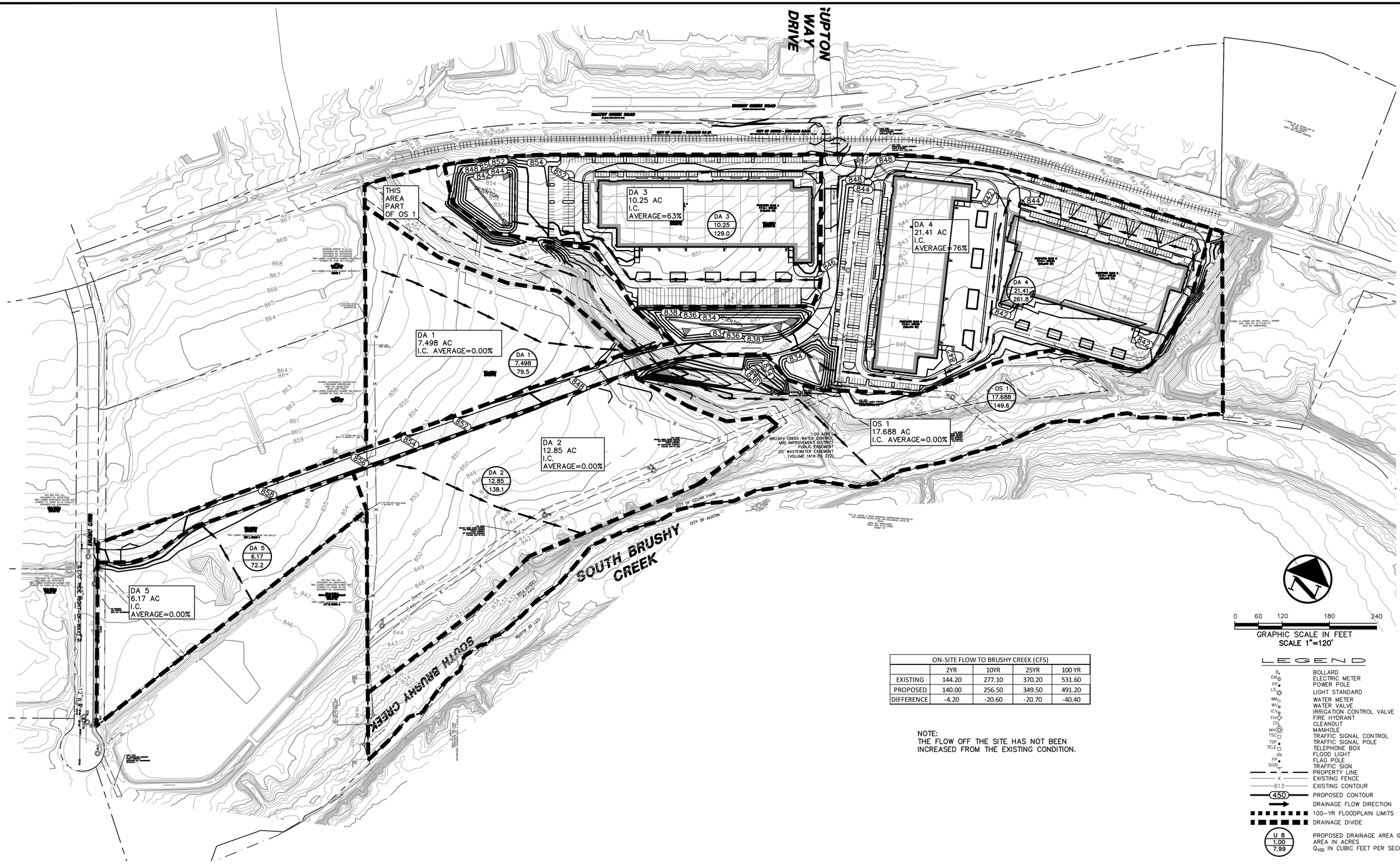

0 60 120 180 240

GRAPHIC SCALE IN FEET
SCALE 1"=120'

ON-SITE FLOW TO BRUSHY CREEK (CFS)				
	2YR	10YR	25YR	100 YR
EXISTING	144.20	277.10	370.20	531.60
PROPOSED	140.00	256.50	349.50	491.20
DIFFERENCE	-4.20	-20.60	-20.70	-40.40

NOTE:
THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- EXISTING FENCE
- 613 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN LIMITS
- DRAINAGE DIVIDE
- U 8 / 1.00 / 7.99 PROPOSED DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow					T_O	Shallow Concentrated Flow					T_S	Channel Flow					T_h	T_C	T_C (Design)	T_L
		Length	Slope	Surface Cover	Velocity	*Manning's n		Length	Slope	Surface Type	Velocity	*K		Length	Slope	Type	*K	Velocity				
	(ft)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
DA 1	845	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	150	0.010	UNPAVED	1.61	16.1	1.55	645	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	1.57	9.60	9.60	5.76
DA 2	631	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	150	0.010	UNPAVED	1.61	16.1	1.55	431	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	1.05	9.08	9.08	5.45
DA 3	1044	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.040	0.01	0.80	150	0.010	PAVED	2.03	20.3	1.23	844	0.001	36" RCP	94.36	2.98	4.71	6.75	6.75	4.05
DA 4	1859	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.040	0.01	0.80	150	0.010	PAVED	2.03	20.3	1.23	1659	0.002	5X4 RCB	122.63	4.75	5.82	7.86	7.86	4.71
DA 5	148	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	15	0.010	UNPAVED	1.61	16.1	0.16	83	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	0.20	6.84	6.84	4.10
OS 1	1635	100	0.010	SHORT GRASS PRAIRIE	0.148	0.15	11.28	300	0.010	UNPAVED	1.61	16.1	3.11	1235	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	3.00	17.39	17.39	10.44

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
LICENSED
NATIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
23
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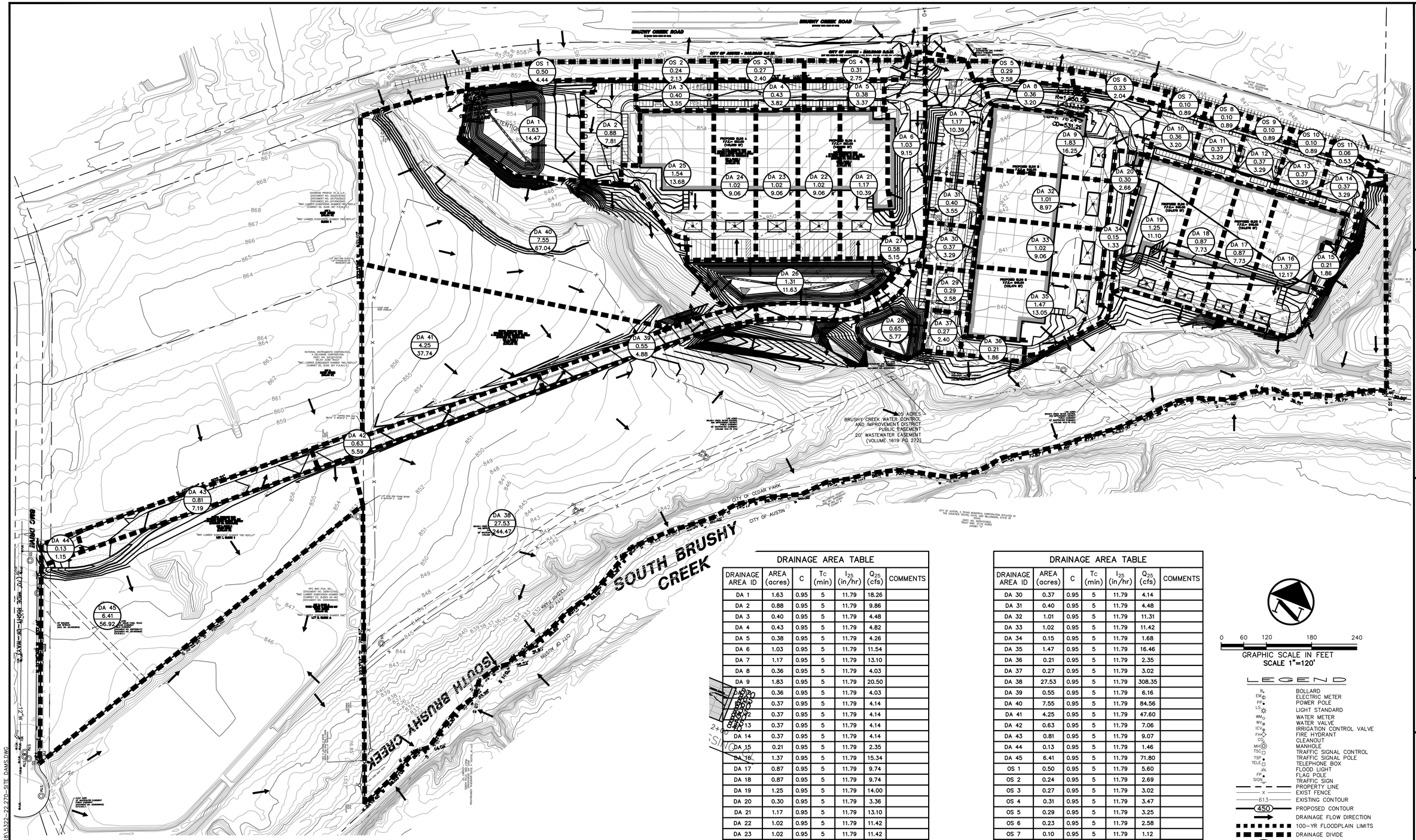

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_{25} (in/hr)	Q_{25} (cfs)	COMMENTS
DA 1	1.63	0.95	5	11.79	18.26	
DA 2	0.88	0.95	5	11.79	9.86	
DA 3	0.40	0.95	5	11.79	4.48	
DA 4	0.43	0.95	5	11.79	4.82	
DA 5	0.38	0.95	5	11.79	4.26	
DA 6	1.03	0.95	5	11.79	11.54	
DA 7	1.17	0.95	5	11.79	13.10	
DA 8	0.36	0.95	5	11.79	4.03	
DA 9	1.83	0.95	5	11.79	20.50	
DA 10	0.36	0.95	5	11.79	4.03	
DA 11	0.37	0.95	5	11.79	4.14	
DA 12	0.37	0.95	5	11.79	4.14	
DA 13	0.37	0.95	5	11.79	4.14	
DA 14	0.37	0.95	5	11.79	4.14	
DA 15	0.21	0.95	5	11.79	2.35	
DA 16	1.37	0.95	5	11.79	15.34	
DA 17	0.87	0.95	5	11.79	9.74	
DA 18	0.87	0.95	5	11.79	9.74	
DA 19	1.25	0.95	5	11.79	14.00	
DA 20	0.30	0.95	5	11.79	3.36	
DA 21	1.17	0.95	5	11.79	13.10	
DA 22	1.02	0.95	5	11.79	11.42	
DA 23	1.02	0.95	5	11.79	11.42	
DA 24	1.02	0.95	5	11.79	11.42	
DA 25	1.54	0.95	5	11.79	17.25	
DA 26	1.31	0.95	5	11.79	14.67	
DA 27	0.58	0.95	5	11.79	6.50	
DA 28	0.65	0.95	5	11.79	7.28	
DA 29	0.29	0.95	5	11.79	3.25	

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_{25} (in/hr)	Q_{25} (cfs)	COMMENTS
DA 30	0.37	0.95	5	11.79	4.14	
DA 31	0.40	0.95	5	11.79	4.48	
DA 32	1.01	0.95	5	11.79	11.31	
DA 33	1.02	0.95	5	11.79	11.42	
DA 34	0.15	0.95	5	11.79	1.68	
DA 35	1.47	0.95	5	11.79	16.46	
DA 36	0.21	0.95	5	11.79	2.35	
DA 37	0.27	0.95	5	11.79	3.02	
DA 38	27.53	0.95	5	11.79	308.35	
DA 39	0.55	0.95	5	11.79	6.16	
DA 40	7.55	0.95	5	11.79	84.56	
DA 41	4.25	0.95	5	11.79	47.60	
DA 42	0.63	0.95	5	11.79	7.06	
DA 43	0.81	0.95	5	11.79	9.07	
DA 44	0.13	0.95	5	11.79	1.46	
DA 45	6.41	0.95	5	11.79	71.80	
OS 1	0.50	0.95	5	11.79	5.60	
OS 2	0.24	0.95	5	11.79	2.69	
OS 3	0.27	0.95	5	11.79	3.02	
OS 4	0.31	0.95	5	11.79	3.47	
OS 5	0.29	0.95	5	11.79	3.25	
OS 6	0.23	0.95	5	11.79	2.58	
OS 7	0.10	0.95	5	11.79	1.12	
OS 8	0.10	0.95	5	11.79	1.12	
OS 9	0.10	0.95	5	11.79	1.12	
OS 10	0.10	0.95	5	11.79	1.12	
OS 11	0.06	0.95	5	11.79	0.67	

0 60 120 180 240
GRAPHIC SCALE IN FEET
SCALE 1"=120'

LEGEND

B•	BOLLARD
EM Ⓔ	ELECTRIC METER
PP•	POWER POLE
LS ☼	LIGHT STANDARD
WM ○	WATER METER
WV ⊗	WATER VALVE
ICV ⊗	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO ○	CLEANOUT
MH ◎	MANHOLE
TSC □	TRAFFIC SIGNAL CONTROL
TSP •	TRAFFIC SIGNAL POLE
TELE □	TELEPHONE BOX
	FLOOD LIGHT
FP •	FLAG POLE
SIGN	TRAFFIC SIGN
— — —	PROPERTY LINE
—— X ——	EXIST FENCE
—— 613 ——	EXISTING CONTOUR
—— 450 ——	PROPOSED CONTOUR
→	DRAINAGE FLOW DIRECTION
■ ■ ■ ■ ■	100–YR FLOODPLAIN LIMITS
▬ ▬ ▬ ▬	DRAINAGE DIVIDE
U 8	PROPOSED DRAINAGE AREA ID
1.00	AREA IN ACRES
7.99	Q_{100} IN CUBIC FEET PER SECOND

2022–39–SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PROPOSED SITE DRAINAGE AREA MAP

CLAYTON J. STROLLE
108906

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
24
24 OF 69

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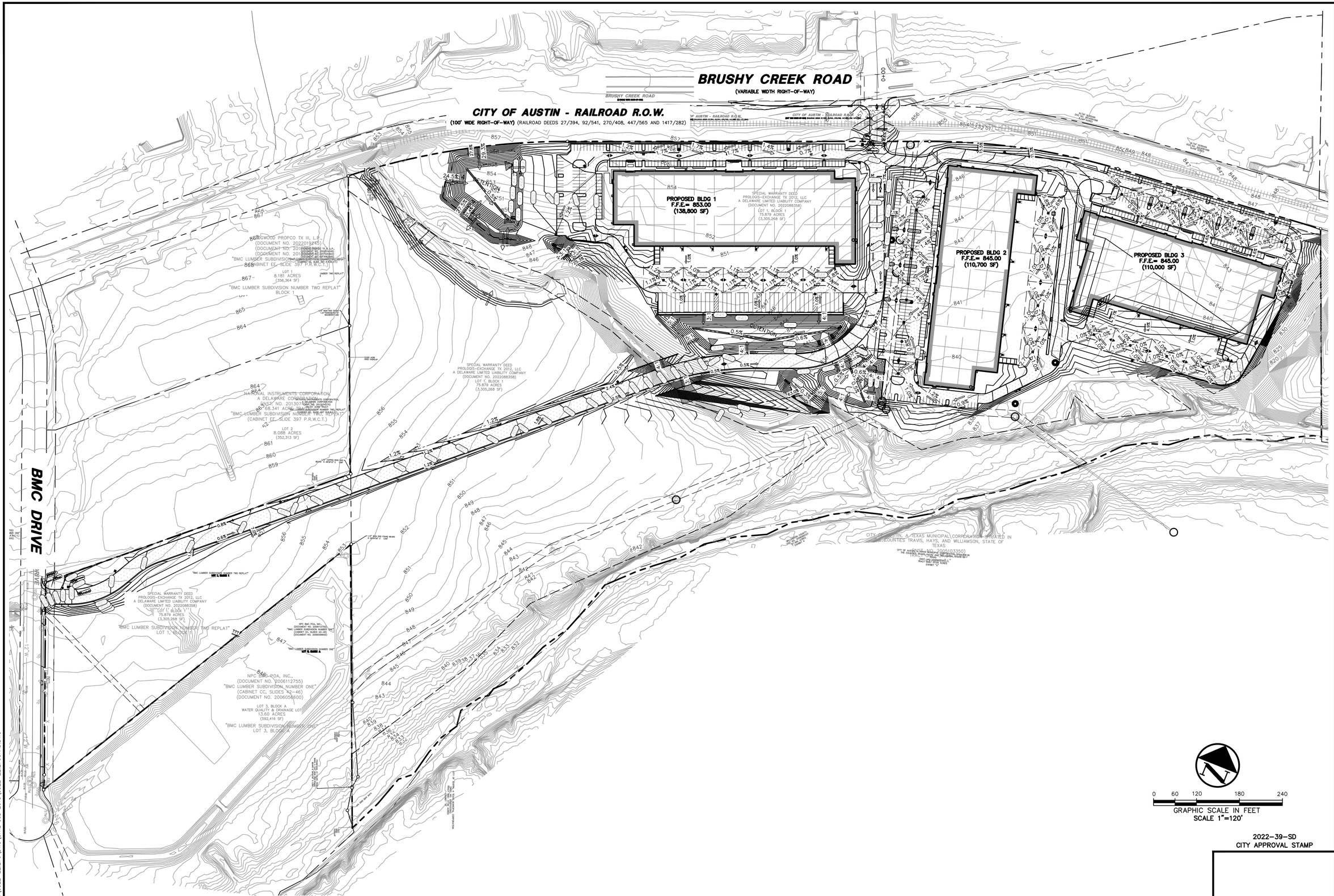

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
OVERALL GRADING PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
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25 OF 69

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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

REFER SHEET 2 FOR GENERAL NOTES

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

BRUSHY CREEK ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

EL 860.42
MATCH EXISTING
TC 860.64
G 860.14

DETENTION

PROPOSED BLDG A
F.F.E.= 853.00
(140,059 SF)

SPECIAL WARRANTY DEED
PROLOGIS-EXCHANGE TX 2012, LLC
A DELAWARE LIMITED LIABILITY COMPANY
(DOCUMENT NO. 2022088358)

LOT 1, BLOCK 1
75.879 ACRES
(3,305,268 SF)

BLDG. F.F.E.=853.00
EL @ BLDG. 849.03

LEVEL @ 848.40

BEGIN PROPOSED WALL
TC 849.14
G 848.64
TC 850.00
G 849.00

TC 849.95
G 848.95

TW 849.15
EL 842.30

TW 849.15
EL 842.30

MATCH LINE - SEE SHEET 27

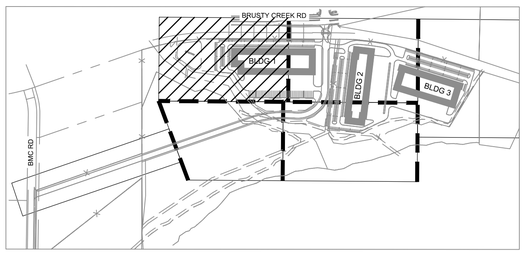
MATCH LINE - SEE SHEET 29

BENCHMARK LIST

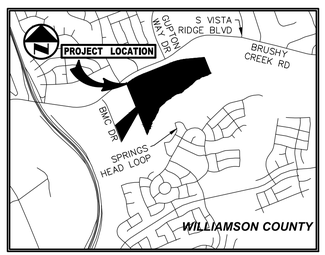
BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811
48 HOURS PRIOR TO CONSTRUCTION	

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- IRS CONTROLLING MONUMENT (C.M.)
- PROPERTY LINE
- EXIST FENCE
- OHL OVERHEAD UTILITY LINE
- 613 EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- TC 612.39 / FF 611.89 EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 PROPOSED CONTOUR
- TC 614.50 / G 614.00 PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. MATCH EXISTING GRADE
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED 100-YR FLOODPLAIN LIMITS

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GRADING PLAN 1 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

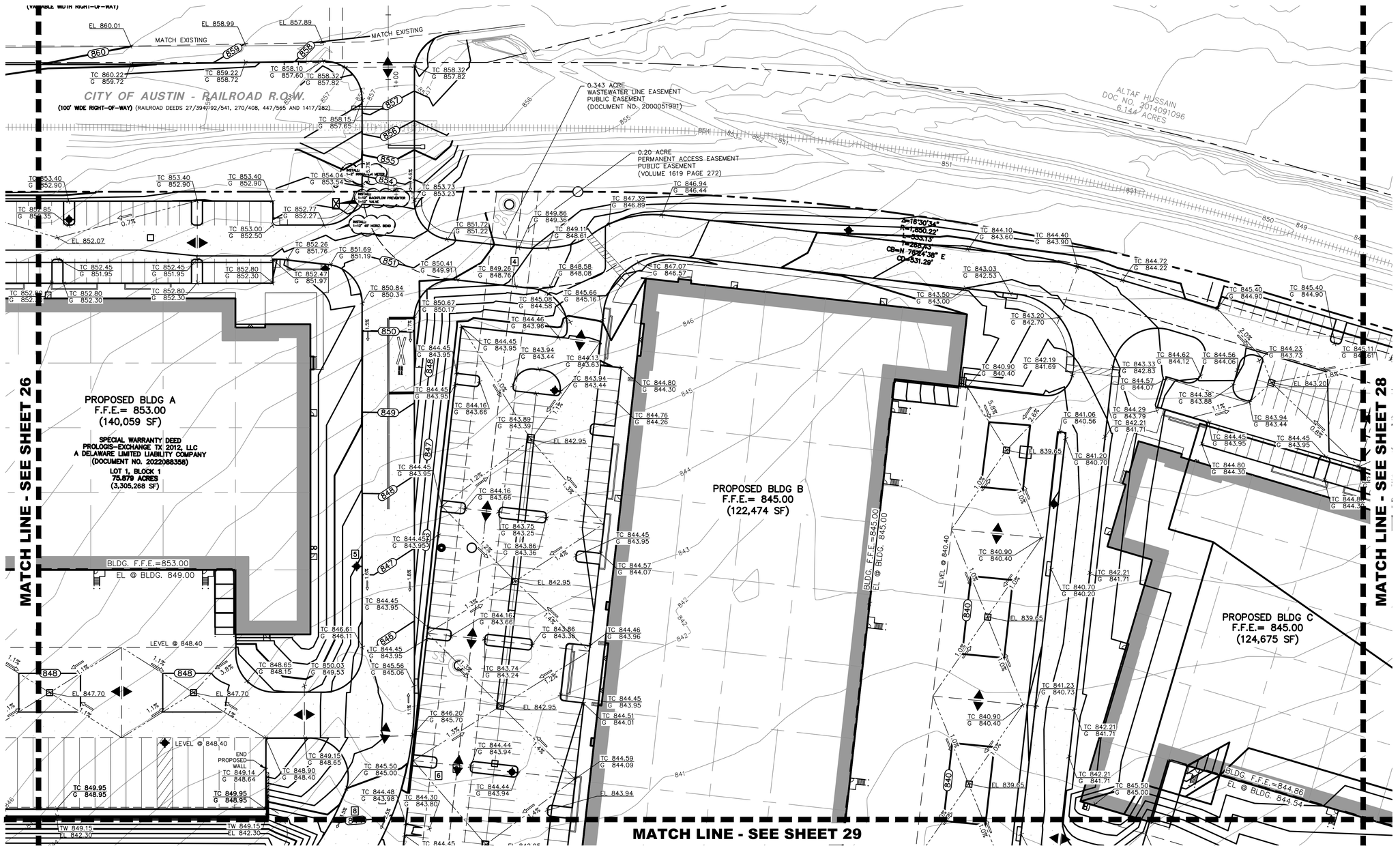
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
26
26 OF 69

JPQUINTANA
4/26/2023 11:00 AM
M:\DWG-S3\5322-22.270\DWG\CIVIL C3D 2016\5322-22.270GRAD.DWG

PK FILE: 5322-22.270 CASE ID: 2022-39-SD



0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED 100-YR FLOODPLAIN LIMITS

REFER SHEET 2 FOR GENERAL NOTES

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BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90

ELEVATION=853.90'

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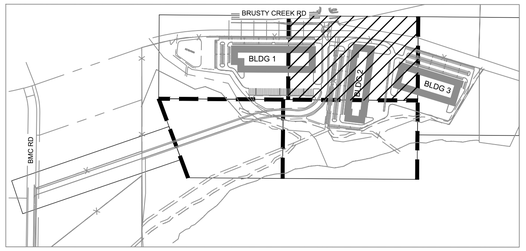
NORTHING: 10156295.27; EASTING: 3094492.96

ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE, STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'



KEY MAP

NOT TO SCALE

COORDINATE!!

CONTACT:

DIG-TESS	1-800-DIG-TESS
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ONCOR ELECTRIC	972-888-1359
AT&T	1-817-580-1056
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TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GRADING PLAN 2 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
LICENSED
NATIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
27
27 OF 69

JPQUINTANA
4/26/2023 11:00 AM
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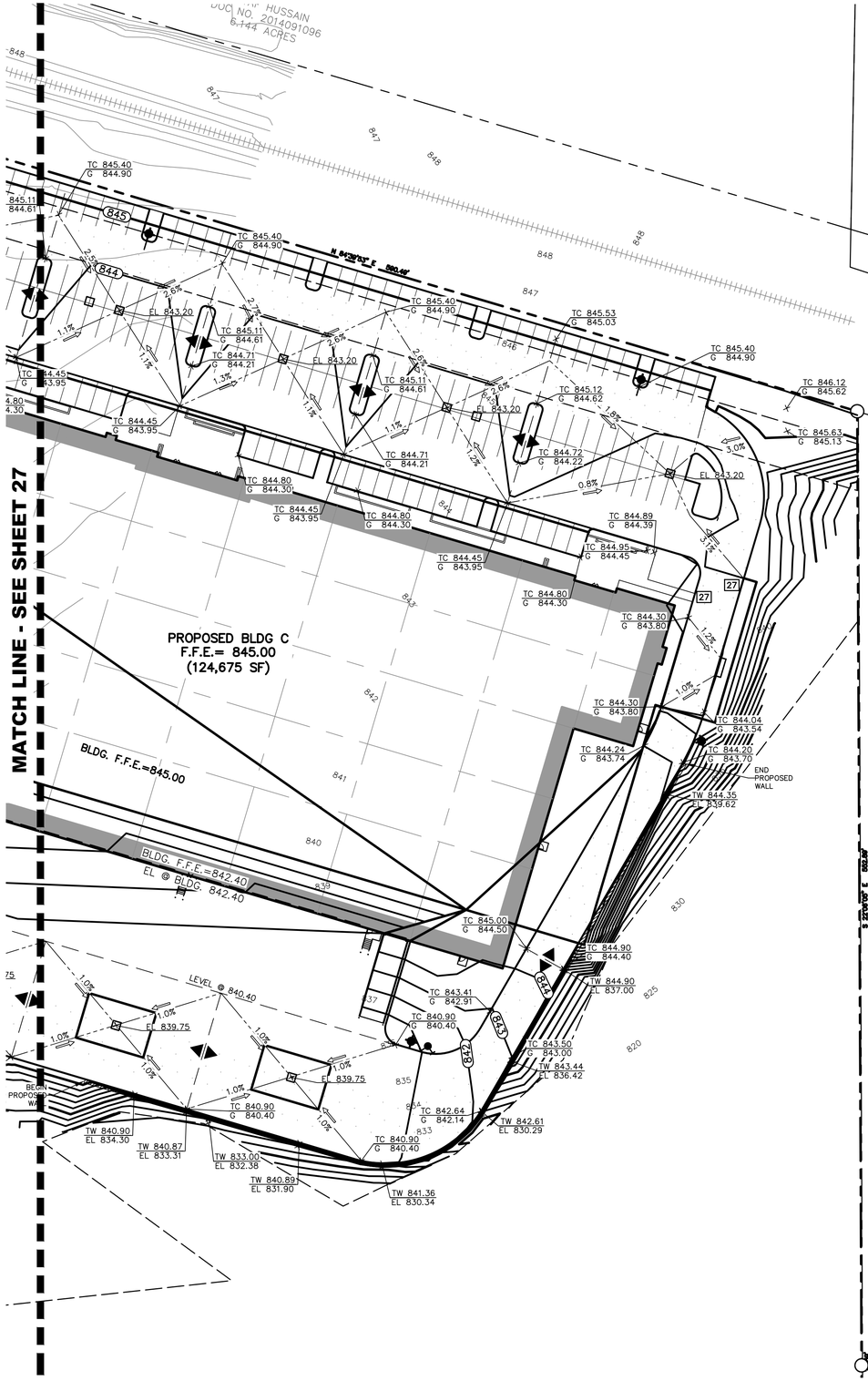

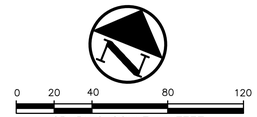

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TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
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TELE	TELEPHONE BOX
FL	FLOOD LIGHT
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SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
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613	EXIST CONTOUR
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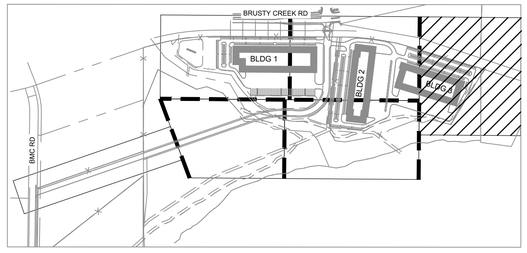
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'

VICINITY MAP
(NOT TO SCALE)



KEY MAP
NOT TO SCALE

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GRADING PLAN 3 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
LICENSED
NATIONAL ENGINEERING

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
28
28 OF 69

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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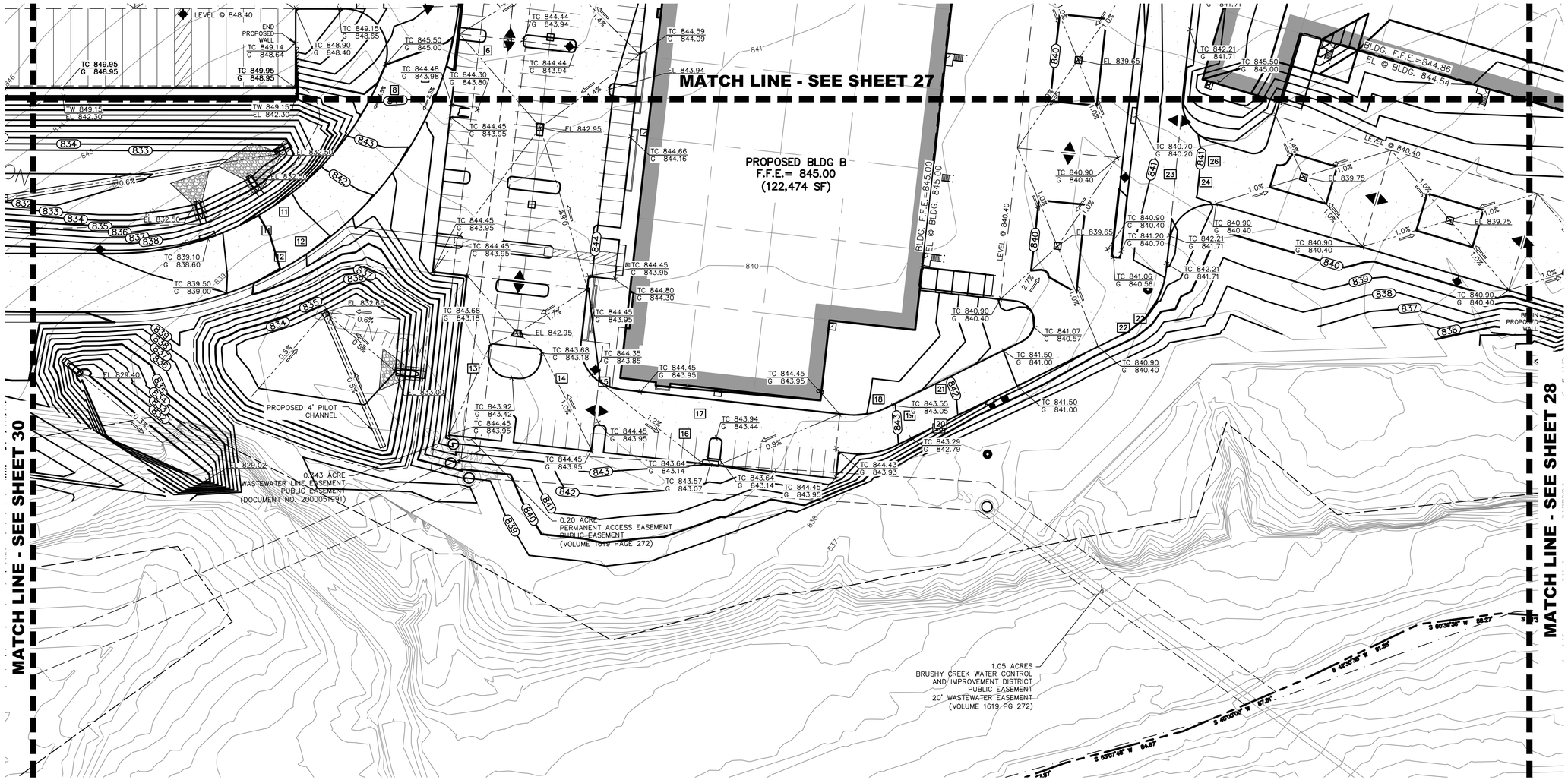

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X EXIST FENCE
- OHL OVERHEAD UTILITY LINE
- 613 EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- TC 612.39 / G 611.89 EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 PROPOSED CONTOUR
- TC 614.50 / G 614.00 PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. MATCH EXISTING GRADE
- PROPOSED SWALE
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REFER SHEET 2 FOR GENERAL NOTES

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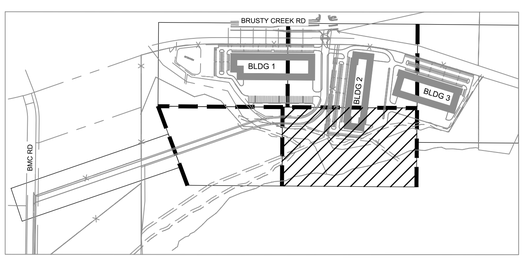
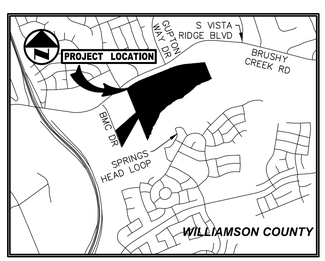
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP

NOT TO SCALE



VICINITY MAP

(NOT TO SCALE)

COORDINATE!!

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48 HOURS PRIOR TO CONSTRUCTION

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GRADING PLAN 4 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
29
29 OF 69

JPQUINTANA
4/26/2023 11:01 AM
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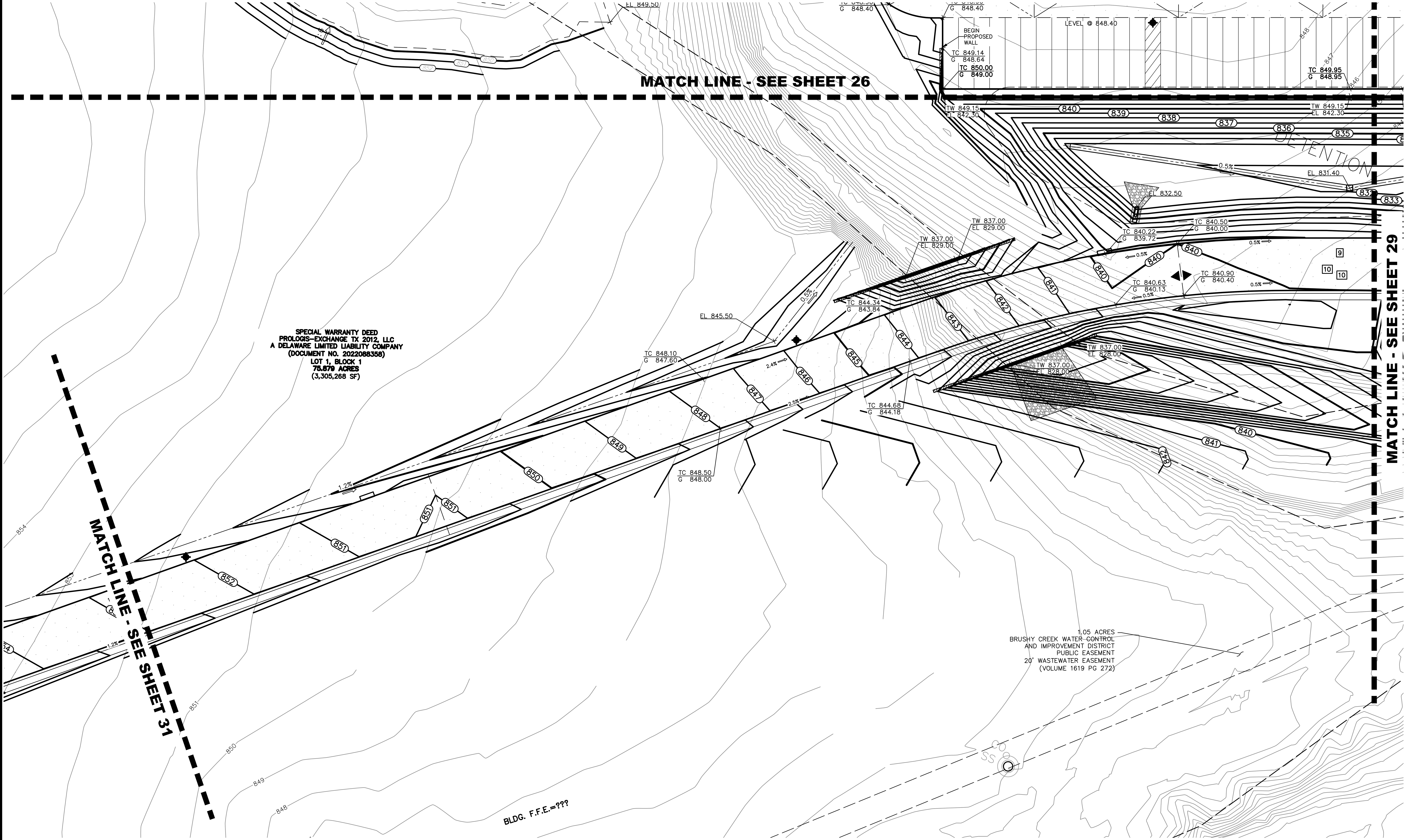
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
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- WATER METER
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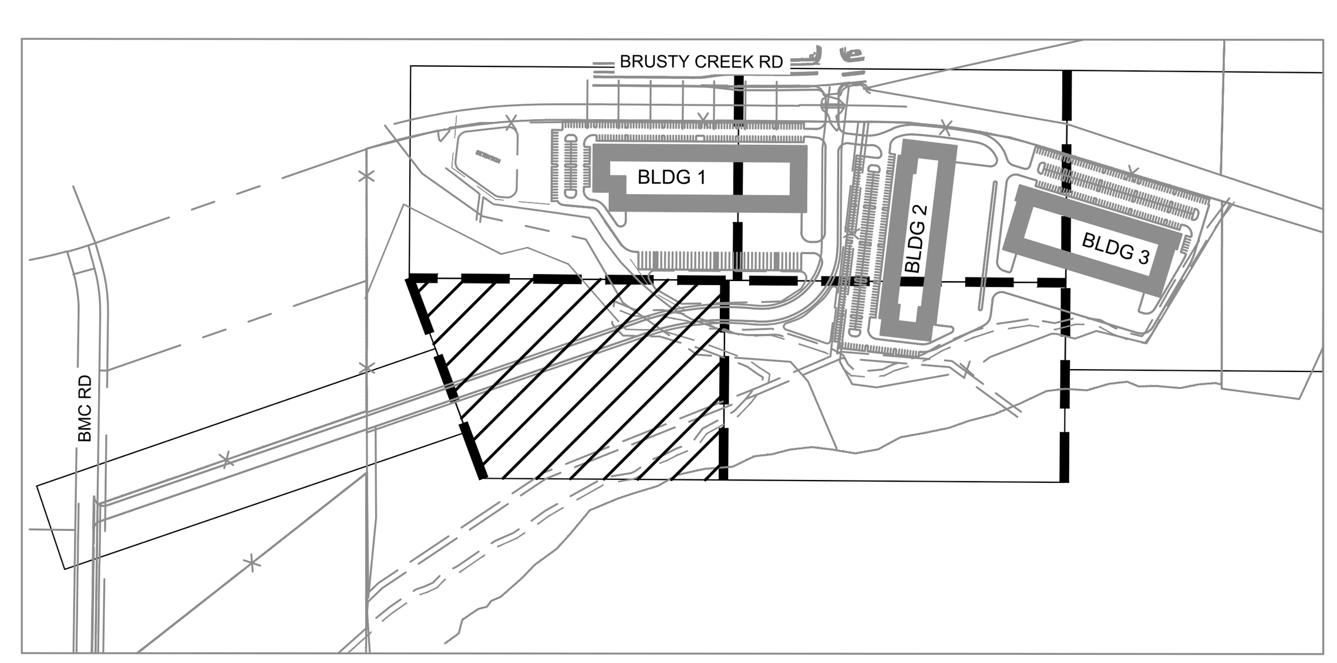
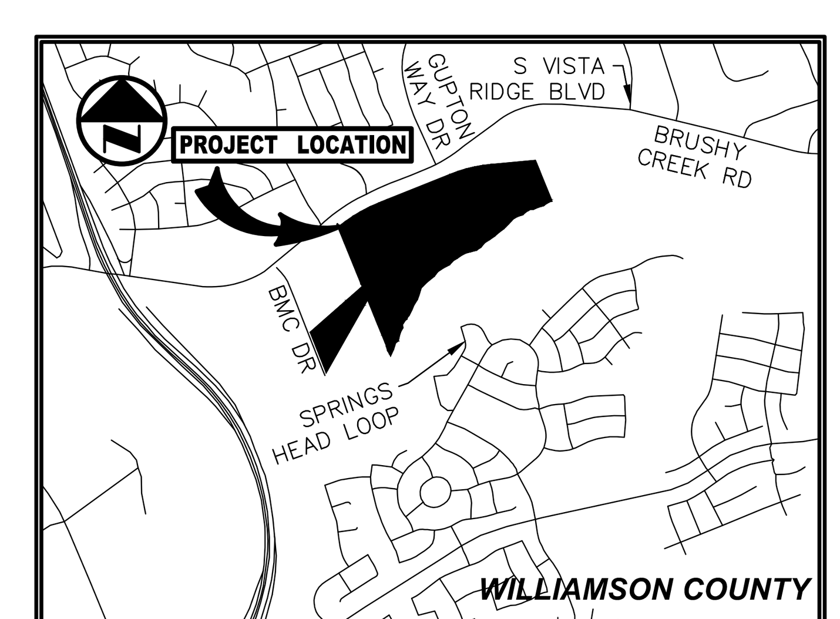
ELEVATION=864.49'



KEY MAP

NOT TO SCALE



VICINITY MAP

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COORDINATE!!

