

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: Parmer Ranch Commercial				2. Regulated Entity No.: N/A					
3. Customer Name: Parmer Ranch Retail, Ltd.				4. Customer No.: N/A					
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification		Extension	Exception				
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	<input checked="" type="radio"/> Non-residential			8. Site (acres):		30.94		
9. Application Fee:	\$6,500	10. Permanent BMP(s):			1 - Wet retention basin with sediment forebay 2 - Batch Detention Ponds				
11. SCS (Linear Ft.):	N/A	12. AST/UST (No. Tanks):			N/A				
13. County:	Williamson	14. Watershed:			Berry 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.

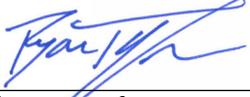
Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	<u>X</u>
Region (1 req.)	—	—	<u>X</u>
County(ies)	—	—	<u>X</u>
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input checked="" type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

Ryan Taylor

Print Name of Customer/Authorized Agent



07/24/2023

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan Taylor

Date: 07/24/2023

Signature of Customer/Agent:



Regulated Entity Name: Parmer Ranch Commercial

Project Information

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

Contact Person: Milo Burdette

Entity: Parmer Ranch Retail, Ltd.

Mailing Address: 901 S MoPac Expwy, Barton Oaks Plaza II, Suite 550

City, State: Austin, TX

Zip: 78746

Telephone: 512-477-1212

Fax: N/A

Email Address: milo@barshop-oles.com

5. Agent/Representative (If any):

Contact Person: Ryan Taylor

Entity: Kimley-Horn and Associates

Mailing Address: 5301 Southwest Pkwy, Building 2, Suite 100

City, State: Austin, TX

Zip: 78735

Telephone: 737-236-0597

Fax: N/A

Email Address: ryan.taylor@kimley-horn.com

6. Project Location:

- The project site is located inside the city limits of _____.
- The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Georgetown, TX.
- 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 30.94 ac site is located in the Northeast corner of the intersection of Ronald Reagan Blvd and Ranch Road 2338.

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): 30.94 Acres

Total disturbed area: 30.94 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

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	171,380	÷ 43,560 =	3.93
Parking	770,320	÷ 43,560 =	17.68
Other paved surfaces	26,080	÷ 43,560 =	0.60
Total Impervious Cover	1,078,110	÷ 43,560 =	21.66

Total Impervious Cover $\frac{21.66}{30.94} \times 100 = 70\%$ 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.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ 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 Pecan Branch (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

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
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

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

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" = 100'.
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): MAP #48491C0275E EFFECTIVE ON 09/26/2008.
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.
 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

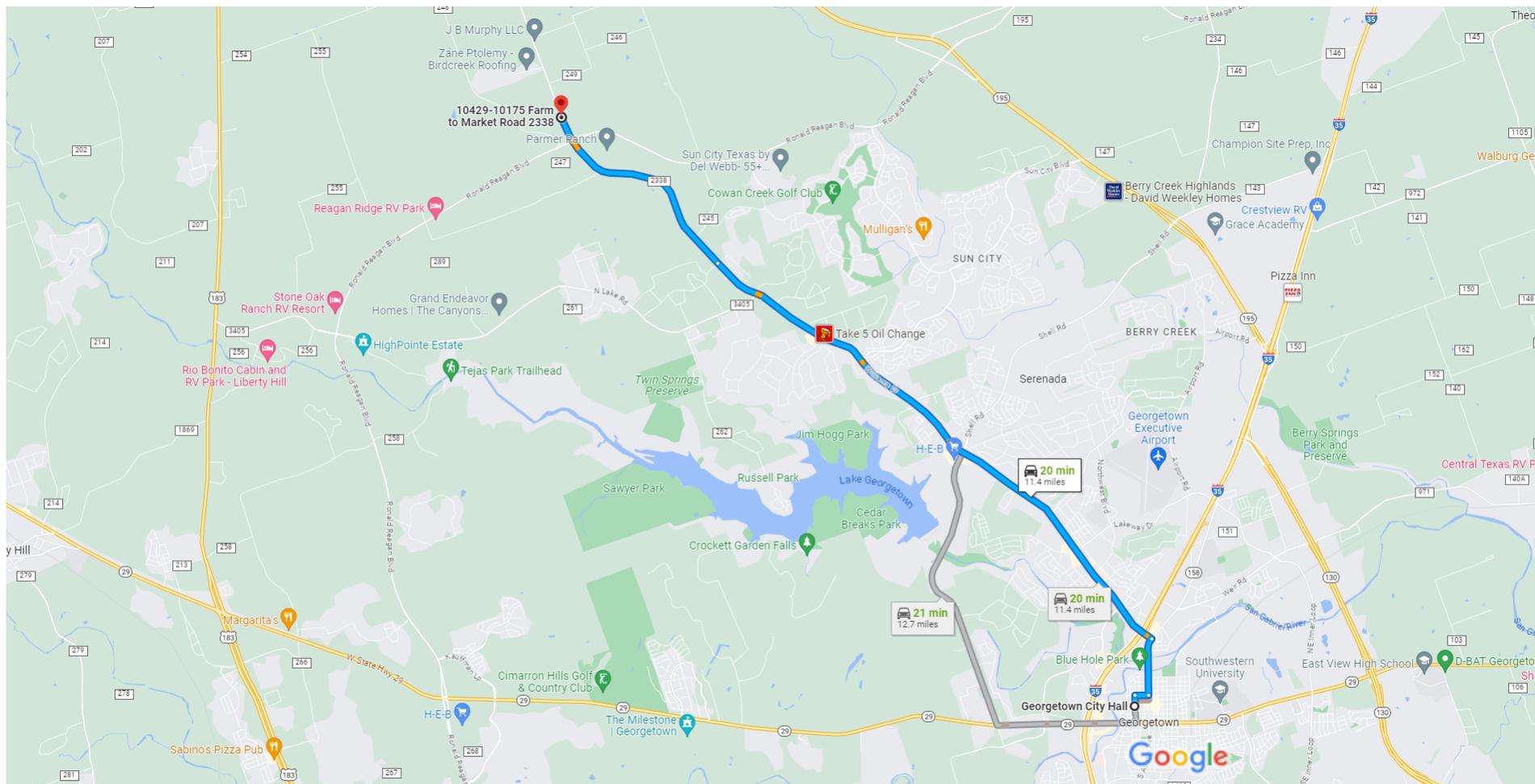
61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. Any modification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



Georgetown City Hall, 808 Martin Luther King Jr St, Georgetown, TX 78626 to 10429-10175 Ranch Rd 2338, Georgetown, TX 78633

Drive 11.4 miles, 20 min



Map data ©2023 Google 1 mi



via Williams Dr and Ranch Rd

20 min

2338

11.4 miles

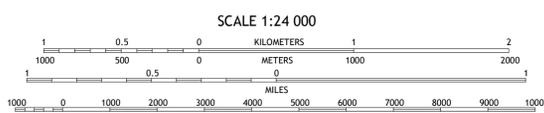
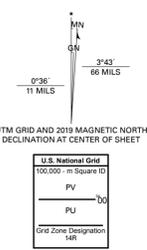
Fastest route now due to traffic conditions



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 14R.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2002 - 2011
Contours.....National Elevation Dataset, 2002 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017
Wetlands.....FWS National Wetlands Inventory 1982



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18



ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	



1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock

LEANDER NE, TX
2019



ATTACHMENT C: Project Narrative

This project narrative has been prepared for the Texas Commission on Environmental Quality and is directly for the use of the proposed Parmer Ranch development (the "Project"). The subject property containing the Project is located at the Northeast Corner of Ranch-to-Market 2338 and Ronald Reagan Blvd., in Georgetown, Texas. The Project will include subdividing an overall ±31-acre tract into 10 parcels with a new development of mixed retail and restaurant stores comprised of three buildings totaling approximately 165,000 square feet. No previous development has been done on this property.

The proposed improvements include mass grading, building construction, on-site roadway and parking construction, and associated utilities. These proposed improvements will add impervious cover to the site. The proposed impervious cover is 17.02-acres of the total 30.94 acre site. Future development will be capped to bring a maximum of 70% impervious cover on site.

Areas within the project that are proposed to be demolished include ±20,000 square feet of existing gravel road, ±814 linear feet of curb, ±1406 square feet of sidewalk, and ±1547 square feet of pavement.

Water Quality Best Management Practices (BMP) for the Project will address the water quality requirements for the ultimate area disturbed. Drainage area "PR-DA-1" will utilize a wet retention basin with sediment forebay and "PR-DA-2" and "PR-DA-3" will utilize their own batch detention ponds to meet all water quality requirements per TCEQ requirements. No offsite areas flow onto our site.

ATTACHMENT D: Factors Affecting Surface Water Quality

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up.
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash which becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

ATTACHMENT E: Volume and Character of Stormwater

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The site has three existing drainage area that outfall at 3 separate points of analysis (POA-A, POA-B, and POA-C). Runoff from the existing drainage area EX-DA-1 flows from the north side of the property to the south (POA-A). Runoff from the existing drainage area EX-DA-2 flows from the west side of the property to the east (POA-B). Runoff from the existing drainage area EX-DA-3 flows from the north side of the property to the southeast (POA-C). The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

Table 4.1 Existing Drainage Areas Summary

Existing Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Existing Runoff (cfs)
EX-DA-1	16.48	0.00	0.00%	14.66	2	28.50
					10	59.30
					25	76.80
					100	105.00
EX-DA-2	6.17	0.00	0.00%	14.69	2	10.60
					10	22.20
					25	28.70
					100	39.30
EX-DA-3	8.28	0.00	0.00%	21.40	2	12.30
					10	25.90
					25	34.00
					100	46.40

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated using the equations given in the City of Georgetown Drainage Criteria Manual (COG DCM) for sheet flow, shallow concentrated flow, and channel flow. City of Georgetown 24-hour rainfall hyetographs (COG DCM) were used to define the 2, 10, 25, and 100-year rainfall events.

Table 4.2 Proposed Drainage Areas Summary

Proposed Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)	Developed Runoff after Detention (cfs)
PR-DA-1	18.33	14.66	70.00%	6.00	2	86.00	26.90
					10	120.50	55.90
					25	146.90	74.70
					100	171.50	102.20
PR-DA-2	7.73	6.18	70.00%	6.00	2	36.30	9.20
					10	50.80	16.70
					25	62.00	21.60
					100	72.30	31.30
PR-DA-3	4.88	3.90	70.00%	6.00	2	22.90	10.00
					10	32.10	17.50
					25	39.10	25.60
					100	45.70	36.80

NOTE: A MINIMUM TIME OF CONCENTRATION OF 6 MINUTES IS USED

ATTACHMENT J: BMPs for Upgradient Stormwater

No surface water, groundwater or stormwater originates upgradient from the site and flows across the site.

ATTACHMENT K: BMPs for On-site Stormwater

Three on-site drainage areas totaling 30.94-acres are accounted for. Drainage area “PR-DA-1” will utilize a wet retention basin with sediment forebay and “PR-DA-2” and “PR-DA-3” will utilize their own batch detention ponds to meet all water quality requirements per TCEQ requirements.

See calculations below from the TCEQ provided template spreadsheets. These calculations can also be found on the construction documents.

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: $L_{M \text{ TOTAL PROJECT}}$ = 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 * = **30.94** acres
 Predevelopment impervious area within the limits of the plan * = **0.00** acres
 Total post-development impervious area within the limits of the plan * = **21.66** acres
 Total post-development impervious cover fraction * = **0.70**
 P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **18853** 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 = **18.33** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **12.83** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.70**
 $L_{M \text{ THIS BASIN}}$ = **11168** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Wet Basin**
 Removal efficiency = **93** percent

- Aqualogic Cartridge Filter
- Bioretention
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

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 = **18.33** acres
 A_I = **12.83** acres
 A_P = **5.50** acres
 L_R = **13299** lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **12000** lbs.

F = **0.90**

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 = **1.70** inches
 Post Development Runoff Coefficient = **0.51**
 On-site Water Quality Volume = **57191** 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 = **11438**

Total Capture Volume (required water quality volume(s) x 1.20) = **68630** 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.

07/24/2023



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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: $L_{M \text{ TOTAL PROJECT}}$ = 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 * = **30.94** acres
Predevelopment impervious area within the limits of the plan * = **0.00** acres
Total post-development impervious area within the limits of the plan * = **21.66** acres
Total post-development impervious cover fraction * = **0.70**
 P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **18853** 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. = **2**

Total drainage basin/outfall area = **7.73** acres
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
Post-development impervious area within drainage basin/outfall area = **5.41** acres
Post-development impervious fraction within drainage basin/outfall area = **0.70**
 $L_{M \text{ THIS BASIN}}$ = **4709** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

- Aqualogic Cartridge Filter
- Bioretention
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

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 = **7.73** acres
 A_I = **5.41** acres
 A_P = **2.32** acres
 L_R = **5487** lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **4700** 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 = **0.51**
On-site Water Quality Volume = **19575** 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 = **3915**
Total Capture Volume (required water quality volume(s) x 1.20) = **23491** 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.

07/24/2023



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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: $L_{M \text{ TOTAL PROJECT}}$ = 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 * = **30.94** acres
Predevelopment impervious area within the limits of the plan * = **0.00** acres
Total post-development impervious area within the limits of the plan * = **21.66** acres
Total post-development impervious cover fraction * = **0.70**
 P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **18853** 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. = **3**

Total drainage basin/outfall area = **4.88** acres
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
Post-development impervious area within drainage basin/outfall area = **3.42** acres
Post-development impervious fraction within drainage basin/outfall area = **0.70**
 $L_{M \text{ THIS BASIN}}$ = **2973** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

- Aqualogic Cartridge Filter
- Bioretention
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

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 = **4.88** acres
 A_I = **3.42** acres
 A_P = **1.46** acres
 L_R = **3469** lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **2600** lbs.

F = **0.75**

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 = **0.92** inches
Post Development Runoff Coefficient = **0.51**
On-site Water Quality Volume = **8218** 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 = **1644**

Total Capture Volume (required water quality volume(s) x 1.20) = **9862** 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.

07/24/2023



ATTACHMENT L: BMPs for Surface Streams

There are no surface streams on-site therefore attachment L is not applicable.

CIVIL SITE DEVELOPMENT PLANS FOR PARMER RANCH COMMERCIAL

10128 RR 2338, GEORGETOWN, TX 78633

GENERAL SITE DEVELOPMENT NOTES:

- NO PORTION OF THE PROPERTY IS WITHIN A DESIGNATED FLOOD HAZARD ZONE AREA, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48491C0275E CITY OF GEORGETOWN, TEXAS DATED SEPTEMBER 26, 2008.
- ZONING: CITY OF GEORGETOWN EXTRA-TERRITORIAL JURISDICTION.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
- CONTRACTOR TO NOTIFY DIGTESS PRIOR TO COMMENCING CONSTRUCTION AT 1-800-DIGTESS.
- 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.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
- THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
- ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
- THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY, APRON, WATER MAIN TIE-IN, ETC.). THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

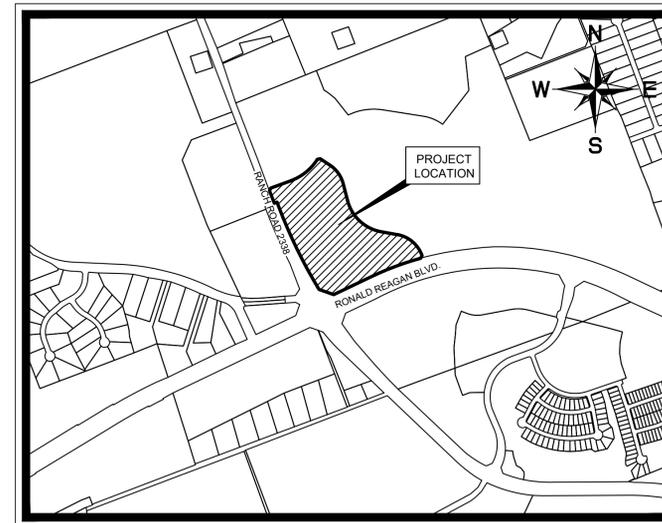
LEGAL DESCRIPTION

10.01 ACRES OF LAND OUT OF THE CHAS H. CELANEY SURVEY, ABSTRACT NO. 181, IN WILLIAMSON COUNTY, TEXAS, BEING PART OF THAT TRACT DESCRIBED AS 501.59 ACRES IN A DEED TO PARMER RANCH PARTNERS, LP, RECORDED UNDER DOCUMENT NO. 2002073008, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

30.66 ACRES OF LAND LOCATED IN THE CHARLES H. DELANEY SURVEY NO. 11, ABSTRACT 181, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 501.59 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PARMER RANCH PARTNERS, LP., AS RECORDED IN DOCUMENT NO. 2002073008, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PROPOSED USE

BUILDING	AREA	USE
BLDG A	4000 SF 17000 SF	RESTAURANT, GENERAL GENERAL RETAIL
BLDG B	8000 SF 11600 SF	RESTAURANT, GENERAL GENERAL RETAIL
BLDG 1	124,000 SF	GENERAL RETAIL



VICINITY MAP

SCALE: 1" = 1,000'

APRIL 2023

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.

Sheet Number	Sheet Title
1	COVER SHEET
2	FINAL PLAT
3	GENERAL NOTES
4	KIMLEY-HORN GENERAL NOTES
5	EXISTING CONDITIONS AND DEMO PLAN
6	EROSION CONTROL PLAN
7	OVERALL SITE PLAN
8	PAVING PLAN
9	GRADING PLAN
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	POND A PLAN
13	POND A DETAILS
14	POND B PLAN
15	POND B DETAILS
16	POND C PLAN
17	POND C DETAILS
18	UTILITY PLAN
19	STORM PLAN A
20	STORM PLAN B
21	STORM PROFILES (SHEET 1 OF 2)
22	STORM PROFILES (SHEET 2 OF 2)
23	WATER PLAN A
24	WATER PLAN B
25	WATER PROFILES (SHEET 1 OF 2)
26	WATER PROFILES (SHEET 2 OF 2)
27	WASTEWATER PLAN A
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30	FIRE PROTECTION PLAN
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LP 3.00	LANDSCAPE SPECIFICATIONS (SHEET 1 OF 3)
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TP 0.01	TREE MITIGATION TABLE
TP 1.00	TREE MITIGATION SITE PLAN
TP 1.01	TREE MITIGATION PLAN

TCEQ IMPERVIOUS COVER TABLE	
LIMIT OF DISTURBANCE (AC)	32.6
TOTAL EXISTING IMPERVIOUS COVER WITHIN LIMIT OF DISTURBANCE (AC)	0.0
TOTAL PROPOSED IMPERVIOUS COVER WITHIN LIMIT OF DISTURBANCE (AC)	24.8

BENCHMARKS

TBM:
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 989.94

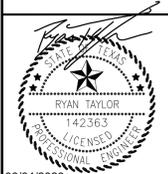
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 1001.87



Know what's below.
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DATE	APRIL 2023
SCALE	AS SHOWN 1"=42.363'
DESIGNED BY:	RMT
DRAWN BY:	RMT
CHECKED BY:	RMT

COVER SHEET

**PARMER RANCH
COMMERCIAL**
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 66

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GENERAL NOTES

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF GEORGETOWN "UNIFIED DEVELOPMENT CODE" AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION...

PAVING & STRIPING NOTES

- 1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF GEORGETOWN, TX STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR...

GRADING NOTES

- 1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF GEORGETOWN, TX STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION...

STORM SEWER NOTES

- 1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.

WATER AND SANITARY SEWER NOTES

- 1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN WATER AND WASTEWATER CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
2. WATER PIPE SHALL BE PVC C-900 DR 18, EXCEPT WHEN OTHERWISE NOTED.
3. SEWER PIPE SHALL BE MINIMUM SDR 35 PVC OR ULTRA RIB PVC SDR 26.
4. WATER MAINS SHALL HAVE THE FOLLOWING MINIMUM COVER BELOW STREET GRADES:
SIZE COVER
6" 3.5'
8" 4.0'
10" 4.0'
12" 5.0'
LARGER AS SHOWN ON PLANS

CITY OF GEORGETOWN NOTES

- 1. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
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 CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.

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...

Plotted By: Taylor, Ryan Date: June 04, 2023 03:03:05pm File Path: K:\Users\cshah\OneDrive\Documents\Projects\2023\0609221001 - PARMER RANCH COMMERCIAL\CD\plan sheets\G - General Notes.dwg

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Table with columns: No., REVISIONS, DATE, BY

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Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY

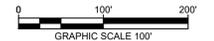
GENERAL NOTES

PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS

General Notes for construction project. Section 1: GENERAL NOTES. Section 2: EROSION CONTROL. Section 3: STORM WATER DISCHARGE AUTHORIZATION. Section 4: DEMOLITION. Section 5: STORM DRAINAGE. Section 6: POND NOTES. Section 7: WATER AND WASTEWATER. Section 8: RETAINING WALLS. Section 9: PAVING. Section 10: UTILITY CONTRACTS. Section 11: ABBREVIATIONS AND DEFINITIONS.

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Plotted By: Taylor, Ryan Date: June 04, 2023 03:04:07Z File Path: K:\Users\ryan.taylor\OneDrive\Documents\069221001 - parmer_ranch_commercial\069221001.dwg Existing Conditions and Demo Plan.dwg
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	GAS
	GUARD RAIL
	OVERHEAR ELECTRIC
	BENCHMARK
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VAULT
	WATER VALVE
	IRRIGATION VALVE
	WASTEWATER CLEANOUT
	WASTEWATER MANHOLE
	STORM SEWER GRATE INLET
	STORM SEWER MANHOLE
	GAS METER
	GAS SIGN
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE MANHOLE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	UTILITY POLE
	GUY ANCHOR
	TRAFFIC SIGNAL SIGN
	DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
	LIMITS OF CONSTRUCTION AREA
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED

Tree Schedule

Tree#	Size (individual trunks)	Half Critical Root Zone (in feet)	Species	Status
1	36"	18'	Live Oak	PREVIOUSLY REMOVED
2	33"	16.5'	Live Oak	PREVIOUSLY REMOVED
3	31"	15.5'	Live Oak	TO BE REMOVED
4	41"	20.5'	Live Oak	TO REMAIN
5	41"	20.5'	Live Oak	TO REMAIN
6	41"	20.5'	Live Oak	TO REMAIN
7	21"	10.5'	Live Oak	TO REMAIN
8	45"	22.5'	Live Oak	TO REMAIN
9	38"	19'	Live Oak	TO REMAIN
10	23"	11.5'	Live Oak	TO REMAIN

BENCHMARKS

- TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87



NO.	REVISIONS	DATE	BY

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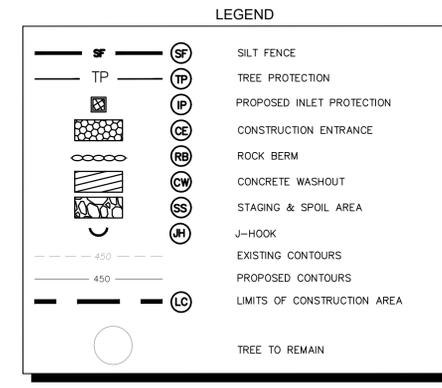
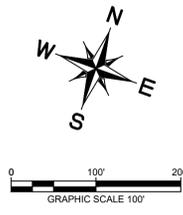
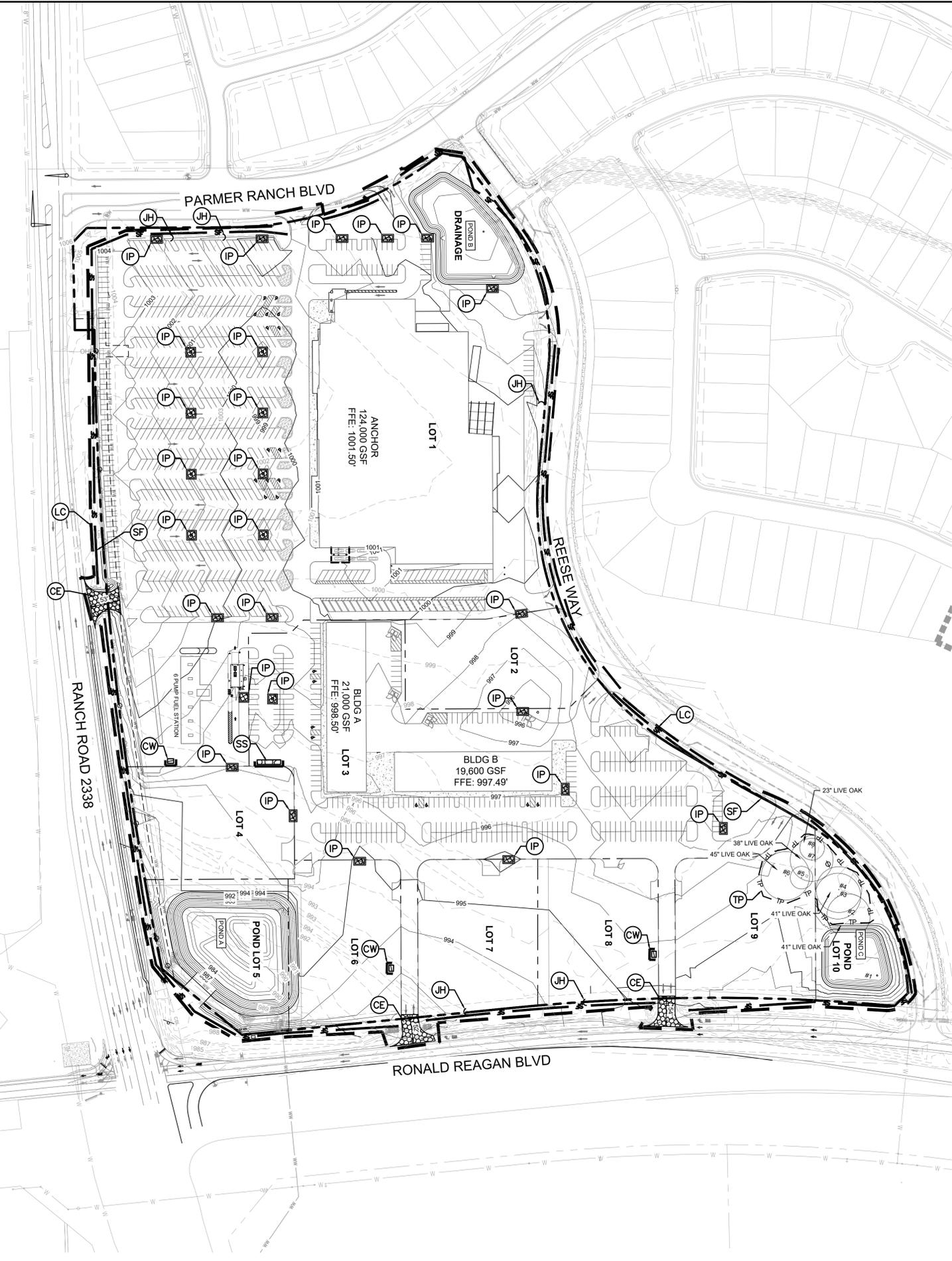
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DATE	APRIL 2023
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DESIGNED BY:	RMW
DRAWN BY:	RMW
CHECKED BY:	RMW

EXISTING CONDITIONS AND DEMO PLAN

PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

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- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF GEORGETOWN RULES AND REGULATIONS. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
 - BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
 - ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
 - REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 32.
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF GEORGETOWN STANDARDS.
 - SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.

BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE: _____ BY: _____

REVISIONS: _____

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EROSION CONTROL PLAN

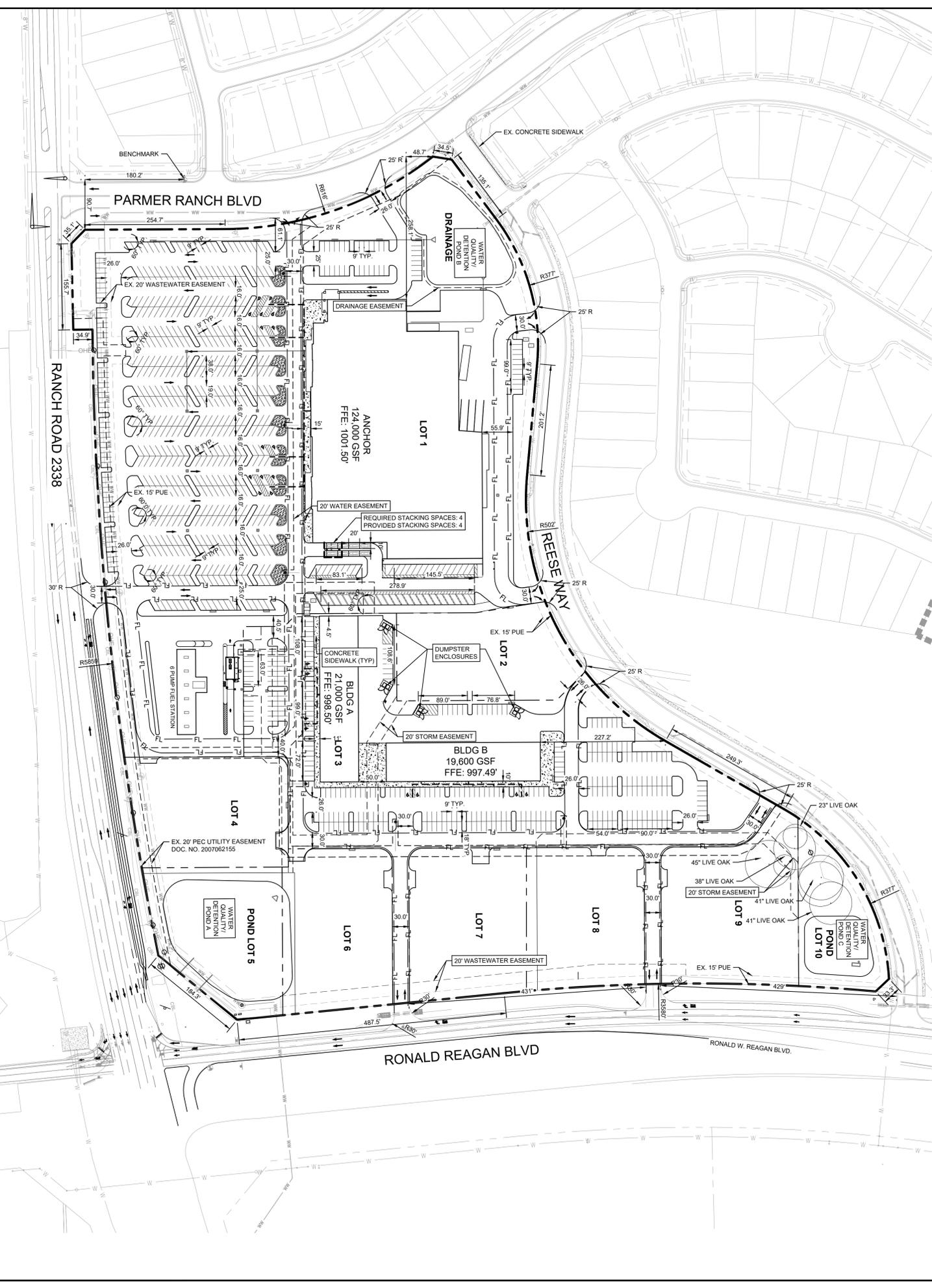
PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

6 OF 66

2023-24-SDP

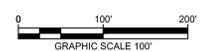
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TOTAL SITE DATA	
LAND AREA (SQFT)	1,347,650
LAND AREA (AC)	30.95
BUILDING AREA (SQFT)	164,600
TOTAL IMPERVIOUS AREA (AC)	17.02
MAX IMPERVIOUS COVERAGE ALLOWABLE (70%) (AC)	21.67
TOTAL PARKING CATEGORY TOTALS	
SURFACE CAR SPACES	977
(WITHOUT ACCESSIBLE SPACES)	
SURFACE CAR ACCESSIBLE SPACES	22
(ALL VAN ACCESSIBLE)	
TOTAL CAR SPACES PROVIDED	999
TOTAL CAR SPACES REQUIRED	510

LOT 1 DATA	
LAND AREA (SQFT)	639,901
LAND AREA (AC)	14.76
BUILDING AREA (SQFT)	124,000
TOTAL IMPERVIOUS AREA (AC)	11.74
PARKING CATEGORY TOTALS	
SURFACE CAR SPACES	662
(WITHOUT ACCESSIBLE SPACES)	
SURFACE CAR ACCESSIBLE SPACES	14
(ALL VAN ACCESSIBLE)	
TOTAL CAR SPACES PROVIDED	676
TOTAL CAR SPACES REQUIRED	288
(1/250SF FOR FIRST 20,000SF; 1/500SF FOR 20,000 TO 104,000SF)	

LOT 3 DATA	
LAND AREA (SQFT)	258,885
LAND AREA (AC)	6.23
RETAIL BUILDING AREA (SQFT)	28,600
RESTAURANT BUILDING AREA (SQFT)	12,000
TOTAL BUILDING AREA (SQFT)	40,600
TOTAL IMPERVIOUS AREA (AC)	5.28
PARKING CATEGORY TOTALS	
SURFACE CAR SPACES	315
(WITHOUT ACCESSIBLE SPACES)	
SURFACE CAR ACCESSIBLE SPACES	8
(ALL VAN ACCESSIBLE)	
TOTAL CAR SPACES PROVIDED	323
TOTAL CAR SPACES REQUIRED	222
(RESTAURANT: 1/100SF + 4 ADDITIONAL SPACES; RETAIL: 1/250SF FOR 20,000SF; 1/500SF FOR 8600SF)	



LEGEND

---	PROPERTY LINE
- - - -	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
⊙	PROPOSED WASTEWATER MANHOLE
⊙	PROPOSED WASTEWATER CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED TAPPING SLEEVE & VALVE
⊙	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING POWER POLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING WASTEWATER MANHOLE
---	ADA ROUTE

NOTES:

- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "FIRE LANE - TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS SIX TO EIGHT-INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE, THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3106(c) AND ANSI A117.1-1986-4.2.
- CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO BE 2' OR 10' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
- ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
- ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

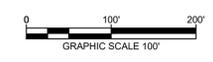
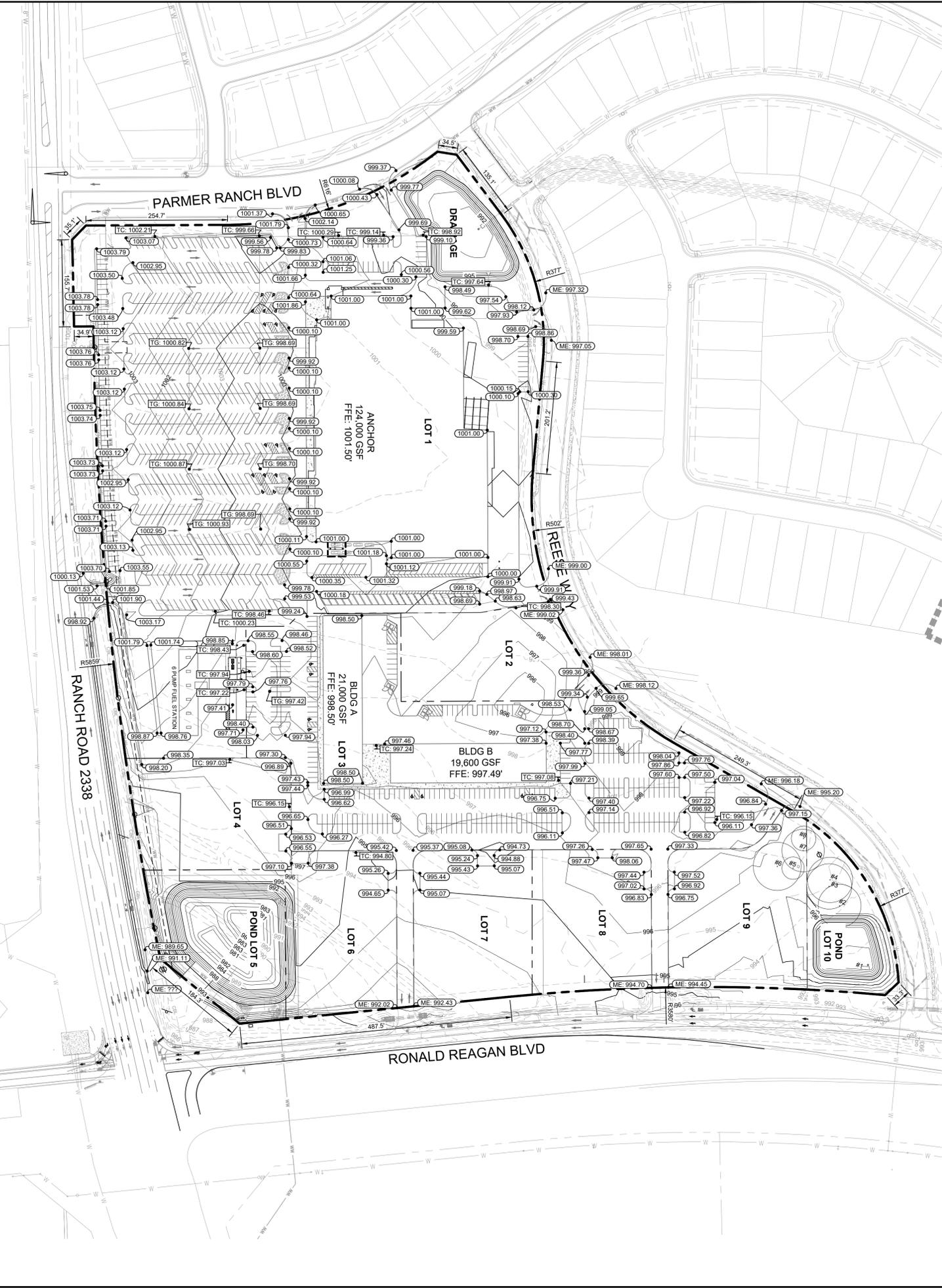
BENCHMARKS

- TBM:
- MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 989.94
 - MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 1001.87



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OVERALL SITE PLAN	
PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS	
SHEET NUMBER 7 OF 66	
2023-24-SDP	

Plotted By: Taylor, Ryan Date: June 04, 2023 03:12:16pm File Path: \\s:\civ\069221001 - parmer_ranch_commercial\069221001 - Grading Plan.dwg
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LEGEND

---	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXXX*	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXXX*	EXISTING TOP OF PAVEMENT ELEVATION
TG XXXX*	PROPOSED TOP OF GRATE
TW XXXX*	PROPOSED GRADE AT TOP OF WALL
BW XXXX*	PROPOSED GRADE AT BOTTOM OF WALL
EW XXXX*	PROPOSED GRADE AT END OF WALL
- - - - -	PROPOSED SWALE
— · — · —	HIGH POINT
→	FLOW DIRECTION
— — — — —	PROPOSED RETAINING WALL
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING TREE TO REMAIN

NOTES:

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS; NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.