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2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch a **Westwood** company
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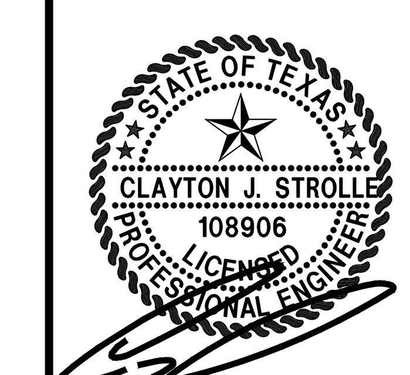
REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
GRADING PLAN 5 OF 6



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30

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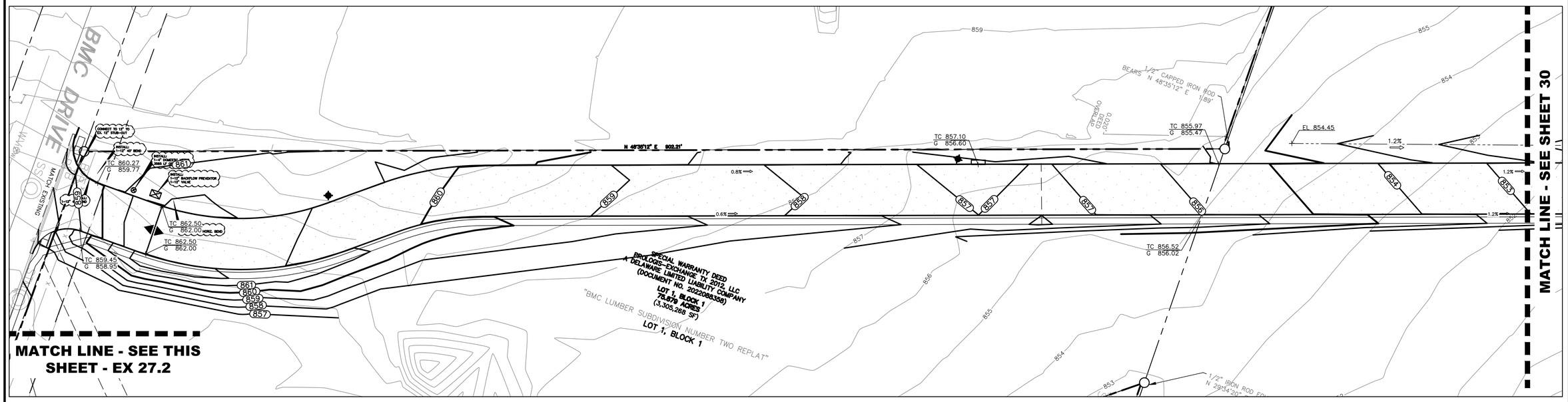
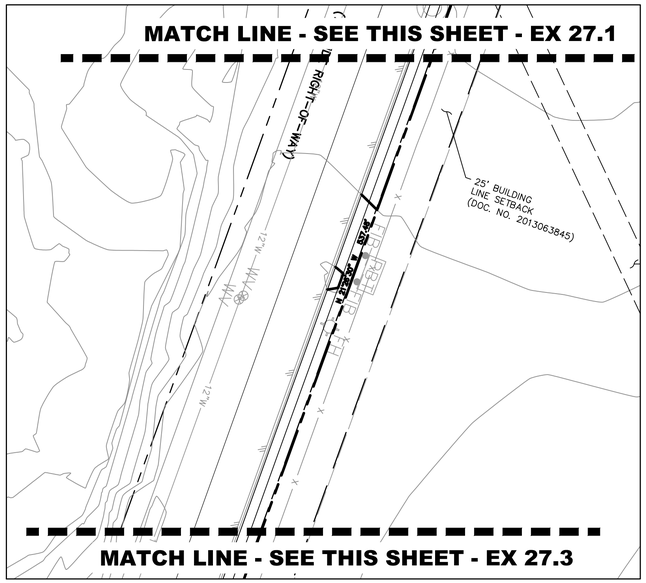
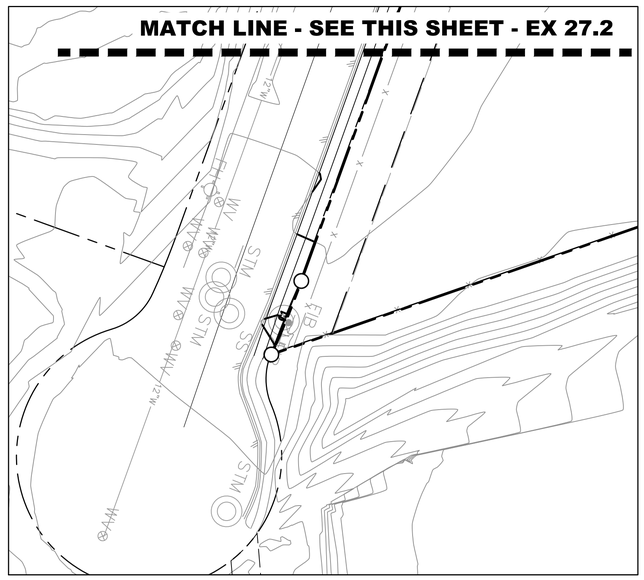
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



EX 27.1



EX 27.2



EX 27.3

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BOLLARD	
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39 G 611.89	EXIST TOP OF CURB ELEVATION EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50 G 614.00	PROPOSED TOP OF CURB ELEVATION PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50 EL 614.00	PROPOSED TOP OF WALL ELEVATION PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
M.G.	MATCH EXISTING GRADE
	PROPOSED SWALE
	PROPOSED GRADE BREAK
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED 100-YR FLOODPLAIN LIMITS

REFER SHEET 2 FOR GENERAL NOTES

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90

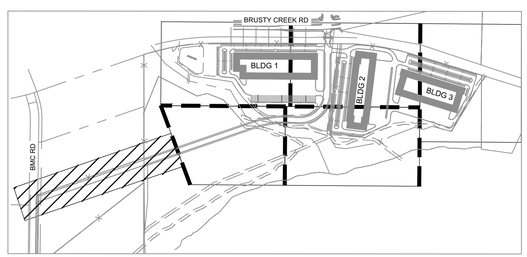
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96

ELEVATION=859.87'

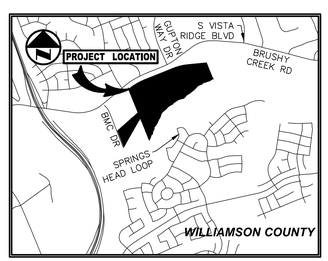
BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'



KEY MAP

NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

COORDINATE!!

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ▪ STE. 320 ▪ AUSTIN, TX 78759 ▪ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008800

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

GRADING PLAN 6 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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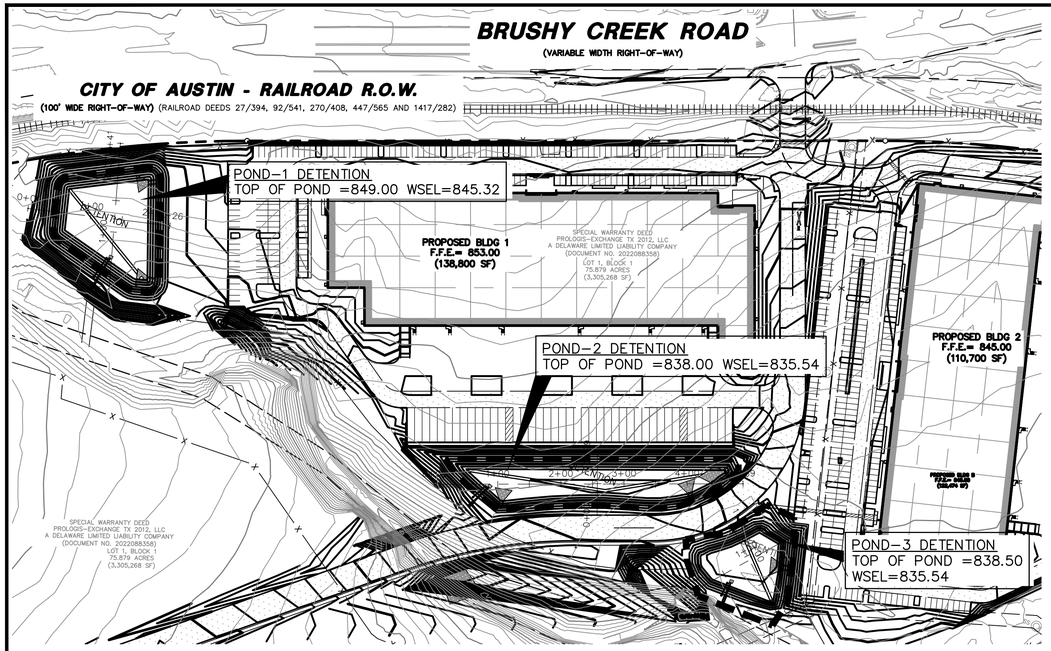
DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
31
31 OF 69

JPQUINTANA
4/26/2023 11:01 AM
M:\DWG-53\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270GRAD.DWG

PK FILE: 5322-22.270 CASE ID: 2022-39-SD



0 50 150 200 300

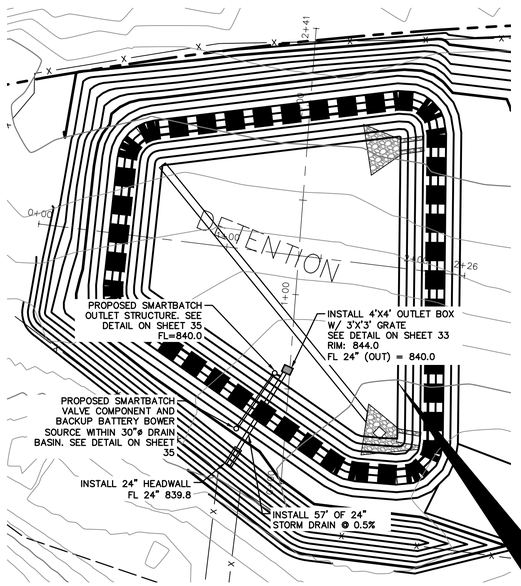
GRAPHIC SCALE IN FEET
1"=150'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET

0 15 30 60 90

GRAPHIC SCALE IN FEET
1"=30'



POND-1 DETENTION
TOP OF POND =849.00 WSEL=845.32

STAGE STORAGE POND 1	
ELEV	AREA
843	0
844	48,918
845	54,598
846	62,112
847	68,546
848	73,704
849	79,351

STAGE STORAGE POND 2 AND 3	
ELEV	AREA
831.3	0
832	30,492
833	50,476
834	58,362
835	64,325
836	70,214
837	76,465

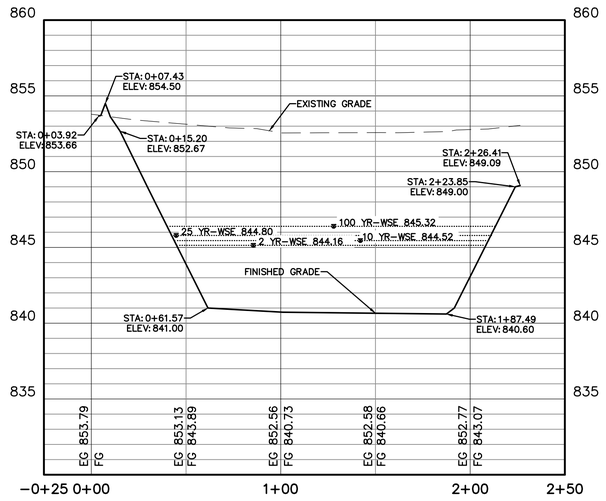
PROFILE VIEW SCALES

0 20 40 80 120

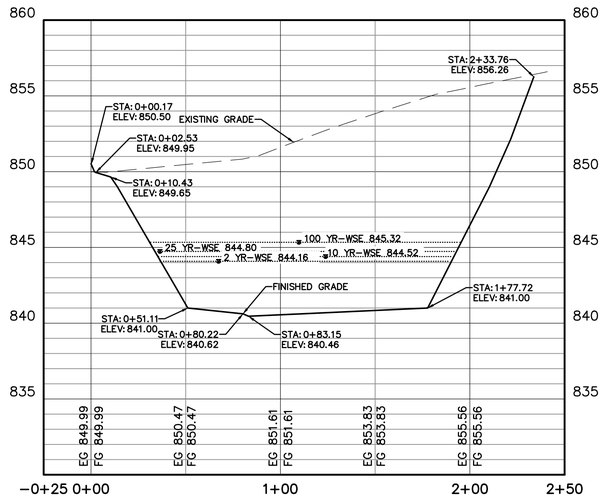
GRAPHIC SCALE IN FEET
1"=40'

0 5 10 15

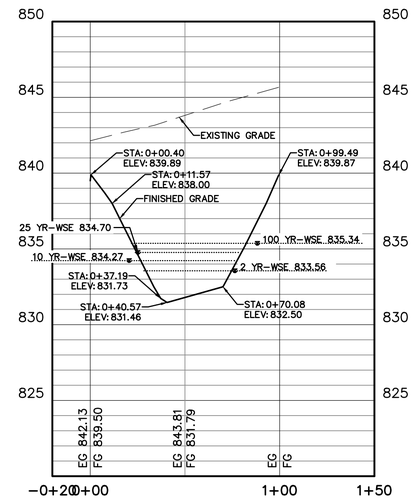
VERTICAL SCALE IN FEET
V:1"=5'



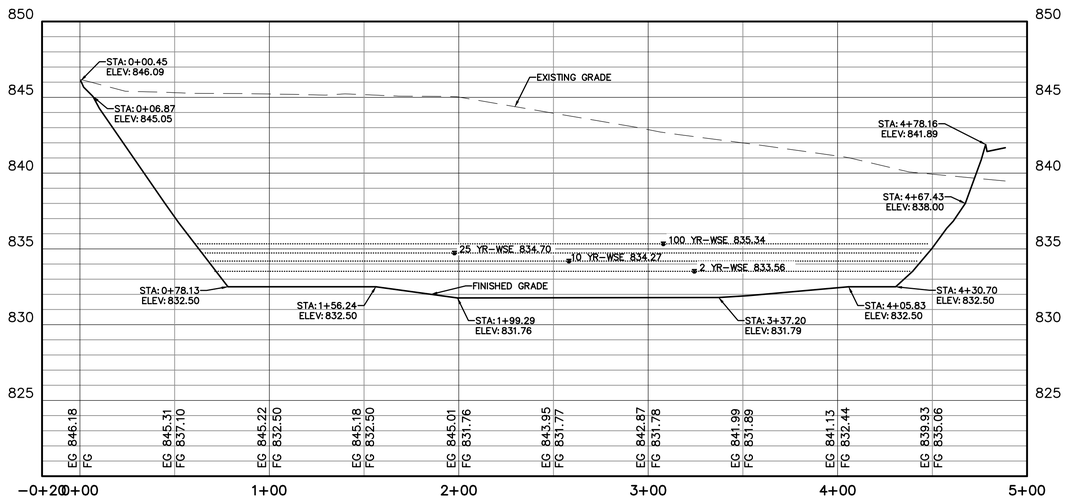
PROFILE: POND 1A



PROFILE: POND 1B



PROFILE: POND 2A



PROFILE: POND 2B

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

POND PLAN & PROFILE 1 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
32
32 OF 69

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

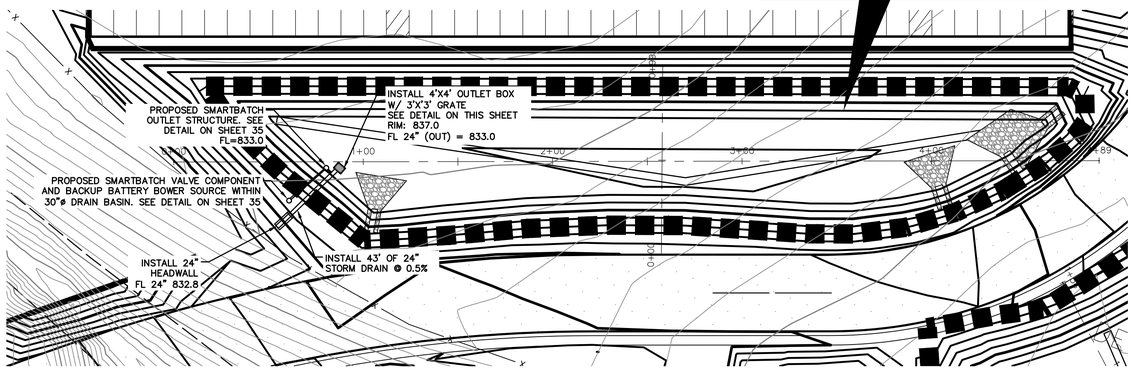
JPQUINTANA
4/26/2023 11:01 PM
M:\DWG-S3\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270_POND.DWG

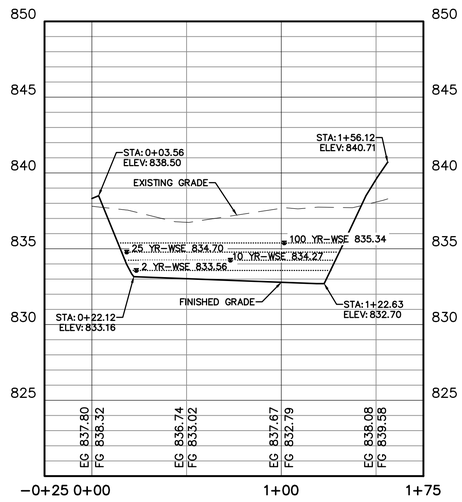
PROFILE VIEW SCALES

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

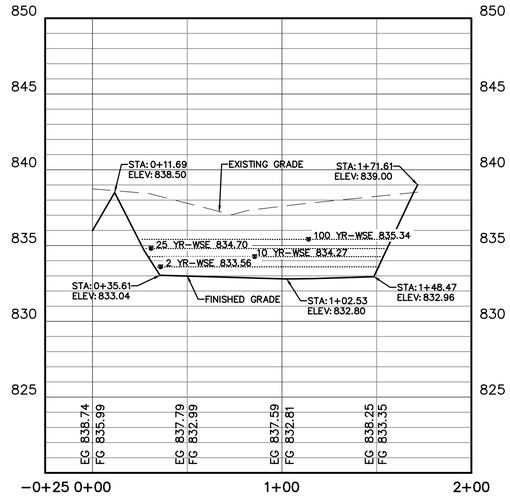
VERTICAL SCALE IN FEET
0 5 10 15
V:1"=5'

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



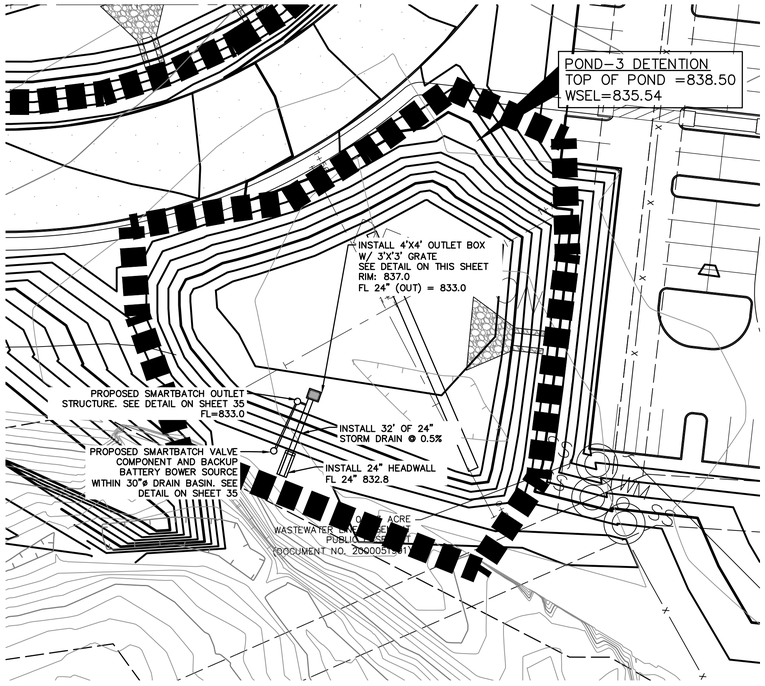


PROFILE: POND 3A



PROFILE: POND 3B

GRAPHIC SCALE IN FEET
0 15 30 60 90
1"=30'



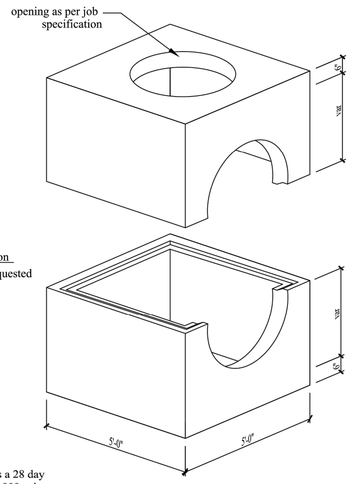
STAGE STORAGE POND 1	
ELEV	AREA
843	0
844	48,918
845	54,598
846	62,112
847	68,546
848	73,704
849	79,351

STAGE STORAGE POND 2 AND 3	
ELEV	AREA
831.3	0
832	30,492
833	50,476
834	58,362
835	64,325
836	70,214
837	76,465

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X — EXIST FENCE
- OHL — OVERHEAD UTILITY LINE
- 30" R.C.P. — EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TI — TOP OF INLET

4' x 4' x var Junction Box



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling
- The structure shall be placed on a compacted granular base

Capital Precast

CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

FOR 4' x 4' x var' Junction Box
JOB
DRAWN EJ DATE 04/21/2016 Rev. No.
FILE catalog/junction boxes/4x4-2piece
SHEET 1 OF 1

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

POND PLAN & PROFILE 2 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
33
33 OF 69

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Brushy Creek Industrial
Date Prepared: 3/13/2023

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	10.25	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	6.46	acres
Total post-development impervious cover fraction * =	0.63	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5621	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	10.25	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.46	acres
Post-development impervious fraction within drainage basin/outfall area =	0.63	
$L_{M\ THIS\ BASIN}$ =	5623	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	10.25	acres
A_I =	6.46	acres
A_P =	3.79	acres
L_R =	6568	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 5623 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.44	
On-site Water Quality Volume =	22761	cubic feet

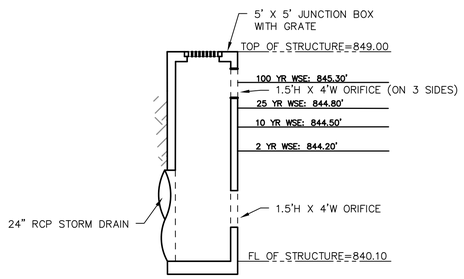
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	4552	
Total Capture Volume (required water quality volume(s) x 1.20) =	27313	cubic feet

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

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

Required Water Quality Volume for extended detention basin = 27313 cubic feet



1 OVERFLOW BOX DETAIL
NOT TO SCALE

POND 1 DETAIL

CONVERGENT WATER TECHNOLOGIES

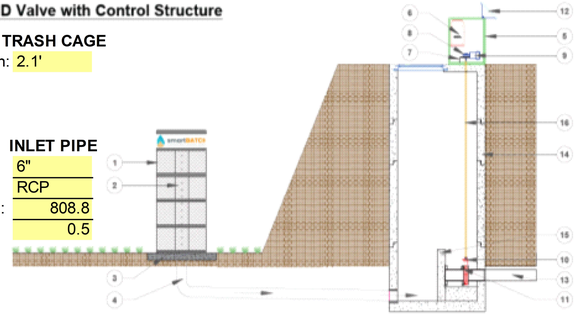
SMARTPOND DESIGN WORKSHEET

Uptream Storm Structure	Downstream Storm Structure
#Pond 1	#Control Strucutre
[L = 400 FT.}	[L = 50 FT.]

smartPOND Valve with Control Structure

TRASH CAGE
WQv Depth: 2.1'

INLET PIPE
Dia.: 6"
Material: RCP
Inv. Elev.: 808.8
Slope: 0.5

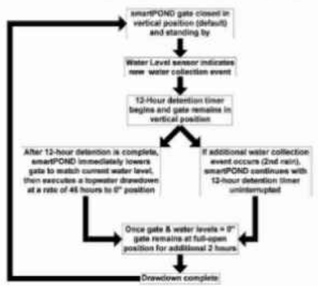


CONTROL STRUCTURE
FG: 849
Material: PVC
Size: 30"
Shape: Round

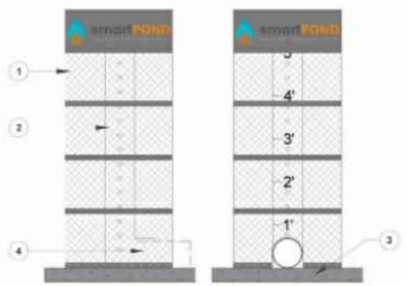
OUTLET PIPE
Dia.: 6"
Material: PVC
Inv. Elev.: 844
Slope: 0.5

General Project Data		Sediment Load		Distribute By:
Name:	Berry Creek Industrial	Water Quality Vol:	22761 CF	Construction EcoServices
Location:	Cedar Park	Required Storage Vol:	27313 CF	832.456.1000
Engineer:	Clayton Strolle, P.E.	Sediment Load Calcs	6568 lbs	www.ecosvs.com
Date:	4/25/2023			
Fail Command	Open			

PROGRAMMABLE LOGIC FLOW CHART



TRASH CAGE WITH PERFORATED RISER PIPE

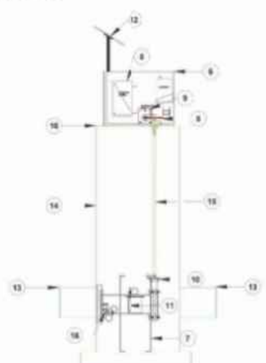


Parts List

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

PLAN VIEW OF ENCLOSER

SECTION VIEW OF SMARTPOND

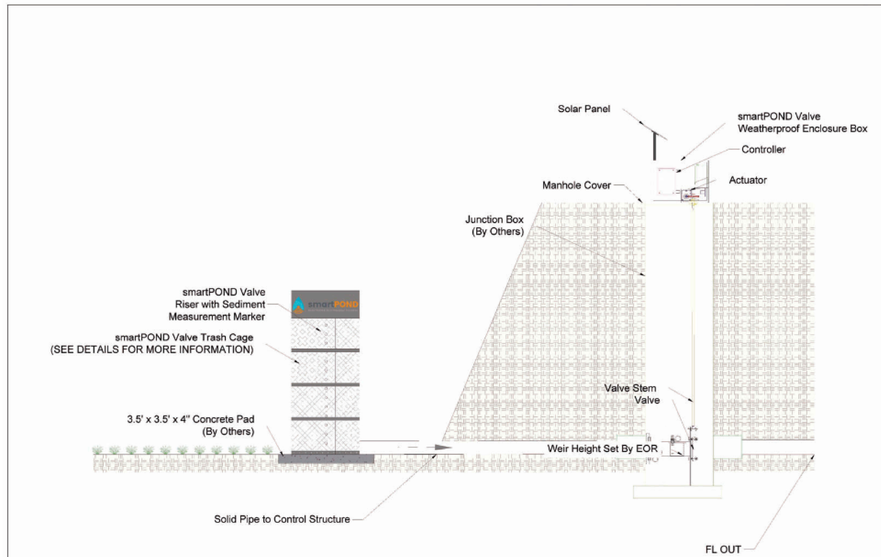


FRONT VIEW OF SMARTPOND

smartPOND Valve with Control Structure Details

0
3/11/2022

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



smartPOND Valve with Control Structure

0
3/11/2022

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

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
POND DETAILS (POND 1)

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
34
34 OF 69

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Brushy Creek Industrial
Date Prepared: 3/13/2023

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	21.41	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.27	acres
Total post-development impervious cover fraction * =	0.76	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14162	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	21.41	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	16.27	acres
Post-development impervious fraction within drainage basin/outfall area =	0.76	
$L_{M\ THIS\ BASIN}$ =	14161	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	21.41	acres
A_I =	16.27	acres
A_P =	5.14	acres
L_R =	16474	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 14161 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.57	
On-site Water Quality Volume =	61334	cubic feet

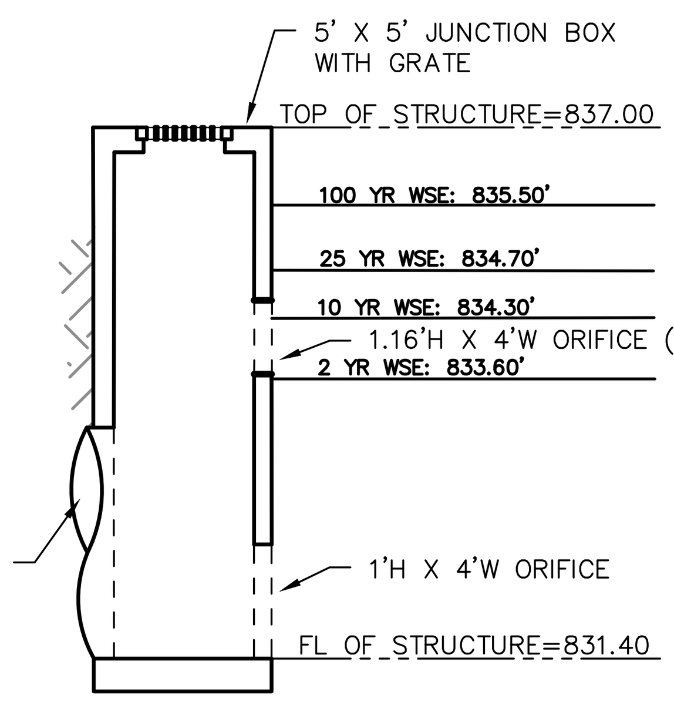
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	12267	
Total Capture Volume (required water quality volume(s) x 1.20) =	73601	cubic feet

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

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

Required Water Quality Volume for extended detention basin = 73601 cubic feet



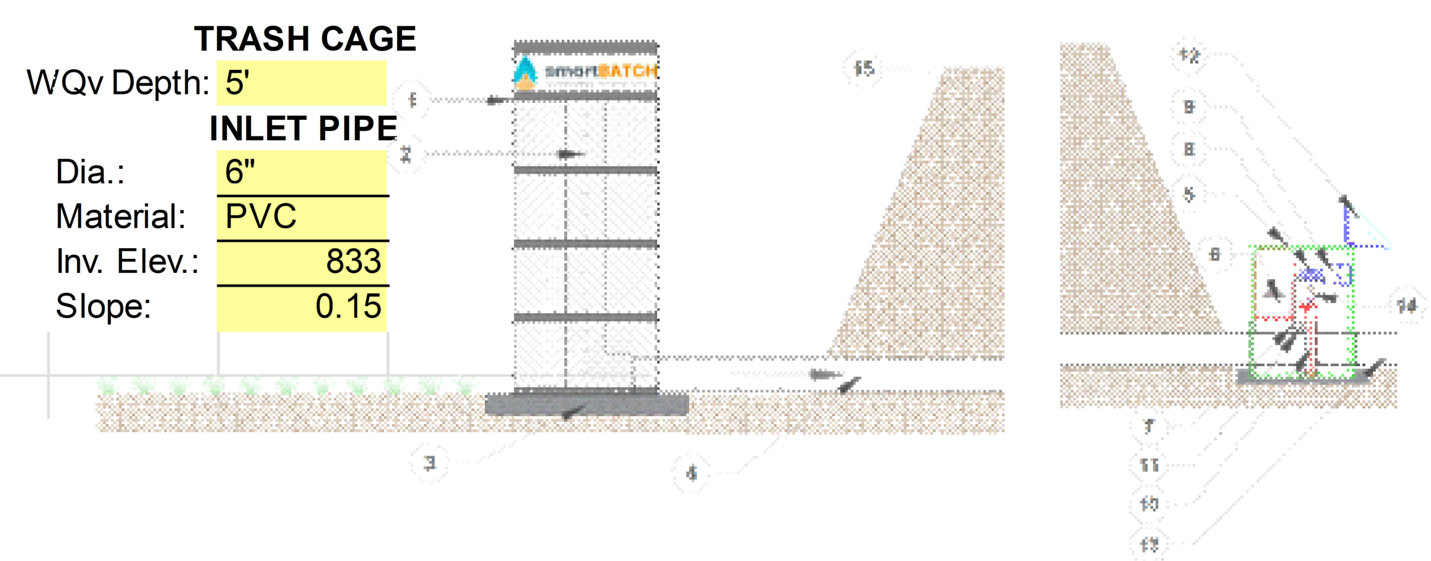
1 OVERFLOW BOX DETAIL
NOT TO SCALE

POND 2 & 3 DETAIL

CONVERGENT WATER TECHNOLOGIES
SMARTPOND DESIGN WORKSHEET

Uptream Storm Structure		Downstream Storm Structure	
#	Pond 1	#	Control Structure
[L =	91 FT.}	[L =	20 FT.]

smartPOND Valve with Berm



TRASH CAGE

WQv Depth:	5'

INLET PIPE

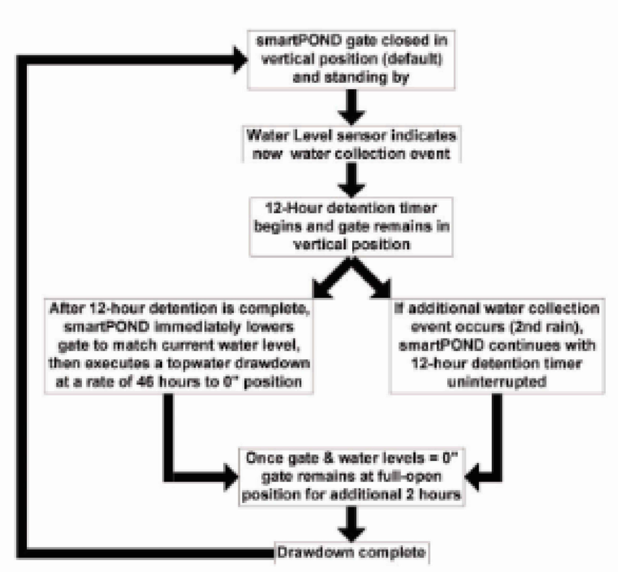
Dia.:	6"
Material:	PVC
Inv. Elev.:	833
Slope:	0.15

CONTROL STRUCTURE

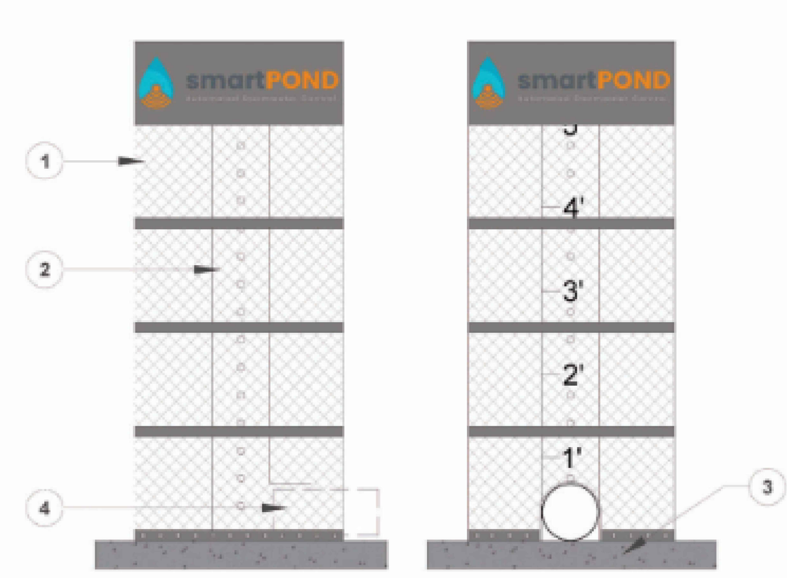
FG:	849
Material:	PVC
Size:	30"
Shape:	Round
Dia.:	6"
Material:	PVC
Inv. Elev.:	833
Slope:	0.15

General Project Data		Sediment Load		Distribute By:
Name:	Berry Creek Industrial	Water Quality Vol:	61334 CF	Construction EcoServices
Location:	Cedar Park	Required Storage Vol:	73601 CF	832.456.1000
Engineer:	Clayton Strolle, P.E.	Sediment Load Calcs	16474 lbs	www.ecosvs.com
Date:	4/25/2023			
Fail Command	Open			

PROGRAMMABLE LOGIC FLOW CHART



TRASH CAGE WITH PERFORATED RISER PIPE

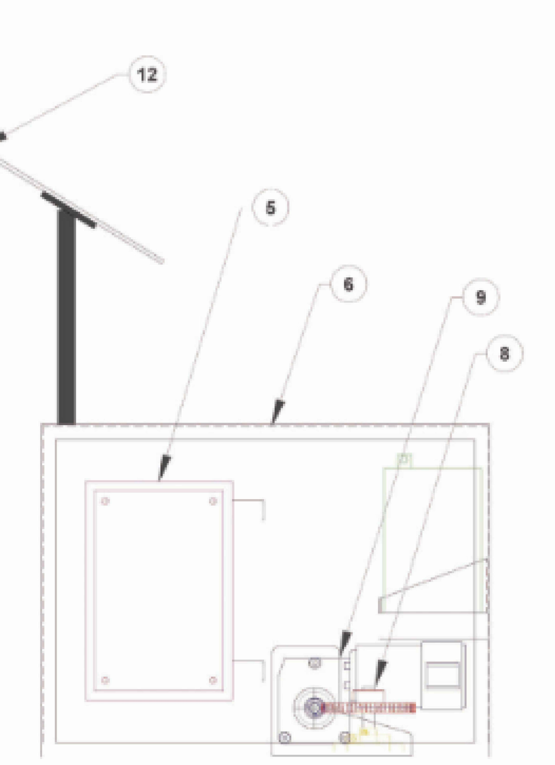


Parts List	
Item	**smartPOND Valve Component**
1	30" DIAMETER CAGE WITH 1 1/2" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 1/2' X 3 1/2' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF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

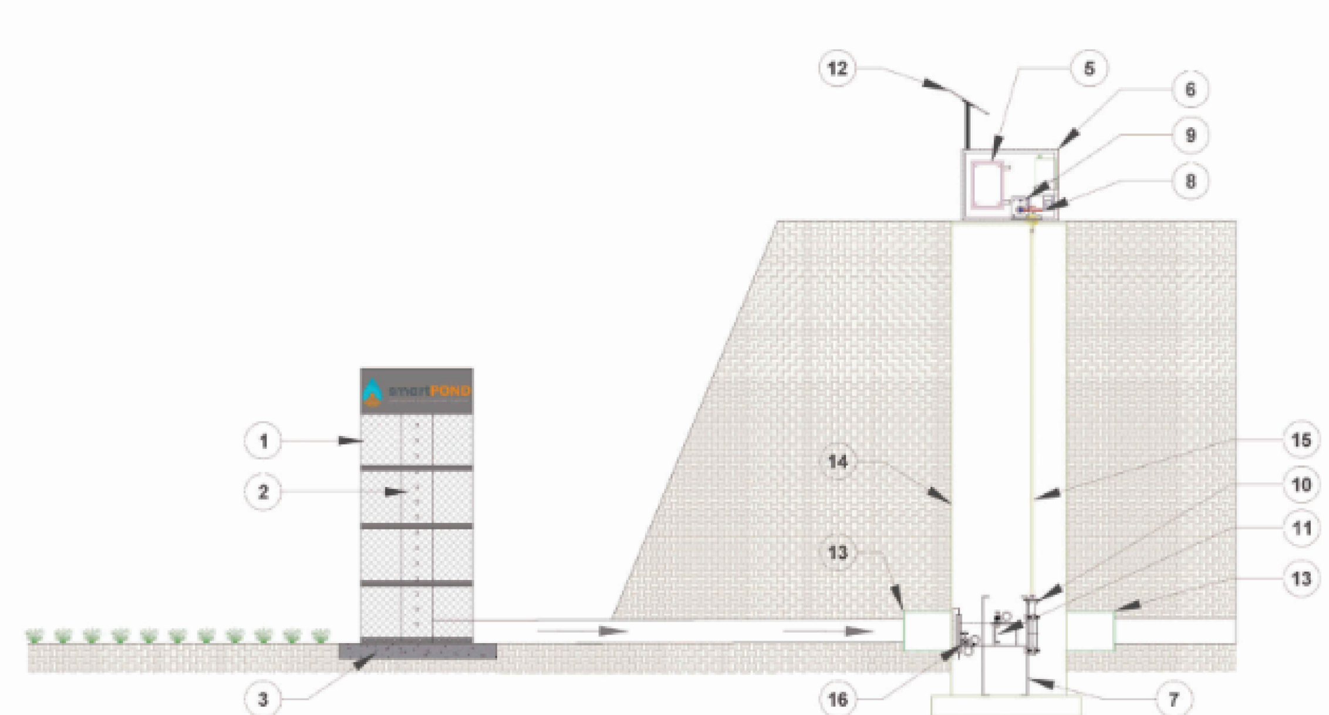
smartPOND Automated Stormwater Control

CONVERGENT

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

0
3/11/2022

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

smartPOND Valve SPECIFICATION
Continuously Monitored Automated Stormwater System with Valve

smartPOND Automated Stormwater Control

CONVERGENT

smartPOND Valve Specifications

0
3/11/2022

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

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

POND DETAILS (POND 2 AND 3)

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
35
35 OF 69

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4/27/2023 8:03 AM
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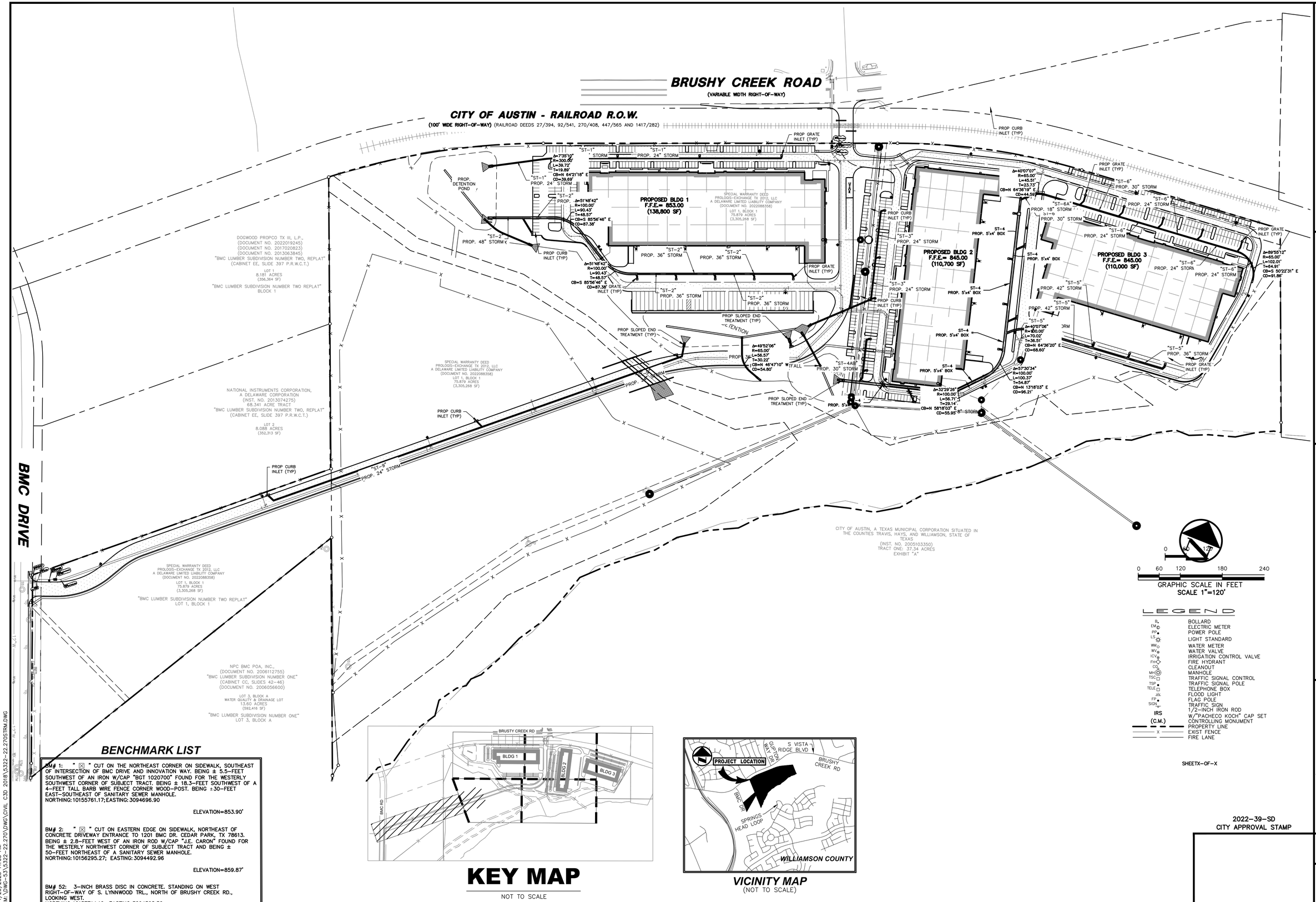
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90

ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96

ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'

KEY MAP

NOT TO SCALE

VICINITY MAP

(NOT TO SCALE)

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
	FIRE LANE

SHEETX-OF-X

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

OVERALL STORM PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
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SHEET NO.
36
36 OF 69

JPQUINTANA
4/26/2023 11:05 AM
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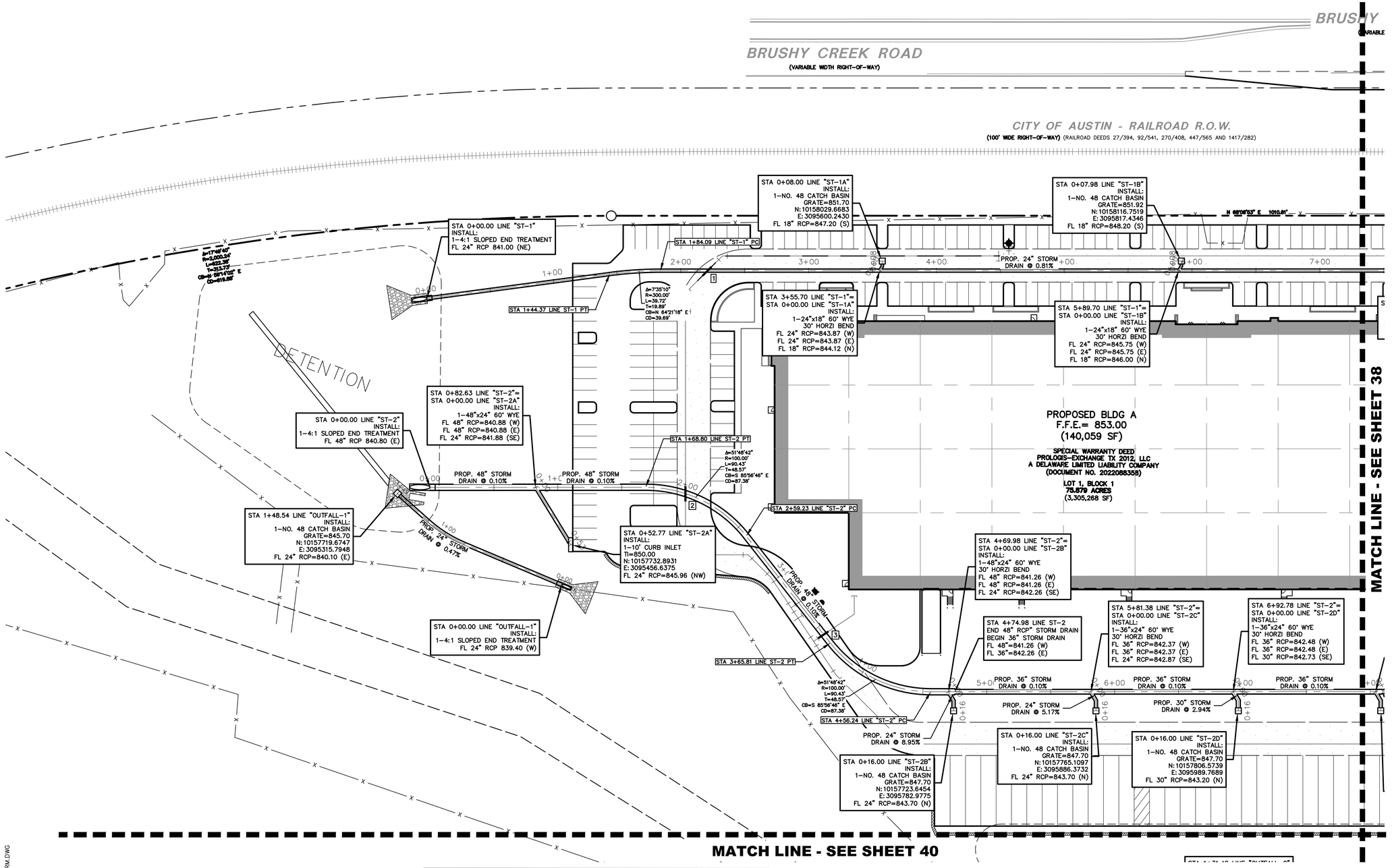
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



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

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
RCV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
x	EXIST FENCE
	FIRE LANE

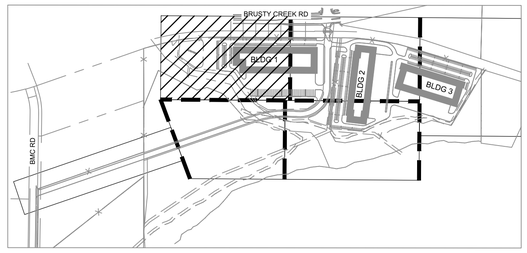
REFER SHEET 2 FOR GENERAL NOTES

BENCHMARK LIST

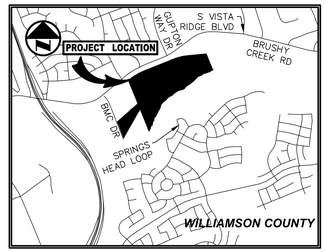
BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.16'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 1 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
37
37 OF XX

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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

USHY CREEK ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF AUSTIN - RAILROAD R.O.W.
(100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282)

0.343 ACRE
WASTEWATER LINE EASEMENT
PUBLIC EASEMENT
(DOCUMENT NO. 2000051991)

0.20 ACRE
PERMANENT ACCESS EASEMENT
PUBLIC EASEMENT
(VOLUME 1619 PAGE 272)

ALTAF HUSSAIN
DOC NO. 2014091096
6.144 ACRES

INSTALL 1-2" IRRIGATION METER
INSTALL 1-1½" BACKFLOW PREVENTER 1-1½" VALVE
INSTALL 1-1½" 45° HORZ. BEND

STA 8+31.70 LINE "ST-1"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=852.23
N: 10158203.8626
E: 3096034.6159
FL 24" RCP=847.70 (S)

STA 8+23.70 LINE "ST-1"
INSTALL:
1-60° HORZI BEND
FL 24" RCP 847.64 (W)
FL 24" RCP 847.64 (N)

STA 8+27.70 LINE "ST-1"
INSTALL:
1-30° HORZI BEND
FL 24" RCP 847.67 (S)
FL 24" RCP 847.67 (N)

PROPOSED BLDG A
F.F.E.= 853.00
(140,059 SF)

SPECIAL WARRANTY DEED
PROLOGIS-EXCHANGE TX 2012, LLC
A DELAWARE LIMITED LIABILITY COMPANY
(DOCUMENT NO. 2022088358)
LOT 1, BLOCK 1
75.879 ACRES
(3,305,268 SF)

STA 4+48.01 LINE "ST-3"
INSTALL:
1-30° HORZI BEND
FL 24" RCP 838.89 (SW)
FL 24" RCP 838.89 (E)

STA 4+52.01 LINE "ST-3"
INSTALL:
1-NO. 48 CATCH BASIN
TI=842.95
N: 10158168.1606
E: 3096366.1530
FL 24" RCP=838.95 (W)

STA 4+39.96 LINE "ST-3"
INSTALL:
1-60° HORZI BEND
FL 24" RCP 838.77 (S)
FL 24" RCP 838.77 (NE)

PROP. 24" STORM DRAIN @ 1.54%

PROPOSED BLDG B
F.F.E.= 845.00
(122,474 SF)

PROP. 18" STORM DRAIN @ 20.53%

STA 3+04.96 LINE "ST-3"=
STA 0+00.00 LINE "ST-3C"
INSTALL:
1-24"x18" 60° WYE
30° HORZI BEND
FL 24" RCP=836.69 (S)
FL 24" RCP=836.69 (N)
FL 18" RCP=836.94 (NE)

STA 0+12.06 LINE "ST-3C"
INSTALL:
1-NO. 48 CATCH BASIN
TI=842.95
N: 10158038.0415
E: 3096402.1255
FL 18" RCP=839.45 (W)

STA 0+12.06 LINE "ST-3B"
INSTALL:
1-NO. 48 CATCH BASIN
TI=843.85
N: 10157925.2717
E: 3096433.3017
FL 18" RCP=838.44 (W)

PROP. 18" STORM DRAIN @ 27.36%

STA 1+87.95 LINE "ST-3"=
STA 0+00.00 LINE "ST-3B"
INSTALL:
24"x18" 60° WYE
FL 24" RCP=834.89 (SW)
FL 24" RCP=834.89 (N)
FL 18" RCP=835.14 (NE)

STA 1+22.69 LINE "ST-3"=
STA 0+00.00 LINE "ST-3A"
INSTALL:

STA 8+04.18 LINE "ST-2"=
STA 0+00.00 LINE "ST-2E"
INSTALL:
1-36"x24" 60° WYE
30° HORZI BEND
FL 36" RCP=842.58 (W)
FL 36" RCP=842.58 (E)
FL 24" RCP=843.08 (SE)

STA 9+15.58 LINE "ST-2"
INSTALL:
1-60° HORZI BEND
FL 30" RCP 843.19 (W)
FL 30" RCP 843.19 (SE)

STA 9+23.58 LINE "ST-2"
INSTALL:
1-30° HORZI BEND
FL 30" RCP 843.20 (NW)
FL 30" RCP 843.20 (S)

PROP. 30" STORM DRAIN @ 0.10%

STA 8+09.18 LINE ST-2
END 36" RCP" STORM DRAIN
BEGIN 30" STORM DRAIN
FL 36"=842.59 (W)
FL 30"=843.09 (E)

STA 0+88.91 LINE "ST-3A"
INSTALL:
1-10' CURB INLET
TI=845.30
N: 10157958.3494
E: 3096354.6780
FL 18" RCP=840.57 (S)

PROP. 18" STORM DRAIN @ 22.23%

STA 0+16.00 LINE "ST-2E"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=847.70
N: 10157848.0381
E: 3096093.1647
FL 24" RCP=843.70 (N)

STA 9+31.58 LINE "ST-2"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=847.70
N: 10157889.5024
E: 3096196.5604
FL 30" RCP=843.21 (N)

STA 0+00.00 LINE "ST-3"
INSTALL:
1-4:1 SLOPED END TREATMENT

PROP. 24" STORM DRAIN @ 1.54%

STA 9+79.11 LINE "ST-4"
INSTALL:
1-SIZE CHANGE
FL 24" RCP 836.91 (S)
FL 24" RCP 836.91 (NW)

STA 9+50.04 LINE ST-4
END 42" RCP" STORM DRAIN
BEGIN 24" STORM DRAIN
FL 42"=834.44 (S)
FL 24"=835.94 (N)

STA 9+44.71 LINE "ST-4"=
STA 0+00.00 LINE "ST-6"
INSTALL:
1-42"x30" 60° WYE
FL 42" RCP=834.44 (S)
FL 42" RCP=834.44 (N)
FL 30" RCP=834.94 (NE)

STA 9+14.93 LINE "ST-4H"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=839.65
N: 10158297.6731
E: 3096710.5765
FL 30" RCP=835.15 (E)

PROP. 30" STORM DRAIN @ 1.70%

PROP. 5'x4' BOX @ 0.10%

STA 10+29.93 LINE "ST-4"
INSTALL:
1-10' CURB INLET
TI=842.72
N: 10158409.6886
E: 3096668.7265
FL 24" RCP=838.60 (SE)

PROP. 24" STORM DRAIN @ 3.32%

STA 0+34.14 LINE "ST-6A"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=843.20
N: 10158422.3846
E: 3096881.4752
FL 18" RCP=839.70 (S)

STA 0+73.90 LINE "ST-6" PC

PROP. 18" STORM DRAIN @ 11.03%

STA 0+28.39 LINE ST-6 PT

PROP. 30" STORM DRAIN @ 0.28%

PROP. 42" STORM DRAIN @ 0.10%

STA 9+04.00 LINE "ST-4"=
STA 0+00.00 LINE "ST-4H"
INSTALL:
1-8'x8' JUNCTION BOX
FL 5'x4' RCB=833.90 (S)
FL 42" RCP=834.40 (N)
FL 30" RCP=834.90 (W)

STA 1+76.52 LINE "ST-6"=
STA 0+00.00 LINE "ST-6A"
INSTALL:
1-30"x18" 60° WYE
30° HORZI BEND
FL 30" RCP=835.44 (W)
FL 30" RCP=835.44 (E)
FL 18" RCP=835.94 (NE)

STA 8+00.34 LINE "ST-4"=
STA 0+00.00 LINE "ST-4G"
INSTALL:
1-CONN TO 5'X4' BOX
FL 5'x4' RCB=833.79 (S)
FL 5'x4' RCB=833.79 (N)
FL 30" RCP=834.54 (NE)

STA 0+32.02 LINE "ST-4G"
INSTALL:
1-10' CURB INLET
TI=840.73
N: 10158224.5563
E: 3096775.0519
FL 30" RCP=836.23 (SW)

PROPOSED BLDG C
F.F.E.= 845.00
(124,675 SF)

PROP. 5'x4' BOX @ 0.10%

STA 0+16.00 LINE "ST-4F"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=839.65
N: 10158172.3732
E: 3096745.2167
FL 30" RCP=835.15 (E)

PROP. 30" STORM DRAIN @ 4.03%

STA 7+70.00 LINE "ST-4"=
STA 0+00.00 LINE "ST-4F"
INSTALL:
1-CONN TO 5'X4' BOX
30° HORZI BEND
FL 5'x4' RCB=833.76 (S)
FL 5'x4' RCB=833.76 (N)
FL 30" RCP=834.51 (W)

PROP. 5'x4' BOX @ 0.10%

STA 0+16.00 LINE "ST-4E"
INSTALL:
1-NO. 48 CATCH BASIN
GRATE=839.65
N: 10158047.0734
E: 3096779.8570
FL 30" RCP=835.15 (E)

STA 6+40.00 LINE "ST-4"=
STA 0+00.00 LINE "ST-4E"
INSTALL:
1-CONN TO 5'X4' BOX
30° HORZI BEND
FL 5'x4' RCB=833.62 (S)
FL 5'x4' RCB=833.62 (N)
FL 30" RCP=834.37 (W)

PROP. 5'x4' BOX @ 0.10%

STA 0+32.02 LINE "ST-4D"
INSTALL:
1-10' CURB INLET
TI=840.73
N: 10158025.6617
E: 3096830.0381

MATCH LINE - SEE SHEET 37

MATCH LINE - SEE SHEET 39

MATCH LINE - SEE SHEET 40

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

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
RCV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
x	EXIST FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90

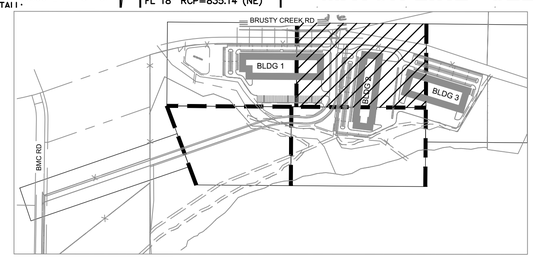
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96

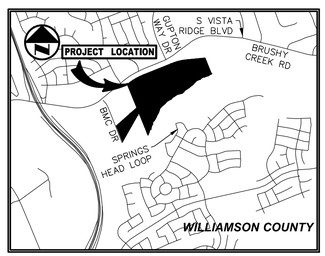
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'



KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 2 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISON OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
38
38 OF 69

JPQUINTANA
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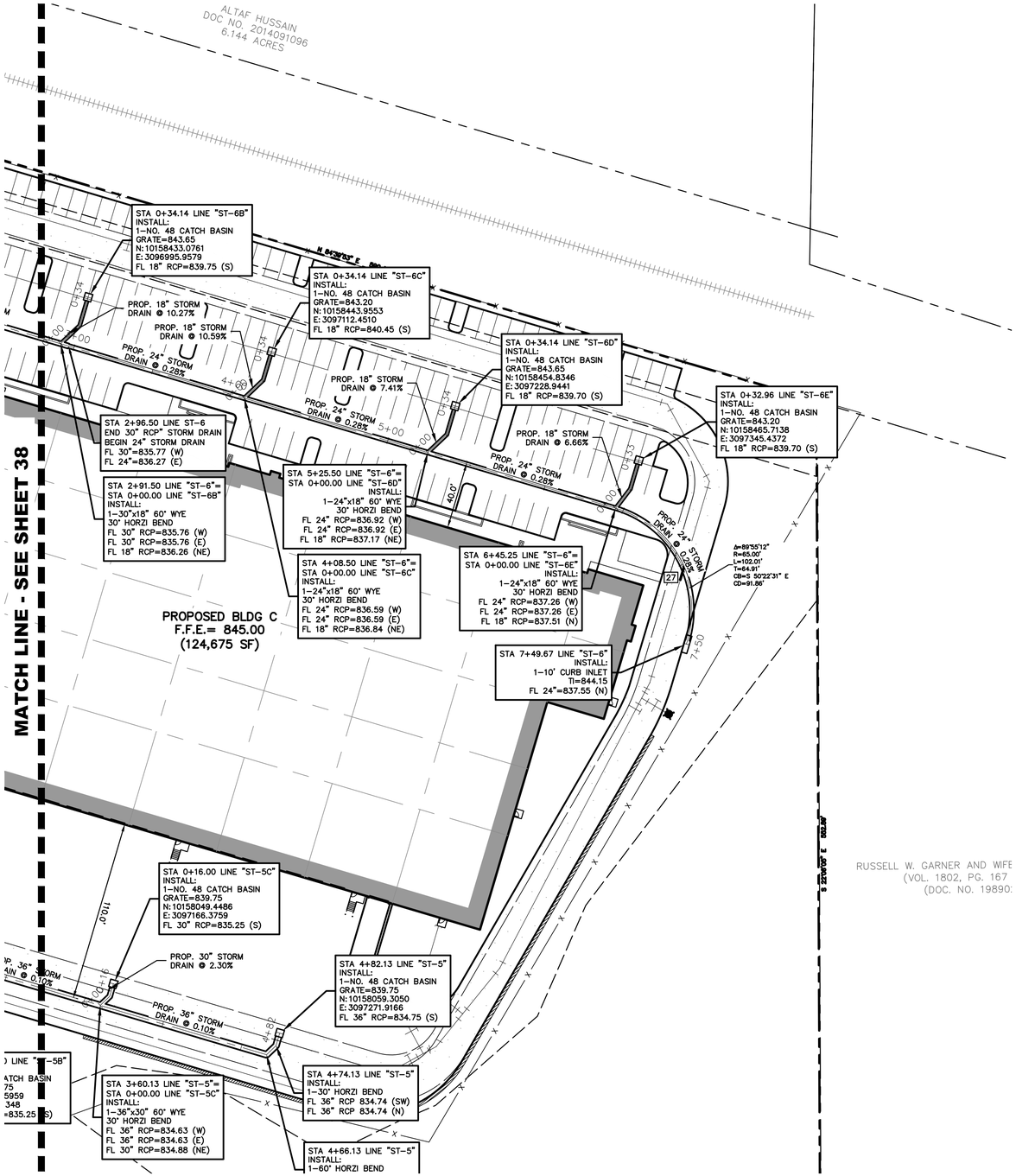
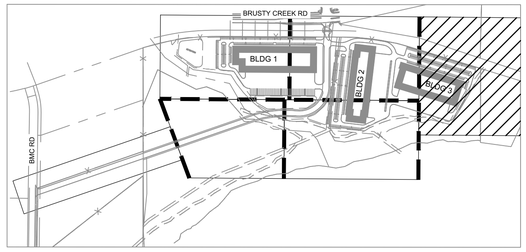
PK FILE: 5322-22.270 CASE ID: 2022-39-SD





KEY MAP

NOT TO SCALE

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
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TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
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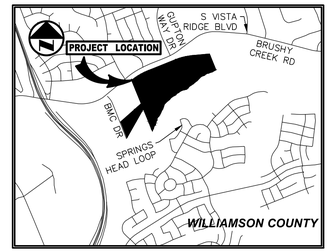
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
x	EXIST FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES



VICINITY MAP

(NOT TO SCALE)

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
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ELEVATION=853.90'

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NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 3 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
39
39 OF 69

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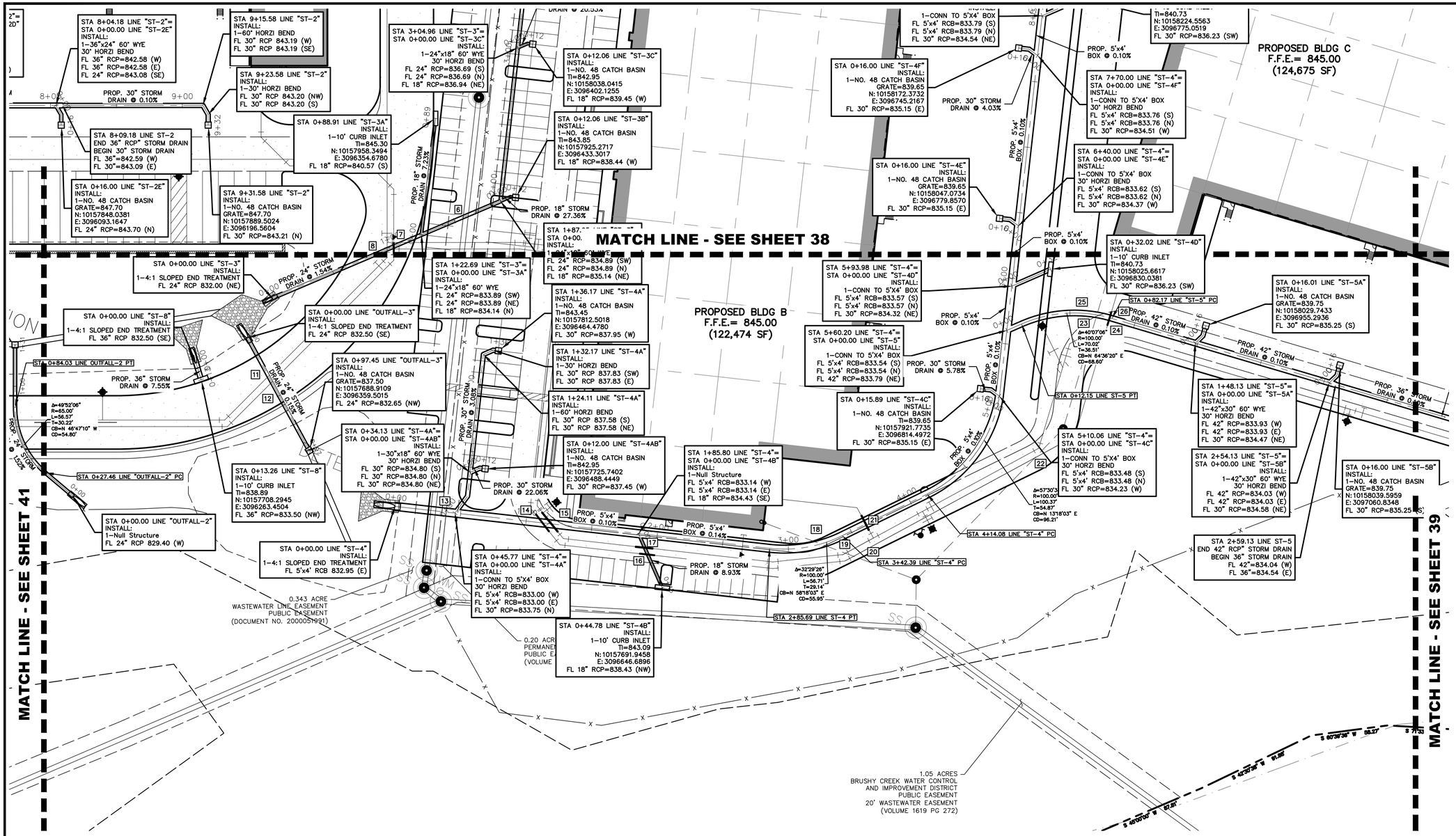
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
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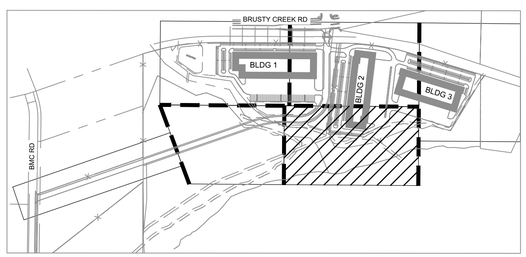
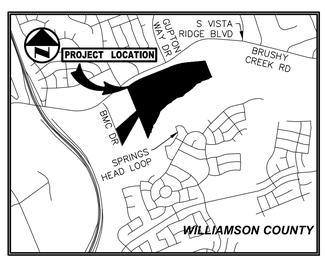


KEY MAP
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 4 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
40
40 OF 69

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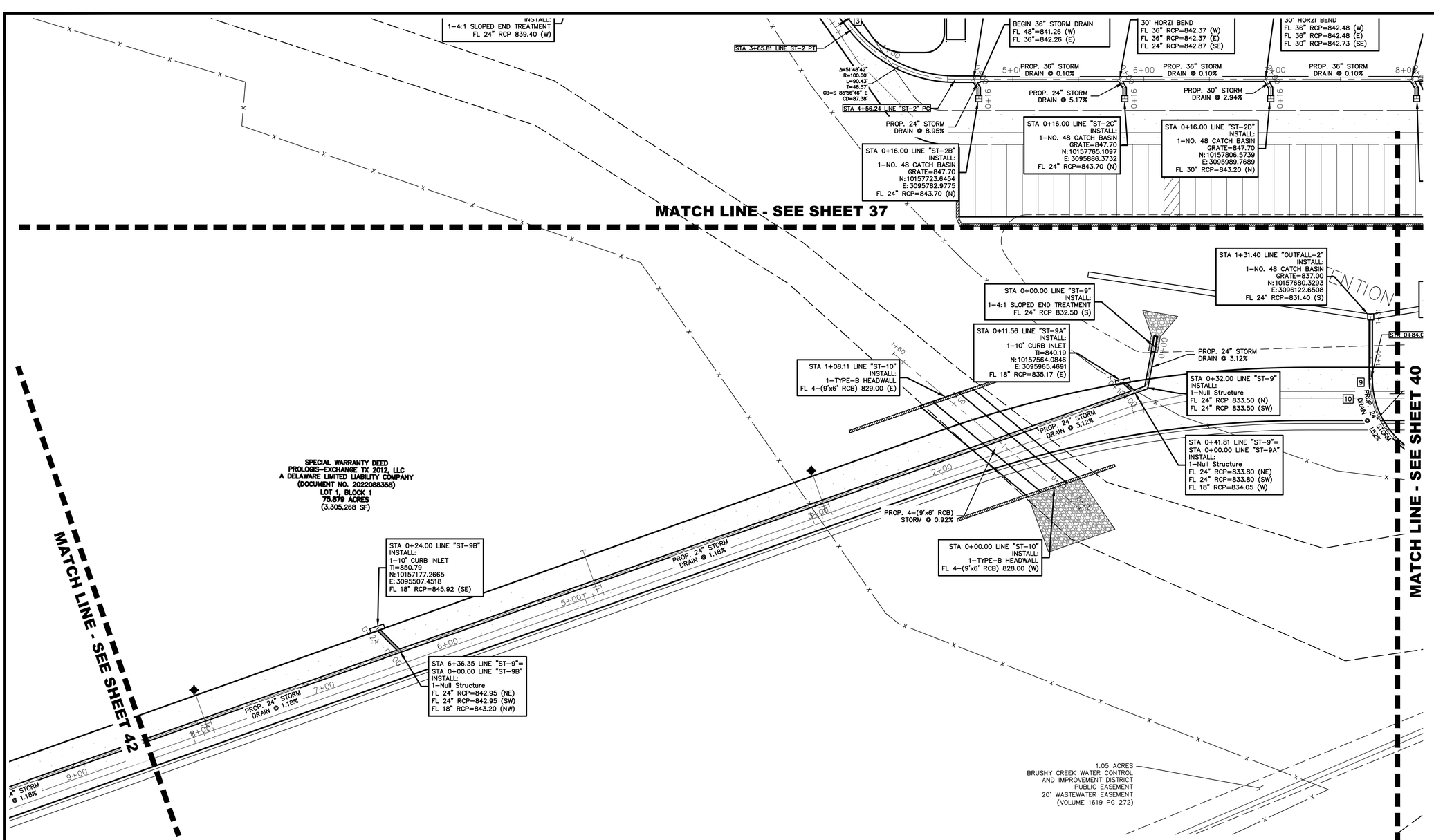
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



REFER SHEET 2 FOR GENERAL NOTES

BENCHMARK LIST

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ELEVATION=853.90'

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NORTHING: 10157714.10; EASTING: 3094598.56
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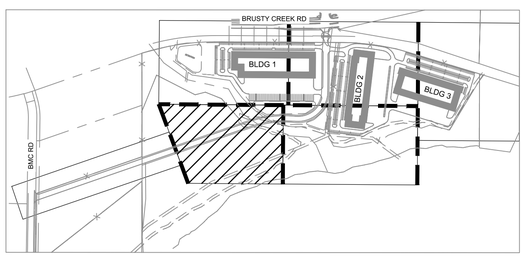
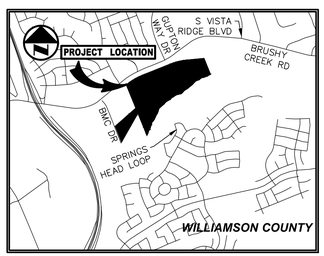


KEY MAP

NOT TO SCALE



VICINITY MAP

(NOT TO SCALE)

2022–39–SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 5 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER
11/21/2022