BENCHMARKS

- TBM:
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
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ELEVATION = 1001.87



Know what's below.
Call before you dig.



NO.	REVISIONS	DATE	BY

Kimley & Horn
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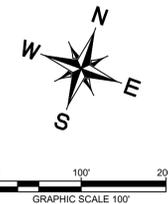
KHA PROJECT	069221001
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY	RMW
DRAWN BY	RMW
CHECKED BY	RMW

GRADING PLAN

PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

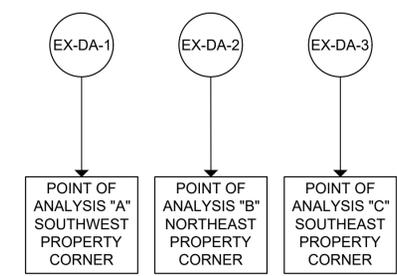
Plotted By: Taylor, Ryan Date: June 04, 2023 03:13:17pm File Path: k:\saw_civil\069221001 - parmer_ranch_commercial\069221001 - Existing Drainage Area Map.dwg
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Existing Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Existing Runoff (cfs)
EX-DA-1	16.48	0.00	0.00%	14.88	2	28.50
					10	59.30
					25	76.80
EX-DA-2	6.17	0.00	0.00%	14.94	2	10.60
					10	22.20
					25	28.70
EX-DA-3	8.28	0.00	0.00%	21.63	2	12.30
					10	25.90
					25	34.00
					100	46.40



LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR



- NOTES:**
- EXISTING OFF-SITE CONTOURS ARE FROM CITY OF GEORGETOWN GIS DATA.
 - ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87

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EXISTING DRAINAGE AREA MAP	PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS
KHA PROJECT: 069221001 DATE: APRIL 2023 SCALE: AS SHOWN DESIGNED BY: RMT DRAWN BY: RMT CHECKED BY: RMT	SHEET NUMBER 11 OF 66
REVISIONS No. DATE BY	

Parmer Ranch Commercial
Drainage Calculations

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	SHEET FLOW			SHALLOW CONCENTRATED FLOW			Channel Flow						TOTAL Tc** (min)								
								P-2yr24hr	4.2	IN	Grass Surface			Paved Surface			L (ft)	V (fps)	a (ft ²)		Pw (ft)	r	n	S (ft/ft)	Tt (min)			
											N	L (ft)	S (ft/ft)	Tt (min)	L (ft)	V (fps)										S	Tt (min)	
EX-DA-1	717,869	16.48	0.00	0.00	80.00	98.00	80.00	0.150	100	0.040	6.48	1001	2.04	0.016	8.17	-	-	-	-	-	-	-	-	-	-	0.00	14.66	
EX-DA-2	268,765	6.17	0.00	0.00	80.00	98.00	80.00	0.150	100	0.032	7.09	736	1.61	0.010	7.60	-	-	-	-	-	-	-	-	-	-	-	0.00	14.69
EX-DA-3	360,677	8.28	0.00	0.00	80.00	98.00	80.00	0.150	100	0.036	6.76	1552	1.77	0.012	14.64	-	-	-	-	-	-	-	-	-	-	-	0.00	21.40
PR-DA-1	798,455	18.33	14.66	70.00	80.00	98.00	94.40	0.011	100	0.021	1.04	-	-	-	0.00	396	2.32	0.013	2.85	769	9.5	7.07	9.42	0.7505	0.013	0.01	1.35	5.24
PR-DA-2	336,719	7.73	6.18	70.00	80.00	98.00	94.40	0.011	100	0.027	0.94	-	-	-	0.00	465	2.73	0.018	2.84	294	9.5	7.07	9.42	0.7505	0.013	0.01	0.52	4.30
PR-DA-3	212,573	4.88	3.90	70.00	80.00	98.00	94.40	0.011	100	0.004	2.01	-	-	-	0.00	103	1.57	0.006	1.09	768	9.5	7.07	9.42	0.7505	0.013	0.01	1.35	4.46

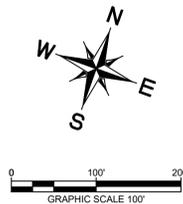
NOTE: A MIN TC OF 6 MIN IS USED

Proposed Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)	Developed Runoff after Detention (cfs)
PR-DA-1	18.33	14.66	70.00%	6.00	2	86.00	26.90
					10	120.50	55.90
					25	146.90	74.70
					100	171.50	102.20
PR-DA-2	7.73	6.18	70.00%	6.00	2	36.30	9.20
					10	50.80	16.70
					25	62.00	21.60
					100	72.30	31.30
PR-DA-3	4.88	3.90	70.00%	6.00	2	22.90	10.00
					10	32.10	17.50
					25	39.10	25.60
					100	45.70	36.80

NOTE: A MIN TC OF 6 MIN IS USED

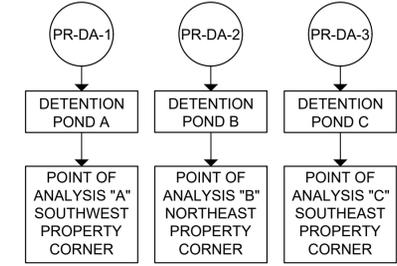
Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed \leq Existing?
POA-A	2	28.50	26.90	1.60	YES
	10	59.30	55.90	3.40	YES
	25	76.80	74.70	2.10	YES
	100	105.00	102.20	2.80	YES
POA-B	2	10.60	9.20	1.40	YES
	10	22.20	16.70	5.50	YES
	25	28.70	21.60	7.10	YES
	100	39.30	31.30	8.00	YES
POA-C	2	12.30	10.00	2.30	YES
	10	25.90	17.50	8.40	YES
	25	34.00	25.60	8.40	YES
	100	46.40	36.80	9.60	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55.



LEGEND

- X-1: AREA DESIGNATOR (9.9 ac, 5.5 cfs)
- [A]: INLET NUMBER
- : PROPERTY LINE
- : PROPOSED STORM DRAIN LINE
- : EXISTING STORM DRAIN LINE
- : PROPOSED DRAINAGE DIVIDE
- : PROPOSED STORM DRAIN INLET
- : PROPOSED STORM DRAIN MANHOLE
- : PROPOSED STORM DRAIN HEADWALL
- : PROPOSED FLOW DIRECTION
- : PROPOSED CONTOUR
- : EXISTING CONTOUR



- NOTES:**
- EXISTING OFF-SITE CONTOURS ARE FROM CITY OF GEORGETOWN GIS DATA.
 - ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

BENCHMARKS

TBM:
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCHO ROAD 2338.
ELEVATION = 989.94

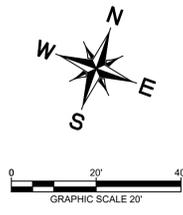
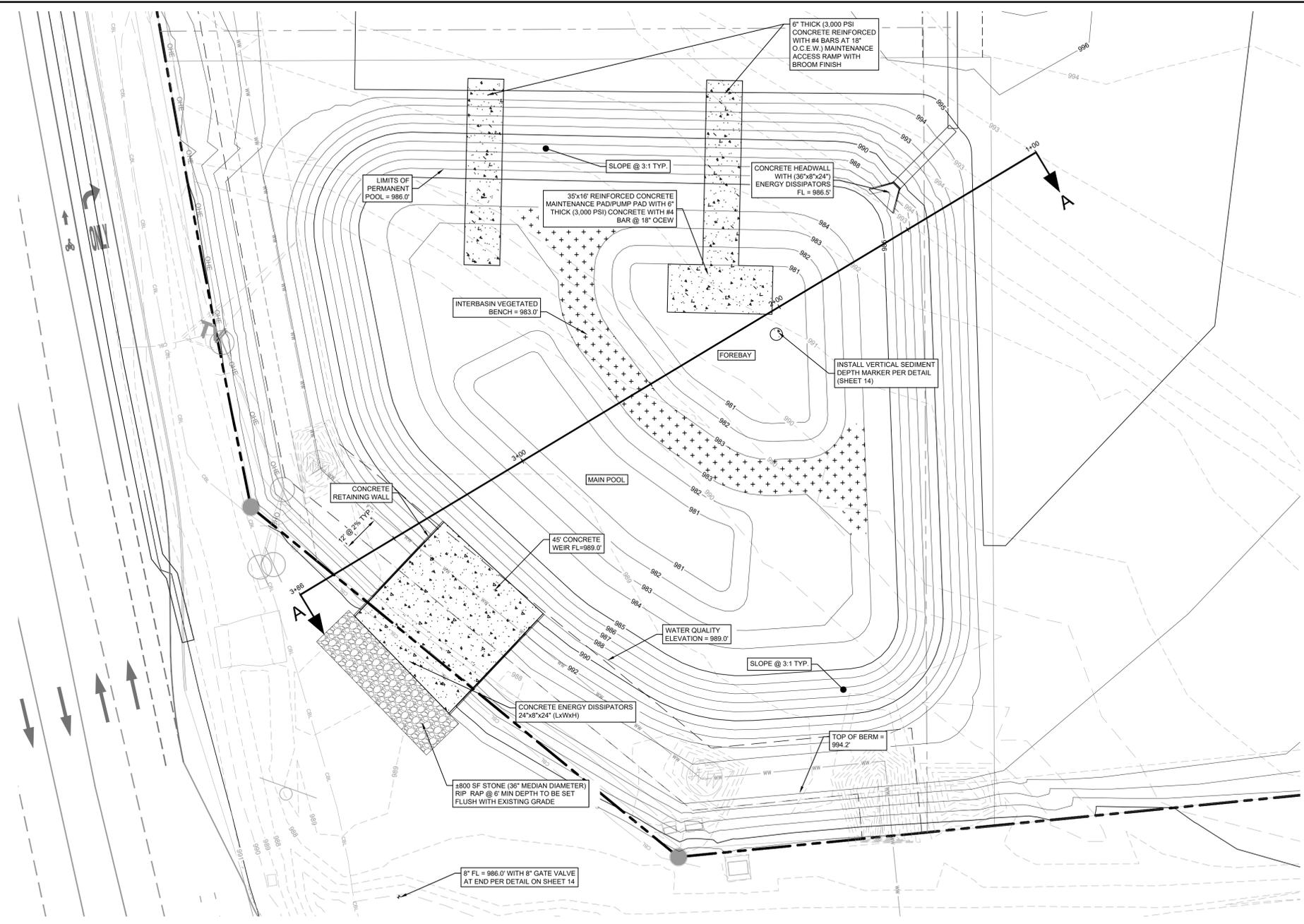
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCHO ROAD 2338.
ELEVATION = 1001.87



Plotted By: Taylor, Ryan Date: June 04, 2023 03:16:19pm File Path: k:\sdc\civil\069221001 - parmer_ranch_commercial\069221001 - Proposed Drainage Area Mapping This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

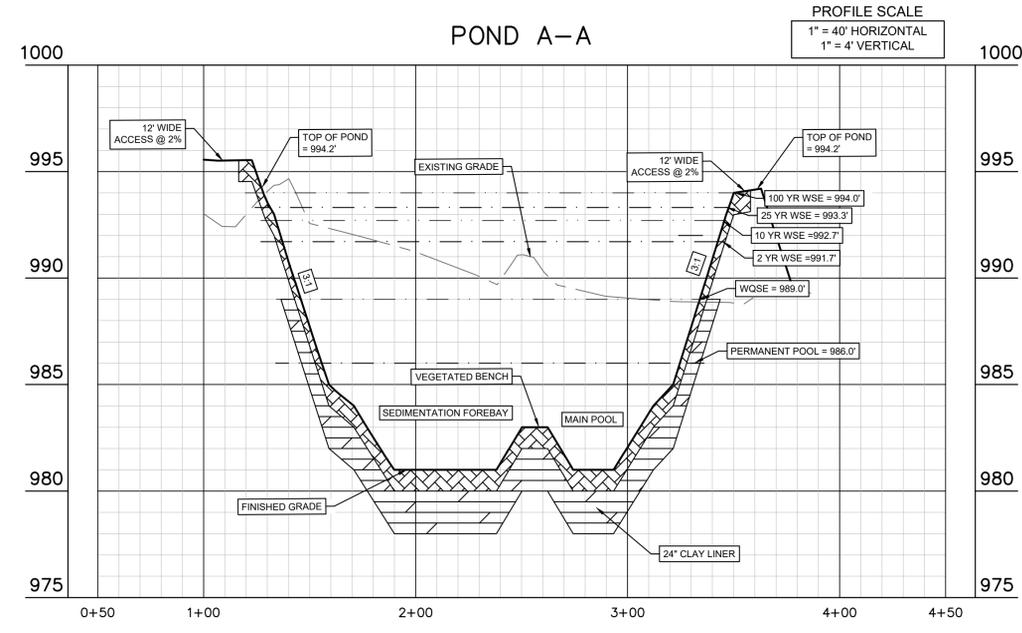
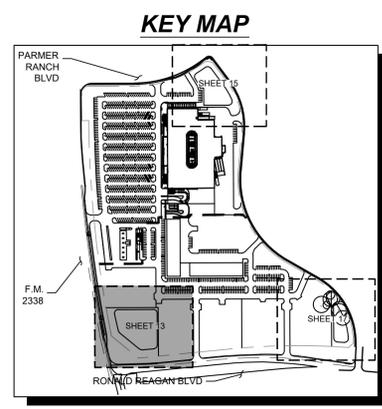
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	<p>PROJECT: KHA PROJECT 069221001</p> <p>DATE: APRIL 2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: RMT</p> <p>DRAWN BY: RMT</p> <p>CHECKED BY: RMT</p>
<p>PROPOSED DRAINAGE AREA MAP</p>	<p>PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS</p>
<p>SHEET NUMBER</p> <p>12 OF 66</p>	<p>2023-24-SDP</p>

Plotted By: Ryan, Ryan Date: June 04, 2023 07:14:17pm File Path: \\saw-cvial\069221001 - parmer_ranch_commercial\069221001 - Pond Plan.dwg
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LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE



BENCHMARKS

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 ELEVATION = 1001.87

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<p>06/04/2023</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>KHA PROJECT</td> <td>069221001</td> </tr> <tr> <td>DATE</td> <td>APRIL 2023</td> </tr> <tr> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td>DESIGNED BY:</td> <td>RMW</td> </tr> <tr> <td>DRAWN BY:</td> <td>RMW</td> </tr> <tr> <td>CHECKED BY:</td> <td>RMW</td> </tr> </table>	KHA PROJECT	069221001	DATE	APRIL 2023	SCALE:	AS SHOWN	DESIGNED BY:	RMW	DRAWN BY:	RMW	CHECKED BY:	RMW	<p>POND A PLAN</p>
KHA PROJECT	069221001												
DATE	APRIL 2023												
SCALE:	AS SHOWN												
DESIGNED BY:	RMW												
DRAWN BY:	RMW												
CHECKED BY:	RMW												
<p>PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS</p>													
<p>SHEET NUMBER 13 OF 66</p>													
<p>2023-24-SDP</p>													

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Parmer Ranch Commercial - Pond A**
 Date Prepared: **6/4/2023**

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

where: L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{IN} = 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 = **30.94** acres
 Predevelopment impervious area within the limits of the plan = **0.00** acres
 Total post-development impervious area within the limits of the plan = **21.66** acres
 Total post-development impervious cover fraction = **0.70**
 P = **32** inches
 L_M TOTAL PROJECT = **18853** 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 = **18.33** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **12.83** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.70**
 L_M THIS BASIN = **11168** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Wet Basin**
 Removal efficiency = **93** percent
 Aqualogic Cartridge Filter
 Bioretention
 Contech StormFilter
 Constructed Wetland
 Extended Detention
 Grassy Swale
 Retention / Impigation
 Sand Filter
 Stormceptor
 Vegetated Filter Strips
 Vortechs
 Wet Basin
 Wet Vault

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: $L_R = (BMP \text{ efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$
 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 = **18.33** acres
 A_i = **12.83** acres
 A_p = **5.50** acres
 L_R = **13299** lbs.