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
41
41 OF 69

PK FILE: 5322–22.270 CASE ID: 2022–39–SD

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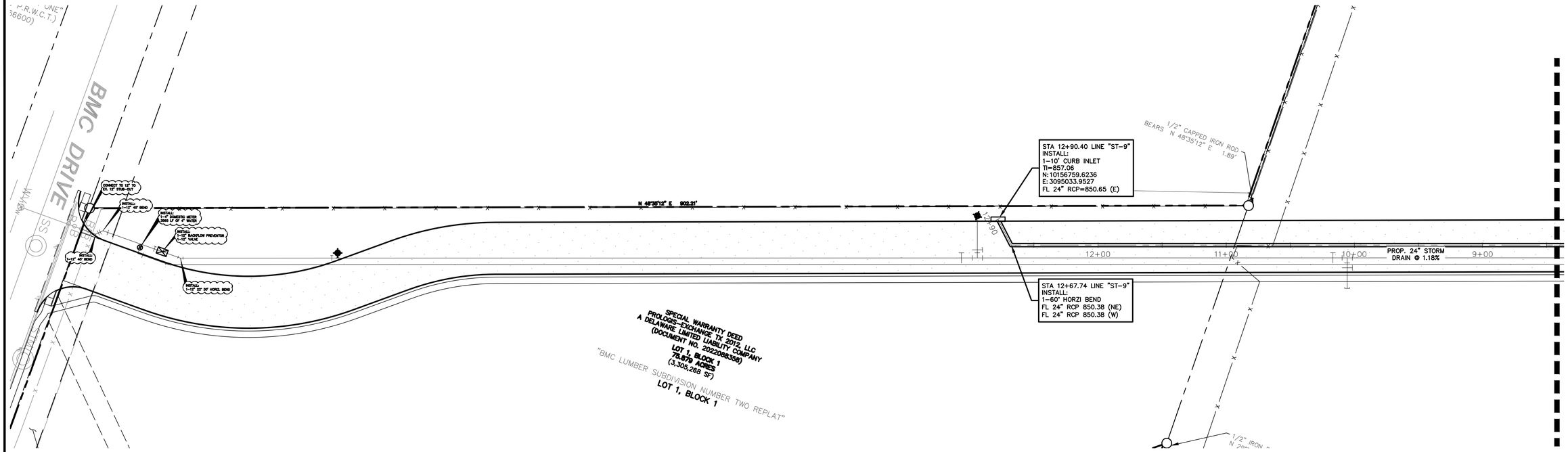
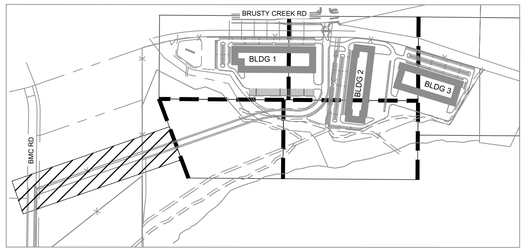


MATCH LINE - SEE SHEET 42

VICINITY MAP
(NOT TO SCALE)



KEY MAP

NOT TO SCALE

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
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REFER SHEET 2 FOR GENERAL NOTES

BENCHMARK LIST

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ELEVATION=853.90'

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ELEVATION=864.49'

2022-39-SD
CITY APPROVAL STAMP

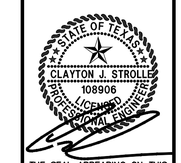
Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ▪ STE. 320 ▪ AUSTIN, TX 78759 ▪ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM PLAN 6 OF 6



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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
42
42 OF 69

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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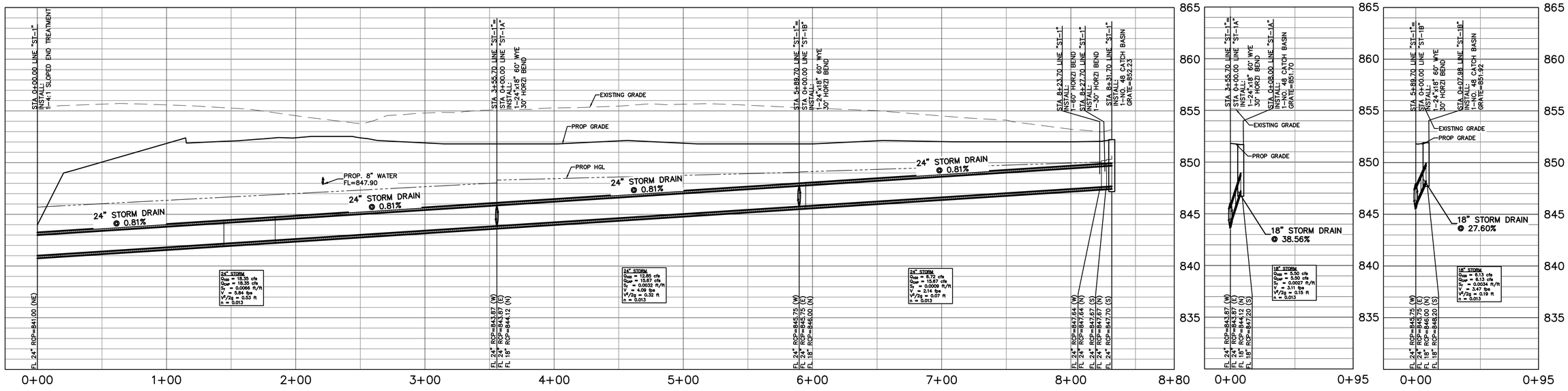


PROFILE ST-1

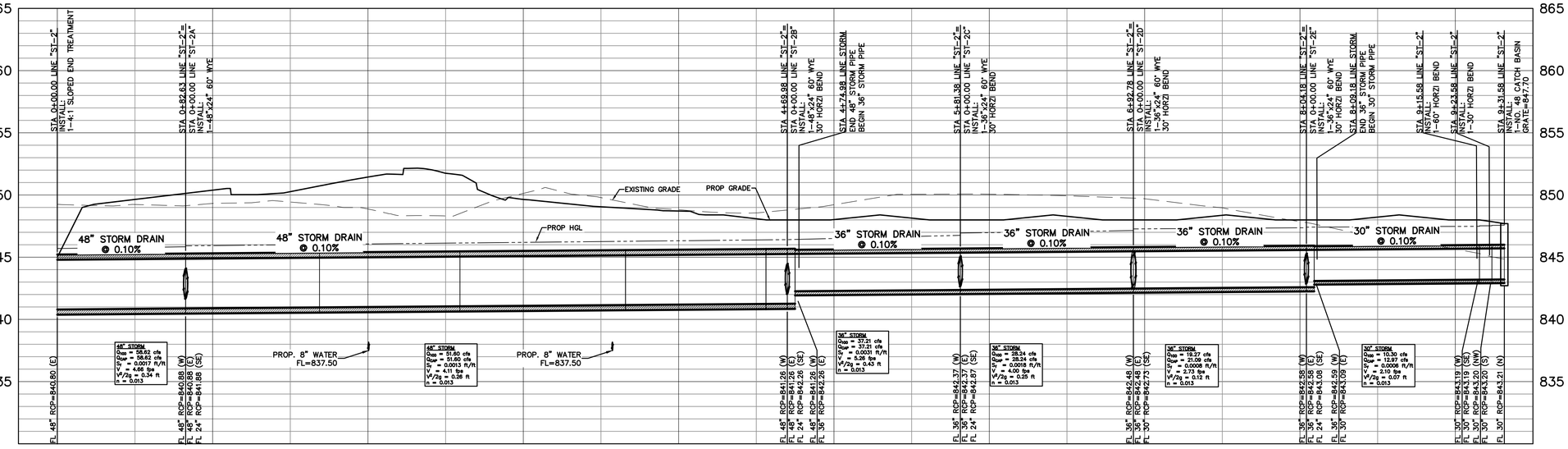
SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-1A

SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-1B

SCALE: H: 1"=40'
V: 1"=5'



PROFILE ST-2

SCALE: H: 1"=40'
V: 1"=5'

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM SEWER PROFILE 1 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
11/21/2022

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CITY APPROVAL STAMP

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SHEET NO.
43
43 OF 69

JPQUINTANA
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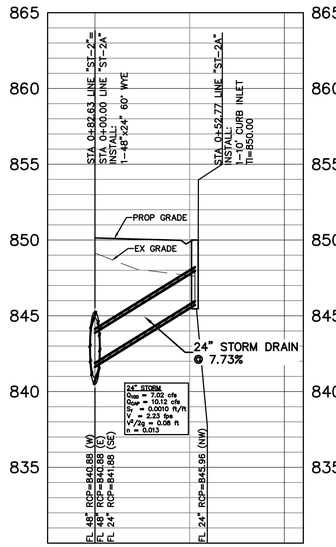
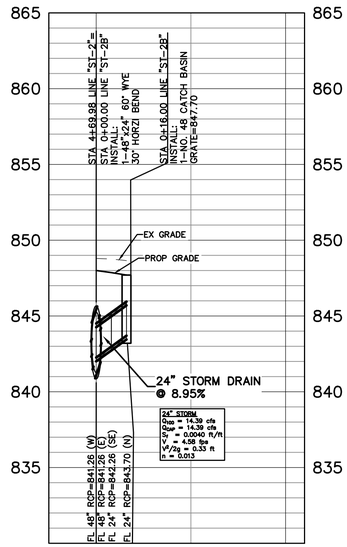
PK FILE: 5322-22.270 CASE ID: 2022-39-SD



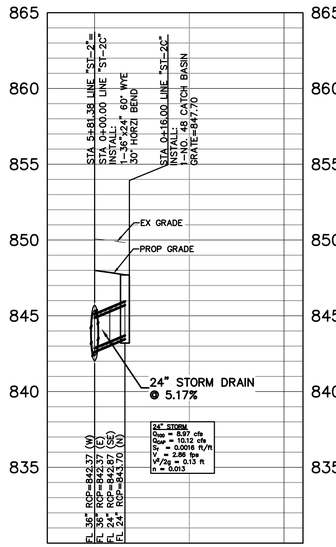
PROFILE ST-2A

SCALE: H: 1"=40'
V: 1"=5'



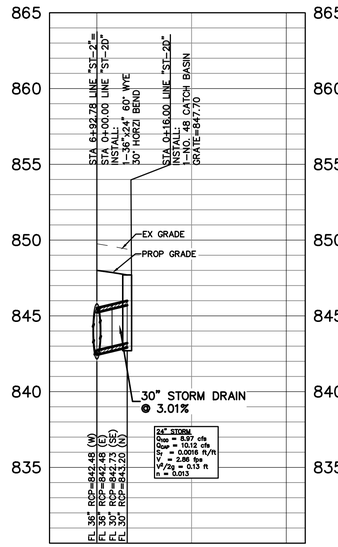
PROFILE ST-2B

SCALE: H: 1"=40'
V: 1"=5'



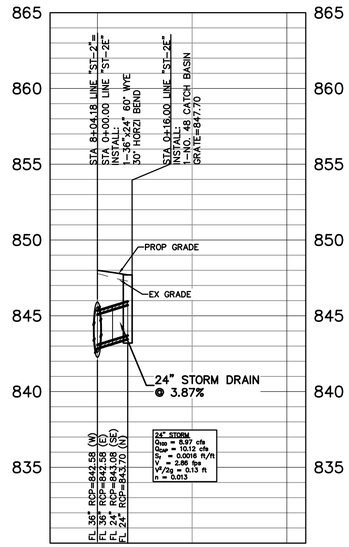
PROFILE ST-2C

SCALE: H: 1"=40'
V: 1"=5'



PROFILE ST-2D

SCALE: H: 1"=40'
V: 1"=5'

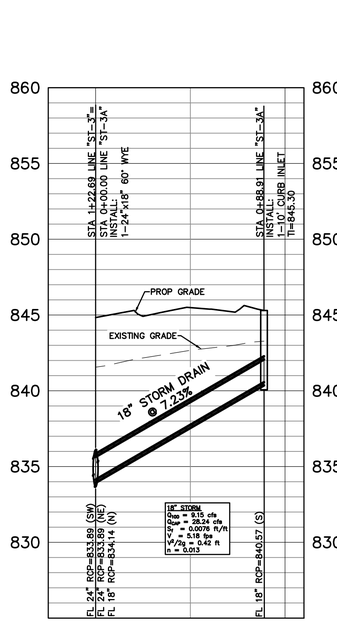


PROFILE ST-2E

SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-3

SCALE: H: 1"=40'
V: 1"=5'



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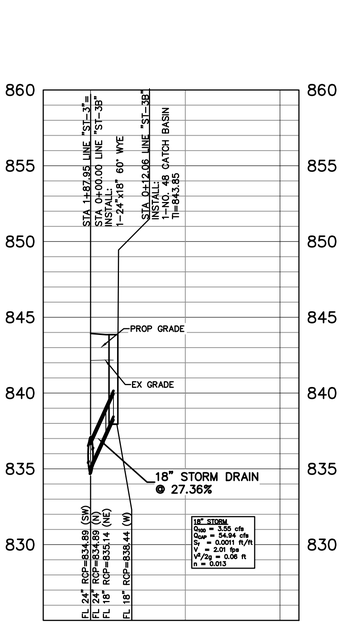

PROFILE ST-3B

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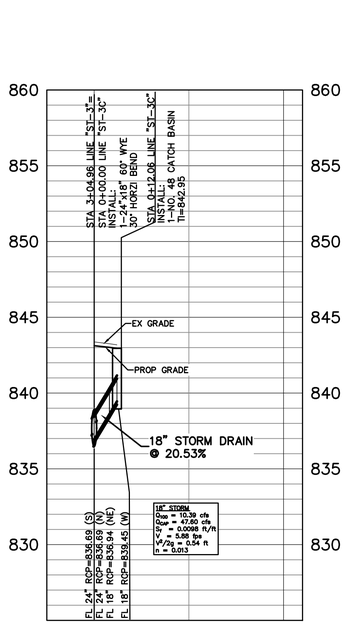

PROFILE ST-3C

SCALE: H: 1"=40'
V: 1"=5'

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REVISIONS

NO.	DESCRIPTION	DATE	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM SEWER PROFILE 2 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

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SHEET NO.
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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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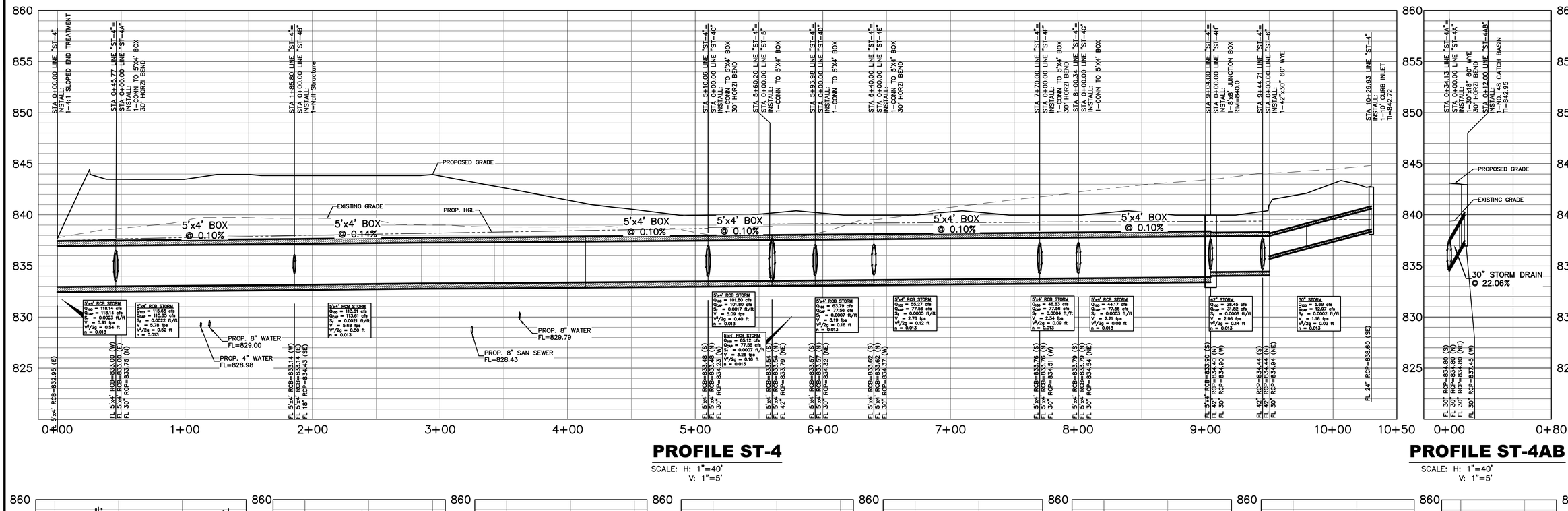
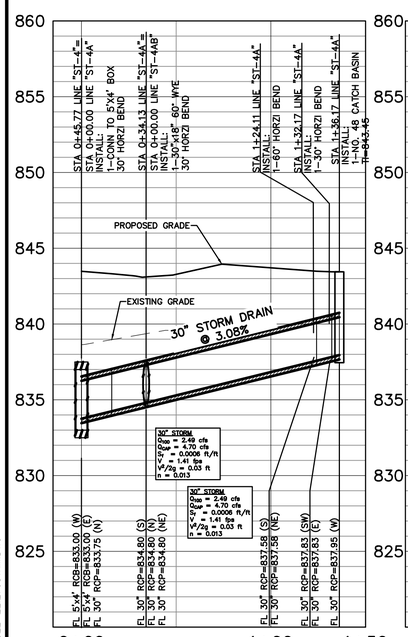


PROFILE ST-4

SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-4AB

SCALE: H: 1"=40'
V: 1"=5'



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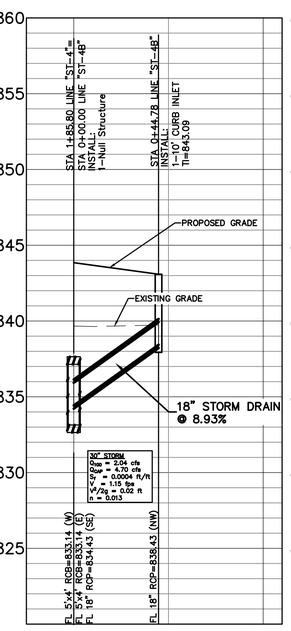

PROFILE ST-4B

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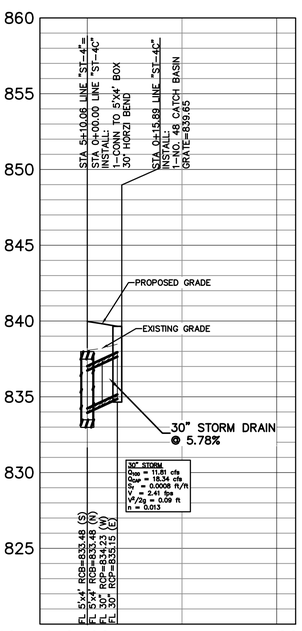
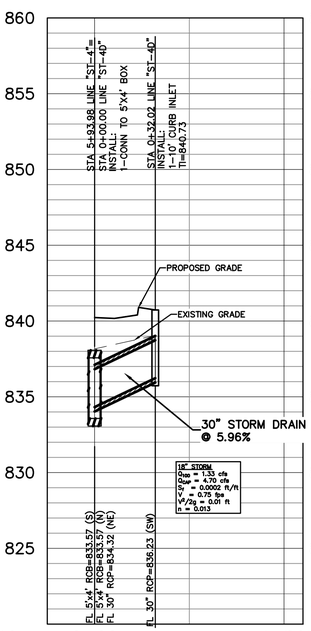
V: 1"=5'



PROFILE ST-4C

SCALE: H: 1"=40'
V: 1"=5'



PROFILE ST-4D

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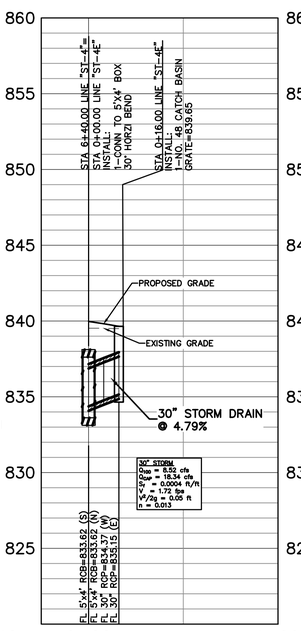

PROFILE ST-4E

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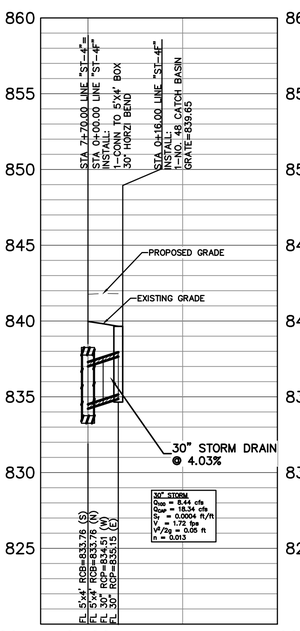

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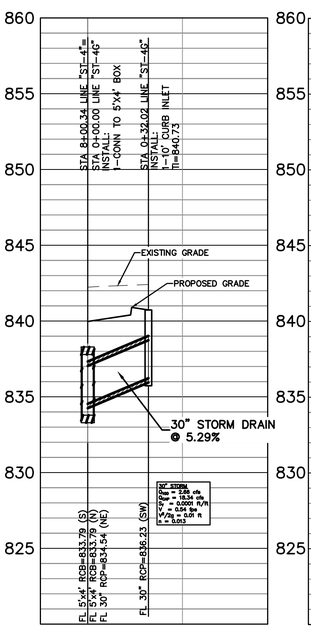
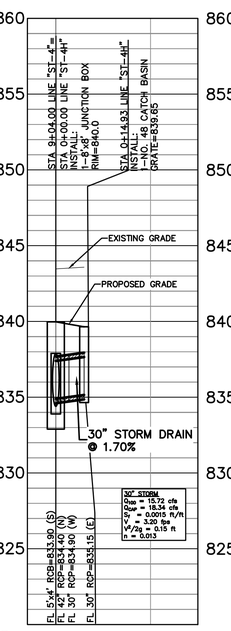


PROFILE ST-4G

SCALE: H: 1"=40'
V: 1"=5'



PROFILE ST-4H

SCALE: H: 1"=40'
V: 1"=5'

2022-39-SD
CITY APPROVAL STAMP

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REVISIONS

NO.	DESCRIPTION	DATE	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM SEWER PROFILE 3 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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SHEET NO.
45
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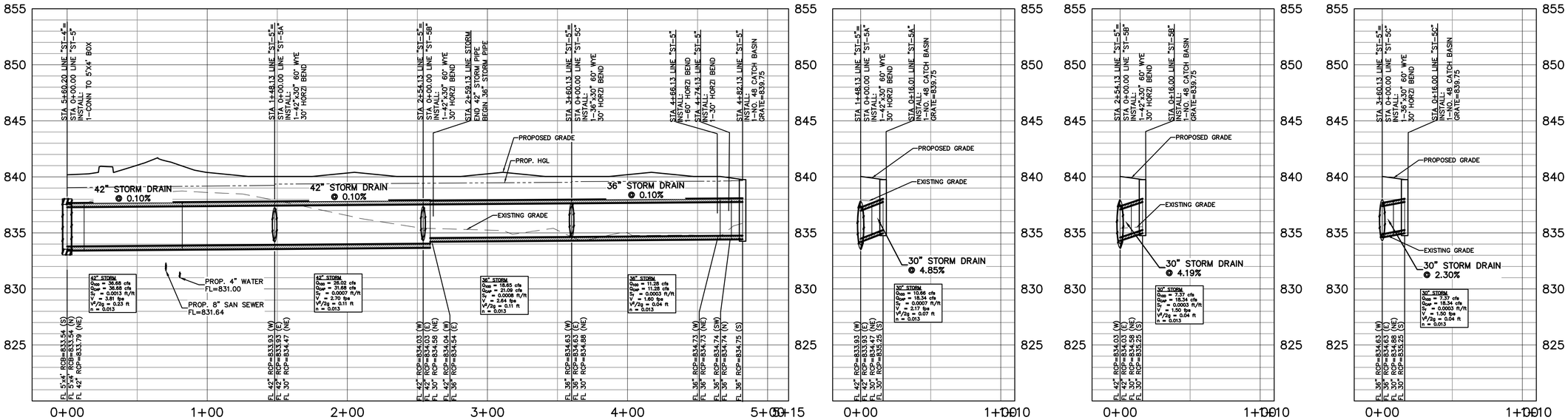


PROFILE ST-5

SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-5A

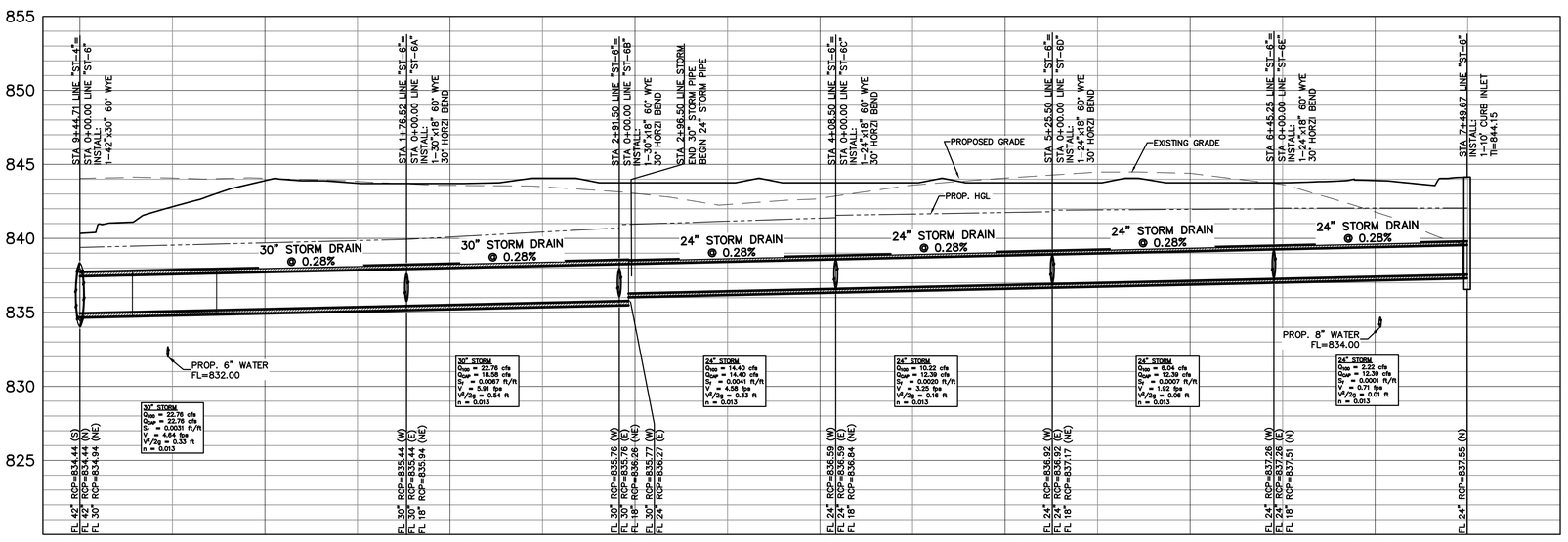
SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-5B

SCALE: H: 1"=40'
V: 1"=5'

PROFILE ST-5C

SCALE: H: 1"=40'
V: 1"=5'



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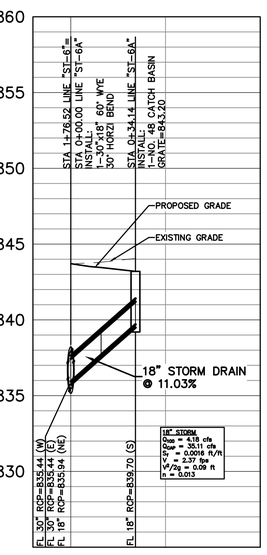

PROFILE ST-6A

SCALE: H: 1"=40'
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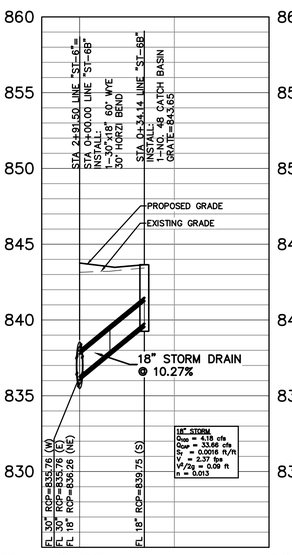

PROFILE ST-6B

SCALE: H: 1"=40'
V: 1"=5'

2022-39-SD
CITY APPROVAL STAMP

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM SEWER PROFILE 4 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
CITY APPROVAL ENGINEER

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SHEET NO.
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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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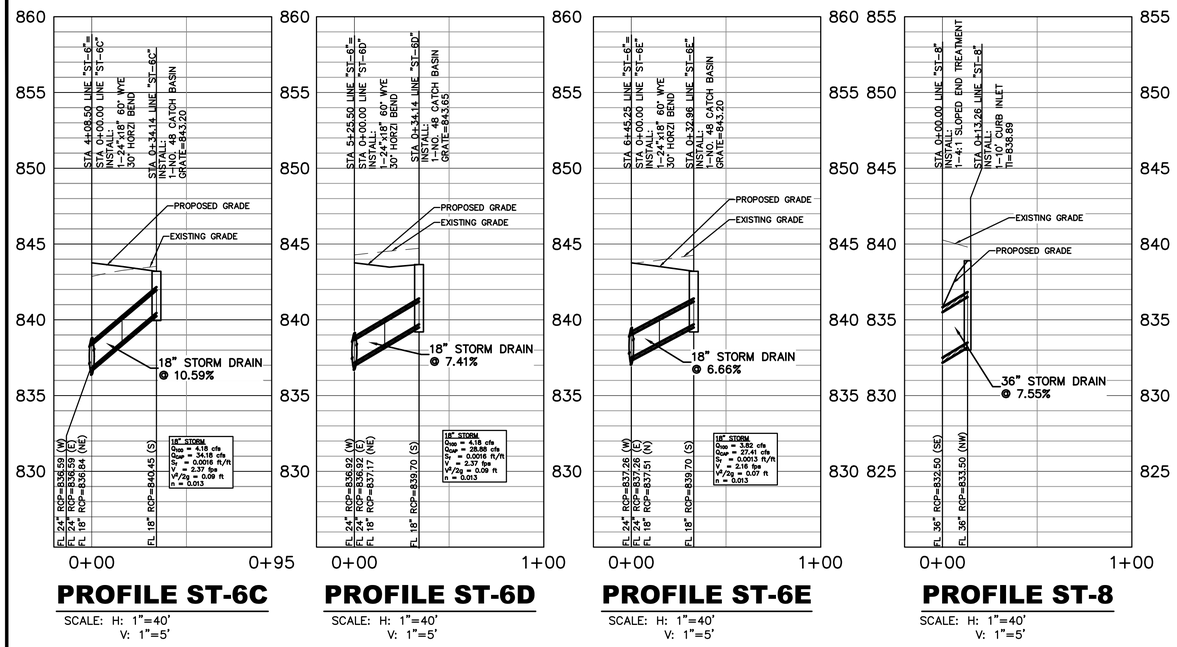

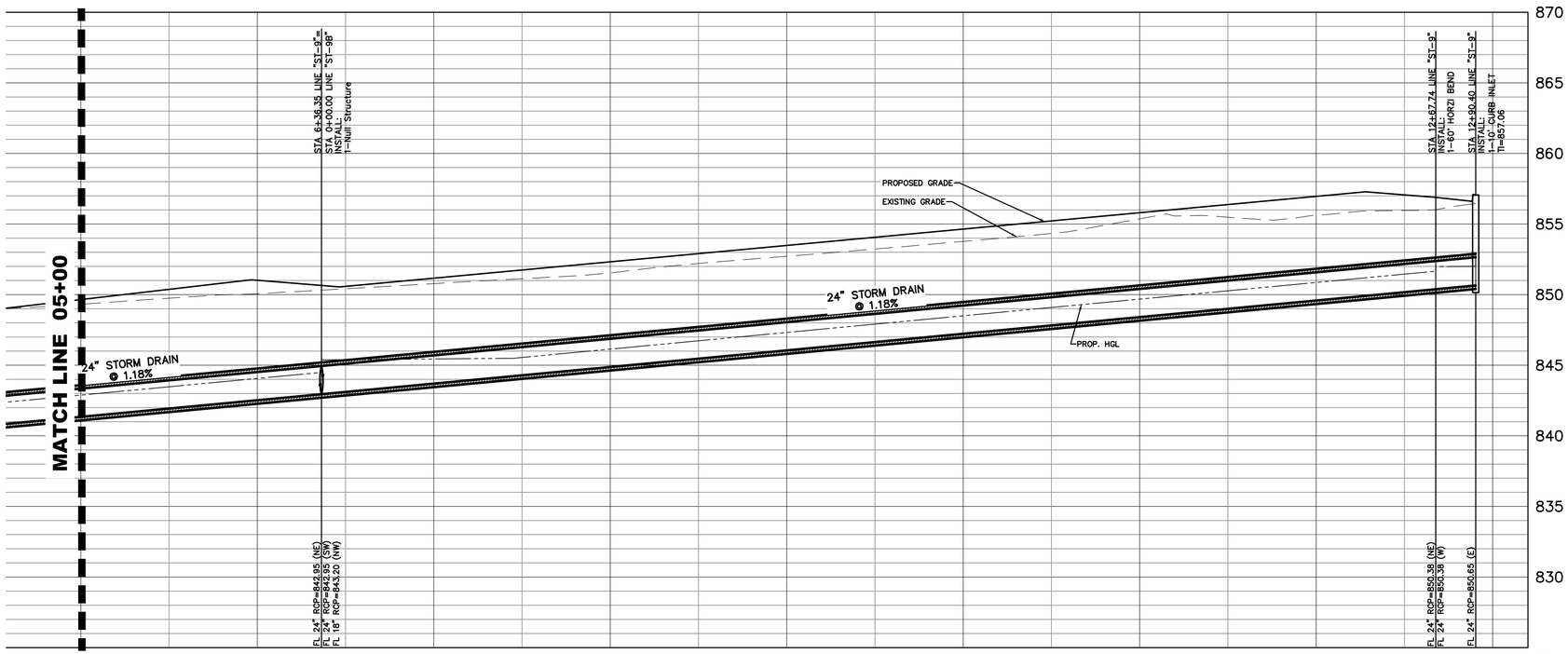

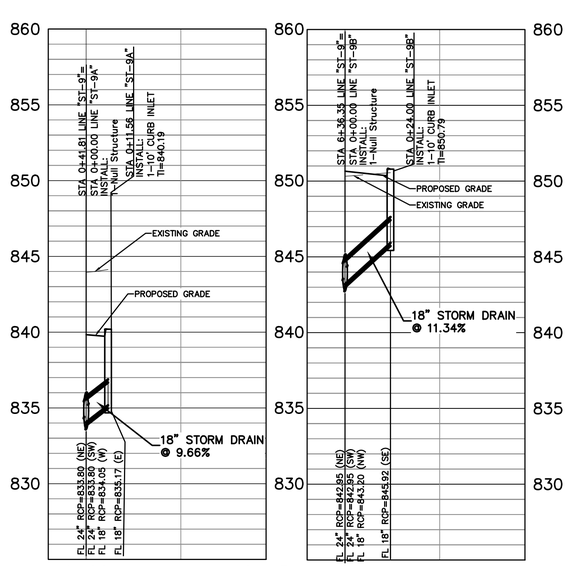

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TX REG. SURVEYING FIRM LS-10008000

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NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

STORM SEWER PROFILE 5 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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SHEET NO.
47
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PK FILE: 5322-22.270 CASE ID: 2022-39-SD

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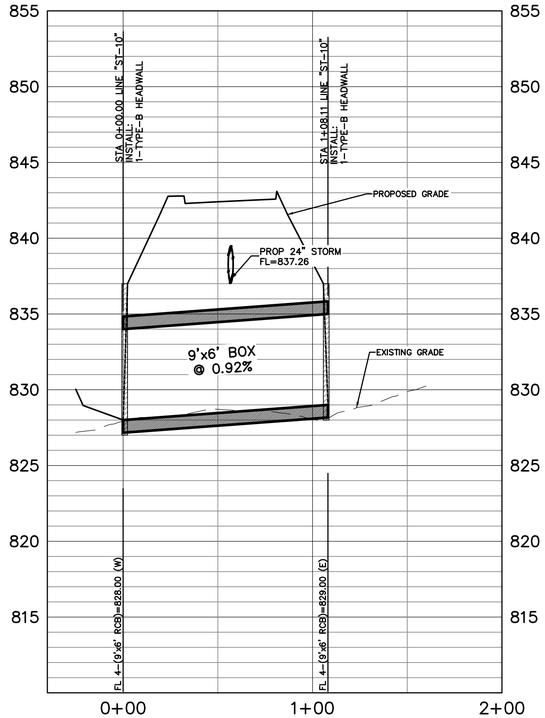
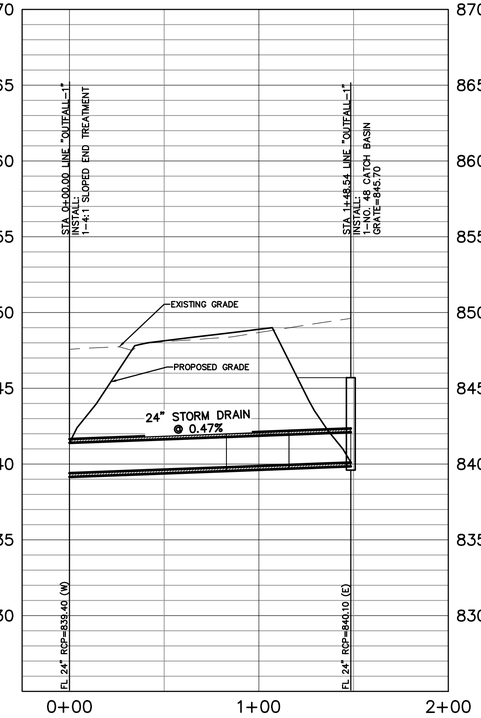


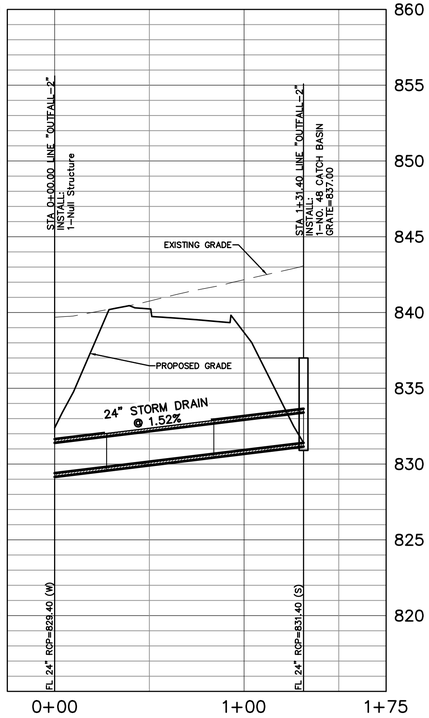
PROFILE ST-10

SCALE: H: 1"=40'
V: 1"=5'



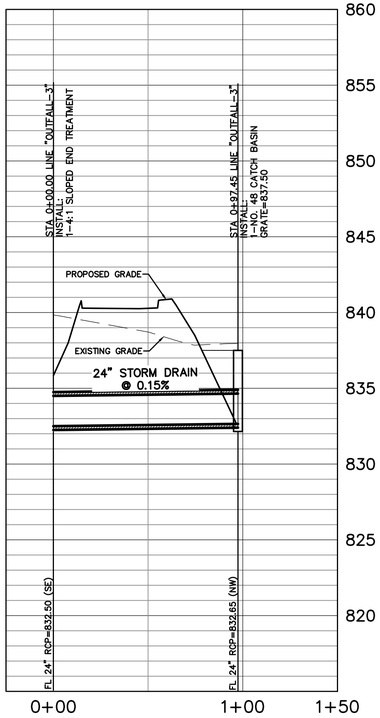
PROFILE OUTFALL-1

SCALE: H: 1"=40'
V: 1"=5'



PROFILE OUTFALL-2

SCALE: H: 1"=40'
V: 1"=5'



PROFILE OUTFALL-3

SCALE: H: 1"=40'
V: 1"=5'