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

Desired L_M THIS BASIN = **12000** lbs.
 F = **0.90**

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 = **1.70** inches
 Post Development Runoff Coefficient = **0.51**
 On-site Water Quality Volume = **57191** 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 = **11438** cubic feet
 Total Capture Volume (required water quality volume(s) x 1.20) = **68630** cubic feet

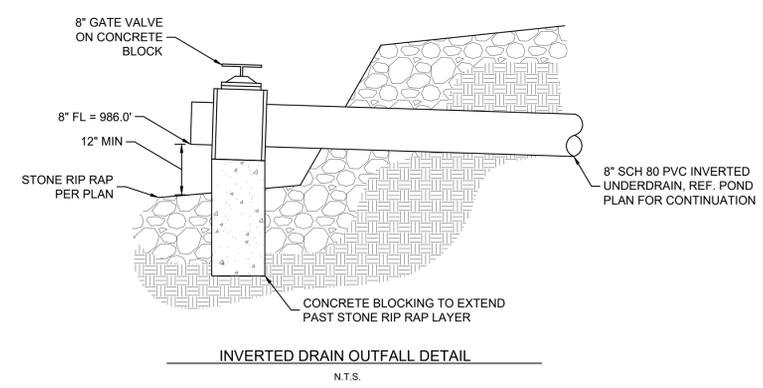
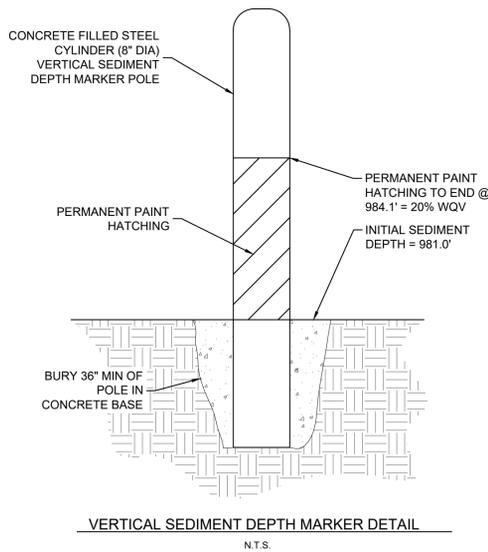
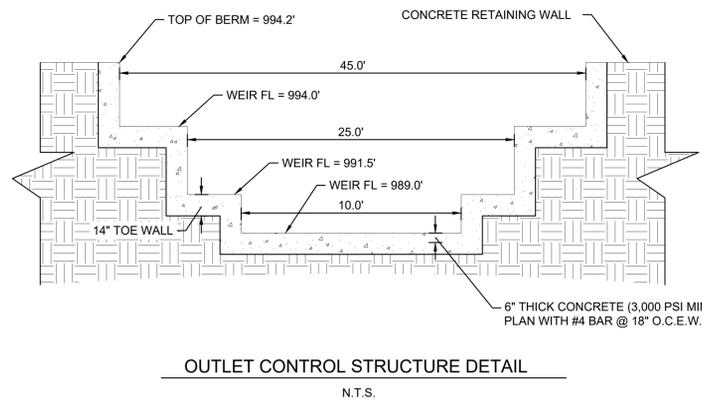
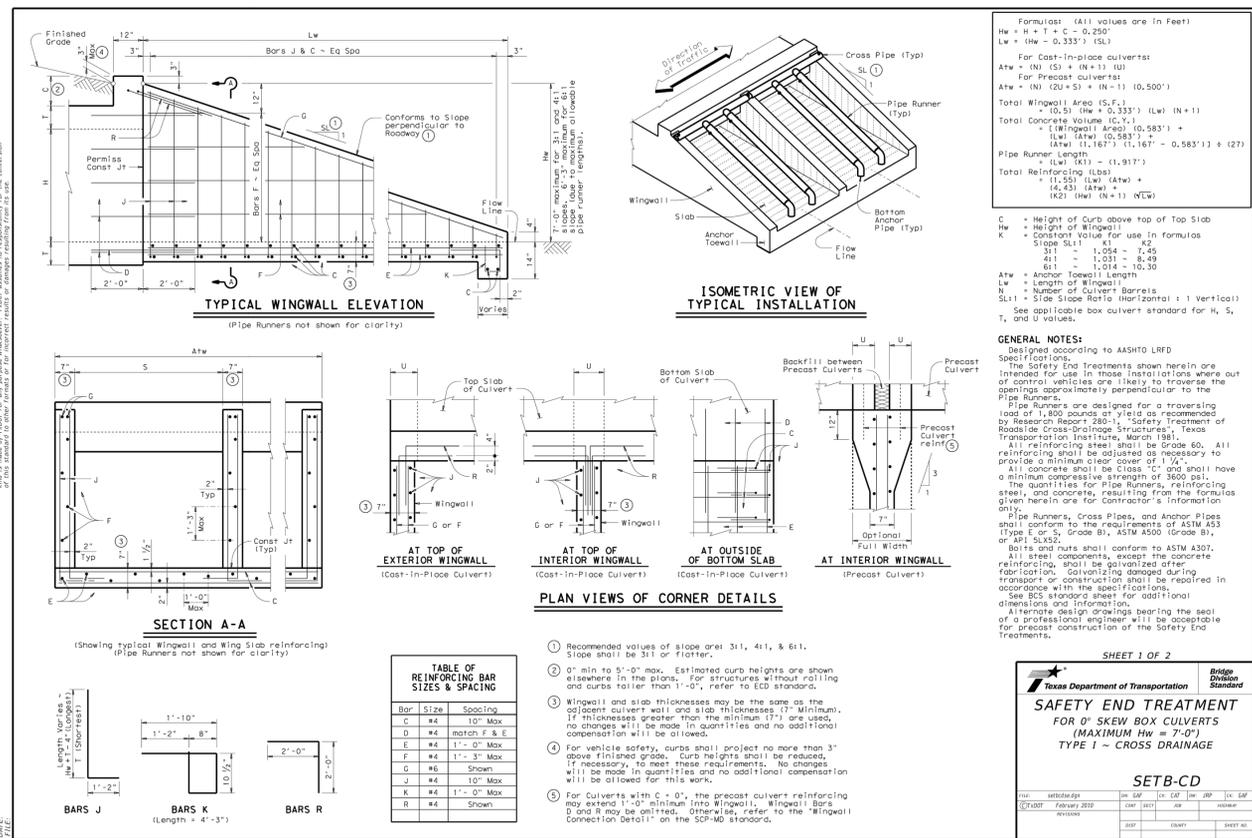
11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool = **68630** cubic feet Permanent Pool Capacity is 1.20 times the WQV
 Required capacity at WQV Elevation = **125821** cubic feet Total Capacity should be the Permanent Pool Capacity plus a second WQV.

Forebay		
Stage (ft msl) (Elevation)	Area (sf)	Storage (cf)
981.00	2,348.00	0
982.00	3,627.00	2,964
983.00	5,132.00	7,322
984.00	6,936.00	13,334
985.00	8,642.00	21,107
986.00	9,276.00	30,064
987.00	9,860.00	39,631
988.00	10,447.00	49,783
989.00	11,085.00	60,547
990.00	11,718.00	71,947
991.00	12,347.00	83,978
992.00	12,990.00	96,645
993.00	13,621.00	109,950
994.00	14,235.00	123,921
994.20	15,274.00	126,881

Main Pool		
Stage (ft msl) (Elevation)	Area (sf)	Storage (cf)
981.00	1,947.00	0
982.00	3,564.00	2,715
983.00	8,326.00	8,494
984.00	11,508.00	18,368
985.00	15,023.00	31,595
986.00	16,202.00	47,204
987.00	17,486.00	64,044
988.00	18,825.00	82,195
989.00	20,168.00	101,688
990.00	21,574.00	122,555
991.00	23,040.00	144,858
992.00	24,548.00	168,648
993.00	26,125.00	193,980
994.00	27,686.00	220,882
994.20	34,173.00	227,056

STAGE - STORAGE - DISCHARGE TABLE			
	Water Surface Elevation (ft)	Volume (Total) (ft ³)	Flow (ft ³ /s)
W.Q.E.	989.00	0	0.0
	990.00	34,920	5.9
	991.00	74,052	16.7
2yr W.S.E.	991.70	100,188	27.9
	992.00	108,900	33.8
10yr W.S.E.	992.80	139,392	56.7
	993.00	148,104	66.7
25yr W.S.E.	993.30	156,816	75.6
100yr W.S.E.	994.00	182,952	102.9
	994.20	187,308	110.2



Formulas (All values are in Feet)
 $H_w = H + 1 + C = 0.250'$
 $L_w = (H_w \times 0.333') \times 0.51$
 For Cast-In-place culverts:
 $A_w = (N) (S) + (N+1) (U)$
 For Precast culverts:
 $A_w = (N) (2U + S) + (N+1) (0.500')$
 Total Wingwall Area (S.F.):
 $(0.333') (L_w) (N+1)$
 Total Concrete Volume (CY):
 $[(Wingwall Area) (0.583') + (L_w) (0.583')] (1.167') (1.167' - 0.583') + (27)$
 $+ (L_w) (S) = (1.917')$
 Total Reinforcing (lbs):
 $(1.55) (L_w) (A_w) + 14,431$
 $(K2) (S_w) (N+1) (N_w)$

C = Height of Curb above top of Top Slab
 H_w = Height of Wingwall
 L_w = Constant for use in Formulas
 Slope S11 = K_1
 $K_1 = 1.031 - 8.49$
 $K_1 = 1.031 - 10.30$
 A_w = Area of Wingwall
 L_w = Length of Wingwall
 N = Number of Culvert Barrels
 $S11$ = Side Slope Ratio (Horizontal : 1 Vertical)
 See applicable box culvert standard for H, S, T, and U values.

GENERAL NOTES:
 Designed according to AASHTO LRFD Specifications.
 The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Pipe Runners.
 Pipe Runners are designed for a traversing load of 1,800 pounds or yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures" by Transportation Institute, March 1981.
 All reinforcing steel shall be Grade 60. All reinforcing shall be adjusted as necessary to provide a minimum clear cover of 1.5".
 All concrete shall be Class "C" and shall have a minimum compressive strength of 3500 psi.
 The quantities for Pipe Runners, reinforcing steel, and concrete, resulting from the formulas given herein are for Contractor's information only.
 Pipe Runners, Cross Pipes, and Anchor Pipes shall conform to the requirements of ASTM A33 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5L52.
 Bolts and nuts shall conform to ASTM A307.
 All steel components, except the concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.
 See BCS storage sheet for additional dimensions and information.
 Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the Safety End Treatments.

SHEET 1 OF 2

Texas Department of Transportation
SAFETY END TREATMENT
 FOR 0' SKEW BOX CULVERTS
 (MAXIMUM Hw = 2'-0")
 TYPE I - CROSS DRAINAGE

SETB-CD

DATE: February 2010
 REVISION: 04/2010

Kimley-Horn
 5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
 AUSTIN, TX 78735
 PHONE: 512-646-2237 FAX: 512-418-1791
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 TBPE Firm No. 928

RYAN TAYLOR
 LICENSED PROFESSIONAL ENGINEER

06/04/2023

KHA PROJECT: 069221001
 DATE: APRIL 2023
 SCALE: AS SHOWN
 DESIGNED BY: RMT
 DRAWN BY: RMT
 CHECKED BY: RMT

POND A DETAILS

PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 66

2023-24-SDP

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: $L_M = 27.2(A_{NI} \times P)$

where: L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{NI} = 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	acres
Total project area included in plan =	30.94	acres
Predevelopment impervious area within the limits of the plan =	0.00	acres
Total post-development impervious area within the limits of the plan =	21.66	acres
Total post-development impervious cover fraction =	0.70	inches
P =	32	inches

L_M TOTAL PROJECT = 18853 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. = 2

Total drainage basin/outfall area =	7.73	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.41	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	inches
L_M THIS BASIN =	4709	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

- Aqualogic Cartridge Filter
- Bioretention
- Contech Storm Filter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

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: $L_R = (BMP \text{ efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

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 =	7.73	acres
A_i =	5.41	acres
A_p =	2.32	acres
L_R =	5487	lbs.

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

Desired L_M THIS BASIN = 4700 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 = 0.51
On-site Water Quality Volume = 19575 cubic feet

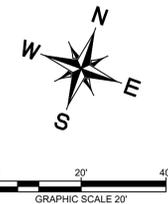
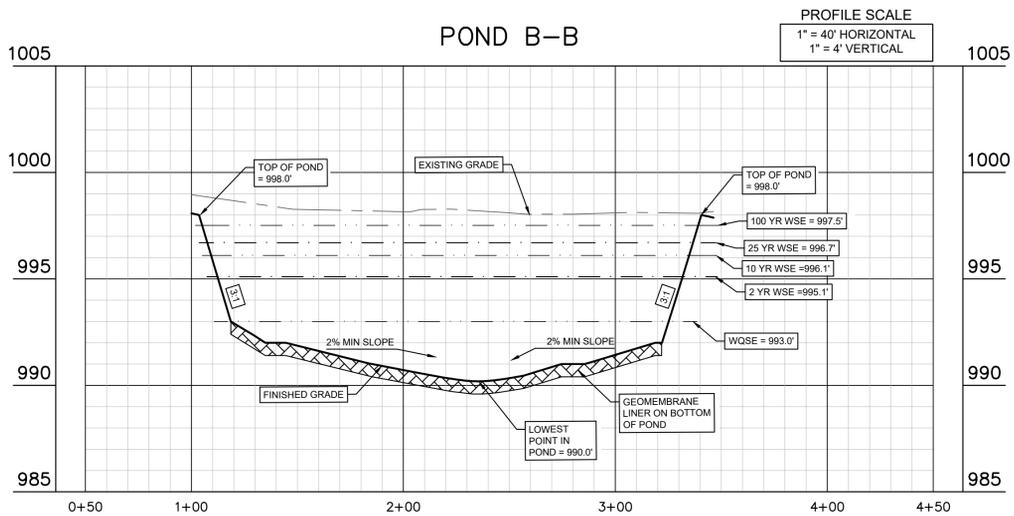
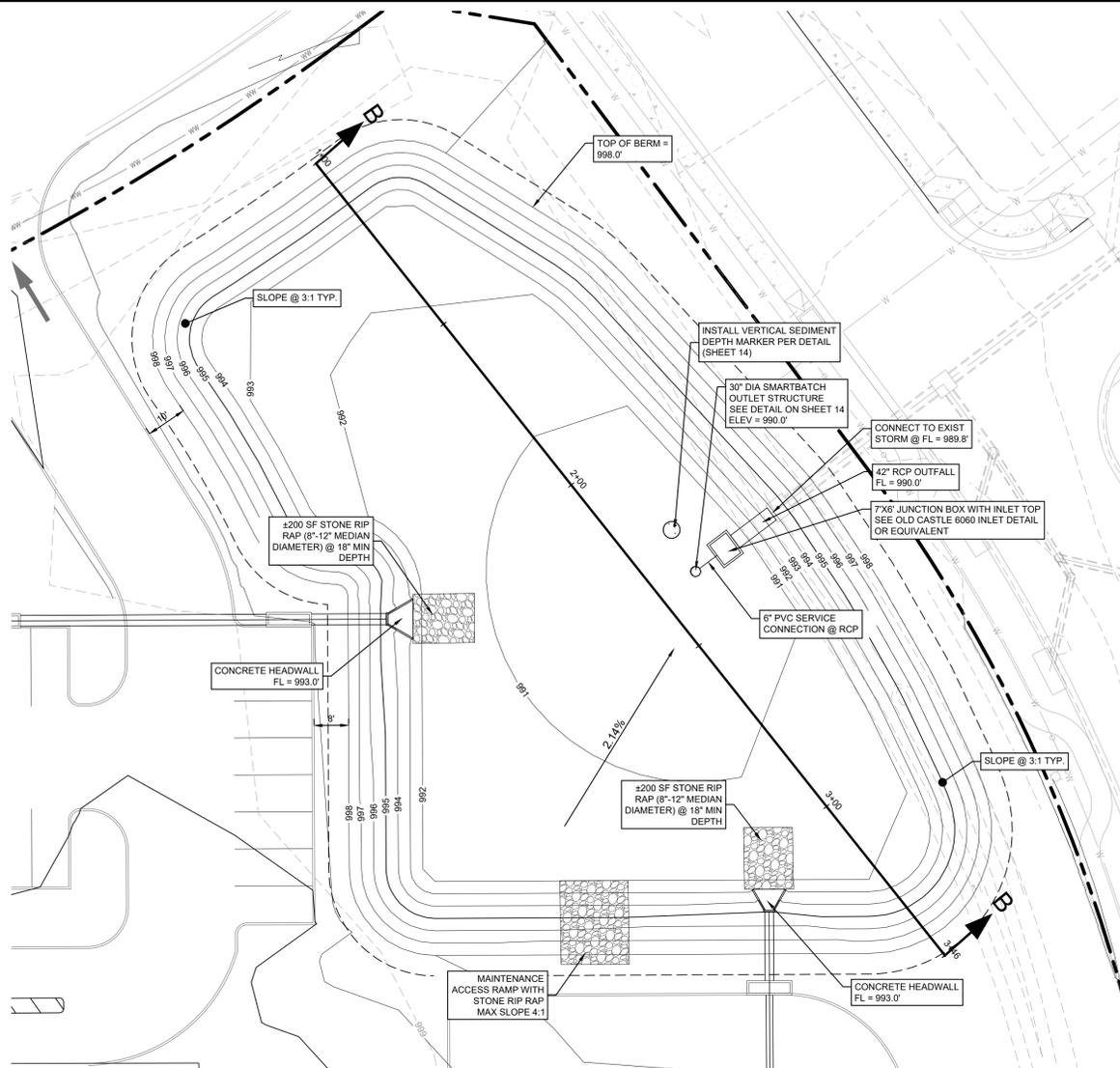
Calculations from RG-348 Pages 3-36 to 3-37

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 = 3915 cubic feet
Total Capture Volume (required water quality volume(s) x 1.20) = 23491 cubic feet

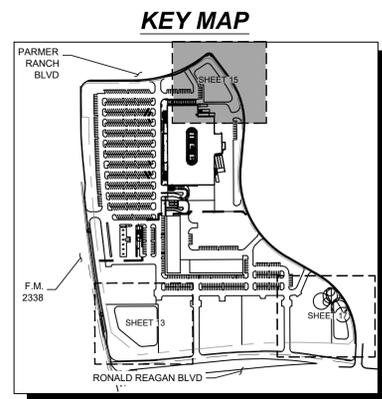
Water Surface Elevation (ft)	Volume (total) (ft ³)
990	0
991	1609
992	10218
993	24844

	Water Surface Elevation (ft)	Volume (Total) (ft ³)	Flow (ft ³ /s)
W.Q.E.	993.00	0	0.0
	994.00	21,780	3.1
	995.00	39,204	7.7
2yr W.S.E.	995.20	43,560	9.6
	996.00	60,984	15.1
10yr W.S.E.	996.20	65,340	17.1
	996.80	78,408	22.0
25yr W.S.E.	997.00	82,764	23.6
	997.50	91,476	31.8
	998.00	95,832	36.4



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE



BENCHMARKS

TBM:
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 989.94
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 1001.87

NO.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-646-418-1791
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TBPE Firm No. 928

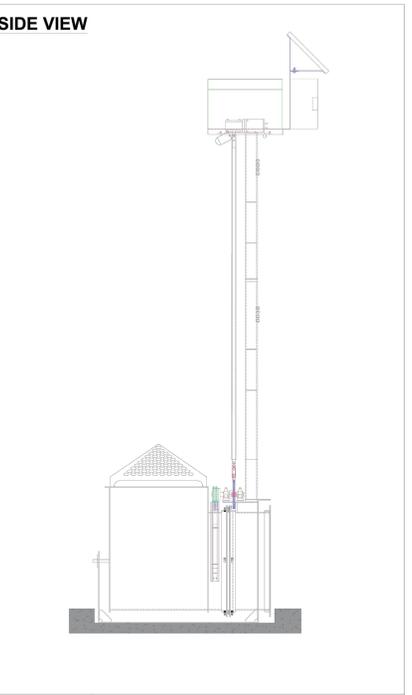
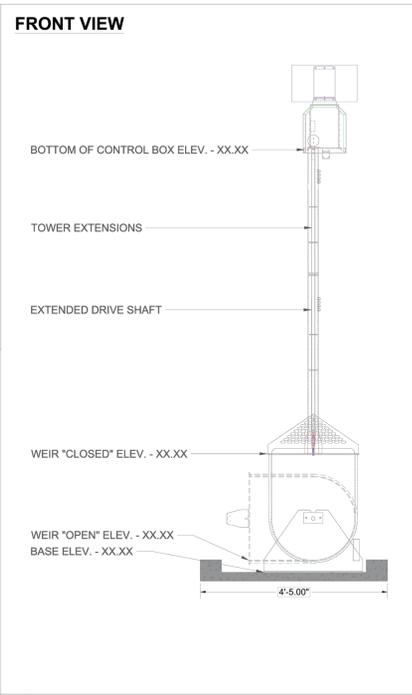
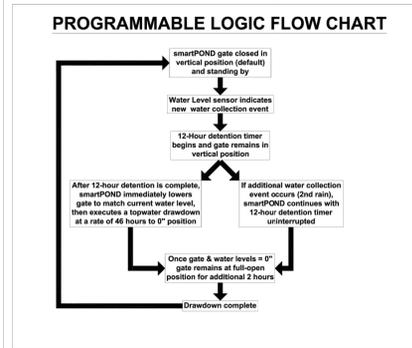
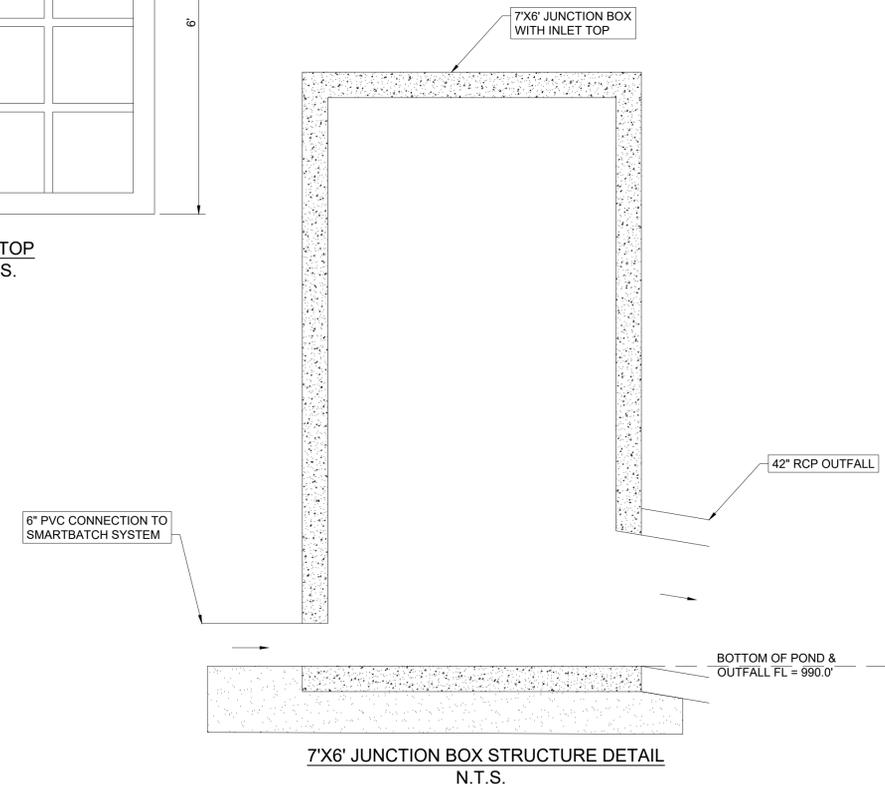
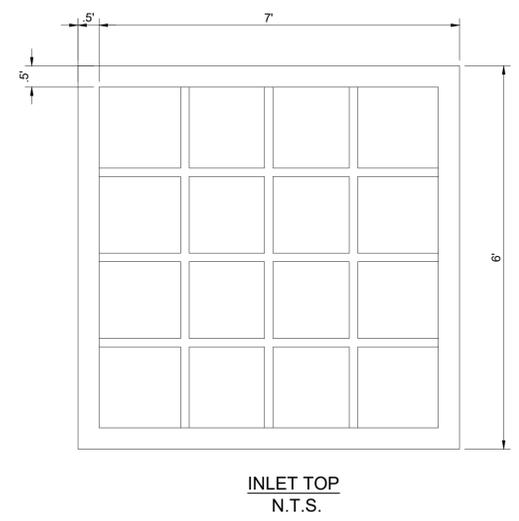
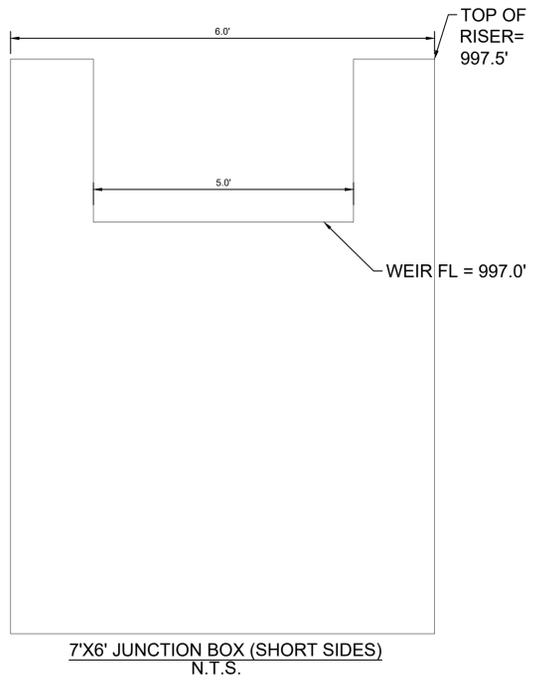
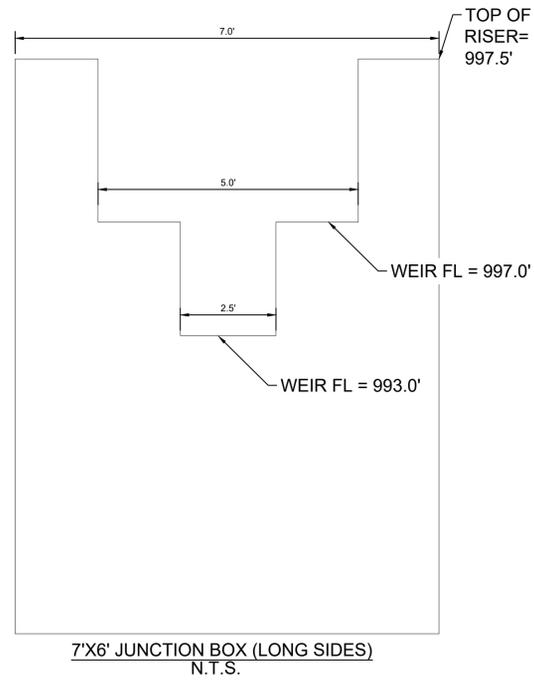


KHA PROJECT	069221001
DATE	APRIL 2023
SCALE:	AS SHOWN
DESIGNED BY:	RMW
DRAWN BY:	RMW
CHECKED BY:	RMW

POND B PLAN

PARMER RANCH COMMERCIAL
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Plotted By: Taylor, Ryan Date: June 04, 2023 07:14:41pm File Path: K:\saw-civil\069221001 - parmer_ranch_commercial\Cad\plansheets\C - Pond Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

If a geomembrane liner is used it should have a minimum thickness of 30 mils and be ultraviolet resistant. The geotextile fabric (for protection of geomembrane) should be nonwoven geotextile fabric and meet the specifications in Table 3-7.

Table 3-7 Geotextile Fabric Specifications (COA, 2004)

Property	Test Method	Unit	Specification (min)
Unit Weight		oz/yd ²	8
Filtration Rate		in/sec	0.08
Puncture Strength	ASTM D-751*	lb	125
Mullen Burst Strength	ASTM D-751	psi	400
Tensile Strength	ASTM D-1682	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

*modified

Installation methods for geomembrane liners vary according to the site requirements. Figure 3-13 shows a typical installation on an earthen slope with the top of the liner keyed in above the maximum water level of the basin. Figure 3-14 presents an example of geomembrane liner attached to the exterior of a concrete or rock wall. The "liquid membrane" shown in the figure is a hot fluid-applied, rubberized asphalt typically used for waterproofing and roofing applications, such as Hydrotech 6125 or equivalent.

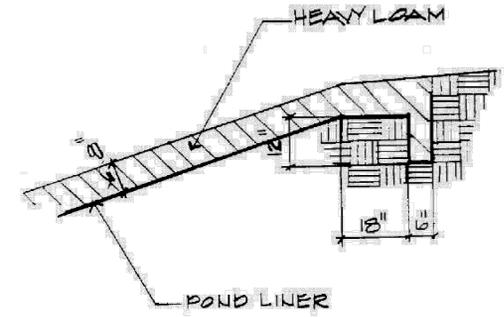


Figure 3-13 Example of Liner Installation on Earthen Slope (Courtesy COA)

BENCHMARKS

TBM:	
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.	ELEVATION = 989.94
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.	ELEVATION = 1001.87

Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE

REVISIONS

No.

BY

DATE

REVISIONS

No.

BY

5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
 AUSTIN, TX 78735
 PHONE: 512-646-7237 FAX: 512-646-418-1791
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 TBPE Firm No. 928

06/04/2023

KHA PROJECT	069221001
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY	RMV
DRAWN BY	RMV
CHECKED BY	RMV

POND B DETAILS

PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

16 OF 66

2023-24-SDP

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: $L_M = 27.2(A_{NI} \times P)$

where: L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{NI} = 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 =	30.94 acres
Predevelopment impervious area within the limits of the plan =	0.00 acres
Total post-development impervious area within the limits of the plan =	21.96 acres
Total post-development impervious cover fraction =	0.70
P =	32 inches

L_M TOTAL PROJECT = **18853** 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. = **3**

Total drainage basin/outfall area =	4.88 acres
Predevelopment impervious area within drainage basin/outfall area =	0.00 acres
Post-development impervious area within drainage basin/outfall area =	3.42 acres
Post-development impervious fraction within drainage basin/outfall area =	0.70
L_M THIS BASIN =	2973 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

- Aquaglogic Cartridge Filter
- Bioretention
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortexis
- Wet Basin
- Wet Vault

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 =	4.88 acres
A_I =	3.42 acres
A_P =	1.46 acres
L_R =	3469 lbs.

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

Desired L_M THIS BASIN = **2600** lbs.
 F = **0.75**

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 = **0.92** inches
Post Development Runoff Coefficient = **0.51**
On-site Water Quality Volume = **8218** cubic feet

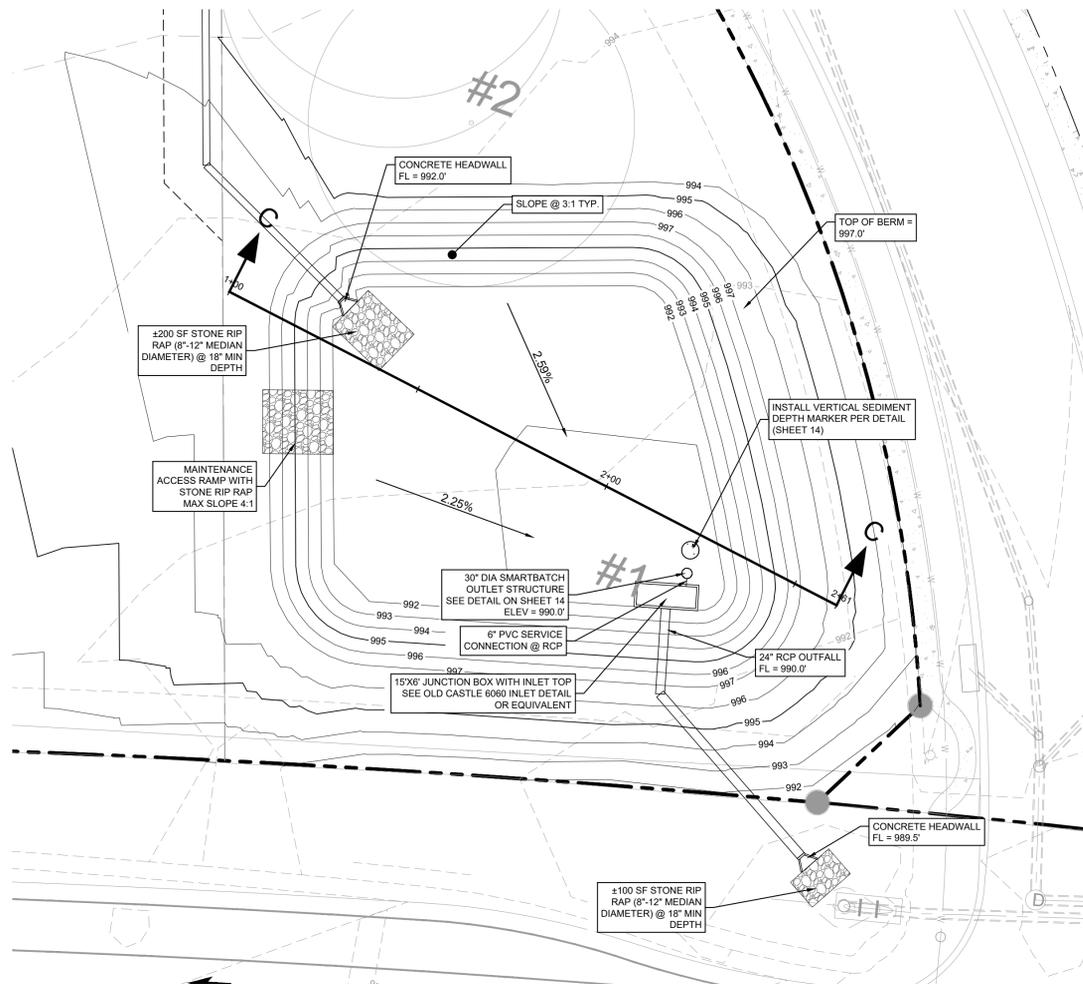
Calculations from RG-348 Pages 3-36 to 3-37

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 = **1644**
Total Capture Volume (required water quality volume(s) x 1.20) = **9862** cubic feet

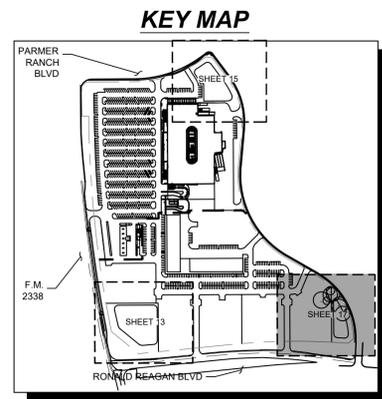
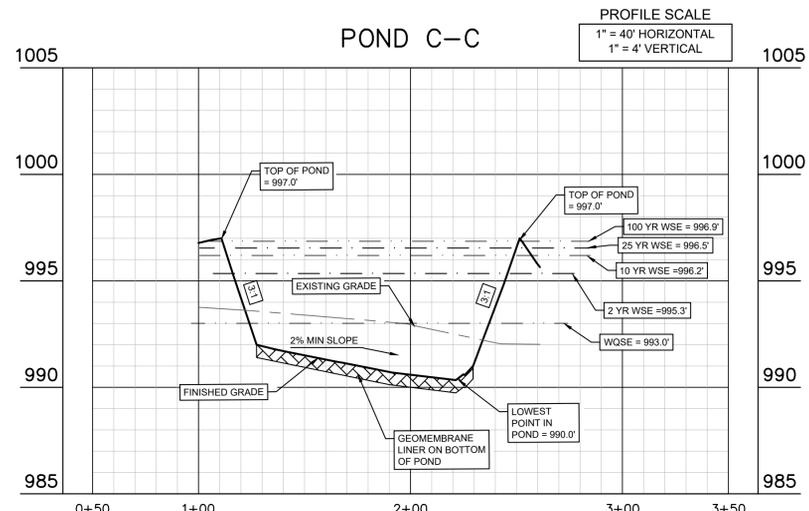
Water Surface Elevation (ft)	Volume (total) (ft ³)
990	0
991	633
992	4633
993	11683

Water Surface Elevation (ft)	Volume (Total) (ft ³)	Flow (ft ³ /s)
W.Q.E.	0	0.0
994.00	8,712	3.0
995.00	17,424	8.2
2yr W.S.E.	21,780	10.3
996.00	26,136	16.2
10yr W.S.E.	30,492	17.9
25yr W.S.E.	34,848	25.9
100yr W.S.E.	39,204	37.0
997.00	41,382	39.4



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE



BENCHMARKS

TBM:
1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
ELEVATION = 1001.87

811
Know what's below.
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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AUSTIN, TX 78735
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TBPE Firm No. 928