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BRUSHY CREEK PROLOGIS
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STORM SEWER PROFILE 6 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
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SHEET NO.
48
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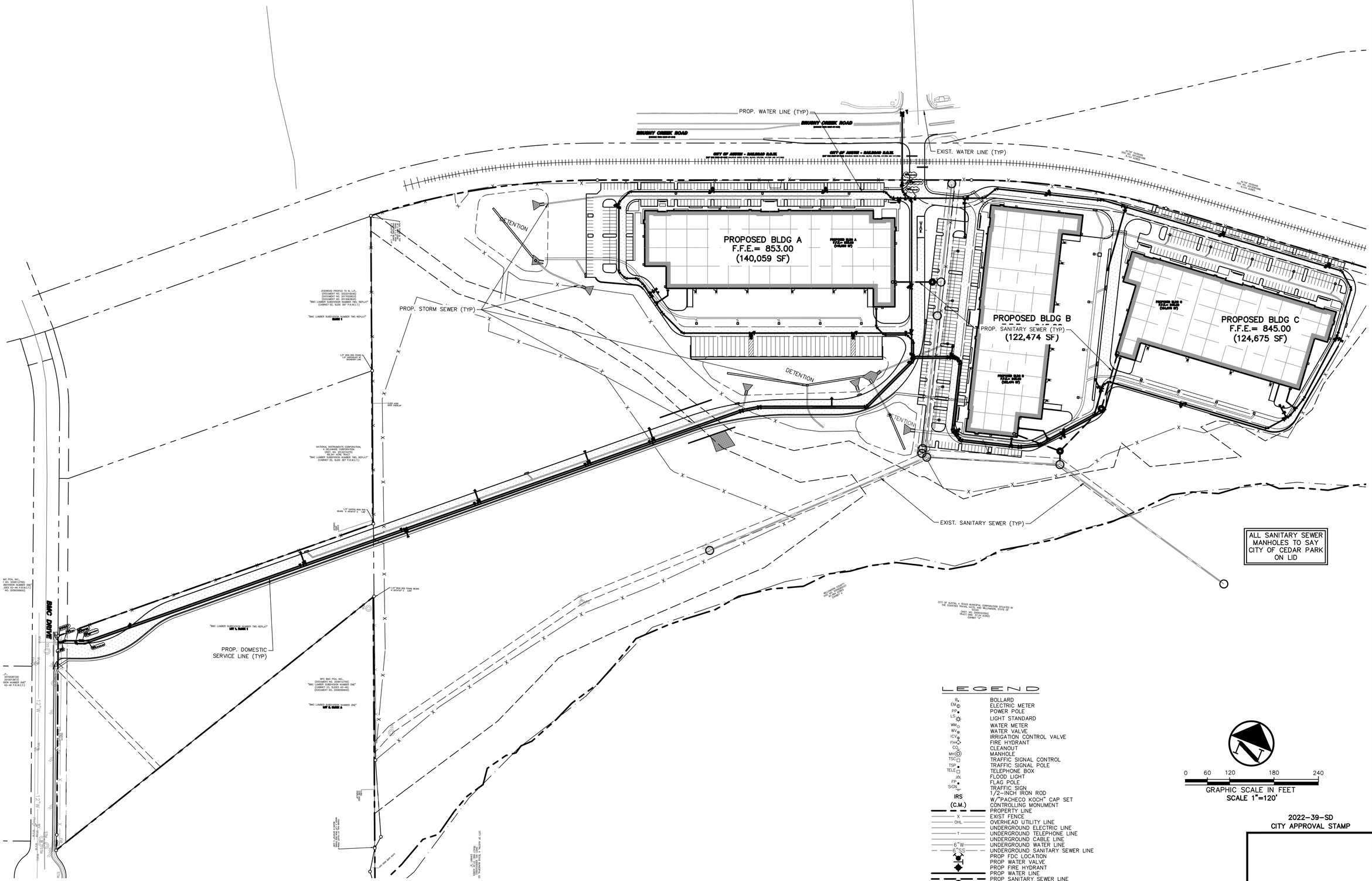

ALL SANITARY SEWER MANHOLES TO SAY CITY OF CEDAR PARK ON LID

2022-39-SD
CITY APPROVAL STAMP

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

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a **Westwood** company
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BRUSHY CREEK PROLOGIS
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BRUSHY CREEK INDUSTRIAL

OVERALL UTILITY PLAN

CLAYTON J. STROLLE
108906

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DESIGN	DRAWN	DATE
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SHEET NO.
49
49 OF 69

JPQUINTANA
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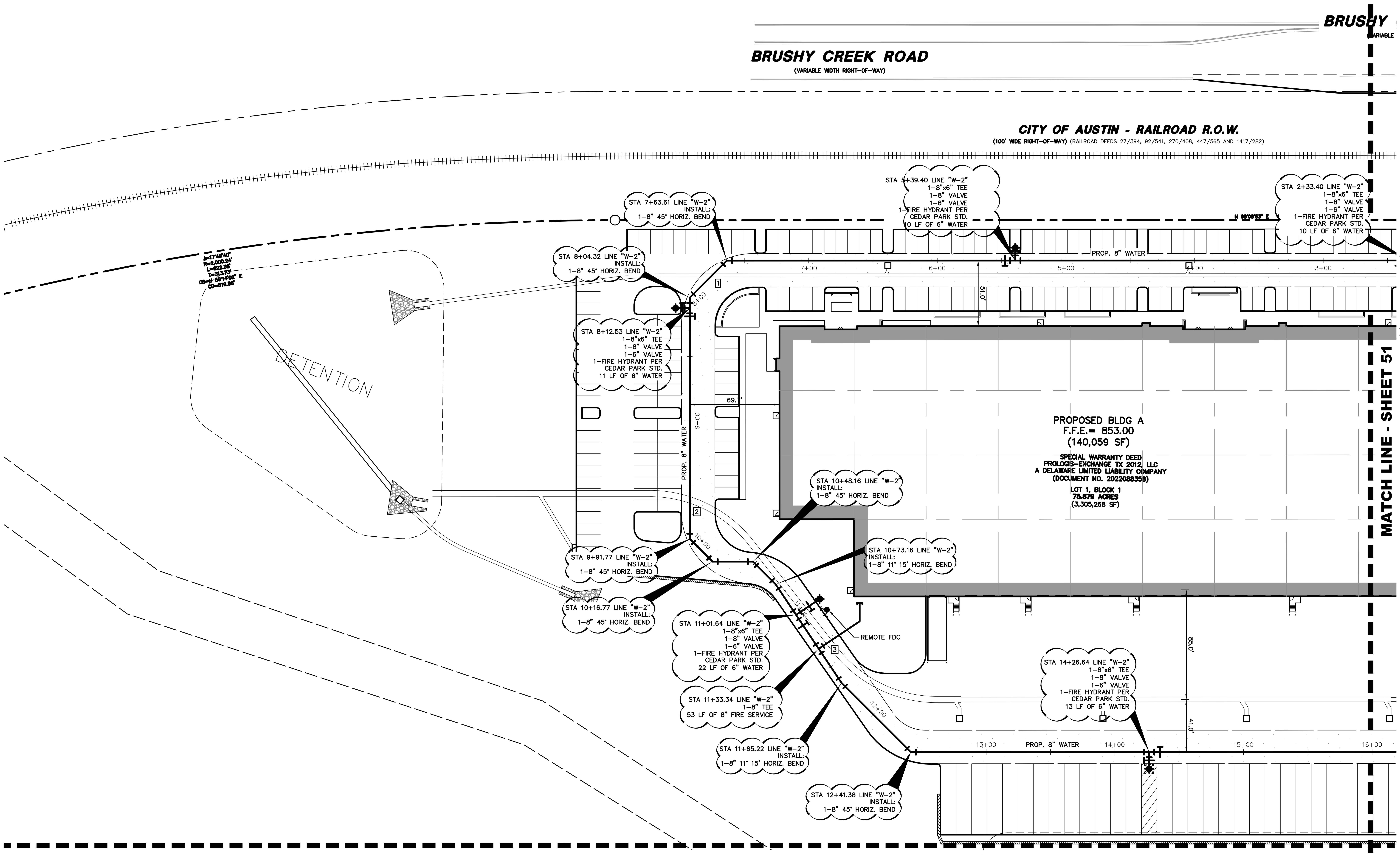


MATCH LINE - SHEET 52

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

REFER SHEET TO 2 FOR GENERAL NOTES

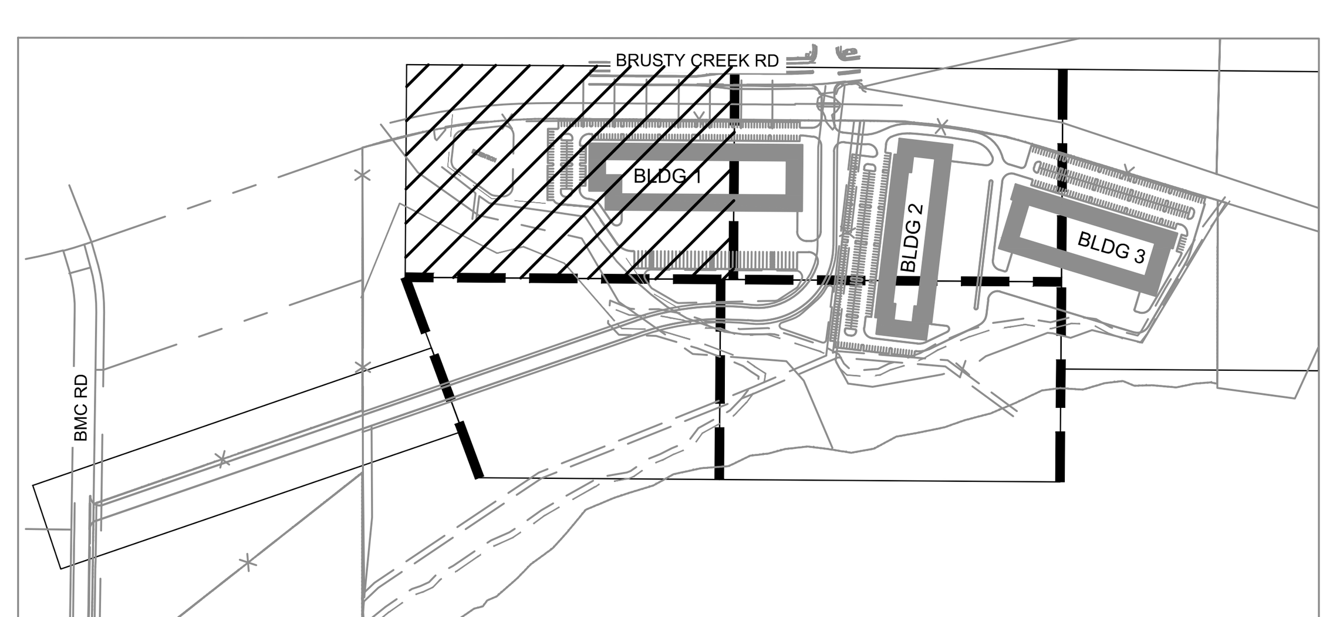
NOTE: ALL MANHOLE COVERS TO READ "CITY OF CEDAR PARK

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP

NOT TO SCALE

COORDINATE!!

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ▪ STE. 320 ▪ AUSTIN, TX 78759 ▪ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITIES PLAN 1 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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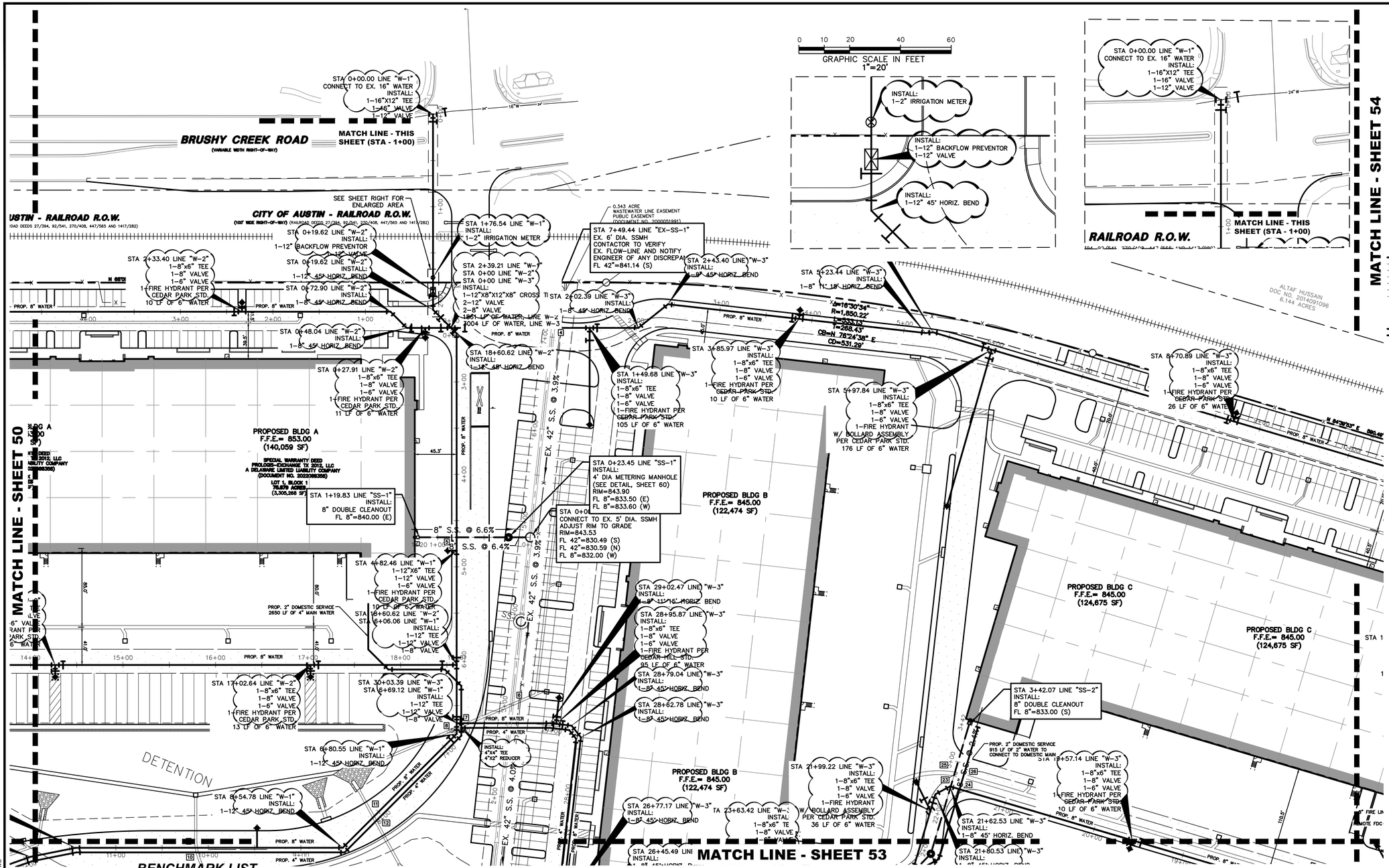
DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
50



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- EXIST FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
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- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE
- PROP SANITARY SEWER LINE
- PROP SANITARY SEWER MANHOLE
- PROP SANITARY SEWER CLEANOUT

BENCHMARK LIST

BM# 1: " ☒ " CUT ON THE NORTHEAST CORNER ON SIDEWALK, SOUTHEAST OF INTERSECTION OF BMC DRIVE AND INNOVATION WAY. BEING ± 5.5-FEET SOUTHWEST OF AN IRON W/CAP "BGT 1020700" FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SUBJECT TRACT. BEING ± 18.3-FEET SOUTHWEST OF A 4-FEET TALL BARB WIRE FENCE CORNER WOOD-POST. BEING ±30-FEET EAST-SOUTHEAST OF SANITARY SEWER MANHOLE.
NORTHING: 10155761.17; EASTING: 3094696.90
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96
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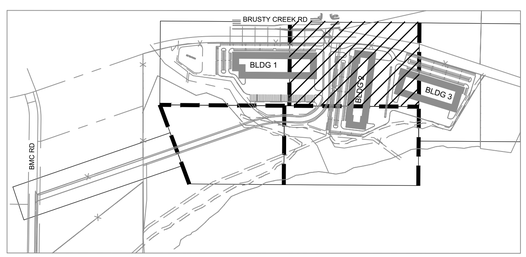
BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56
ELEVATION=864.49'



KEY MAP

NOT TO SCALE

COORDINATE!!

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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
UTILITIES PLAN 2 OF 6

STATE OF TEXAS
C. CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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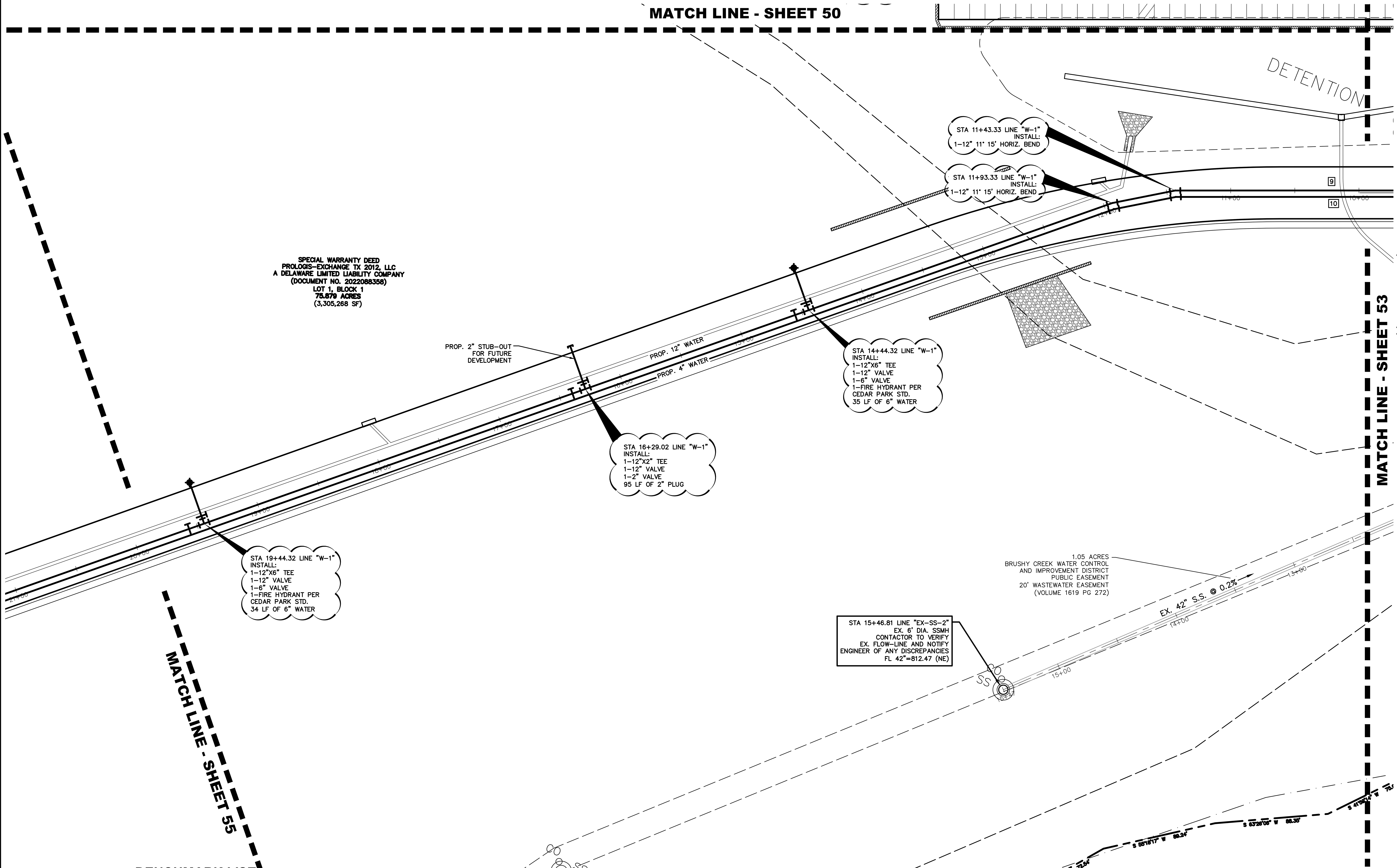
2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
51
51 OF 69

JPQUINTANA
4/26/2023 11:09 AM
M:\DWG-33\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270UTIL.DWG

PK-5322-22.270UTIL.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



GRAPHIC SCALE IN FEET
1"=40'

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

REFER SHEET 2 FOR GENERAL NOTES

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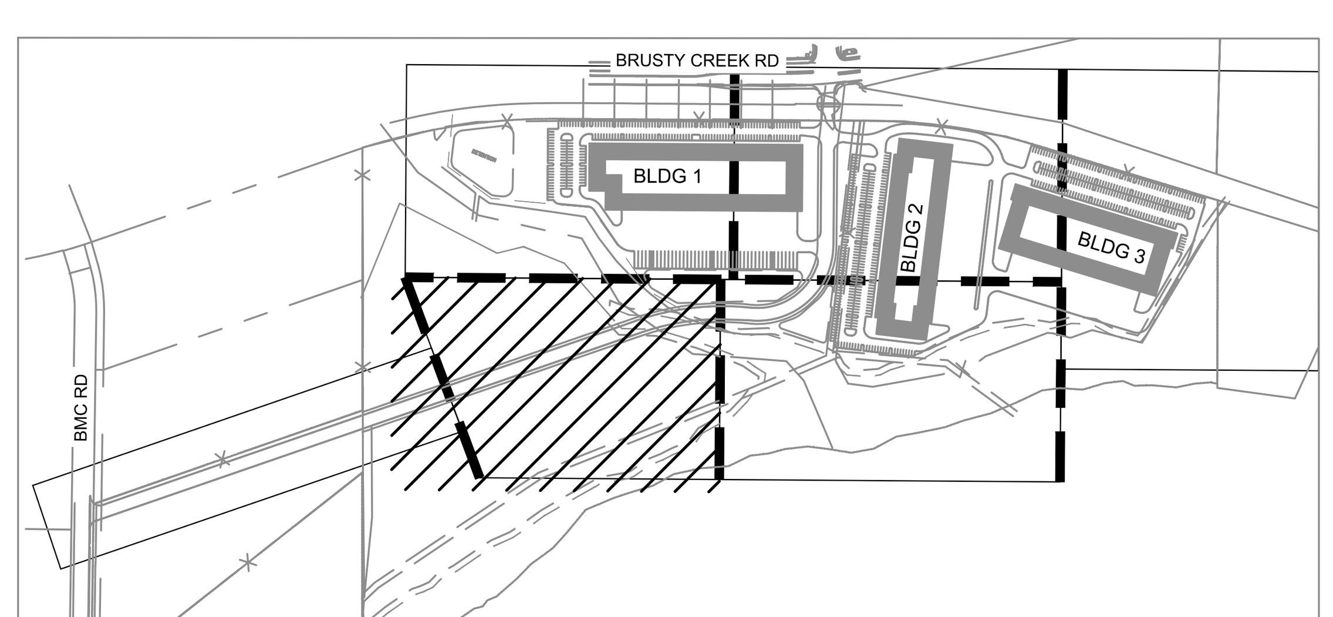

KEY MAP
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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITIES PLAN 3 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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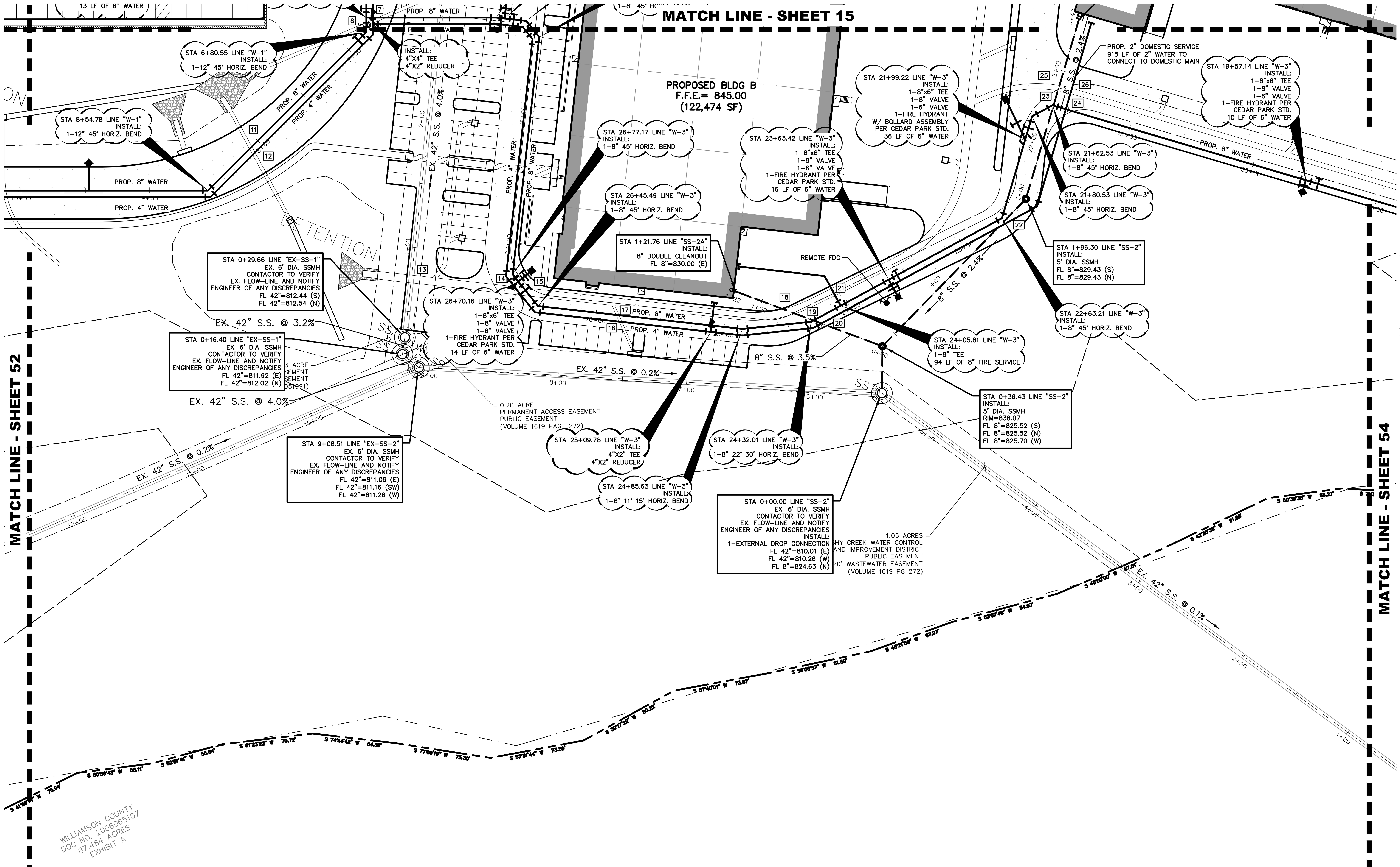
CJS	JJS	DEC 2022

SHEET NO.
52


MATCH LINE - SHEET 15
MATCH LINE - SHEET 52
MATCH LINE - SHEET 54
PROPOSED BLDG B
F.F.E.= 845.00
(122,474 SF)
STA 6+80.55 LINE "W-1" INSTALL: 1-12" 45° HORIZ. BEND
STA 8+54.78 LINE "W-1" INSTALL: 1-12" 45° HORIZ. BEND
INSTALL: 4"X4" TEE 4"X2" REDUCER
PROP. 8" WATER
PROP. 4" WATER
EX. 42" S.S. @ 4.0%
STA 26+77.17 LINE "W-3" INSTALL: 1-8" 45° HORIZ. BEND
STA 26+45.49 LINE "W-3" INSTALL: 1-8" 45° HORIZ. BEND
STA 23+63.42 LINE "W-3" INSTALL: 1-8"x6" TEE 1-8" VALVE 1-6" VALVE 1-FIRE HYDRANT PER CEDAR PARK STD. 16 LF OF 6" WATER
STA 21+99.22 LINE "W-3" INSTALL: 1-8"x6" TEE 1-8" VALVE 1-6" VALVE 1-FIRE HYDRANT W/ BOLLARD ASSEMBLY PER CEDAR PARK STD. 36 LF OF 6" WATER
PROP. 2" DOMESTIC SERVICE 915 LF OF 2" WATER TO CONNECT TO DOMESTIC MAIN
STA 19+57.14 LINE "W-3" INSTALL: 1-8"x6" TEE 1-8" VALVE 1-6" VALVE 1-FIRE HYDRANT PER CEDAR PARK STD. 10 LF OF 6" WATER
STA 21+62.53 LINE "W-3" INSTALL: 1-8" 45° HORIZ. BEND
STA 21+80.53 LINE "W-3" INSTALL: 1-8" 45° HORIZ. BEND
STA 1+21.76 LINE "SS-2A" INSTALL: 8" DOUBLE CLEANOUT FL 8"=830.00 (E)
REMOTE FDC
STA 1+96.30 LINE "SS-2" INSTALL: 5' DIA. SSMH FL 8"=829.43 (S) FL 8"=829.43 (N)
STA 22+63.21 LINE "W-3" INSTALL: 1-8" 45° HORIZ. BEND
STA 0+29.66 LINE "EX-SS-1" EX. 6' DIA. SSMH CONTACTOR TO VERIFY EX. FLOW-LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES FL 42"=812.44 (S) FL 42"=812.54 (N)
EX. 42" S.S. @ 3.2%
STA 0+16.40 LINE "EX-SS-1" EX. 6' DIA. SSMH CONTACTOR TO VERIFY EX. FLOW-LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES FL 42"=811.92 (E) FL 42"=812.02 (N)
STA 26+70.16 LINE "W-3" INSTALL: 1-8"x6" TEE 1-8" VALVE 1-6" VALVE 1-FIRE HYDRANT PER CEDAR PARK STD. 14 LF OF 6" WATER
STA 24+05.81 LINE "W-3" INSTALL: 1-8" TEE 94 LF OF 8" FIRE SERVICE
8" S.S. @ 3.5%
8" S.S. @ 2.4%
EX. 42" S.S. @ 0.2%
EX. 42" S.S. @ 4.0%
0.20 ACRE PERMANENT ACCESS EASEMENT PUBLIC EASEMENT (VOLUME 1619 PAGE 272)
STA 0+36.43 LINE "SS-2" INSTALL: 5' DIA. SSMH RIM=838.07 FL 8"=825.52 (S) FL 8"=825.52 (N) FL 8"=825.70 (W)
STA 9+08.51 LINE "EX-SS-2" EX. 6' DIA. SSMH CONTACTOR TO VERIFY EX. FLOW-LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES FL 42"=811.06 (E) FL 42"=811.16 (SW) FL 42"=811.26 (W)
STA 25+09.78 LINE "W-3" INSTALL: 4"X2" TEE 4"X2" REDUCER
STA 24+32.01 LINE "W-3" INSTALL: 1-8" 22' 30' HORIZ. BEND
STA 24+85.63 LINE "W-3" INSTALL: 1-8" 11' 15' HORIZ. BEND
EX. 42" S.S. @ 0.2%
STA 0+00.00 LINE "SS-2" EX. 6' DIA. SSMH CONTACTOR TO VERIFY EX. FLOW-LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES INSTALL: 1-EXTERNAL DROP CONNECTION FL 42"=810.01 (E) FL 42"=810.26 (W) FL 8"=824.63 (N)
1.05 ACRES BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT PUBLIC EASEMENT 20' WASTEWATER EASEMENT (VOLUME 1619 PG 272)
EX. 42" S.S. @ 0.1%
WILLIAMSON COUNTY DOC NO. 2006065107 87.484 ACRES EXHIBIT A
GRAPHIC SCALE IN FEET
0 20 40 80 120
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) — CONTROLLING MONUMENT
- PROPERTY LINE
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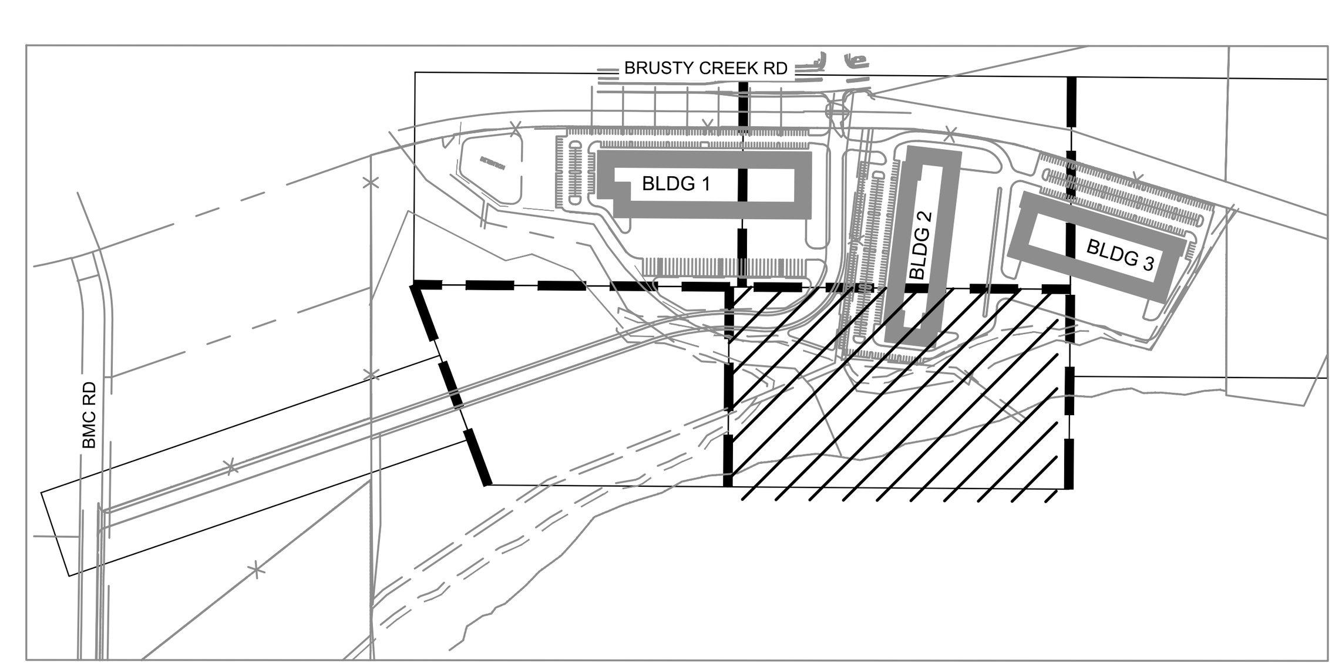

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITIES PLAN 4 OF 6

STATE OF TEXAS — CLAYTON J. STROLLE — 108906 — LICENSED PROFESSIONAL ENGINEER

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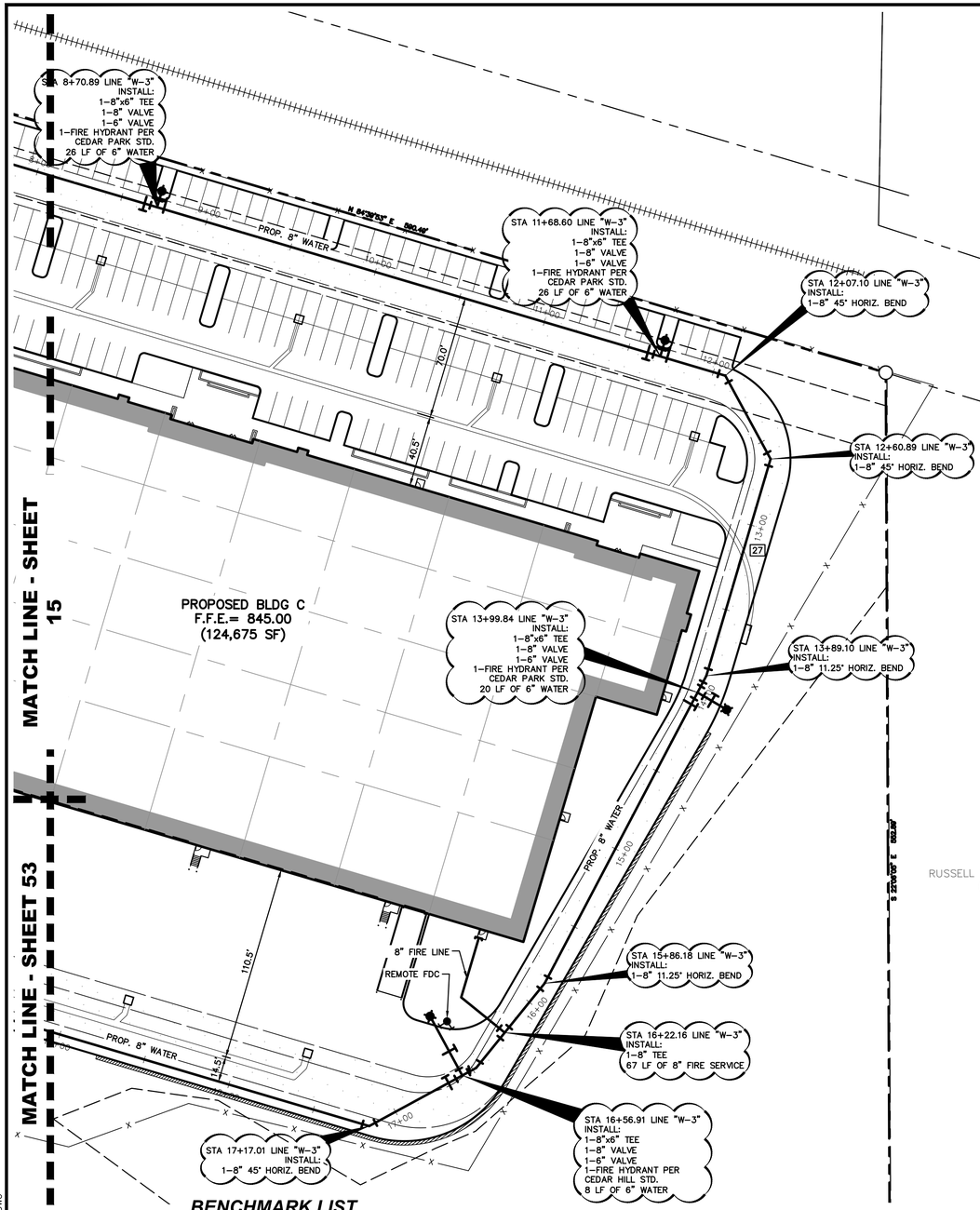
53
53 OF 69



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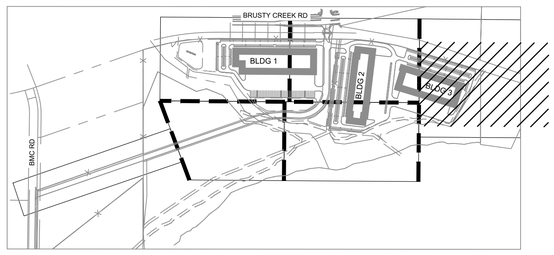

KEY MAP

NOT TO SCALE

0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- EM — ELECTRIC METER
- PP — POWER POLE
- LS — LIGHT STANDARD
- WM — WATER METER
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- FH — FIRE HYDRANT
- CO — CLEANOUT
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- FLOOD LIGHT
- FP — FLAG POLE
- SIGN — TRAFFIC SIGN
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- CONTROLLING MONUMENT
- PROPERTY LINE
- X — EXIST FENCE
- OHL — OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER VALVE
- PROP FIRE HYDRANT
- PROP WATER LINE
- PROP SANITARY SEWER LINE
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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITIES PLAN 5 OF 6

STATE OF TEXAS
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108906
LICENSED
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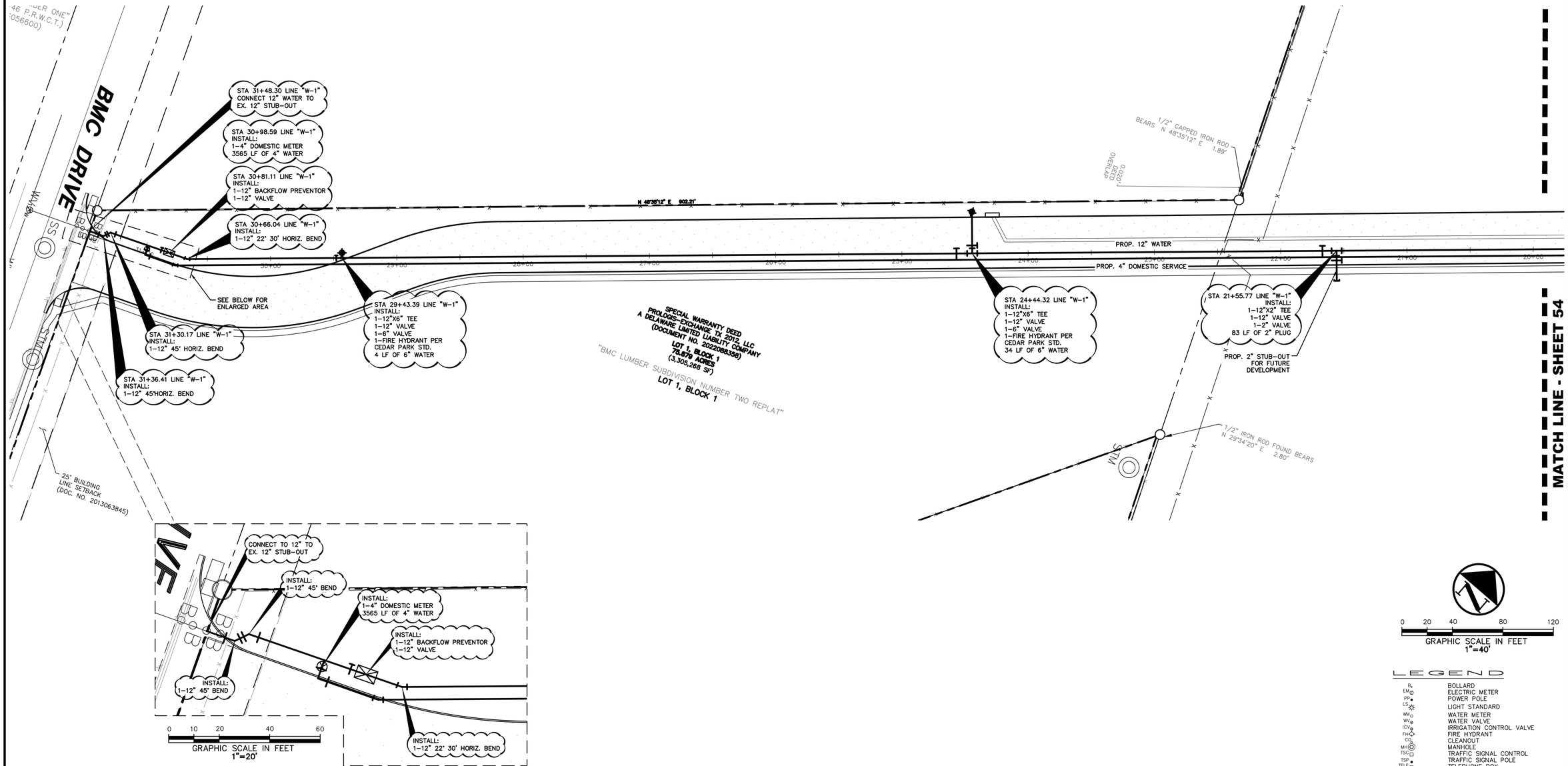
SHEET NO.
54
54 OF 69

JPQUINTANA
4/26/2023 11:09 AM
M:\DWG-53\5322-22.270\DWG\CIVIL C3D 2018\5322-22.270UTIL.DWG

PK-5322-22.270UTIL.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



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NORTHING: 10155761.17; EASTING: 3094696.90

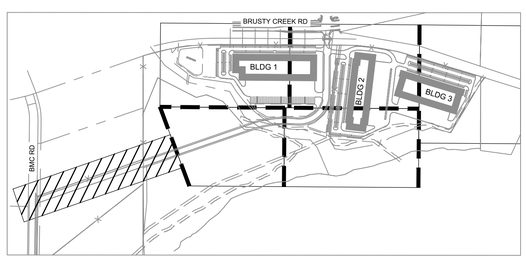
ELEVATION=853.90'

BM# 2: " ☒ " CUT ON EASTERN EDGE ON SIDEWALK, NORTHEAST OF CONCRETE DRIVEWAY ENTRANCE TO 1201 BMC DR. CEDAR PARK, TX 78613. BEING ± 2.8-FEET WEST OF AN IRON ROD W/CAP "J.E. CARON" FOUND FOR THE WESTERLY NORTHWEST CORNER OF SUBJECT TRACT AND BEING ± 50-FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
NORTHING: 10156295.27; EASTING: 3094492.96

ELEVATION=859.87'

BM# 52: 3-INCH BRASS DISC IN CONCRETE. STANDING ON WEST RIGHT-OF-WAY OF S. LYNNWOOD TRL., NORTH OF BRUSHY CREEK RD., LOOKING WEST.
NORTHING: 10157714.10; EASTING: 3094598.56

ELEVATION=864.49'



KEY MAP

NOT TO SCALE

COORDINATE!!

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

REFER SHEET 2 FOR GENERAL NOTES

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

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER VALVE
	PROP FIRE HYDRANT
	PROP WATER LINE
	PROP SANITARY SEWER LINE
	PROP SANITARY SEWER MANHOLE
	PROP SANITARY SEWER CLEANOUT

2022-39-SD
CITY APPROVAL STAMP

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a Westwood company
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
UTILITIES PLAN 6 OF 6

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
55
55 OF 69

JPQUINTANA
4/26/2023 11:09 AM
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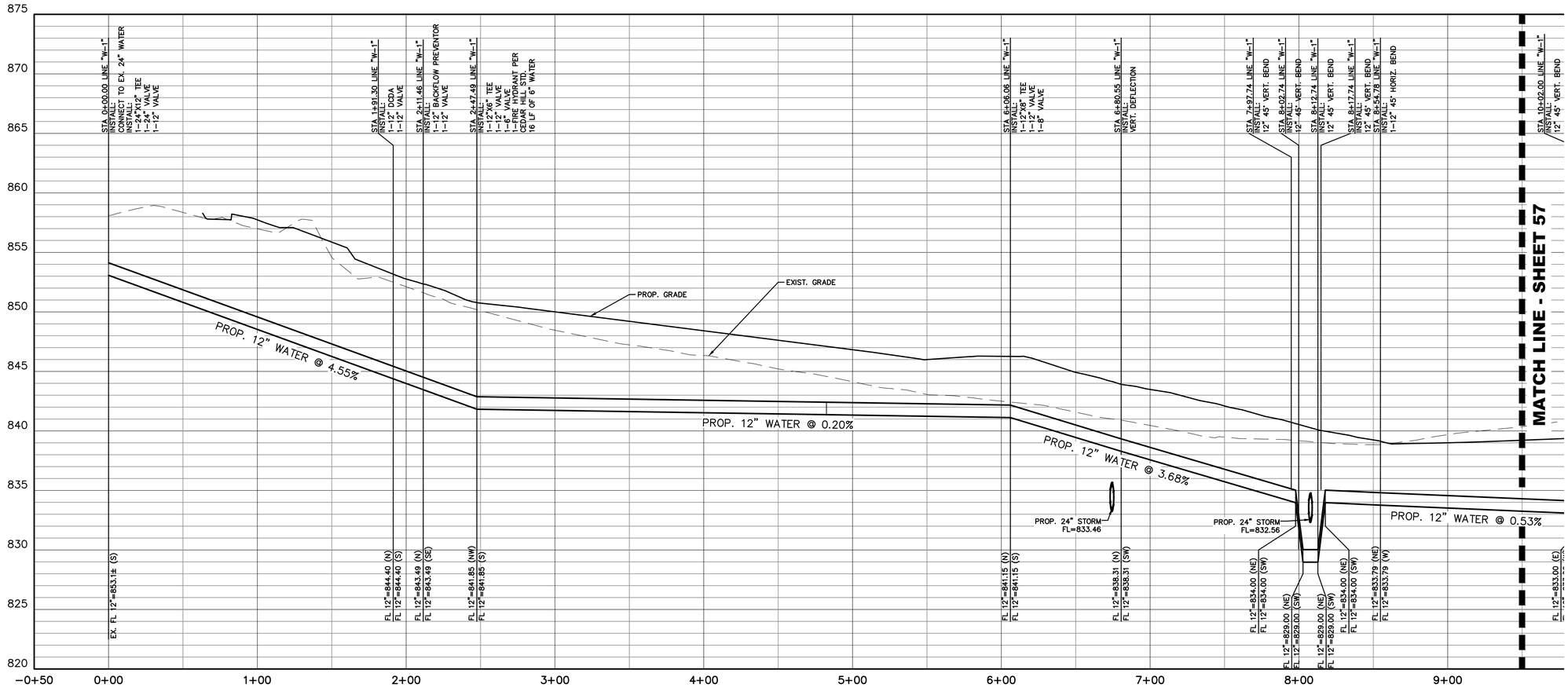
PK-5322-22.270UTIL.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



PROFILE: W-1

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

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

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LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

WATER PROFILES 1 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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SHEET NO.
56
56 OF 69

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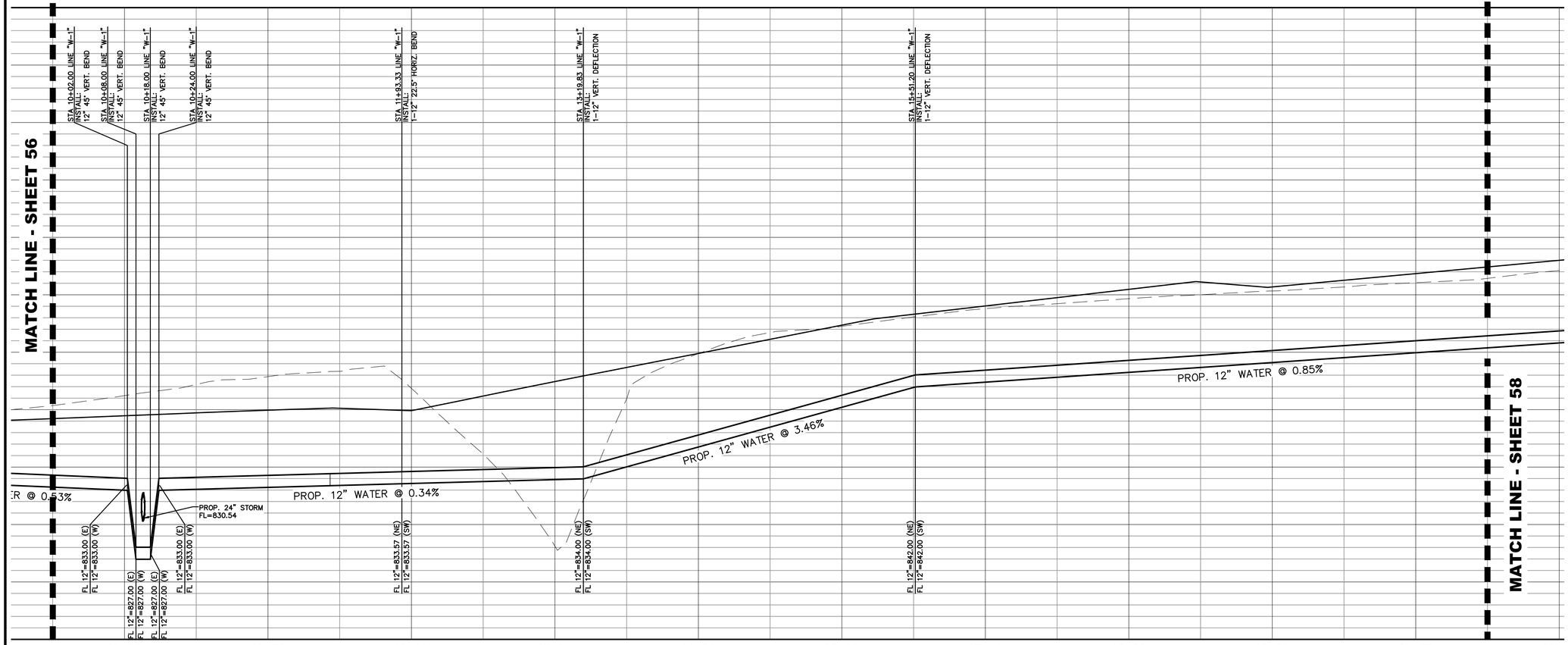

PROFILE: W-1

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

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

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BRUSHY CREEK PROLOGIS
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WATER PROFILES 2 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
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PROFESSIONAL ENGINEER
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SHEET NO.
57
57 OF 69

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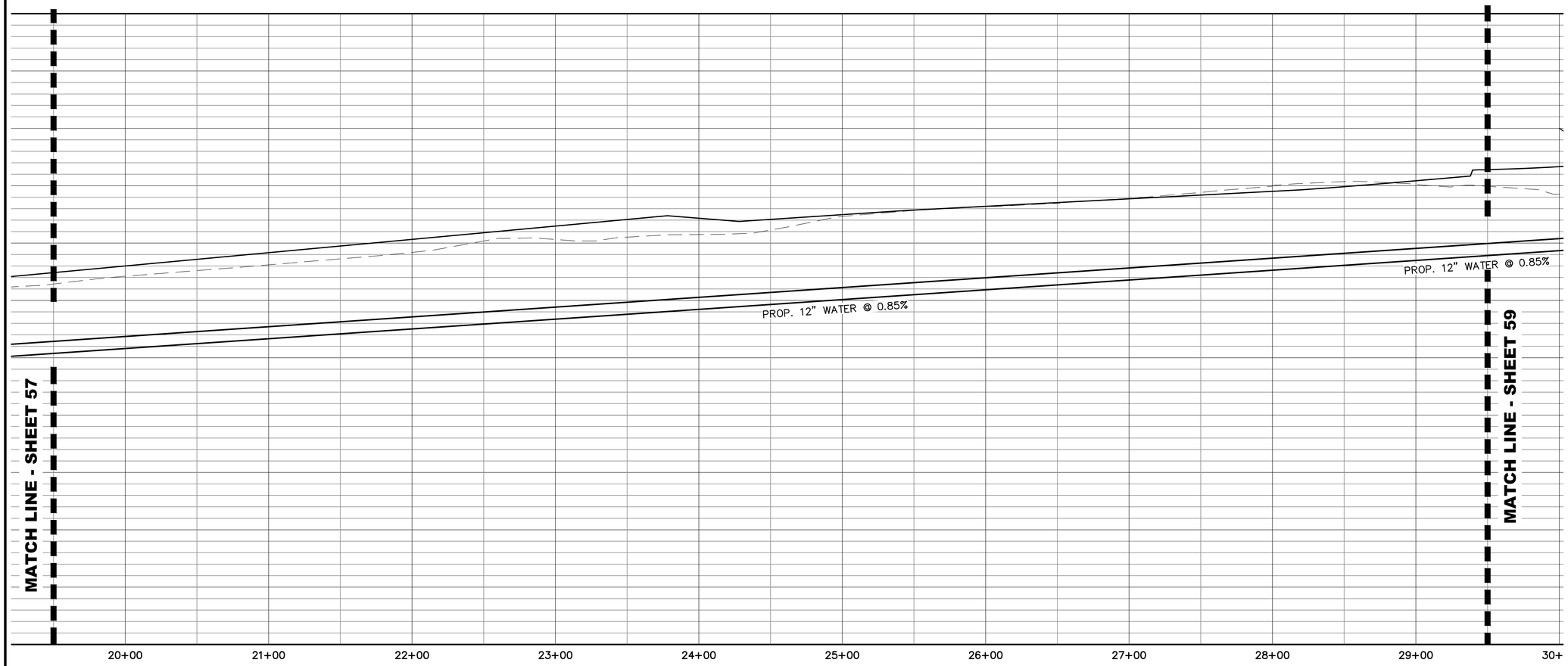
PK-5322-22.270UTIL.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



PROFILE: W-1

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

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

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

WATER PROFILES 3 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
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PROFESSIONAL ENGINEER

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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
58
58 OF 69

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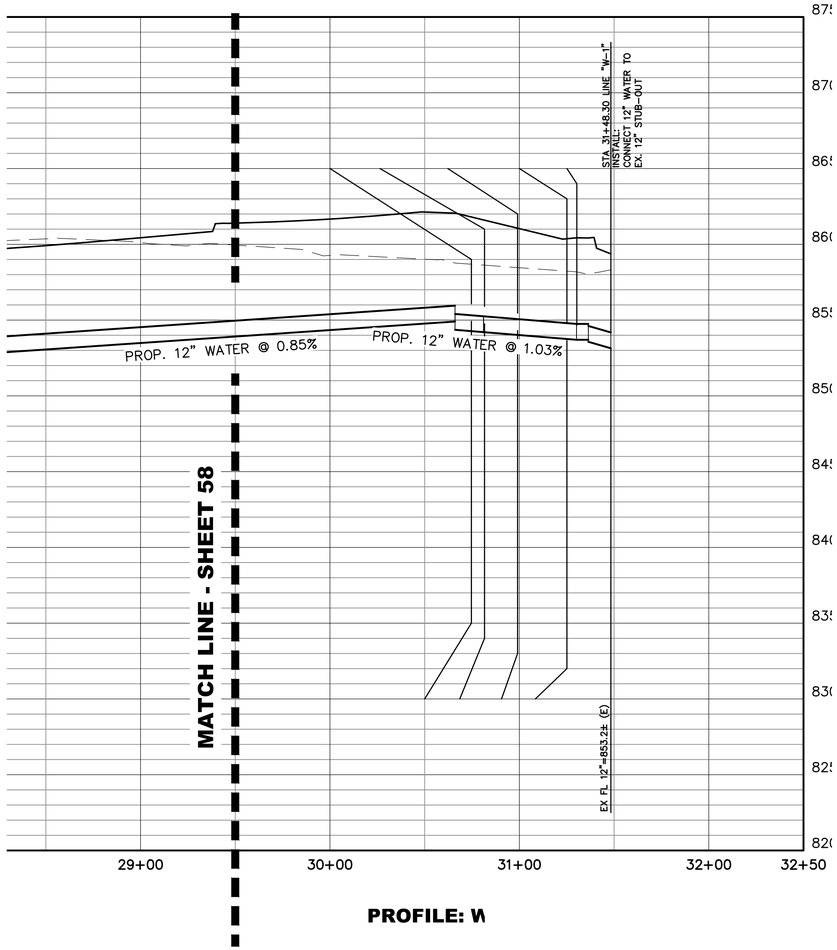

PROFILE: W

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

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

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

WATER PROFILES 4 OF 4

STATE OF TEXAS
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SHEET NO.
59
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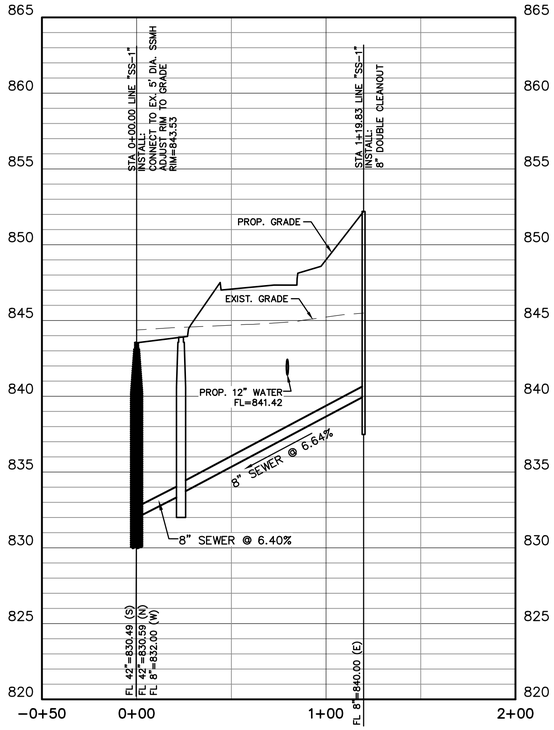
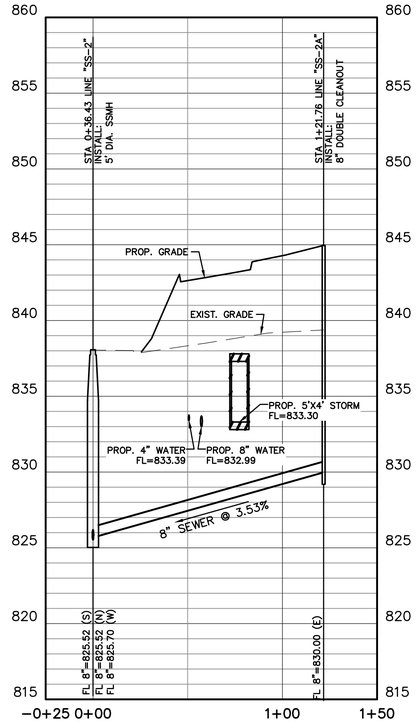


PROFILE: SS-1



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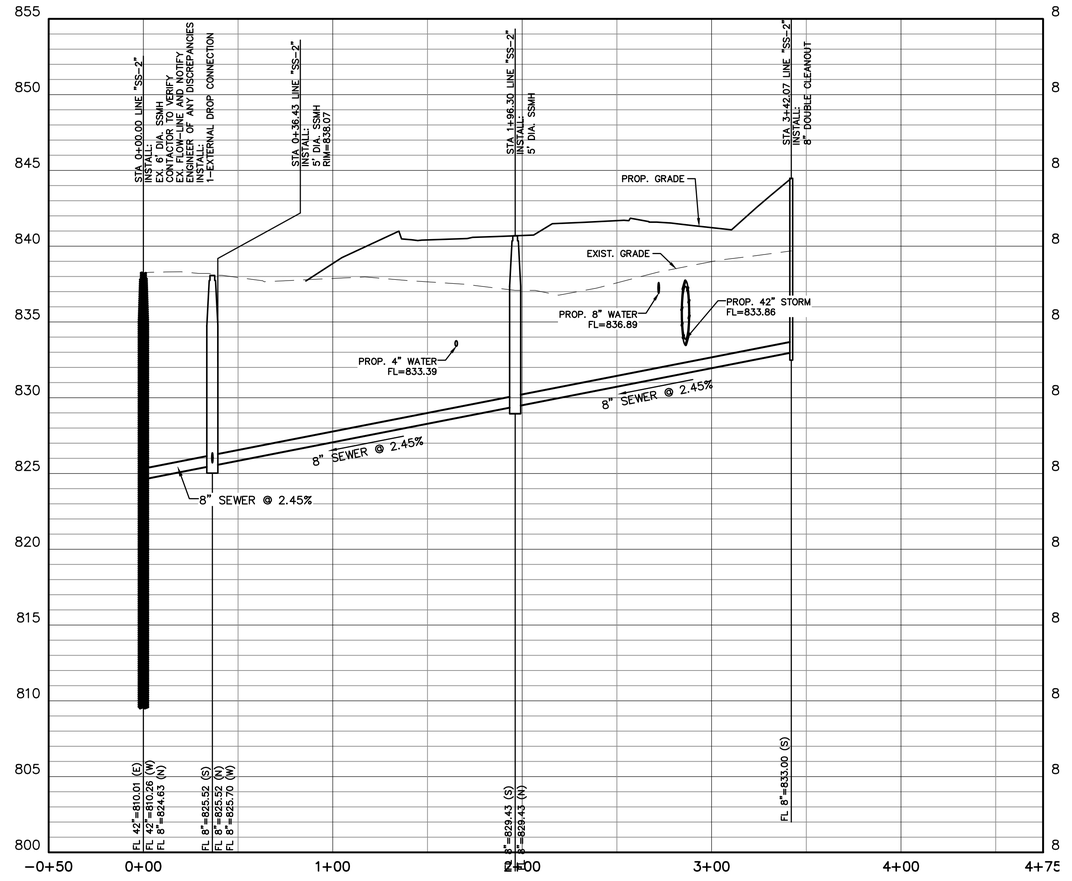

PROFILE: SS-2

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GRAPHIC SCALE IN FEET
1"=40'

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

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

SANITARY SEWER PROFILES

STATE OF TEXAS
CLAYTON J. STROLLE
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PROFESSIONAL ENGINEER

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2022-39-SD
CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
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UTILITY CROSSINGS			
1	8" WATER OVER 24" RCP		*
	FL 8"=847.90	FL 24"=847.90	
2	48" RCP OVER 8" WATER		*
	FL 48"=840.99	FL 8"=837.50	
3	48" RCP OVER 8" WATER		*
	FL 48"=841.15	FL 8"=837.50	
4	42" SS OVER 8" WATER		*
	FL 42"=839.48	FL 8"=836.82	
5	12" WATER OVER 8" SS		*
	FL 12"=841.42	FL 8"=837.30	
6	24" RCP OVER 42" SS		*
	FL 24"=834.45	FL 42"=823.25	
7	4" WATER OVER 24" RCP		*
	FL 4"=838.55	FL 24"=833.54	
8	12" WATER OVER 24" RCP MAIN		*
	FL 12"=838.55	FL 24"=833.45	
9	24" RCP OVER 12" WATER		*
	FL 24"=830.53	FL 12"=826.98	
10	24" RCP OVER 4" WATER		*
	FL 24"=830.45	FL 4"=826.98	
11	24" RCP OVER 12" SS		*
	FL 24" RCP=832.55	FL 12" 12=828.98	
12	24" RCP OVER 4" WATER		*
	FL 24"=832.56	FL 4"=828.98	
13	5'X4' RCB OVER 42" SS		*
	FL 5'X4'=832.98	FL 42"=814.36	
14	5'X4' RCB OVER 4" WATER		*
	FL 5'X4'=833.07	FL 8"=829.00	
15	5'X4' RCB OVER 4" WATER		*
	FL 5'X4'=833.07	FL 4"=829.00	
16	18" RCP OVER 4" WATER		*
	FL 18"=835.97	FL 4"=832.50	
17	18" RCP OVER 8" WATER		*
	FL 18"=835.47	FL 8"=832.50	
18	5'X4' RCB OVER 8" SS		*
	FL 5'X4'=833.30	FL 8"=828.41	
19	8" WATER OVER 8" SS		*
	FL 8"=832.99	FL 8"=827.70	
20	4" WATER OVER 8" SS		*
	FL 4"=833.39	FL 8"=827.46	
21	5'x4' RCB OVER 8" WATER		*
	FL 5'X4'=833.33	FL 8"=829.80	
22	4" WATER OVER 8" SS		*
	FL 4"=833.39	FL 8"=828.65	
23	8" WATER OVER 8" SS		*
	FL 8"=836.89	FL 8"=831.26	
24	8" WATER OVER 4" WATER		*
	FL 8"=836.89	FL 4"=833.89	
25	42" RCP OVER 8" SS		*
	FL 42"=833.85	FL 8"=831.64	
26	42" RCP OVER 4" WATER		*
	FL 24"=833.86	FL 4"=831.00	
27	24" RCP OVER 8" WATER		*
	FL 24"=837.42	FL 8"=834.00	
* MINIMUM CLEARANCE PER TCEQ			

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITY CROSSINGS TABLE

STATE OF TEXAS
CLAYTON J. STROLLE
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LICENSED
PROFESSIONAL ENGINEER

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2022-39-SD
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SHEET NO.
61
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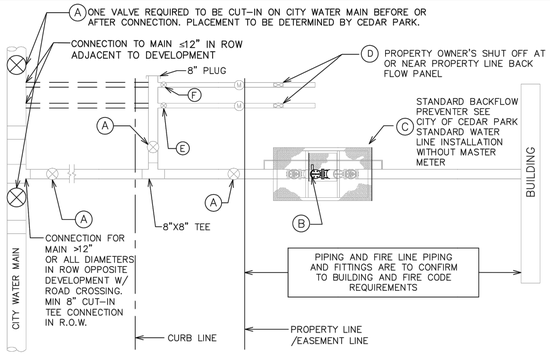


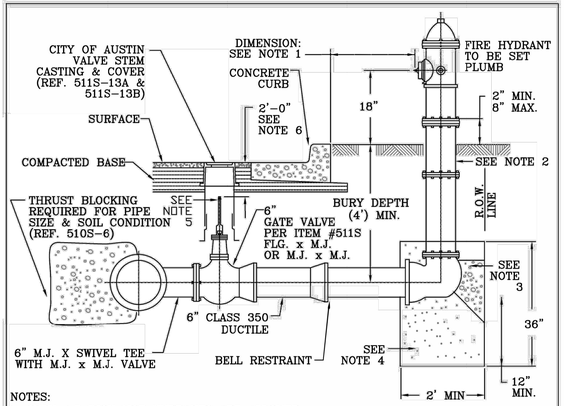
MATERIALS:

(A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
(B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVED EQUAL.
(C) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
(D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
(E) DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
(F) OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

NOTES:

1. FIRE LINE SHALL BE A MINIMUM OF (8") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
5. NO TAPPING SADDLES > 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

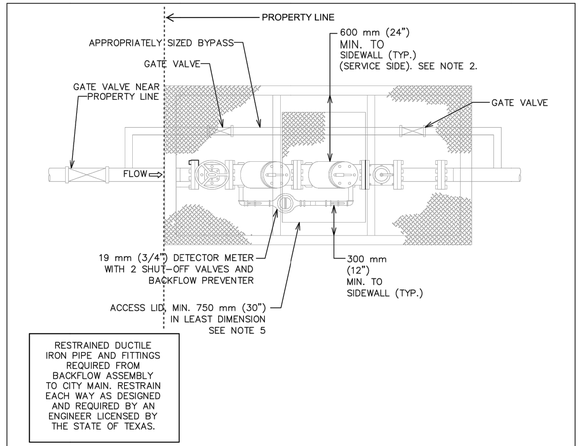
CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER	
ENGINEERING DEPARTMENT	ADOPTED: 03/19/2020 SCALE: NTS INITIAL: TD	



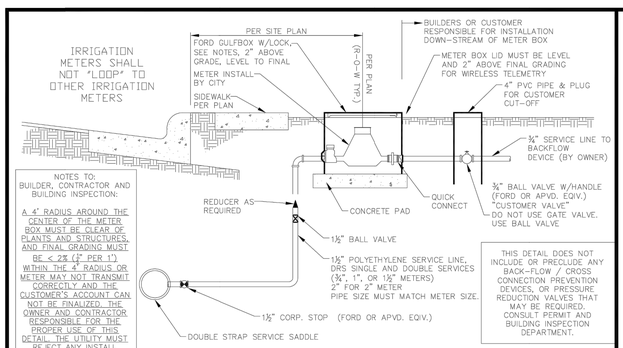
NOTES:

1. ONLY 4.5 INCH NST HYDRANTS ARE ALLOWED.
2. HYDRANTS MUST BE PLACED TO FACE THE FIRE LANE.
3. IN RIGHT OF WAY AREAS, PLACE HYDRANTS AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. HYDRANTS SHOULD NOT BE PLACED CLOSER THAN 3 FEET OR FURTHER THAN 6 FEET FROM THE BACK OF CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CEDAR PARK WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/ EXISTING CURBS OR GUTTERS.
4. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
6. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
7. WELD SOCKET 2-½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
8. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
9. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

CITY OF CEDAR PARK	STANDARD FIRE HYDRANT INSTALLATION
ISSUED: JULY 8, 2014 REVISED: MARCH 11, 2022	THE ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITHOUT MASTER METER	
ENGINEERING DEPARTMENT	ADOPTED: TBD SCALE: NTS INITIAL: TD	



NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

1. CITY OF CEDAR PARK WATER UTILITY WILL MAKE TAP ON EXISTING MAIN AND PROVIDE ALL PIPE AND APPURTENANCES LISTED IN PARTS LIST ITEMS #1.
2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

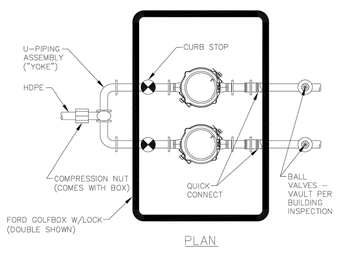
NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.
4. DELIVER "QUICK CONNECTS" TO INSPECTOR AT FINAL WALK THROUGH FOR RESIDENTIAL CONSTRUCTION WHERE METERS ARE TO BE SET AFTER SUBDIVISION ACCEPTANCE.

PARTS LIST:

1. FOR ¾", 1", OR 1½" FORD CORPORATION STOP FB1000-6-G-NL, 1½" POLY-HDPE DR9, 1½" BALL VALVE WITH A C84-66-G COUPLING ON INLET SIDE. PROVIDE FORD FITTINGS AS NECESSARY.
2. FOR ¾" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" x ¾" REDUCING BUSHING & COUPLING: ¾" MIP x ¾" GRIP JOINT: C84-33-G
3. FOR 1" SERVICES, ON TOP OF THE BALL VALVE USE A 1½" X 1" REDUCING BUSHING & COUPLING: 1" MIP x 1" GRIP JOINT: C84-44-G
4. ALL METER PARTS BY FORD METER BOX COMPANY OR PRE-APPROVED EQUIVALENT.
5. ALL BRASS VALVES & FITTINGS.
6. USE STAINLESS INSERT STIFFENERS IN POLY TUBING.
7. "G" FOLLOWING THE PART NUMBER DENOTES GRIP JOINT.
8. FOR NEW WATER MAINS, CONTRACTOR RESPONSIBLE FOR PARTS & INSTALLATION TESTING.
9. CITY WILL DRILL HOLE IN LID FOR METER ANTENNA.

NOTE: NO METERS WILL BE SET IN BOXES PLACED IN SIDEWALKS OR PAVED AREAS



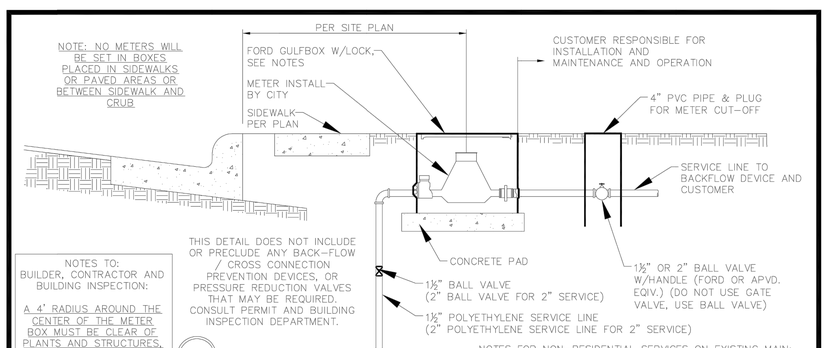
PLAN

PART NUMBERS:
SINGLE FORD METER BOX (12" x 8") (¾" TUBING) G148-233

DUAL FORD METER BOX (14¾" x 12") (1" TUBING) DG248-243

1" FORD METER BOX (SINGLE) (15"ø) (1" TUBING) YL111-444

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 201918	STANDARD DETAIL FOR ¾" OR 1" WATER METER SERVICE



NOTES FOR NON-RESIDENTIAL SERVICES ON EXISTING MAIN:

1. CITY OF CEDAR PARK WATER UTILITY WILL MAKE TAP ON EXISTING MAIN AND PROVIDE ALL PIPE AND APPURTENANCES LISTED IN PARTS LIST ITEMS #1.
2. A METER WILL NOT BE SET UNTIL ALL FINAL WORK IN THE RIGHT OF WAY IS COMPLETE, TESTED AND INSPECTED.

NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:

1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	STANDARD DETAIL FOR 1½" OR 2" WATER METER SERVICE

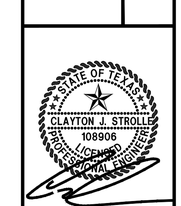
Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITY DETAILS 1 OF 2



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2022-39-SD
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SHEET NO.
62
62 OF 69

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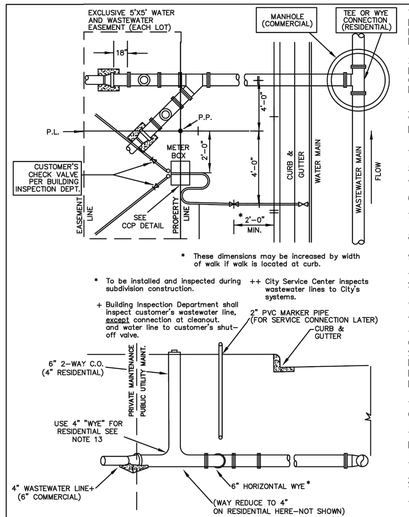
PK-5322-22.270UTIL.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD



1. UTILITY CONTRACTOR LEAVE ONE 6" HORIZONTAL WYE AS SHOWN FOR DOUBLE SERVICE CONNECTION – OPENINGS PLUGGED. FOR DOUBLE SERVICE AND NEW INSTALLS OF METER BOX, WATER PIPE, FITTINGS AND VALVE TO INLET SIDE OF METER(S) IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DETAIL SHEET. INSTALLATION TO BE COMPLETED DURING SUBDIVISION CONSTRUCTION – INSPECTION BY WATER AND WASTEWATER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEMS UNTIL METER IS INSTALLED AND WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND VERTICAL WYE REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS

3. CITY OF CEDAR PARK ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO THE CITY'S WATER AND WASTEWATER SYSTEMS FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE METER BOX AND AT THE WASTEWATER CONNECTION TO THE HORIZONTAL WYE.

4. ALL WASTEWATER SERVICE LATERALS SHALL SLOPE 1 PERCENT (1/8 INCH PER FOOT) MINIMUM TO MAIN.

5. PIPE IN STREET RIGHT-OF-WAY AND IN EASEMENT AREAS SHALL BE BEDDED WITH MATERIALS REQUIRED BY CITY OF AUSTIN SPECIFICATIONS; AND TO HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES. THE ENGINEERING DEPARTMENT MUST SPECIFICALLY APPROVE ANY EXCEPTION.

6. CUSTOMER TO PROVIDE CLEANOUT WITHIN 5' P.U.E.

7. CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR UNLESS DIRECTED OTHERWISE BY THE CITY UTILITY INSPECTOR.

8. FOR COMMERCIAL SITES, COORDINATE ALL W/WW TAPS WITH THE UTILITY INSPECTOR. 512-401-5550.

9. DO NOT USE DOUBLE WYE OR 4"X6"X4" WYE. SINGLE SERVICES SHALL NOT HAVE ANY WYE INSTALLED.

10. ALL WW FITTINGS UPSTREAM OF THE SERVICE LATERAL FROM THIS POINT TO BE SOLVENT WELD. DO NOT USE GASKET-TYPE OR PUSH ON FITTINGS FOR SERVICE LATERALS.

11. GENERAL CONTRACTOR/HOME OR COMMERCIAL BUILDER/PLUMBER SHALL INSTALL AND MAINTAIN A PLUG ON THE CITY SIDE OF THE SERVICE LATERAL AT ALL TIMES UNTIL FINISHED DEVELOPMENT IS APPROVED AND CONNECTED TO THE WASTE WATER SYSTEM.

12. INSTALL A 6-INCH INSPECTION PORTAL AT EACH SERVICE CONNECTION FOR EACH NON-RESIDENTIAL BUILDING AT LEAST FIVE FEET OFF THE BUILDING. CLEAN OUT REQUIRED AT PROPERTY LINE OF NON-RESIDENTIAL DEVELOPMENT SHALL MEET INSPECTION PORT CRITERIA. DEPICT THE INSPECTION PORTAL AS A SINGLE "STAR" SYMBOL ON THE WASTEWATER LINE, LABEL AS AN "INSPECTION PORTAL". THE INSPECTION PORTAL SHALL NOT BE INSTALLED AT A CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT OF THE SEWER LINE AND NOT ON THE EDGE OF A CURB, SIDEWALK OR OTHER HARDSCAPE. AN INSPECTION PORTAL LOCATED IN A TRAFFIC AREA WILL NEED TO HAVE AN APPROPRIATE TRAFFIC BEARING CAST IRON LID COVERING THE "PVC" THREADED CAP. AN "INSPECTION PORTAL" IS A SINGLE RISER WITH A "TWO-WAY" CLEANOUT AT THE BOTTOM, NOT A DOUBLE CLEANOUT WHICH HAS TWO RISERS.