06/04/2023

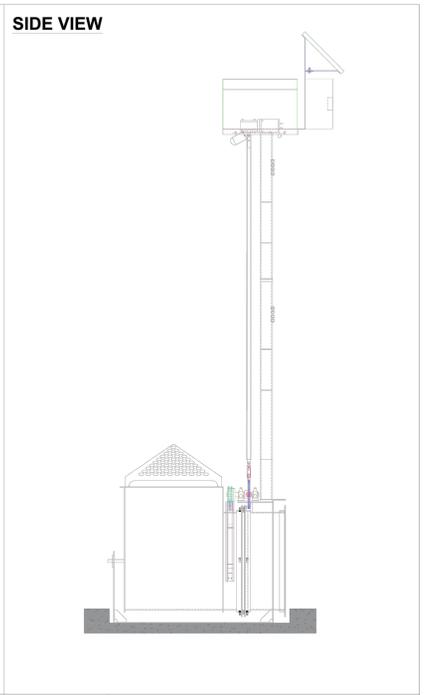
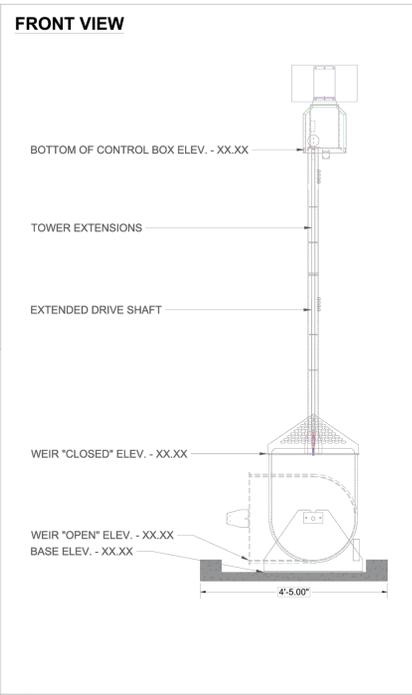
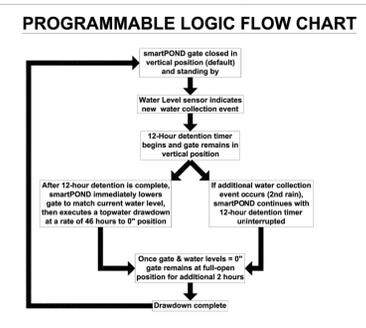
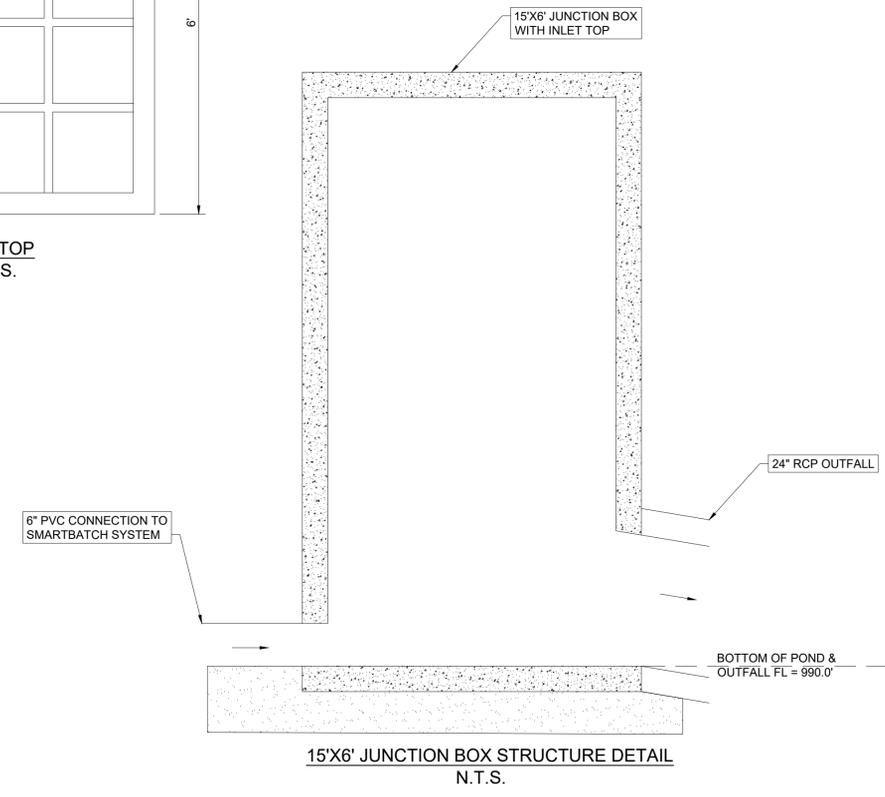
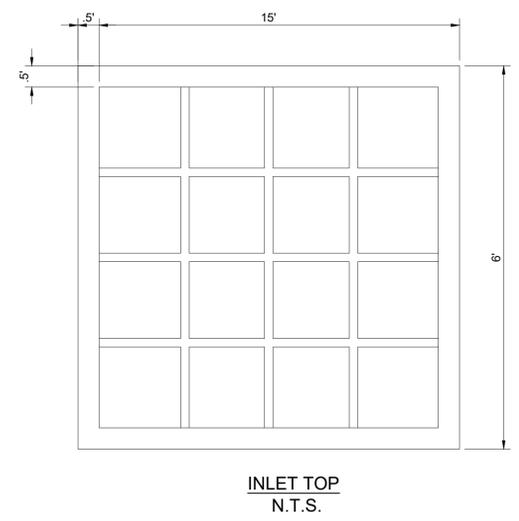
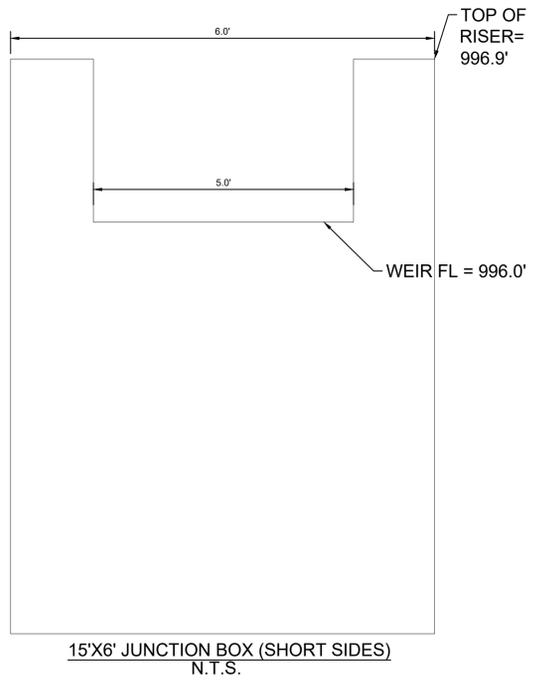
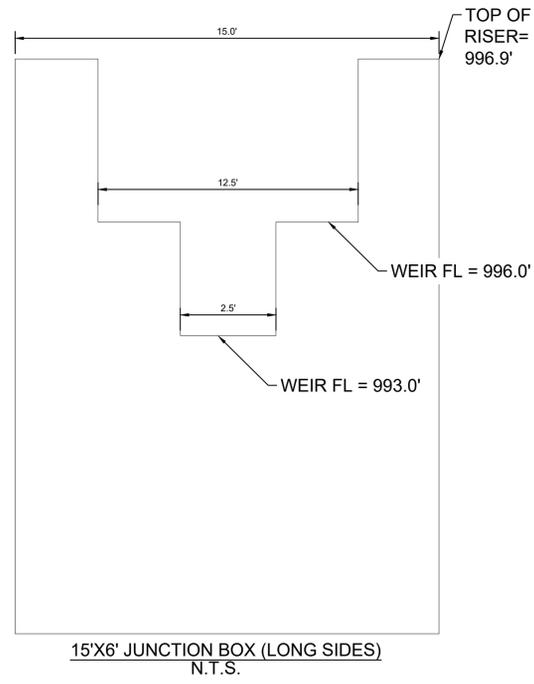
POND C PLAN

PARMER RANCH COMMERCIAL
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF 66

2023-24-SDP

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FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

If a geomembrane liner is used it should have a minimum thickness of 30 mils and be ultraviolet resistant. The geotextile fabric (for protection of geomembrane) should be nonwoven geotextile fabric and meet the specifications in Table 3-7.

Table 3-7 Geotextile Fabric Specifications (COA, 2004)

Property	Test Method	Unit	Specification (min)
Unit Weight		oz/yd ²	8
Filtration Rate		in/sec	0.08
Puncture Strength	ASTM D-751*	lb	125
Mullen Burst Strength	ASTM D-751	psi	400
Tensile Strength	ASTM D-1682	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

*modified

Installation methods for geomembrane liners vary according to the site requirements. Figure 3-13 shows a typical installation on an earthen slope with the top of the liner keyed in above the maximum water level of the basin. Figure 3-14 presents an example of geomembrane liner attached to the exterior of a concrete or rock wall. The "liquid membrane" shown in the figure is a hot fluid-applied, rubberized asphalt typically used for waterproofing and roofing applications, such as Hydrotech 6125 or equivalent.

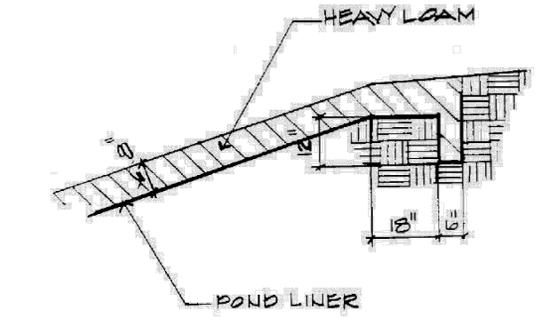


Figure 3-13 Example of Liner Installation on Earthen Slope (Courtesy COA)

BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87

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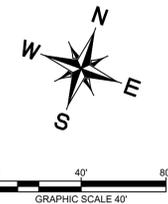
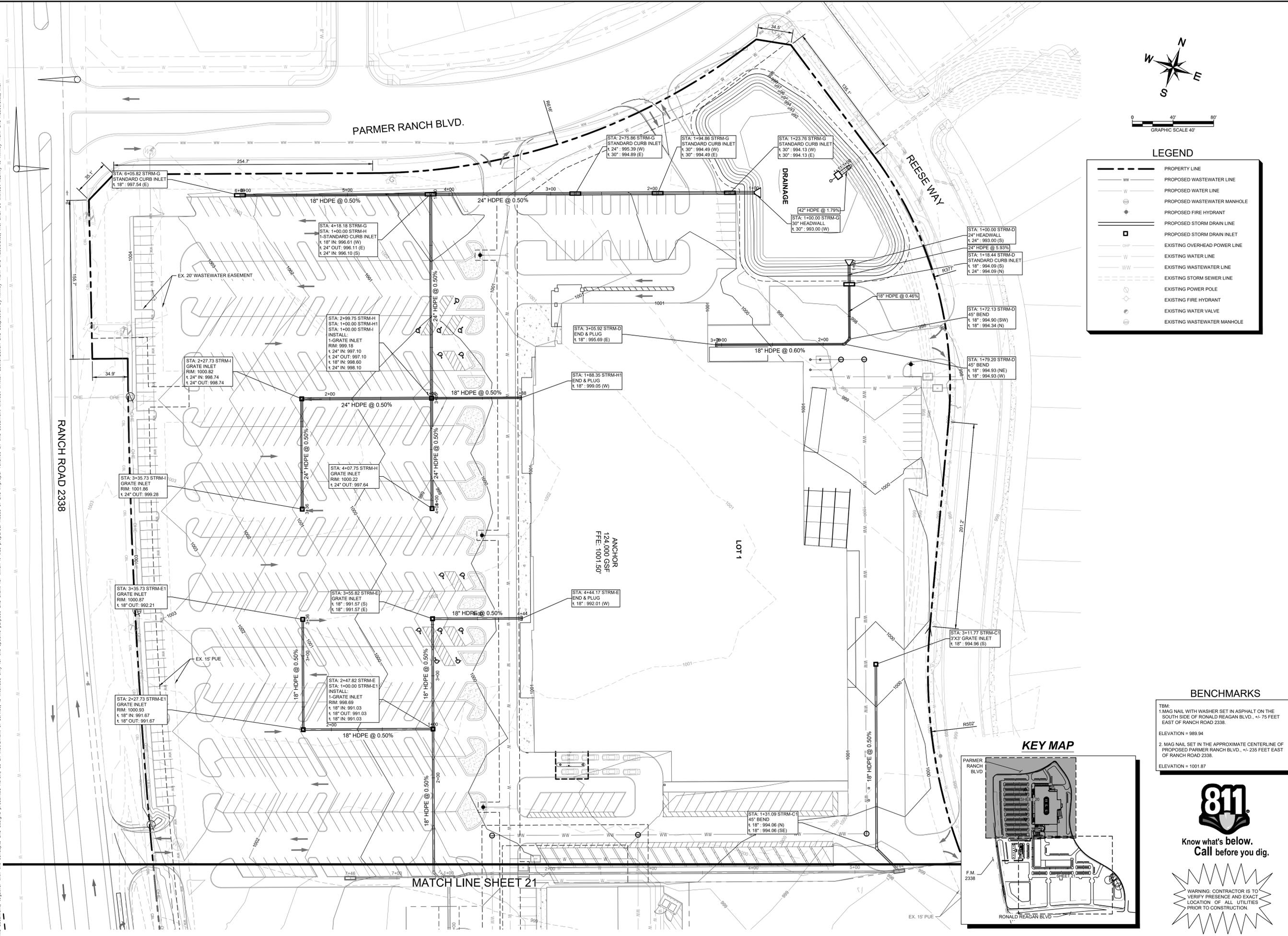
RYAN TAYLOR
 14236
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS

POND C DETAILS

PARMER RANCH
 COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18 OF 66

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LEGEND	
	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WASTEWATER MANHOLE

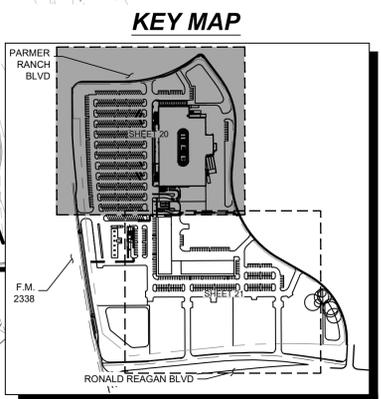
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STORM PLAN A

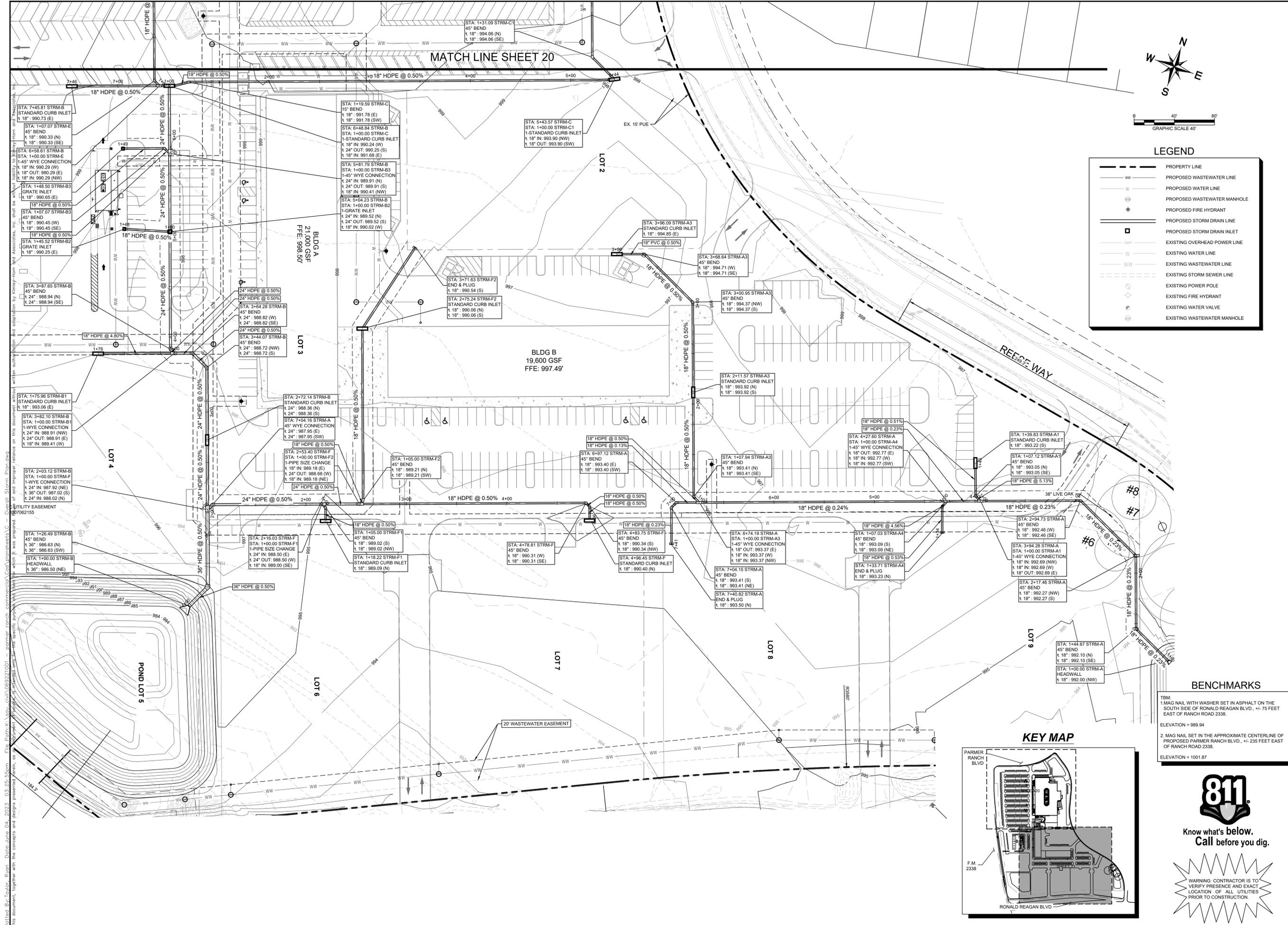
BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCHO ROAD 2338.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCHO ROAD 2338.
 ELEVATION = 1001.87



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 WILLIAMSON COUNTY, TEXAS



0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE

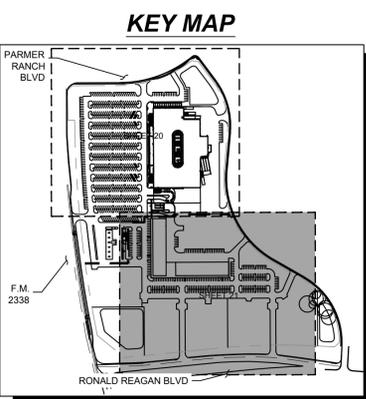
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CHECKED BY	RMW

STORM PLAN B

- BENCHMARKS**
- TBM: 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338. ELEVATION = 989.94
 - 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338. ELEVATION = 1001.87