13. RESIDENTIAL TO USE 4"(MIN) VERTICAL WYE FITTING FACING THE MAIN IN PLACE OF THE 6" 2-WAY CO REQUIRED BY THE IPT PROGRAM AND COMMERCIAL CODE. (NON RESIDENTIAL APPLICATION SHOWN IN SKETCH.)

14. CONNECTIONS CLASSIFIED AS "HEALTH HAZARD" BY INDUSTRIAL PRETREATMENT PROGRAM SHALL HAVE REDUCED PRESSURE ZONE ASSEMBLY (RPZ) AS REQUIRED BY 30 TAC 290.47(f) REF TO 18.09.

15. SITE THAT UTILIZES AN AUXILIARY WATER SOURCE (WELL, RAINWATER HARVESTER, ETC.) ARE CLASSIFIED AS HIGH HAZARD AND SHALL INSTALL AN RPZ ON ALL WATER SERVICES TO THE SITE (DOMESTIC AND IRRIGATION). WELLS SHALL BE PLUGGED IN ACCORDANCE WITH 16 TAC SECTION 17.104 AND LISTED IN THE STATE WELL DATABASE.

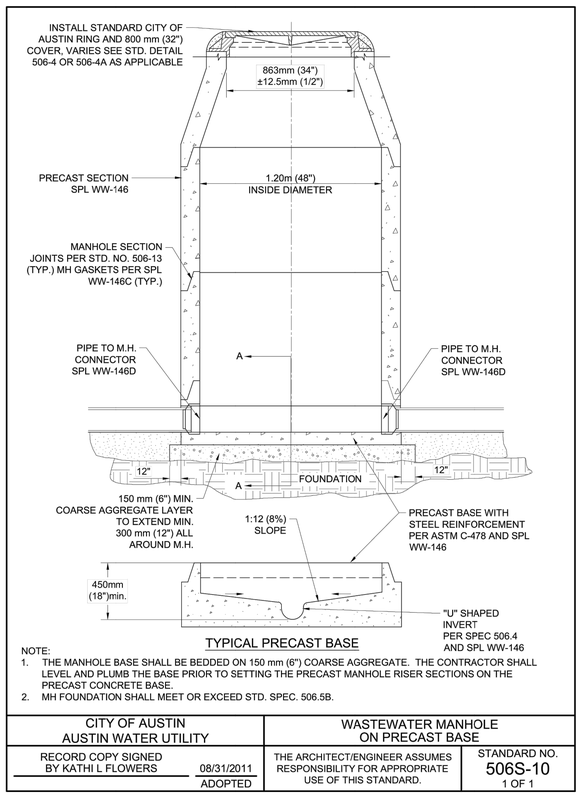
16. COMMERCIAL DEVELOPMENT REQUIRING A GRINDER PUMP SHALL LOCATE THE GRINDER PUMP INSIDE THE BUILDING.

17. ALL PIPE DOWNSTREAM OF THE C.O. NEAR THE R-O-W, IS CITY-MAINTAINED. CONTACT CITY FOR PUBLIC UTILITY ISSUE AT 512-401-5550

18. NO METER, CLEAN-OUT, VALVE, VAULT, OR UTILITY APPURTENANCE, MAY BE UNDER OR WITHIN A DRIVEWAY, SIDEWALK, OR IMPERVIOUS HARDSCAPE.

19. NO SIGNS SHALL BE PERMITTED IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY.

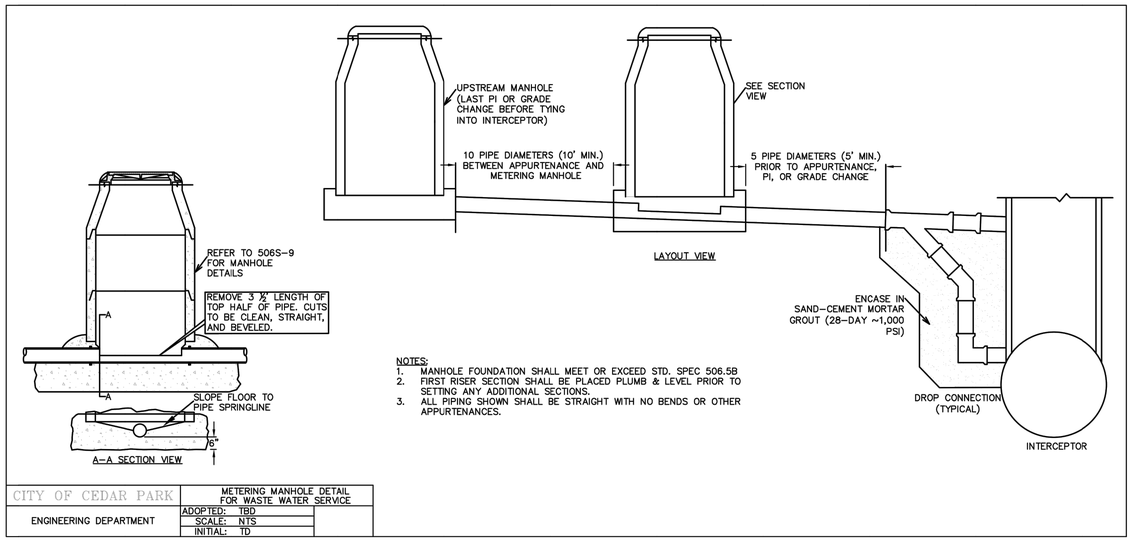
CITY OF CEDAR PARK	STANDARD CONNECTION DETAIL FOR WASTE WATER SERVICE
ENGINEERING DEPARTMENT	ADOPTED: 9-18-2020 SCALE: NTS INITIAL: TD



TYPICAL PRECAST BASE

NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

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



NOTES:
1. MANHOLE FOUNDATION SHALL MEET OR EXCEED STD. SPEC 506.5B
2. FIRST RISER SECTION SHALL BE PLACED PLUMB & LEVEL PRIOR TO SETTING ANY ADDITIONAL SECTIONS.
3. ALL PIPING SHOWN SHALL BE STRAIGHT WITH NO BENDS OR OTHER APPURTENANCES.

CITY OF CEDAR PARK	METERING MANHOLE DETAIL FOR WASTE WATER SERVICE
ENGINEERING DEPARTMENT	ADOPTED: TBD SCALE: NTS INITIAL: TD

Pacheco Koch
a Westwood company
8701 N. MOPACEXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

UTILITY DETAILS 2 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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SHEET NO.
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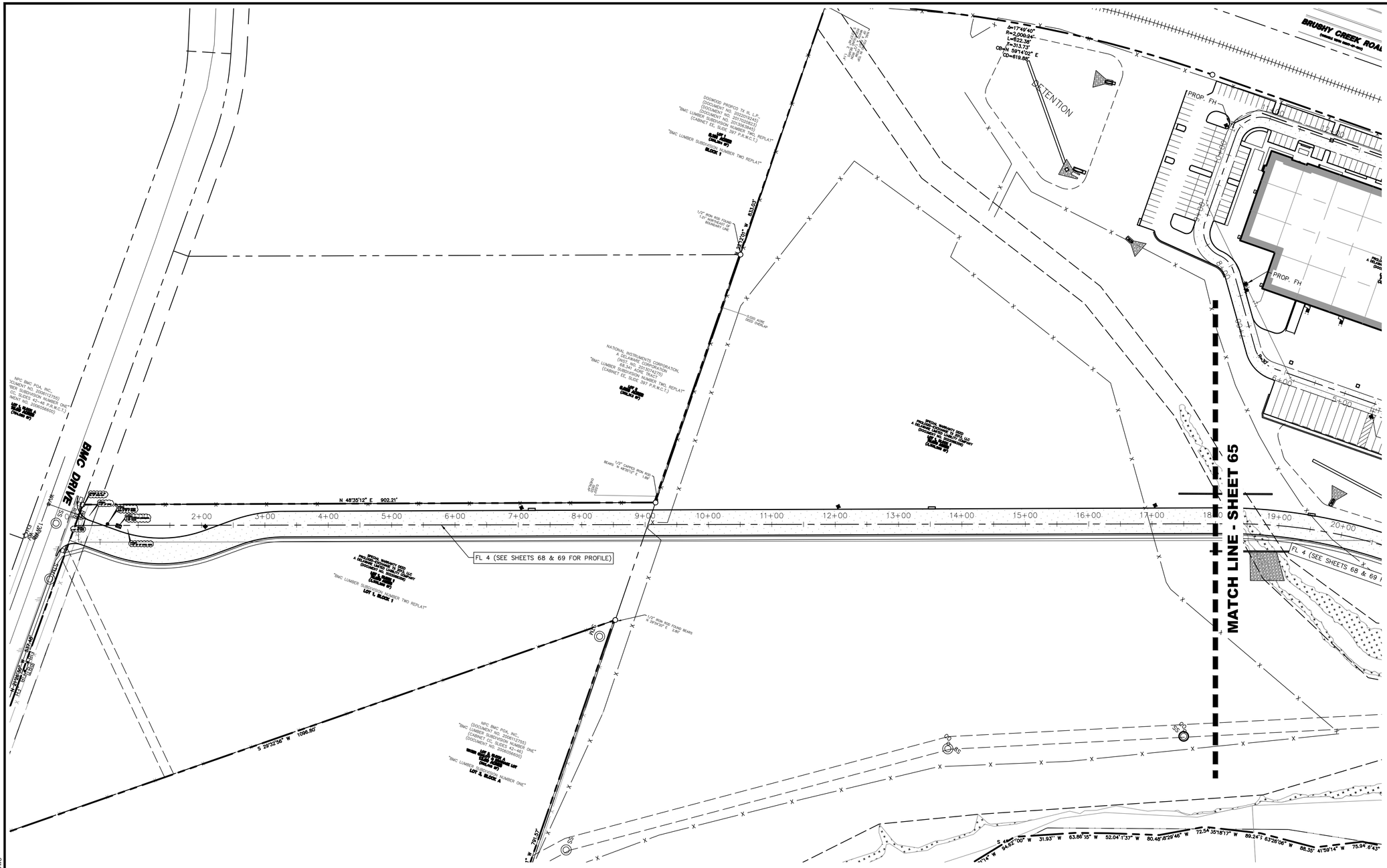


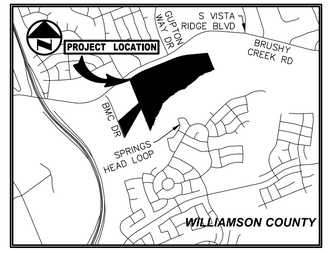
0 40 80 160 240

GRAPHIC SCALE IN FEET
1"=80'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST. FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES



VICINITY MAP
(NOT TO SCALE)

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
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TX REG. SURVEYING FIRM LS-10008000

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

FIRE PROTECTION PLAN 1 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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SHEET NO.
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PK-5322-22.270FIRE.DWG PK FILE: 5322-22.270 CASE ID: 2022-39-SD

MATCH LINE - SHEET 64

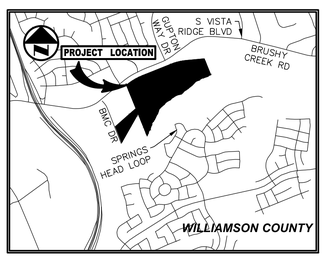
0 40 80 160 240

GRAPHIC SCALE IN FEET
1"=80'

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
#	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE

REFER SHEET 2 FOR GENERAL NOTES



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FIRE PROTECTION PLAN 2 OF 2

STATE OF TEXAS
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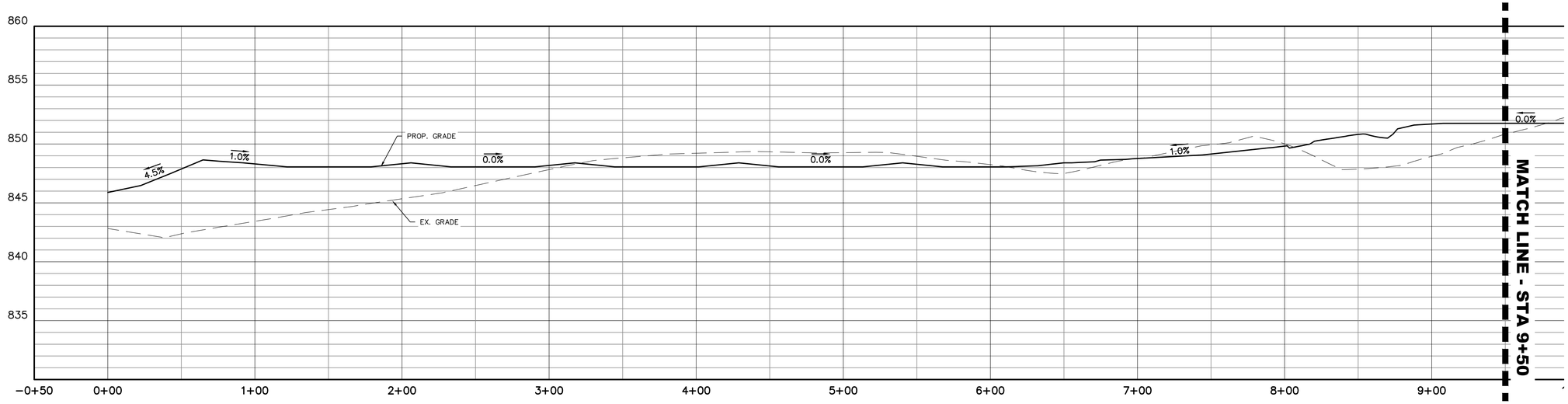

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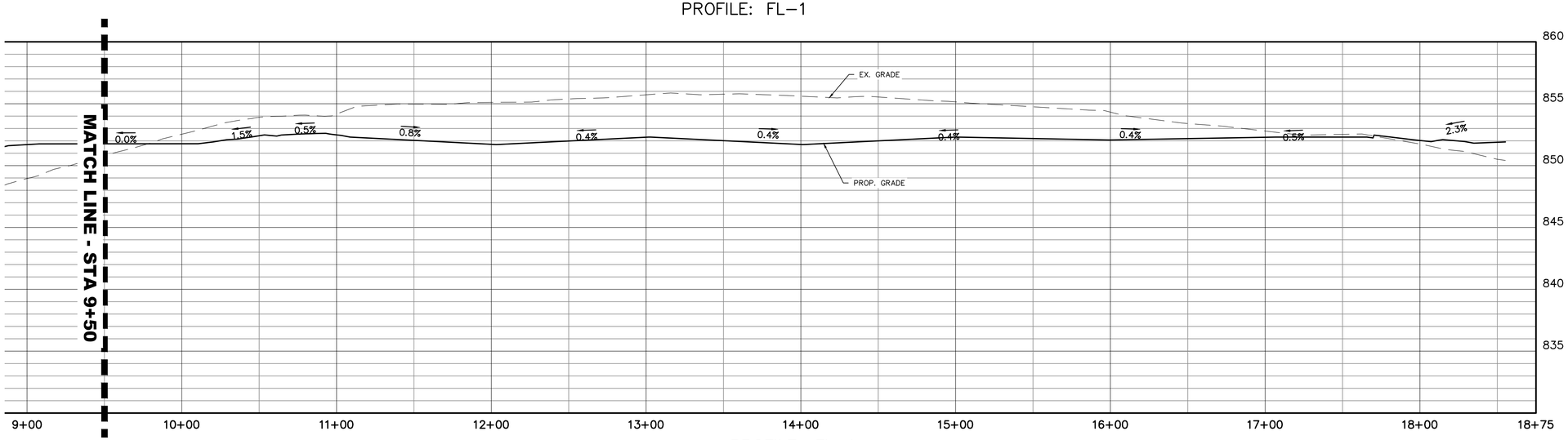

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GRAPHIC SCALE IN FEET
1"=40'

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

REFER SHEET 2 FOR GENERAL NOTES

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FIRE LANE PROFILES 1 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
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SHEET NO.
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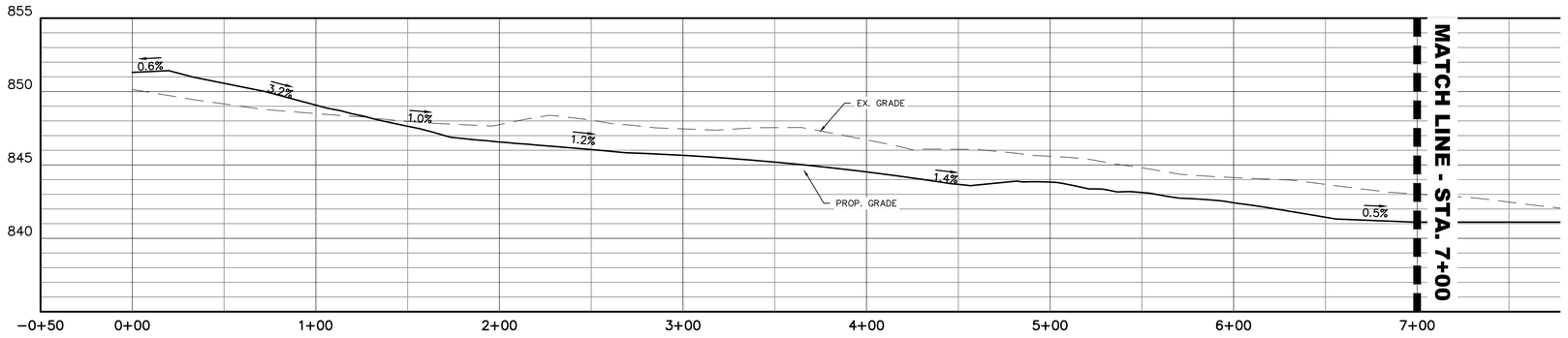

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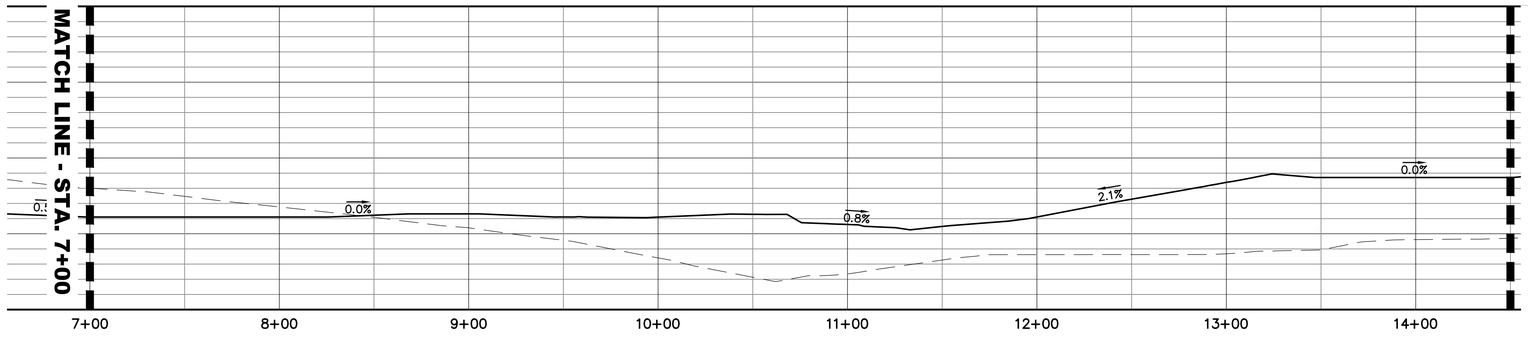

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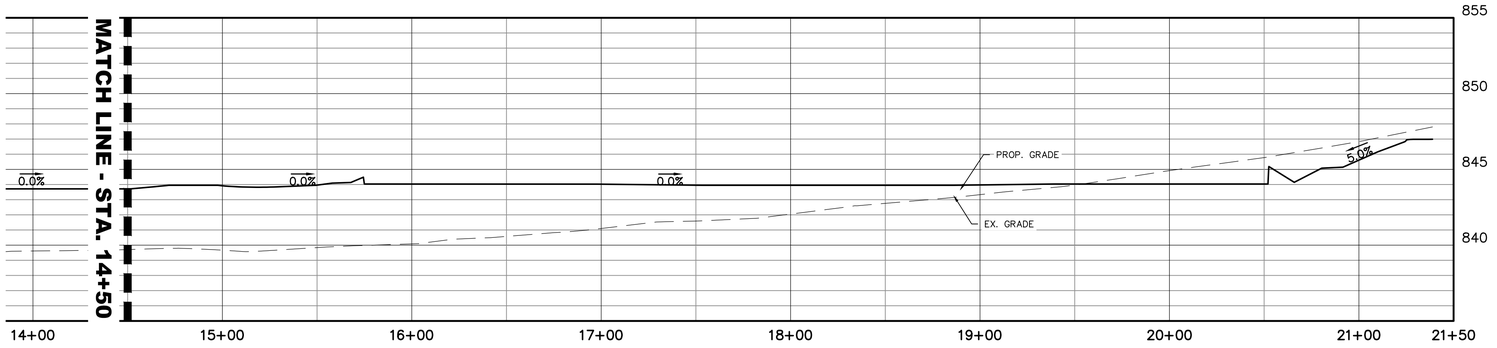

PROFILE: FL−2

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GRAPHIC SCALE IN FEET
1"=40'

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

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FIRE LANE PROFILES 2 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
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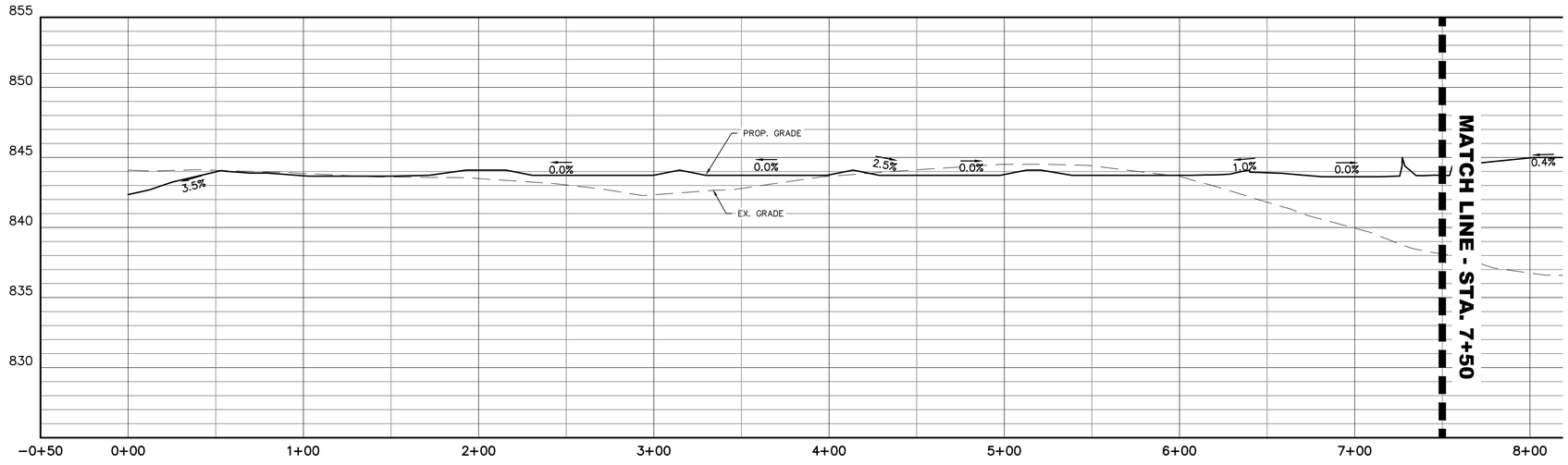
PK−5322−22.270FIRE.DWG PK FILE: 5322−22.270 CASE ID: 2022−39−SD



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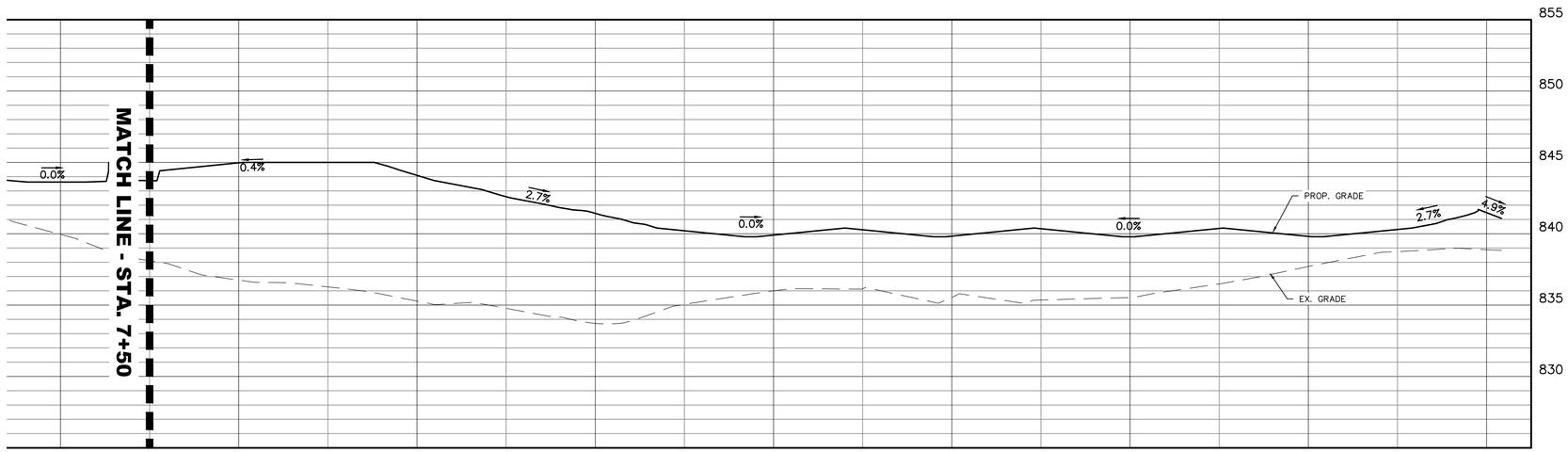

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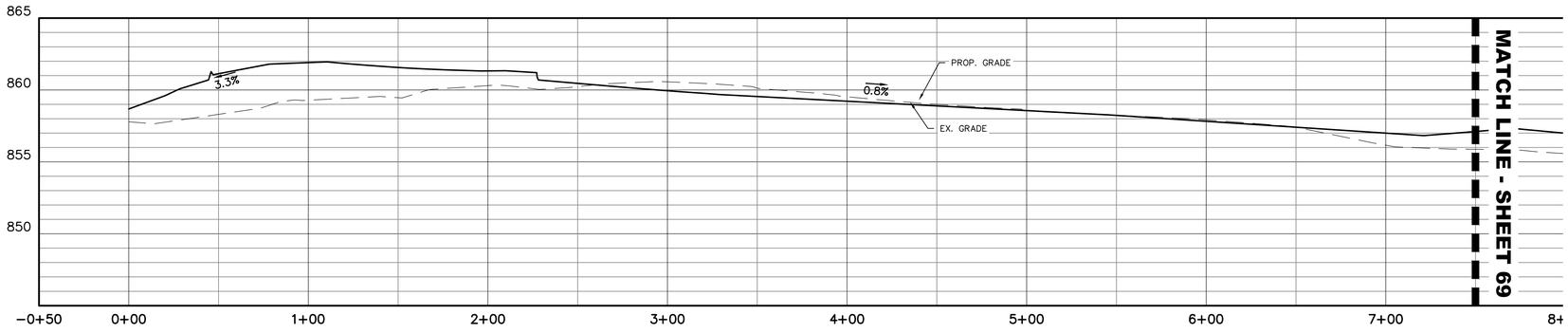

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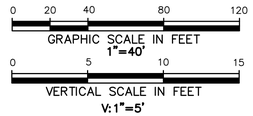

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REVISIONS

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

FIRE LANE PROFILES 3 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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SHEET NO.
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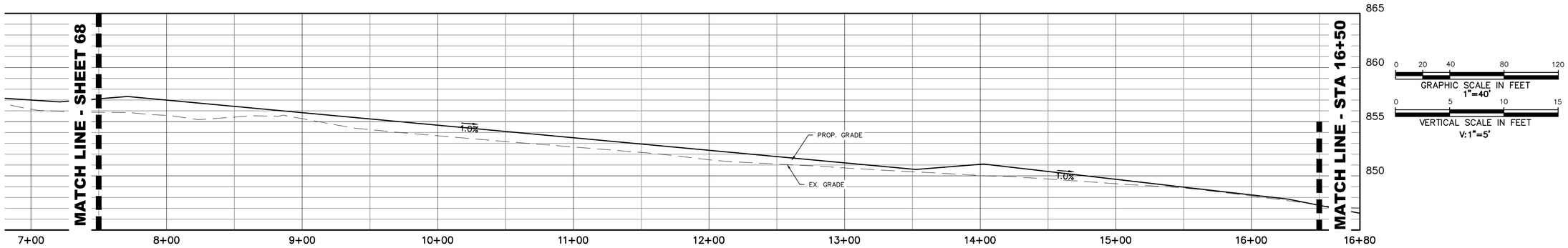

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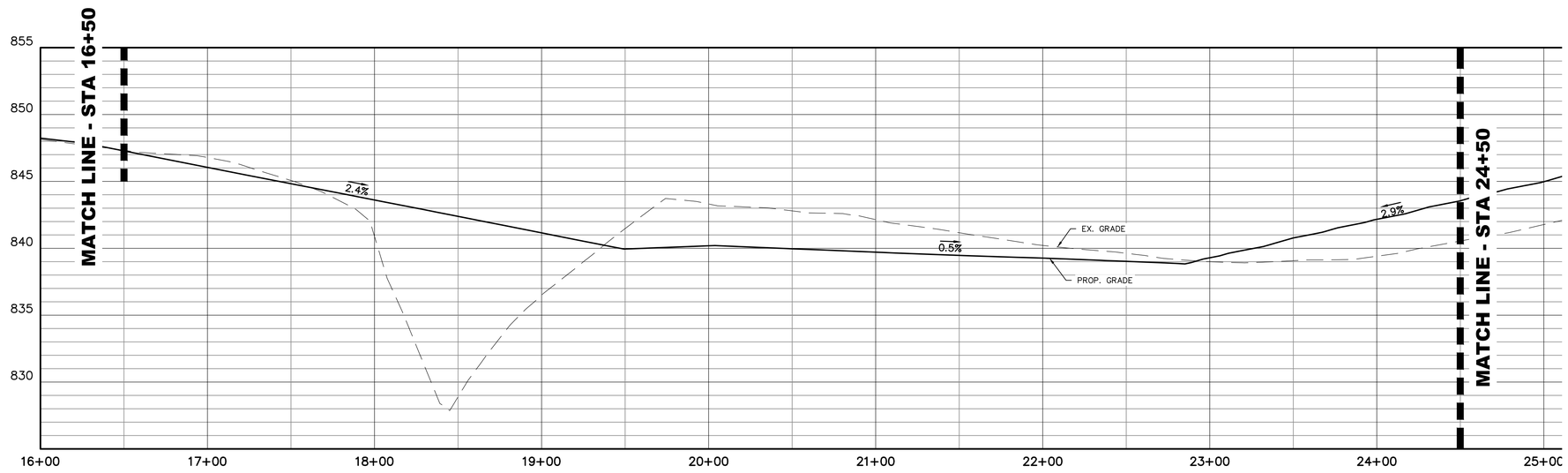

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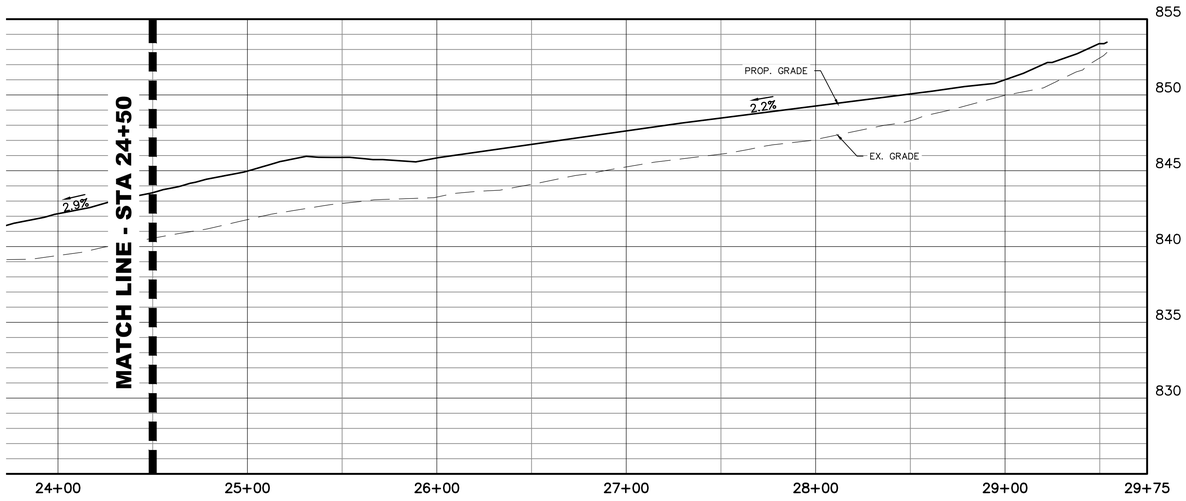

PROFILE: FL–4

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BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

FIRE LANE PROFILES 4 OF 4

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISON OF CLAYTON J. STROLLE, P.E. 108906 ON 11/21/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

2022–39–SD
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DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
69
69 OF 69

Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention

- Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.
- *Inspections.* Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- *Mowing.* The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- *Litter and Debris Removal.* Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- *Erosion control.* The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
- *Nuisance Control.* Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
- *Structural Repairs and Replacement.* With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- *Sediment Removal.* A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5

years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

- *Logic Controller.* The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Engineer Signature

Clayton Strolle
Printed Name

Director, Commercial
Title

04/12/2023
Date

Owner Signature

Sidney Stratton
Printed Name

Development Manager
Title

04/17/2023
Date

Sidney Stratton

Attachment P – Measures for Minimizing Surface Stream Contamination

The Prologis-Exchange TX. LLC entity is proposing three primary batch detention basins based on 75.879 acres of contributing area, encompassing 28.68% impervious cover across the site. Throughout construction, silt fencing, inlet protection and rock berms will be utilized to keep sediment out of the surface stream to the north of the site. Post development, the stormwater will be diverted off impervious structures and piped into the batch detention basins. The batch detentions basin acts as the primary treatment for TSS removal.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Clayton Strolle, P.E.

Date: 4/18/2023

Signature of Customer/Agent:

Regulated Entity Name: Brushy Creek Prologis

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: Berry Creek and Pecan Branch

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A – Spill Response Actions

In accordance with the Edwards Aquifer Technical Guidance on Best Management Practices Operators, the following actions will be followed to ensure appropriate measures are taken in the case of a spill:

Education

- Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.
- Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the 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

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

Significant/Hazardous Spills

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Spills, Discharges, and Releases

- Report an environmental emergency, discharge, spill, or air release. Links to rules, law, technical assistance, waste management, State Emergency Response Commission.
- Please contact TCEQ emergencies for reportable quantities using the link below: https://www.tceq.texas.gov/response/spills/spill_rq.html

To report and environmental emergency, discharge, spill, or air release, control:

State

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 --- 24 hours a day
- TCEQ Regional Office, Monday-Friday, 8 a.m. – 5 p.m.

Federal

- National Response Center: 1-800-424-8802 (notifying the NRC does not constitute to the state)

Attachment B – Potential Sources of Contamination

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

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

Attachment C – Sequence of Major Activities

The following sequence of construction is included in the construction plans:

1. Temporary erosion controls, silt fencing and tree protection fencing to be installed.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 1 week

2. Pre-construction meeting to be held on-site.
   Estimated area disturbed = n/a ac
   Estimated timing = 1 day

3. Demolition of existing materials.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 6 weeks

4. Site staking and rough grading.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 6 weeks

5. Storm sewers to be installed.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 8 weeks

6. Water, wastewater and paving improvements to begin.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 8 weeks

7. Temporary erosion control measures to be inspected on a regular basis; any sediment buildup to be removed.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

8. Site to be cleaned up and revegetated.
   Estimated area disturbed = 75.879 ac
   Estimated timing = 6 weeks

9. Temporary erosion controls to be removed after permanent restoration of site is established.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

Attachment D – Temporary Best Management Practices and Measures

The following temporary best management practices will be conducted to prevent pollution of surface water, groundwater, and stormwater in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices.

Temporary Vegetation
Vegetation will be used as a temporary stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation will be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Dust Control
Dust control will prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

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

Silt Fence
A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. Proposed silt fences will be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out.

Inlet Protection
All proposed inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types. Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre, and the basin slope is less than five percent. This type of protection is not applicable in paved areas. Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas. Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Concrete Washout Area

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

The following steps will help reduce stormwater pollution from concrete wastes: • Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

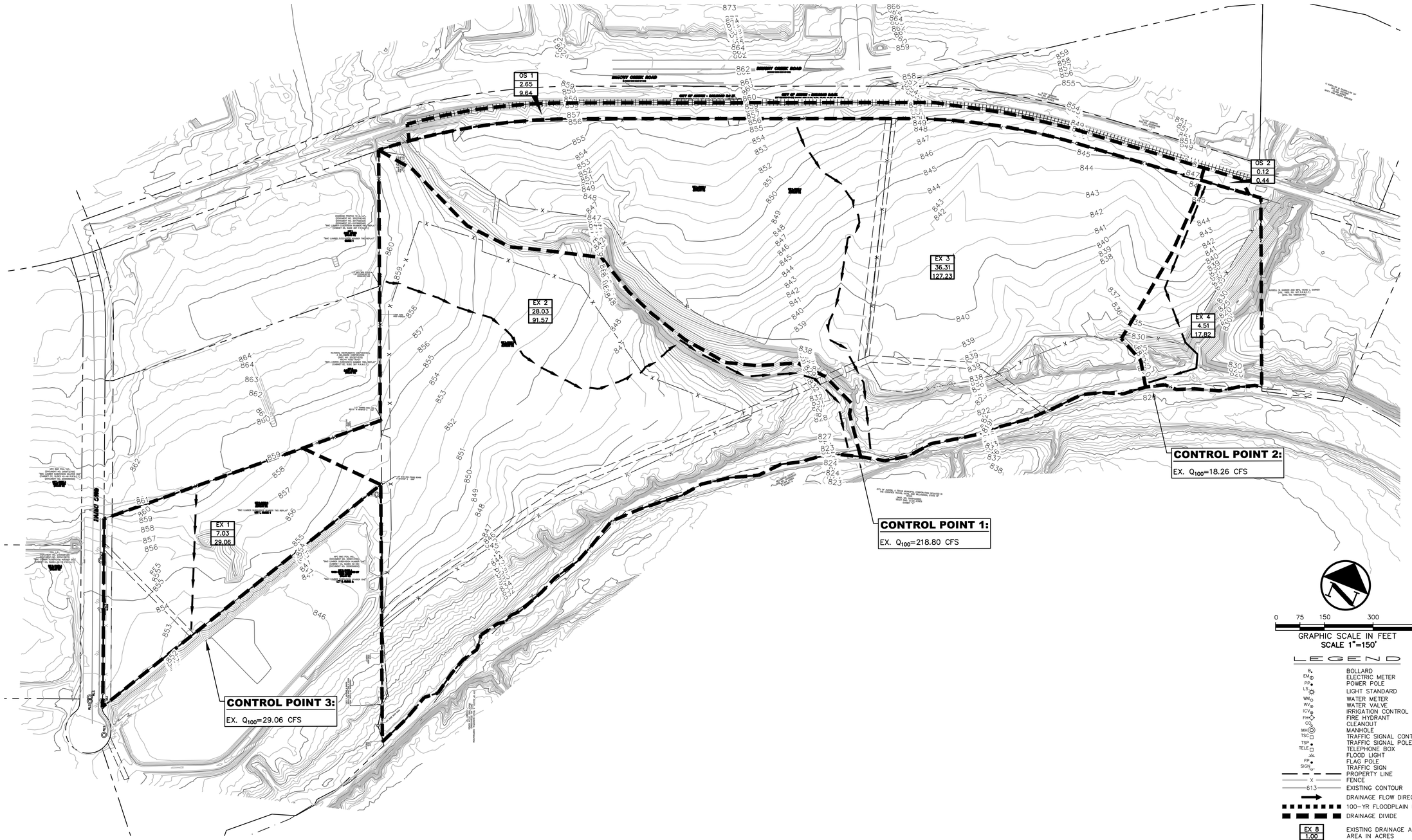
For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Attachment F – Structural Practices

Stormwater will be routed through the proposed silt fence and inlet protection for pollutant removal. The proposed permanent BMPs are to be constructed as to intercept stormwater flowing from the parking lots, streets, building roofs, and other impervious areas. The silt fence will provide temporary sedimentation control during construction prior to the permanent BMPs being finalized. No part of the site or placement of the structural practices will be encumbered by floodplain as shown on FEMA #48491C0470F & 48491C0610F.