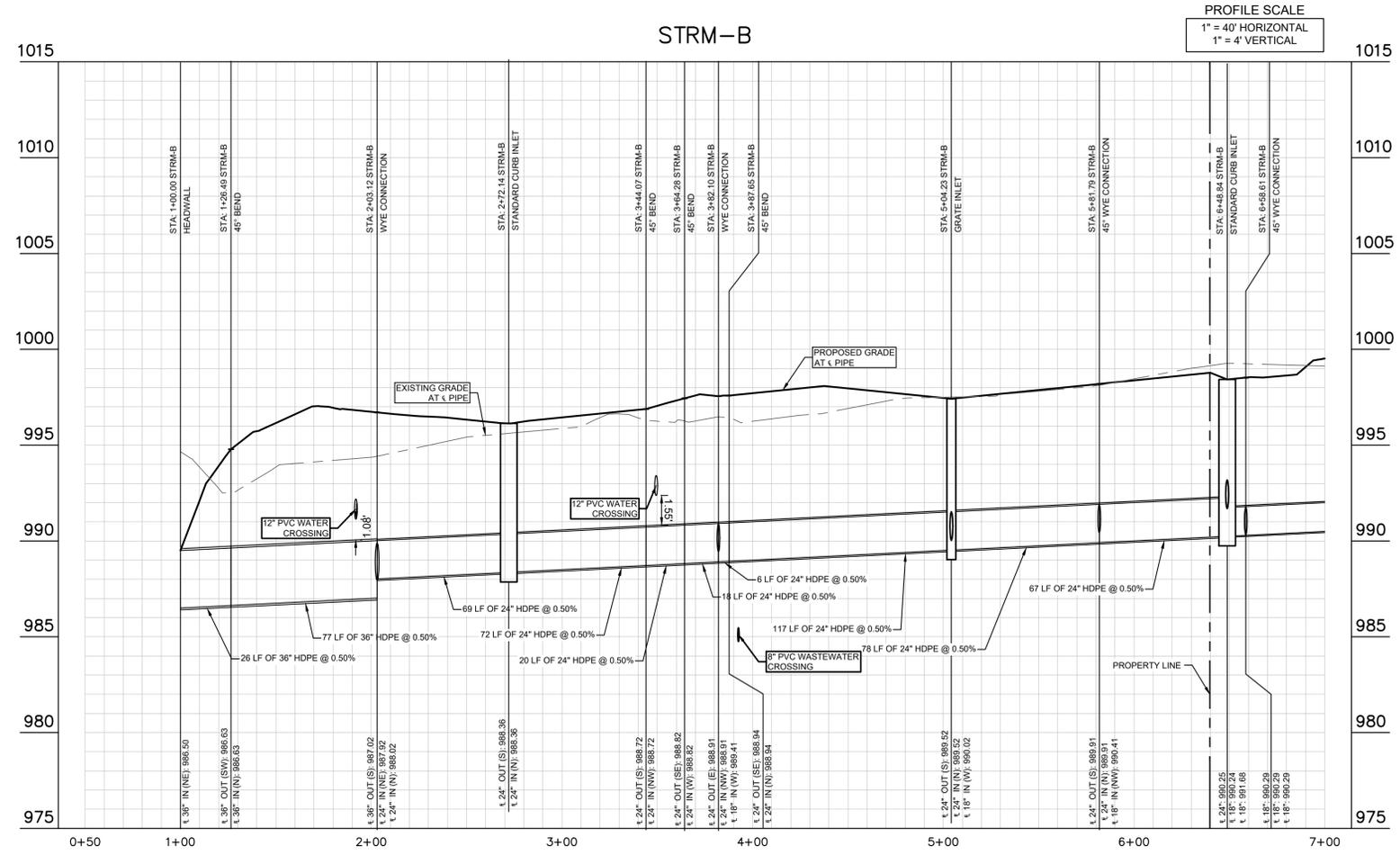
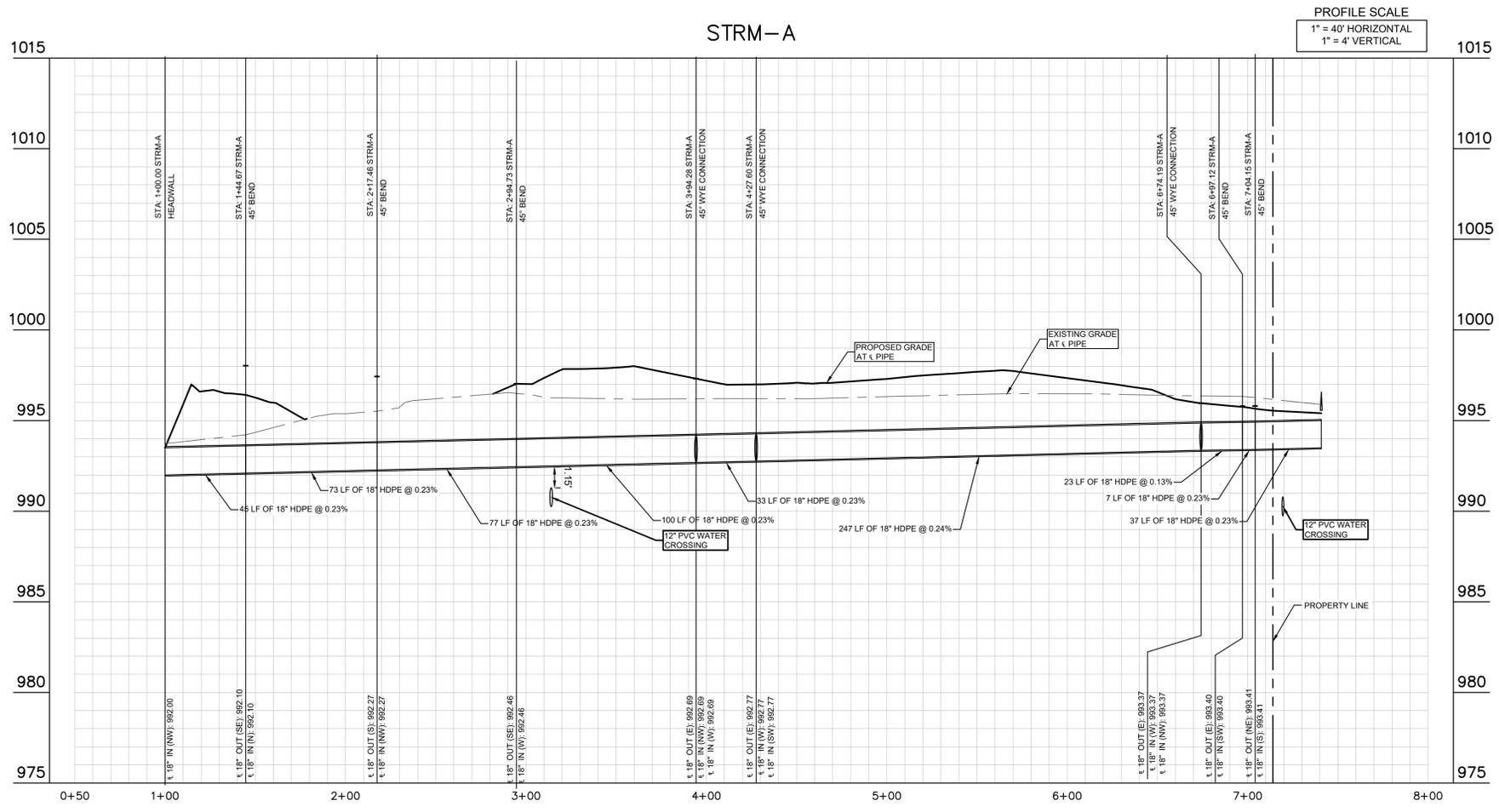


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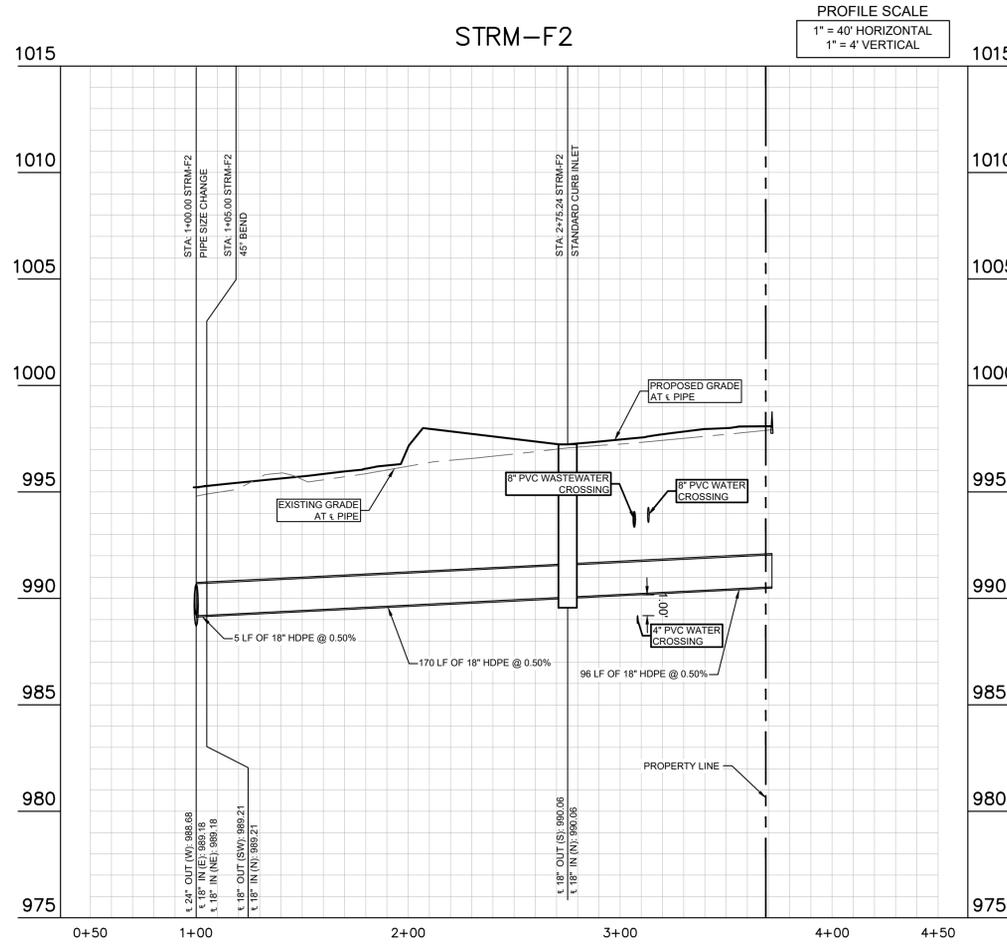
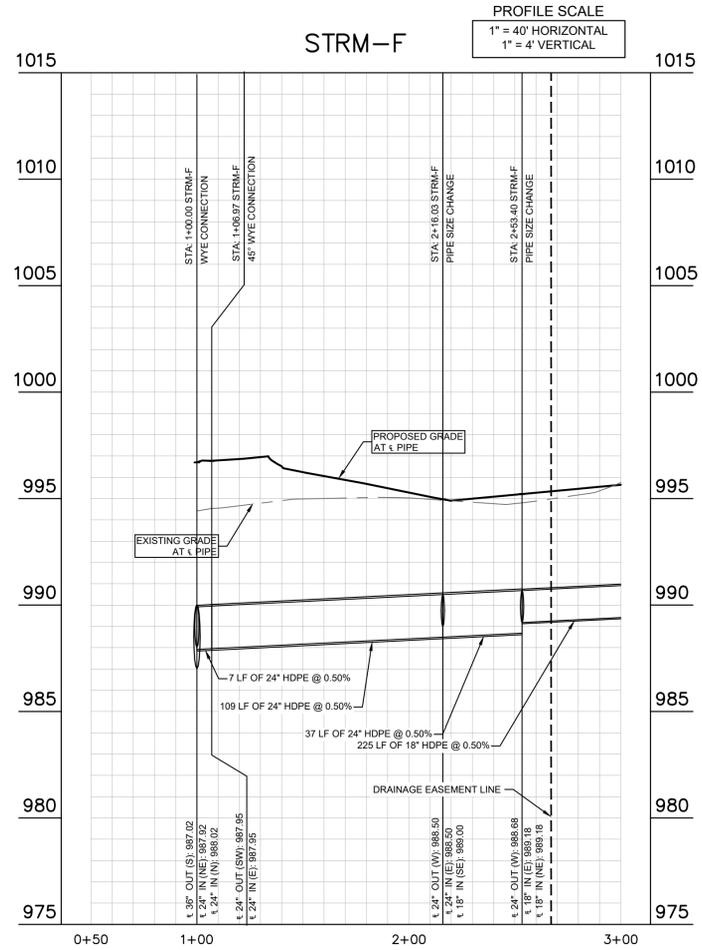
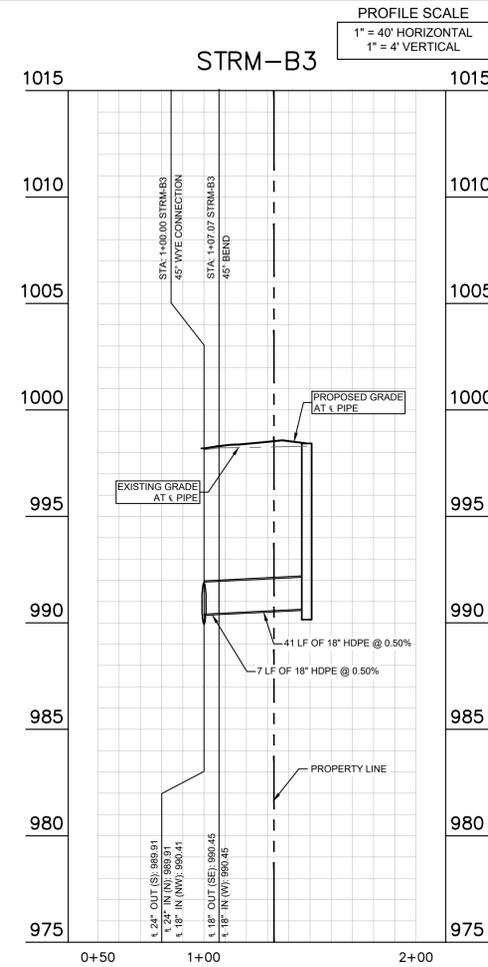
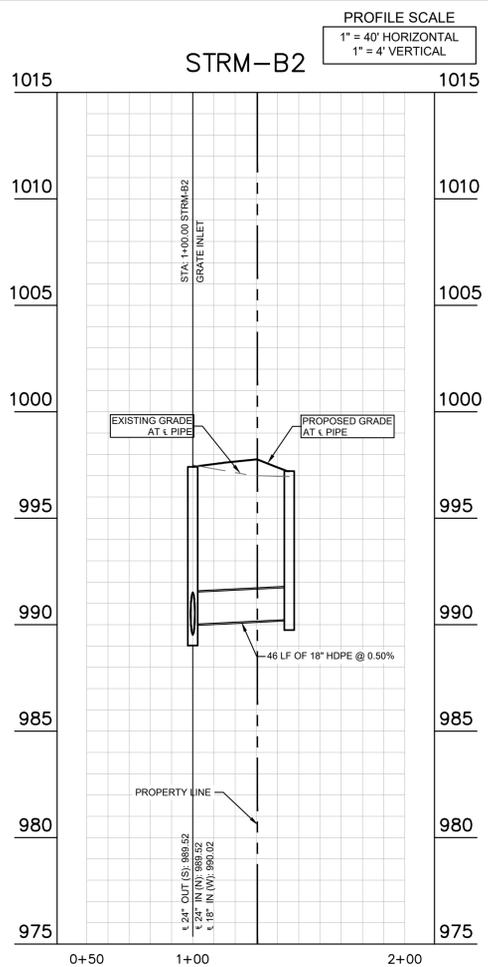
TBM:
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 ELEVATION = 989.94