Attachment G – Drainage Area Map



0 75 150 300 450

GRAPHIC SCALE IN FEET
SCALE 1"=150'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN LIMITS
- DRAINAGE DIVIDE

EX 8
1.00
7.99

EXISTING DRAINAGE AREA ID
AREA IN ACRES
Q_{100} IN CUBIC FEET PER SECOND

TIME OF CONCENTRATION CALCULATIONS

Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_C (Design)	T_L
		Length	Slope	Surface Cover	Velocity	*Manning's n	T_0	Length	Slope	Surface Type	Velocity	*K	T_S	Length	Slope	Type	*K	Velocity	T_h			
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
EX 1	415	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	315	0.010	UNPAVED	1.61	16.1	3.26	0	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.00	12.07	12.07	7.24
EX 2	1520	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	1320	0.010	UNPAVED	1.61	16.1	13.66	100	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.34	22.82	22.82	13.69
EX 3	1700	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	925	0.010	UNPAVED	1.61	16.1	9.58	200	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.69	19.07	19.07	11.44
EX 4	750	100	0.020	SHORT GRASS PRAIRIE	0.189	0.15	8.81	500	0.010	UNPAVED	1.61	16.1	5.18	200	0.005	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	4.85	0.69	14.67	14.67	8.80

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_2 (in/hr)	Q_2 (cfs)	I_{10} (in/hr)	Q_{10} (cfs)	I_{25} (in/hr)	Q_{25} (cfs)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
EX 1	7.03	0.30	7	5.61	11.83	8.40	17.72	10.36	21.85	13.78	29.06	
EX 2	28.03	0.30	13	4.44	37.34	6.62	55.67	8.18	68.79	10.89	91.57	
EX 3	36.31	0.30	11	4.76	51.85	7.11	77.45	8.78	95.64	11.68	127.23	
EX 4	4.51	0.30	8	5.04	6.82	8.03	10.86	9.90	13.39	13.17	17.82	
OS 1	2.65	0.30	10	4.94	3.93	7.39	5.88	9.12	7.25	12.13	9.64	
OS 2	0.12	0.30	10	4.94	0.18	7.39	0.27	9.12	0.33	12.13	0.44	

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

EXISTING DRAINAGE AREA MAP

STATE OF TEXAS
CLAYTON J. STROLLE
108906
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PROFESSIONAL ENGINEER

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CJS	JJS	DEC 2022

SHEET NO.
18
18 OF 67

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

JPQUINTANA
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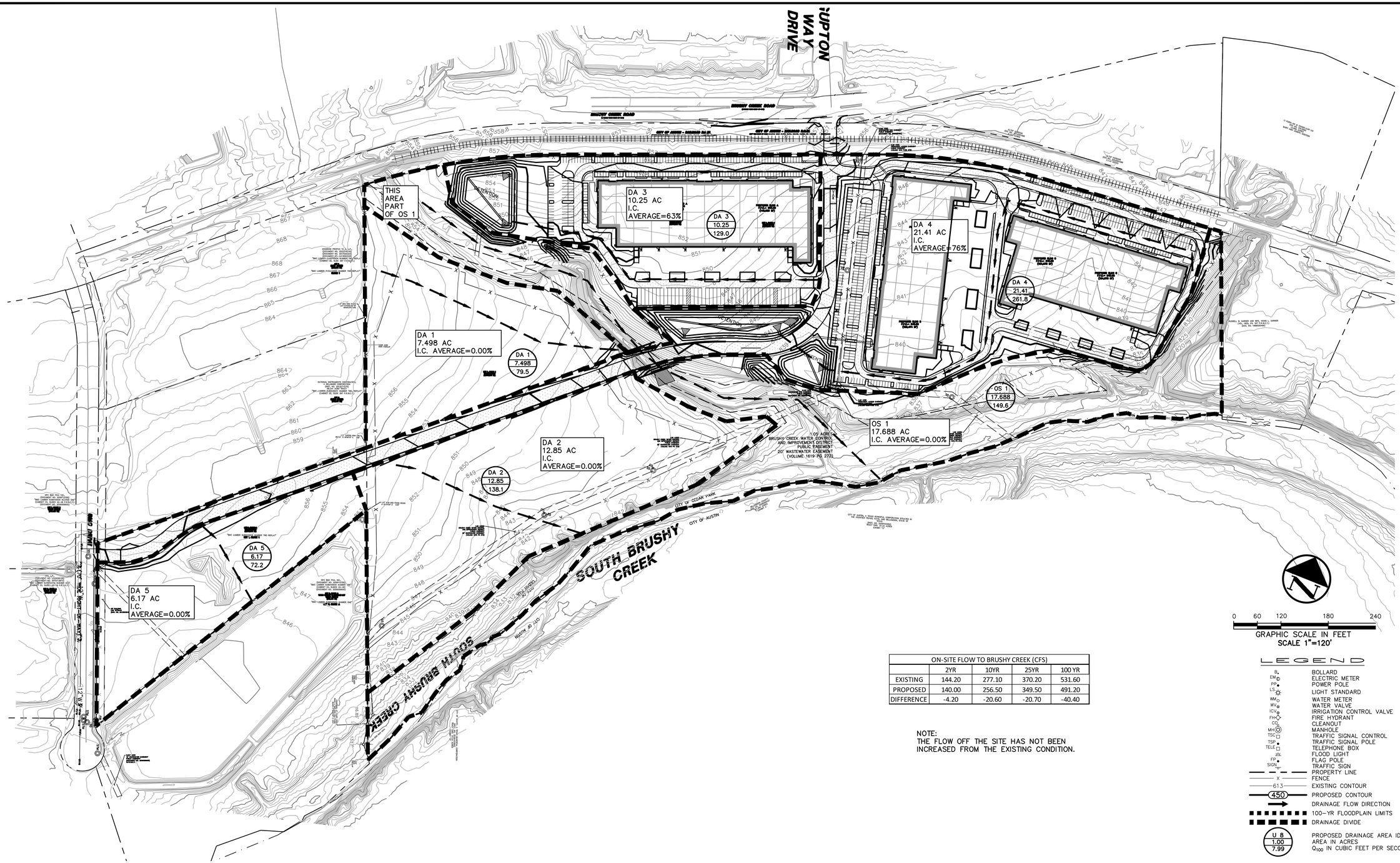

0 60 120 180 240

GRAPHIC SCALE IN FEET
SCALE 1"=120'

ON-SITE FLOW TO BRUSHY CREEK (CFS)				
	2YR	10YR	25YR	100 YR
EXISTING	144.20	277.10	370.20	531.60
PROPOSED	140.00	256.50	349.50	491.20
DIFFERENCE	-4.20	-20.60	-20.70	-40.40

NOTE:
THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION.

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
— — — —	PROPERTY LINE
—— X ——	FENCE
——613——	EXISTING CONTOUR
——450——	PROPOSED CONTOUR
→	DRAINAGE FLOW DIRECTION
■ ■ ■ ■ ■ ■	100–YR FLOODPLAIN LIMITS
■ ■■ ■■ ■■ ■	DRAINAGE DIVIDE
U 8 1.00 7.99	PROPOSED DRAINAGE AREA ID AREA IN ACRES Q_{100} IN CUBIC FEET PER SECOND

TIME OF CONCENTRATION CALCULATIONS																					
Basin ID	Flowpath Length (ft)	Overland Flow						Shallow Concentrated Flow						Channel Flow						T_C	T_c (Design)	T_L
		Length (ft)	Slope (ft/ft)	Surface Cover	Velocity (ft/s)	*Manning's n	T_0 (min)	Length (ft)	Slope (ft/ft)	Surface Type	Velocity (ft/s)	*K	T_S (min)	Length (ft)	Slope (ft/ft)	Type	*K (ft)	Velocity (ft/s)	T_h (min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
DA 1	845	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	150	0.010	UNPAVED	1.61	16.1	1.55	645	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	1.57	9.60	9.60	5.76
DA 2	631	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	150	0.010	UNPAVED	1.61	16.1	1.55	431	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	1.05	9.08	9.08	5.45
DA 3	1044	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.040	0.01	0.80	150	0.010	PAVED	2.03	20.3	1.23	844	0.001	36" RCP	94.36	2.98	4.71	6.75	6.75	4.05
DA 4	1859	50	0.010	SMOOTH SURFACES (CONCRETE, ASPHALT, GRAVEL, OR BARE SOIL)	1.040	0.01	0.80	150	0.010	PAVED	2.03	20.3	1.23	1659	0.002	5X4 RCB	122.63	4.75	5.82	7.86	7.86	4.71
DA 5	148	50	0.010	SHORT GRASS PRAIRIE	0.129	0.15	6.48	15	0.010	UNPAVED	1.61	16.1	0.16	83	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	0.20	6.84	6.84	4.10
OS 1	1635	100	0.010	SHORT GRASS PRAIRIE	0.148	0.15	11.28	300	0.010	UNPAVED	1.61	16.1	3.11	1235	0.010	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	6.86	3.00	17.39	17.39	10.44

2022–39–SD
CITY APPROVAL STAMP

Pacheco Koch
a **Westwood** company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

PROPOSED DRAINAGE AREA MAP

CLAYTON J. STROLLE
108906

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CJS	JJS	DEC 2022

SHEET NO.
19
19 OF 67

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4/19/2023 11:19 AM
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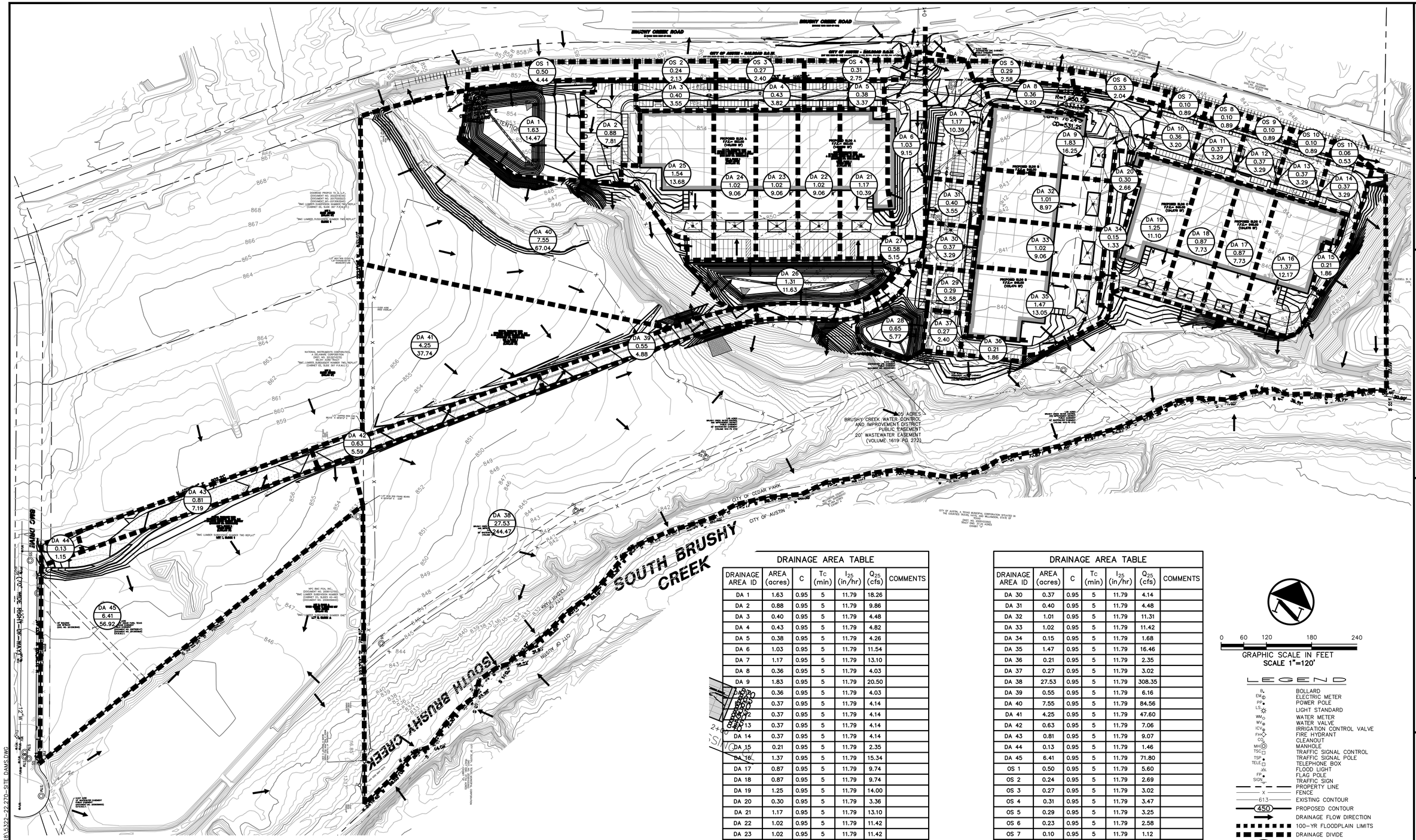

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_{25} (in/hr)	Q_{25} (cfs)	COMMENTS
DA 1	1.63	0.95	5	11.79	18.26	
DA 2	0.88	0.95	5	11.79	9.86	
DA 3	0.40	0.95	5	11.79	4.48	
DA 4	0.43	0.95	5	11.79	4.82	
DA 5	0.38	0.95	5	11.79	4.26	
DA 6	1.03	0.95	5	11.79	11.54	
DA 7	1.17	0.95	5	11.79	13.10	
DA 8	0.36	0.95	5	11.79	4.03	
DA 9	1.83	0.95	5	11.79	20.50	
DA 10	0.36	0.95	5	11.79	4.03	
DA 11	0.37	0.95	5	11.79	4.14	
DA 12	0.37	0.95	5	11.79	4.14	
DA 13	0.37	0.95	5	11.79	4.14	
DA 14	0.37	0.95	5	11.79	4.14	
DA 15	0.21	0.95	5	11.79	2.35	
DA 16	1.37	0.95	5	11.79	15.34	
DA 17	0.87	0.95	5	11.79	9.74	
DA 18	0.87	0.95	5	11.79	9.74	
DA 19	1.25	0.95	5	11.79	14.00	
DA 20	0.30	0.95	5	11.79	3.36	
DA 21	1.17	0.95	5	11.79	13.10	
DA 22	1.02	0.95	5	11.79	11.42	
DA 23	1.02	0.95	5	11.79	11.42	
DA 24	1.02	0.95	5	11.79	11.42	
DA 25	1.54	0.95	5	11.79	17.25	
DA 26	1.31	0.95	5	11.79	14.67	
DA 27	0.58	0.95	5	11.79	6.50	
DA 28	0.65	0.95	5	11.79	7.28	
DA 29	0.29	0.95	5	11.79	3.25	

DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	I_{25} (in/hr)	Q_{25} (cfs)	COMMENTS
DA 30	0.37	0.95	5	11.79	4.14	
DA 31	0.40	0.95	5	11.79	4.48	
DA 32	1.01	0.95	5	11.79	11.31	
DA 33	1.02	0.95	5	11.79	11.42	
DA 34	0.15	0.95	5	11.79	1.68	
DA 35	1.47	0.95	5	11.79	16.46	
DA 36	0.21	0.95	5	11.79	2.35	
DA 37	0.27	0.95	5	11.79	3.02	
DA 38	27.53	0.95	5	11.79	308.35	
DA 39	0.55	0.95	5	11.79	6.16	
DA 40	7.55	0.95	5	11.79	84.56	
DA 41	4.25	0.95	5	11.79	47.60	
DA 42	0.63	0.95	5	11.79	7.06	
DA 43	0.81	0.95	5	11.79	9.07	
DA 44	0.13	0.95	5	11.79	1.46	
DA 45	6.41	0.95	5	11.79	71.80	
OS 1	0.50	0.95	5	11.79	5.60	
OS 2	0.24	0.95	5	11.79	2.69	
OS 3	0.27	0.95	5	11.79	3.02	
OS 4	0.31	0.95	5	11.79	3.47	
OS 5	0.29	0.95	5	11.79	3.25	
OS 6	0.23	0.95	5	11.79	2.58	
OS 7	0.10	0.95	5	11.79	1.12	
OS 8	0.10	0.95	5	11.79	1.12	
OS 9	0.10	0.95	5	11.79	1.12	
OS 10	0.10	0.95	5	11.79	1.12	
OS 11	0.06	0.95	5	11.79	0.67	

0 60 120 180 240

GRAPHIC SCALE IN FEET
SCALE 1"=120'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN LIMITS
- DRAINAGE DIVIDE
- U 8 / 1.00 / 7.99 PROPOSED DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND

2022-39-SD
CITY APPROVAL STAMP

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ▪ STE. 320 ▪ AUSTIN, TX 78759 ▪ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL
PROPOSED SITE DRAINAGE AREA MAP

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER
LICENSED
PROFESSIONAL ENGINEER

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CJS	JJS	DEC 2022

SHEET NO.
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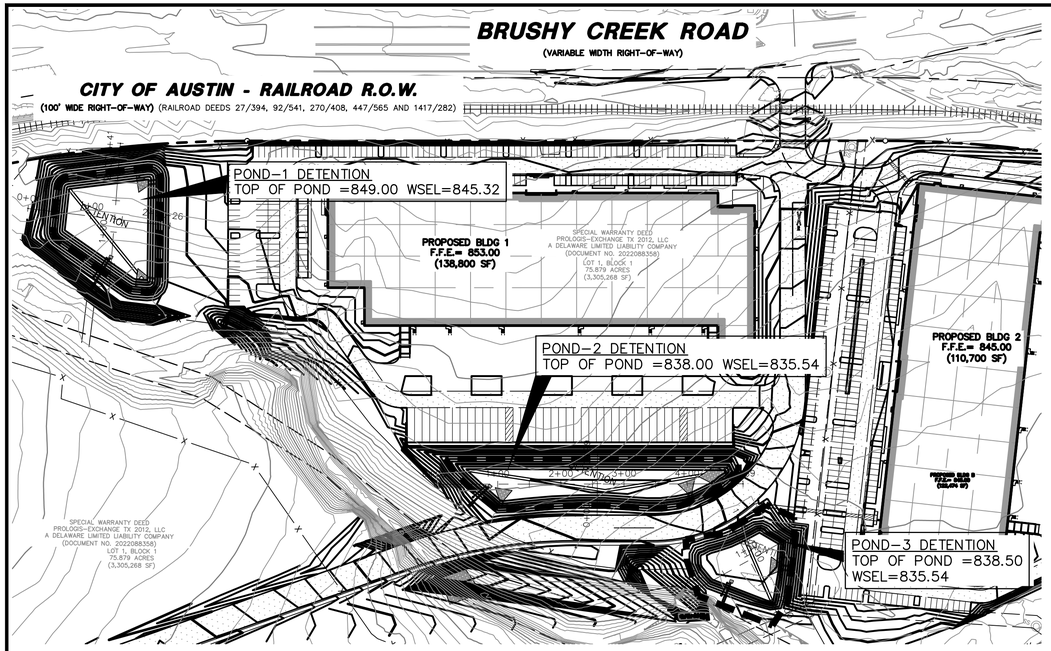
Attachment H – Temporary Sediment Pond Plans and Calculations

A rough cut water quality pond will be utilized for the temporary sedimentation removal on-site and is to be graded in accordance with the following plan sheet provided. Revegetation or placement of underdrain piping shall not be carried out until the site construction phase is complete.



0 50 150 200 300

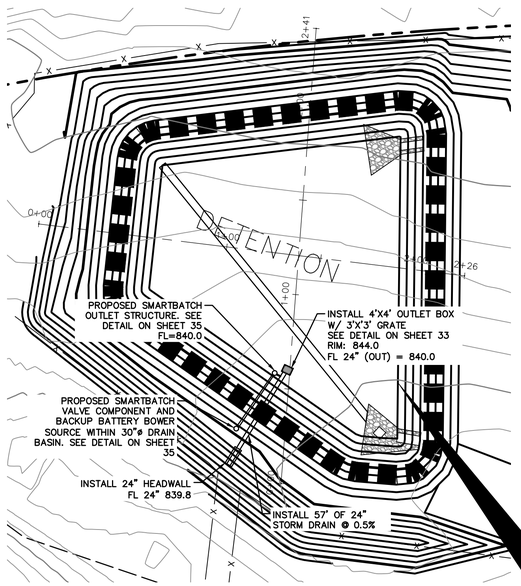
GRAPHIC SCALE IN FEET
1"=150'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	EXIST FENCE
OHL	OVERHEAD UTILITY LINE
30" R.C.P.	EXISTING STORM LINE
	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
6"W	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
	PROPOSED STORM LINE
TI	TOP OF INLET

0 15 30 60 90

GRAPHIC SCALE IN FEET
1"=30'



POND-1 DETENTION
TOP OF POND =849.00 WSEL=845.32

STAGE STORAGE POND 1	
ELEV	AREA
843	0
844	48,918
845	54,598
846	62,112
847	68,546
848	73,704
849	79,351

STAGE STORAGE POND 2 AND 3	
ELEV	AREA
831.3	0
832	30,492
833	50,476
834	58,362
835	64,325
836	70,214
837	76,465

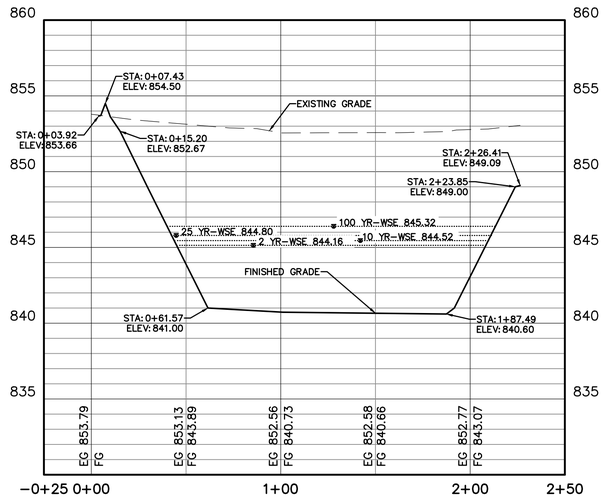
PROFILE VIEW SCALES

0 20 40 80 120

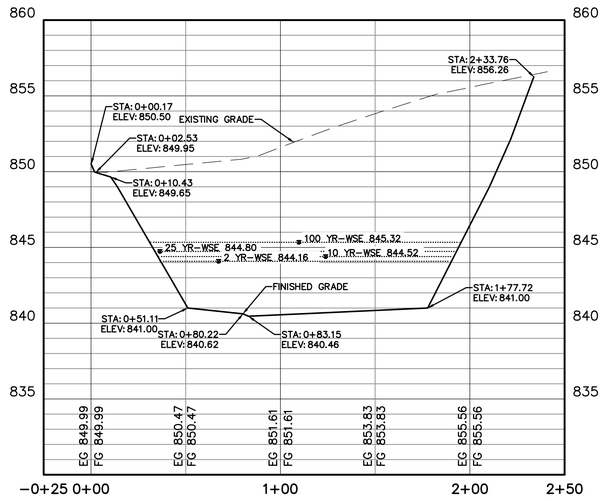
GRAPHIC SCALE IN FEET
1"=40'

0 5 10 15

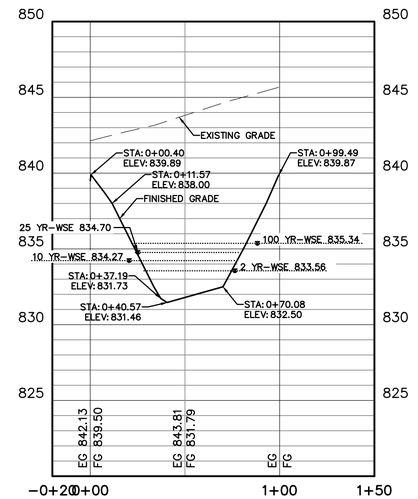
VERTICAL SCALE IN FEET
V:1"=5'



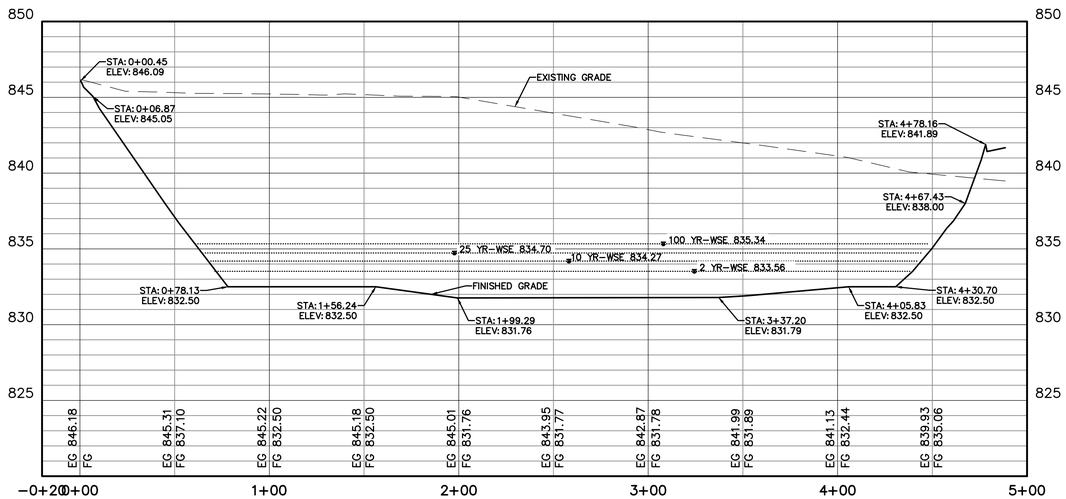
PROFILE: POND 1A



PROFILE: POND 1B



PROFILE: POND 2A



PROFILE: POND 2B

2022-39-SD
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS			
NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

POND PLAN & PROFILE 1 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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CJS	JJS	DEC 2022

SHEET NO.
32
32 OF 69

PK FILE: 5322-22.270 CASE ID: 2022-39-SD

JPQUINTANA
4/26/2023 11:01 PM
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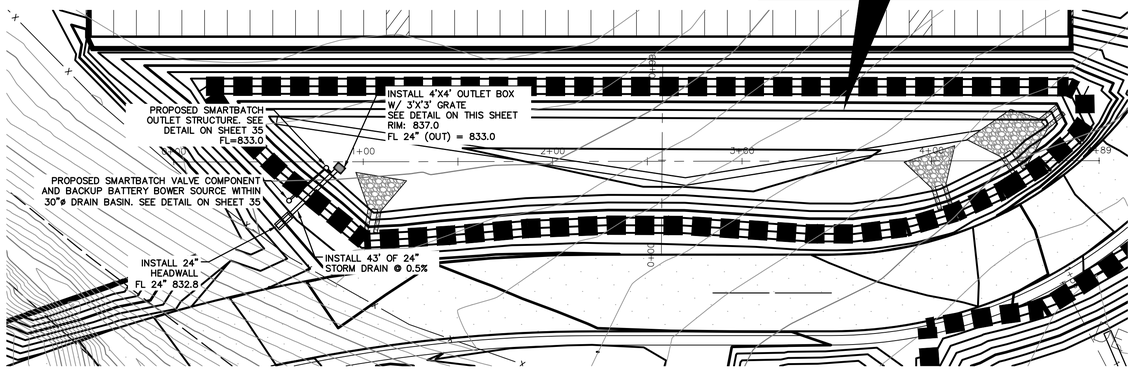
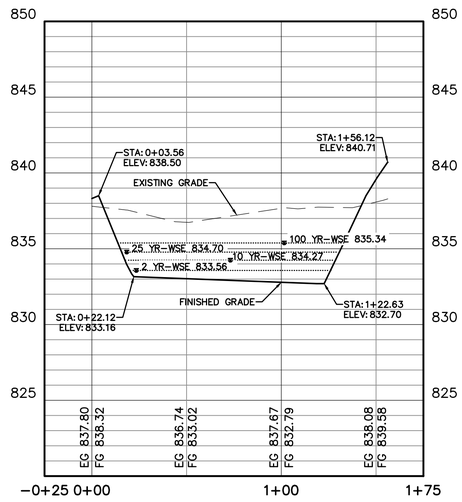
PROFILE VIEW SCALES

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

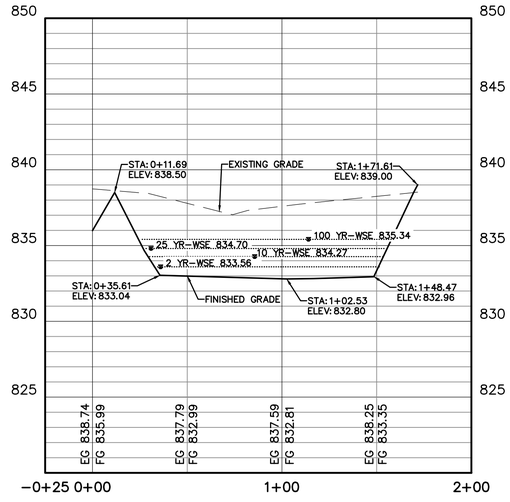
VERTICAL SCALE IN FEET
0 5 10 15
V:1"=5'

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



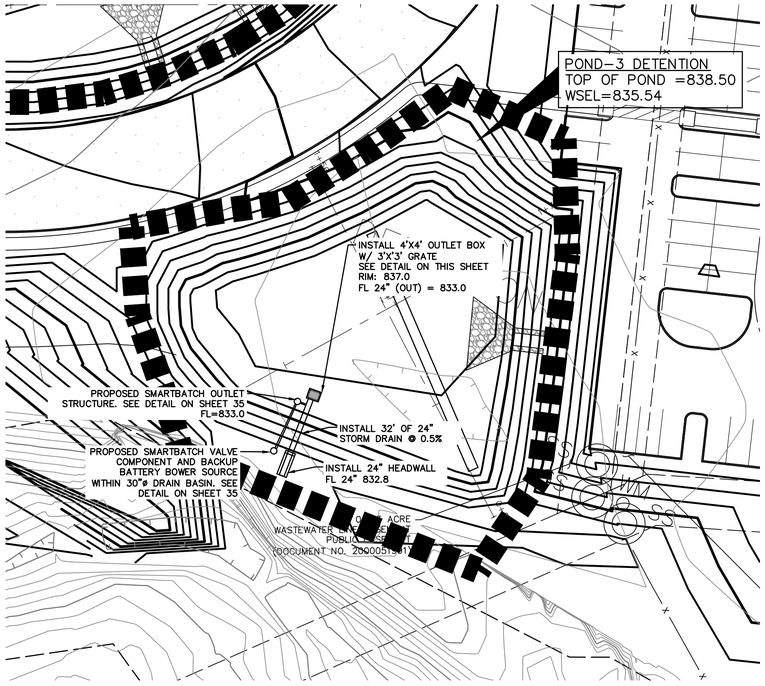


PROFILE: POND 3A



PROFILE: POND 3B

GRAPHIC SCALE IN FEET
0 15 30 60 90
1"=30'



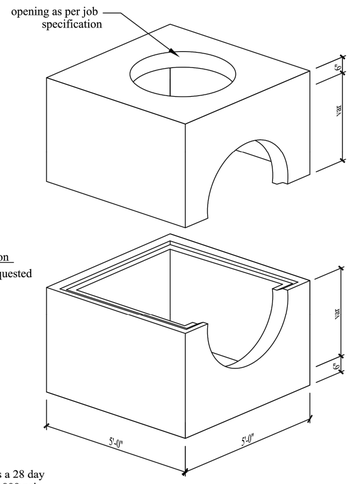
STAGE STORAGE POND 1	
ELEV	AREA
843	0
844	48,918
845	54,598
846	62,112
847	68,546
848	73,704
849	79,351

STAGE STORAGE POND 2 AND 3	
ELEV	AREA
831.3	0
832	30,492
833	50,476
834	58,362
835	64,325
836	70,214
837	76,465

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- X — EXIST FENCE
- OHL — OVERHEAD UTILITY LINE
- 30" R.C.P. — EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- 6"W — UNDERGROUND WATER LINE
- 6"SS — UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TI — TOP OF INLET

4' x 4' x var Junction Box



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling
- The structure shall be placed on a compacted granular base

Capital Precast

CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

FOR 4' x 4' x var' Junction Box
JOB
DRAWN EJ DATE 04/21/2016 Rev. No.
FILE catalog/junction boxes/4x4-2piece
SHEET 1 OF 1

Pacheco Koch
a Westwood company
8701 N. MOPACY EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

BRUSHY CREEK PROLOGIS
LOT 1, BLOCK 1
BRUSHY CREEK INDUSTRIAL

POND PLAN & PROFILE 2 OF 2

STATE OF TEXAS
CLAYTON J. STROLLE
108906
PROFESSIONAL ENGINEER

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CITY APPROVAL STAMP

DESIGN	DRAWN	DATE
CJS	JJS	DEC 2022

SHEET NO.
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33 OF 69

Attachment I – Inspection and Maintenance for BMPs

The following inspection and maintenance guidelines for the temporary best management practices will be followed in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices. Inspections of the Temporary BMPs will be documented in an inspection report. Inspection reports will document maintenance activities, sediment removal and modifications to the sediment and erosion controls.

Temporary Vegetation

1. Temporary vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
2. Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
3. If the vegetated cover is less than 80%, the area should be reseeded.

Dust Control

1. When dust is evident during dry weather, reapply dust control BMPs.

Temporary Construction Entrance/Exit

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section. (4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
4. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Silt Fence

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Inlet Protection

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing.

5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Area

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

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Seeding of the disturbed areas will be on-going after completion of the rough grading process. Temporary seeding will be utilized until permanent landscaping is installed. Seeding will occur on any areas that are undisturbed for a period of 14 days. If construction progress is stopped for a period of 14 days, soil stabilization practices must be initiated by the contractor. Permanent landscaping will be provided as soon as final grades are achieved and the final paving and building operations are completed. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN not yet assigned

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Prologis

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Ms.

First and Last Name: Sidney Stratton Suffix: Click here to enter text

Title: Development Manager Credentials: Click here to enter text

Phone Number: (972)884-9292 Fax Number: (972)488

E-mail: sstratton@prologis

Mailing Address: 2021 Mckinney Avenue

City, State, and Zip Code: Dallas, Texas, 78613

Mailing Information if outside USA: (972)884-9292

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☒ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other: Click here to enter text
☐ Estate	

e) Is the applicant an independent operator? ☐ Yes ☒ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☒ 101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Clayton Strolle Suffix: Click here to enter text.

Title: Director, Commercial Credential: P.E.

Organization Name: Westwood Professional Services

Phone Number: 512-485-0831 Fax Number: Click here to enter text.

E-mail: clayton.strolle@westwoodps.com

Mailing Address: 8701 N. Mopac Expwy, Ste. 320

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Austin, Texas, 78759

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN N?A

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): Brushy Creek Prologis

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Three industrial warehouses.

d) County or Counties (if located in more than one): Williamson County

e) Latitude: 30.504649 Longitude: -97.797276

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text

City, State, and Zip Code: Click here to enter text

Section B:

Location Description: The site is located parallel to Forest Oaks Park across Brushy Creek Road.

City (or city nearest to) where the site is located: Cedar Park

Zip Code where the site is located: 78613

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 4225

d) What is the Secondary SIC Code(s), if applicable? Click here to enter text

e) What is the total number of acres to be disturbed? 17.25

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? July 2023

h) What is the estimated end date of the project? January 2024

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Brushy Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Sidney Stratton

Operator Signatory Title: Development Manager

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: 04/17/2023

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☒ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☒ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☒ Indian Country Lands –the facility is not on Indian Country Lands.

☒ Construction activity related to facility associated to oil, gas, or geothermal resources

☒ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

☒ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

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

I Sidney Stratton,
Print Name

Development Manager,
Title - Owner/President/Other

of Prologis-Exchange TX 2012 LLC,
Corporation/Partnership/Entity Name

have authorized Clayton Strolle, Director, Commercial
Print Name of Agent/Engineer

of Westwood Professional Services
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

04/17/2023
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Sidney Stretton 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 17th day of April, 2023.

MINNIE WALKER NOTARY PUBLIC STATE OF TEXAS ID 131632517 EXP. 07-05-2026

NOTARY PUBLIC

Minnie L Walker
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07/05/2026

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Brushy Creek Prologis
Regulated Entity Location: Cedar Park Texas; Williamson County
Name of Customer: Sidney Stratton
Contact Person: Clayton Strolle, Director, Commercial Phone: 512-485-0831
Customer Reference Number (if issued):CN n/a
Regulated Entity Reference Number (if issued):RN n/a

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	75.879 Acres	$ 8,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 4/10/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Prologis-Exchange TX, LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
0804660586	32085569849		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☐ 0-20 ☐ 21-100 ☒ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

2021 McKinney Avenue, Ste 1050							
City	Dallas	**State**	TX	**ZIP**	75201	**ZIP + 4**	

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

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(972) 884-9229		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☐ New Regulated Entity ☐ Update to Regulated Entity Name ☒ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Prologis-Exchange TX, LLC

23. Street Address of the Regulated Entity: *(No PO Boxes)*	1204 BMC Drive							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The site is located parallel to Forest Oaks Park across Brushy Creek Road.

26. Nearest City	**State**	**Nearest ZIP Code**

27. Latitude (N) In Decimal:	30.504649° N	**28. Longitude (W) In Decimal:**	-97.797276°W

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	30	16.73	97	47	50.19

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4225		53531	

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

Industrial.

34. Mailing Address:	**2021 McKinney Ave, Ste 1050**							
	City	**Dallas**	**State**	**TX**	**ZIP**	**75201**	**ZIP + 4**	
35. E-Mail Address:	**sstratton@prologis.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(972) 884-9229		**( ) -**

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

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

SECTION IV: Preparer Information

40. Name:	Clayton Strolle	**41. Title:**	Director, Commercial

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 485-0831		( ) -	clayton.strolle@westwoodps.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Westwood Professional Services	**Job Title:**	Director, Commercial
Name *(In Print):*	Clayton Strolle	**Phone:**	(512) 485- **0831**
Signature:		**Date:**	