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 ELEVATION = 1001.87



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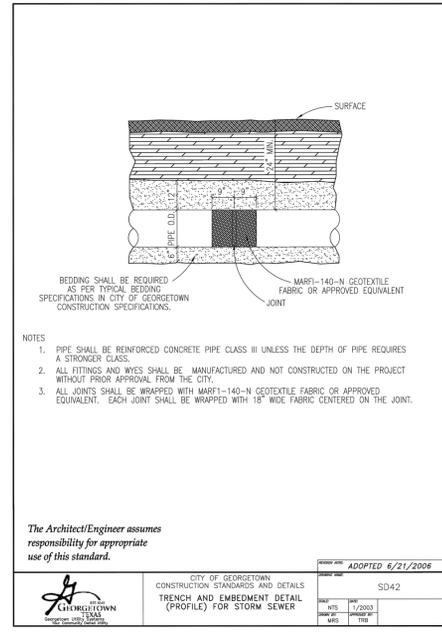
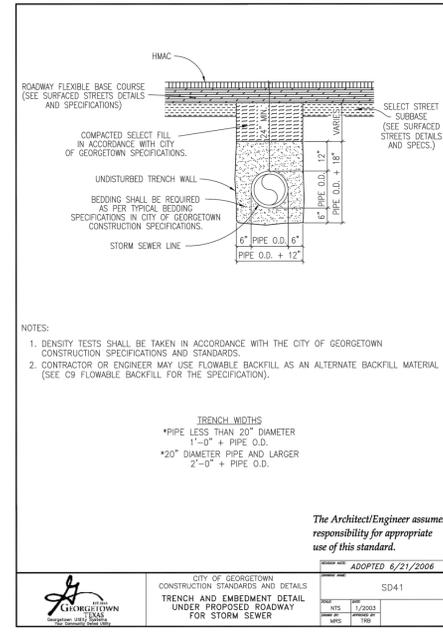
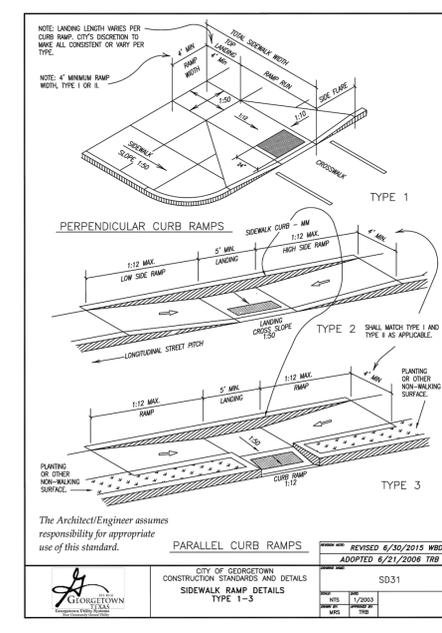
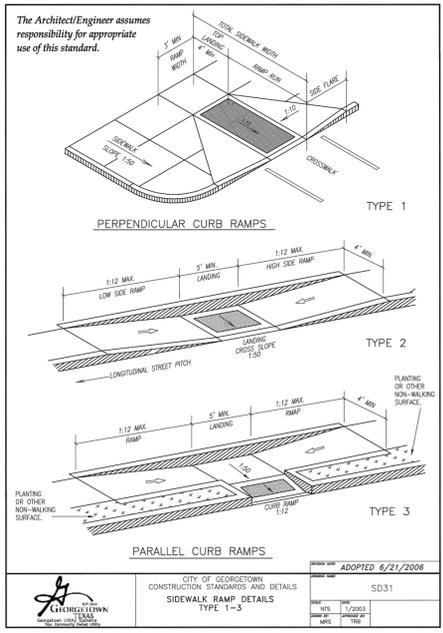
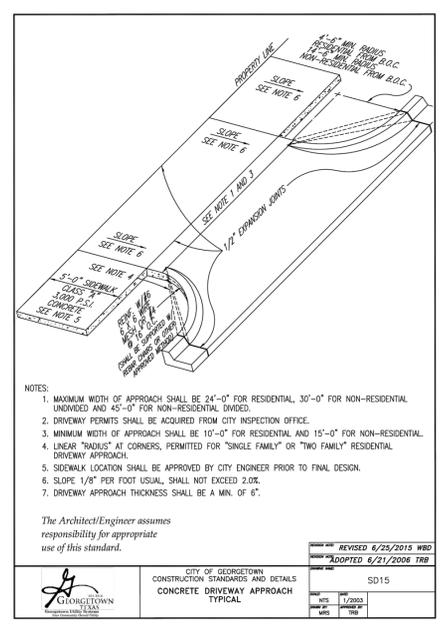
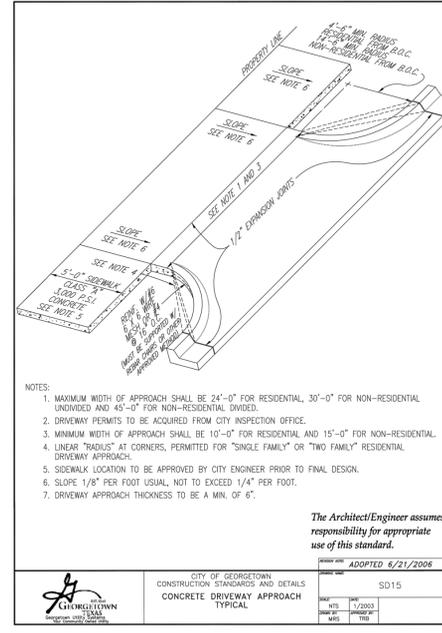
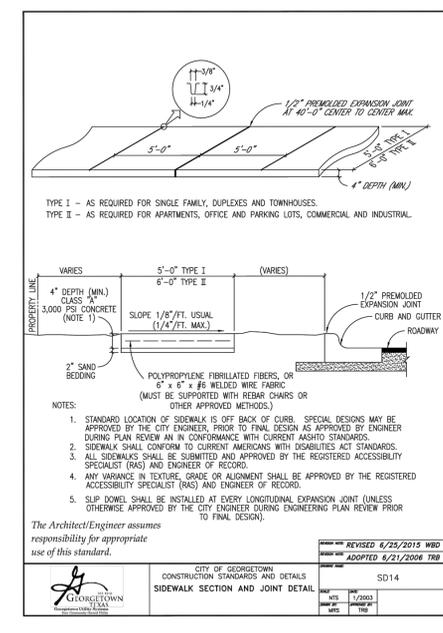
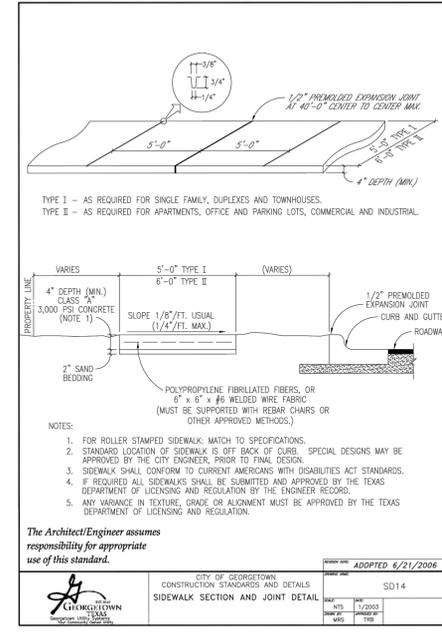
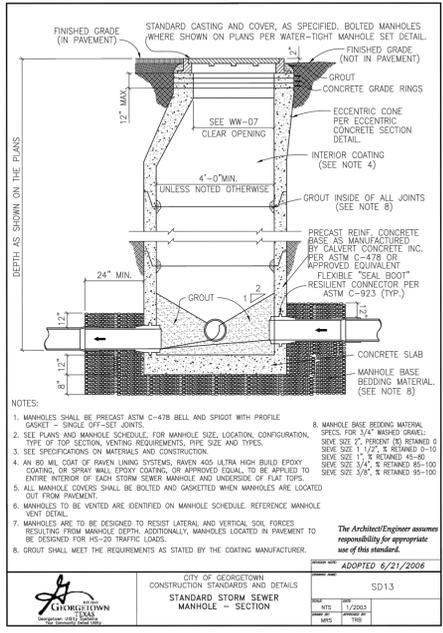
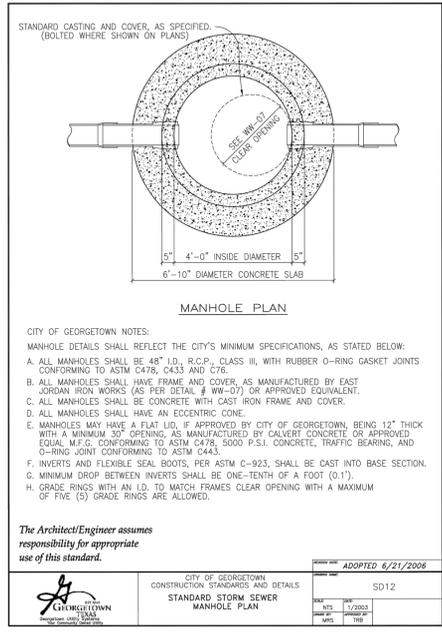
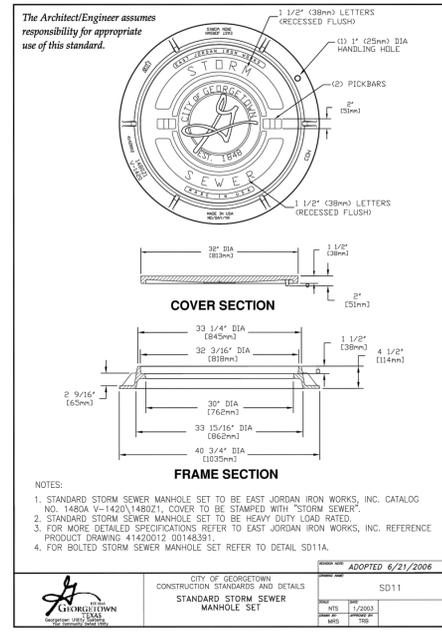
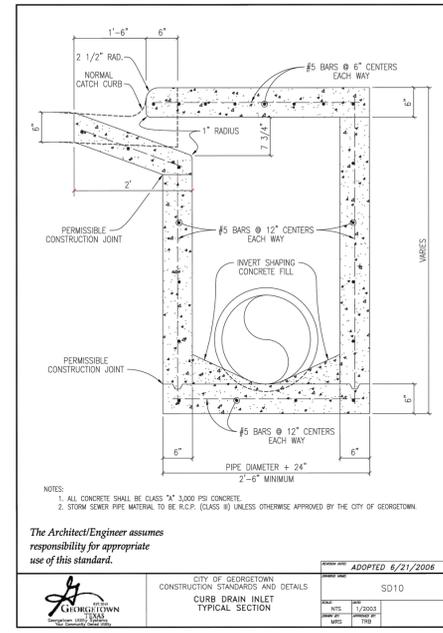
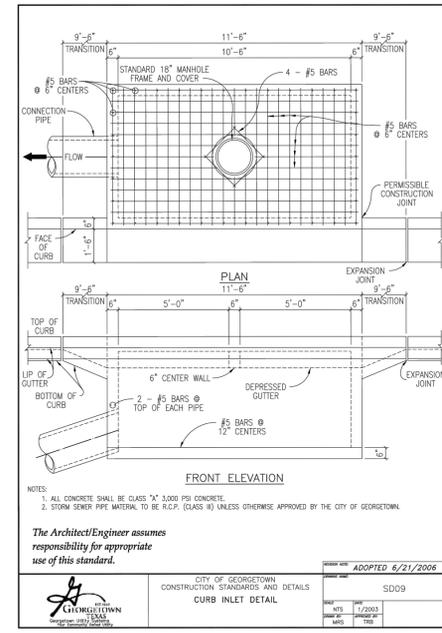
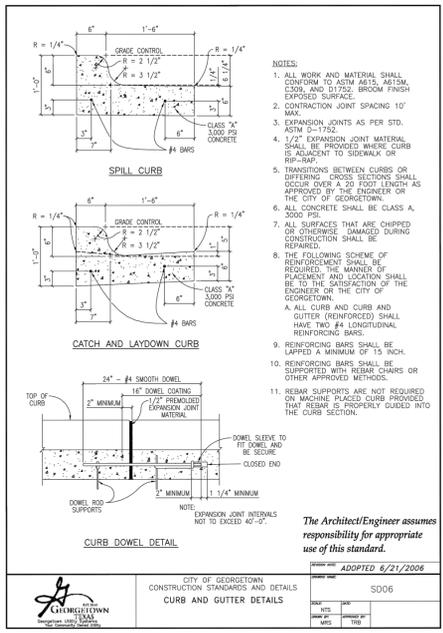
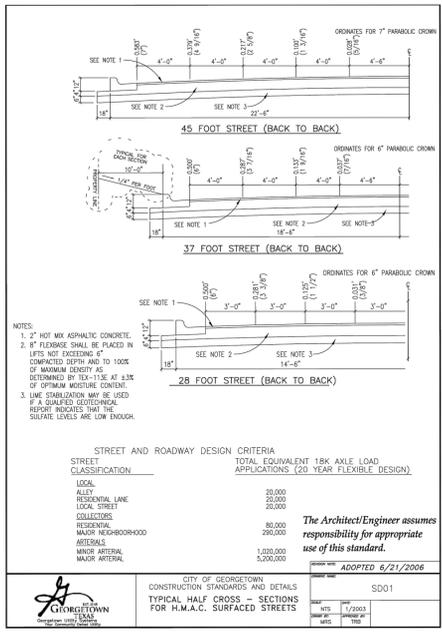


BENCHMARKS
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 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87



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PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS						
SHEET NUMBER 23 OF 66						
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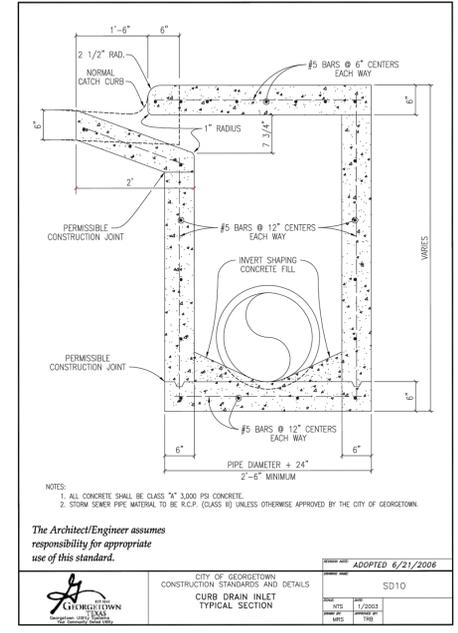
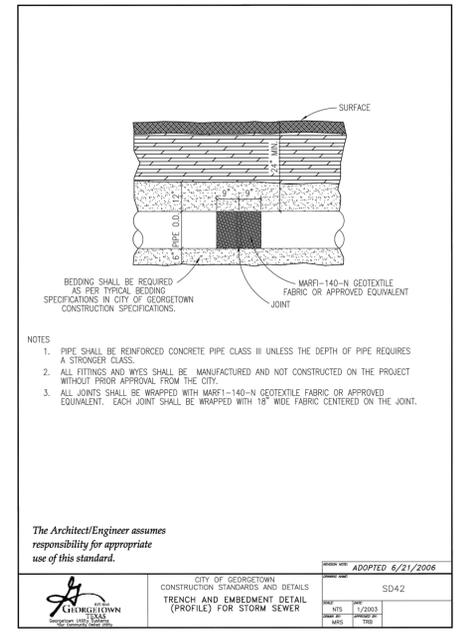
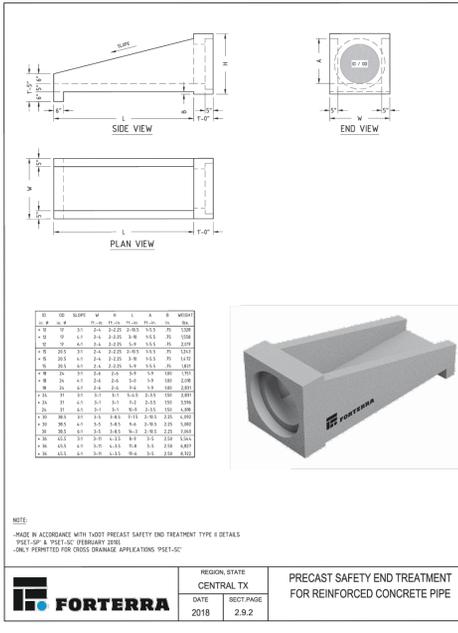
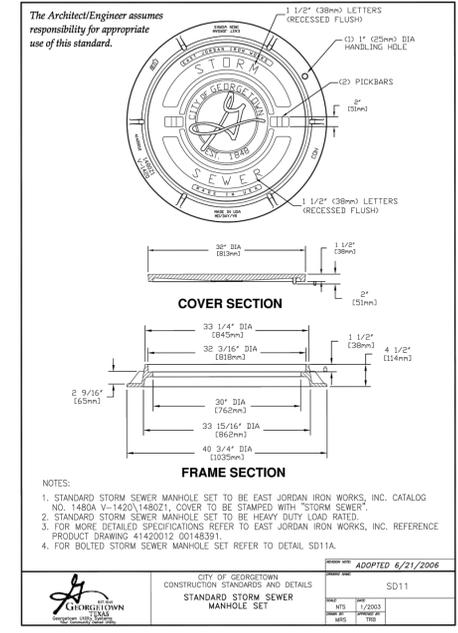
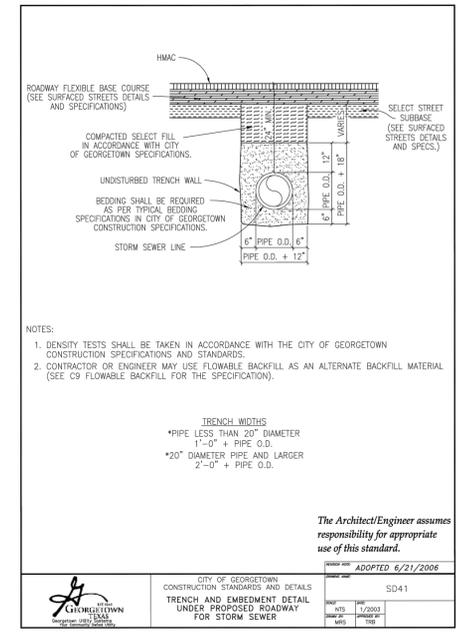
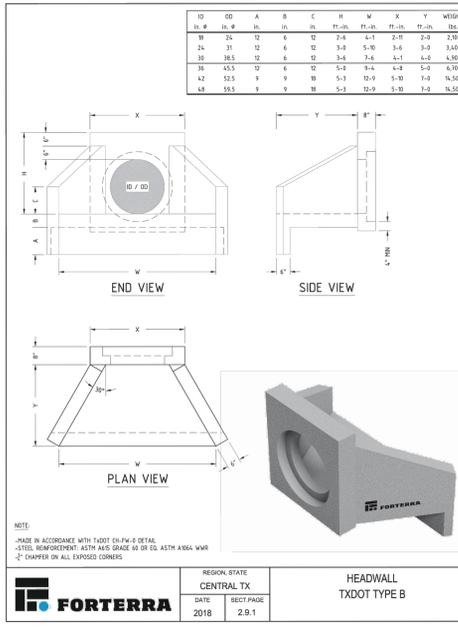
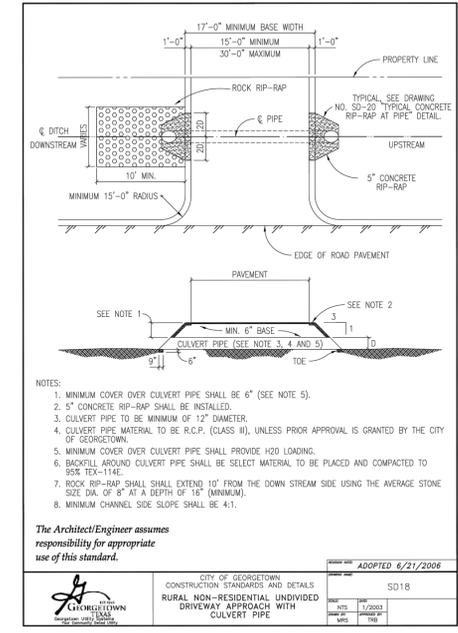
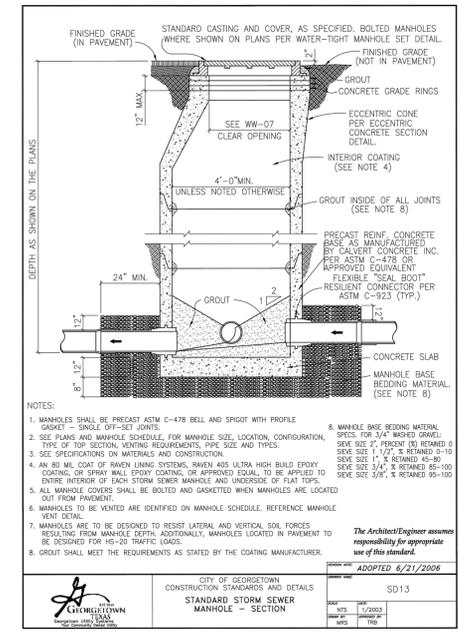
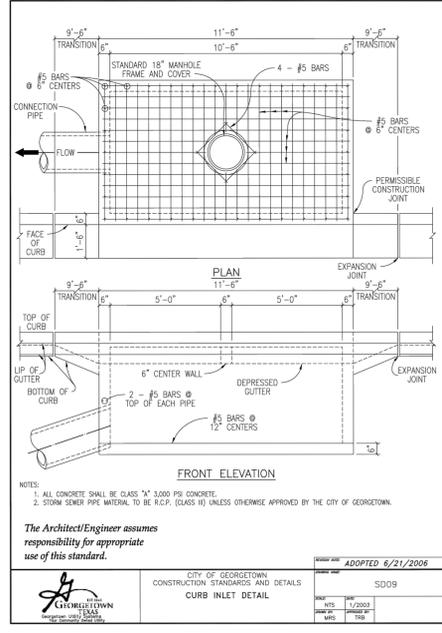
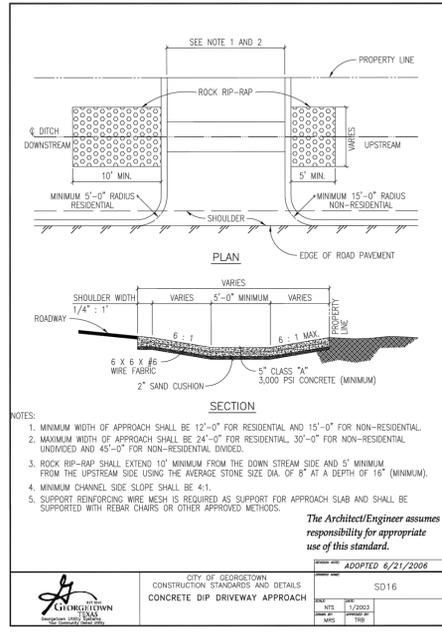
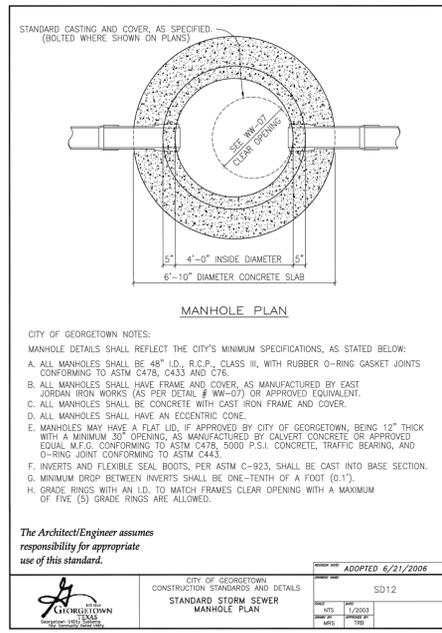
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WILLIAMSON COUNTY, TEXAS

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BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2358.
 ELEVATION = 989.94
 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2358.
 ELEVATION = 1001.87

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RYAN TAYLOR
 LICENSED PROFESSIONAL ENGINEER

4/14/2023

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STORM DRAIN DETAILS

PARMER RANCH COMMERCIAL
 CITY OF GEORGETOWN
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
 34 OF 65

ATTACHMENT N: Inspection, Maintenance, Repair and Retrofit Plan

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

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

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

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

Inspection and Maintenance For BMPs

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. A ladder may be required during the inspection process to access the controller box.

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

Responsible Party: Parmer Ranch Retail, Ltd.

Mailing Address: 901 S Mopac Expwy, Barton Oaks Plaza II, Suite 550

City, State: Austin, TX Zip: 78746

Telephone: 512-477-1212 Fax: _____

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

Signature of Responsible Party _____ Date _____

This Maintenance Plan is based on the TCEQ Edwards Aquifer Technical Guide .



By: _____ Date 07/24/2023

Ryan Taylor, P.E.

ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

There are no surface streams on-site therefore attachment L is not applicable.

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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: Ryan Taylor

Date: 07/24/2023

Signature of Customer/Agent:



Regulated Entity Name: Parmer Ranch Commercial

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

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

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be maintained on-site in the material data sheets (MSDS) and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Contact the MS4 Operator, TCEQ (800-832-8224), and the National Response Center (800-424-8802) to inform of any spill of toxic or hazardous material regardless of the size.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

Reportable Quantities Link: https://www.tceq.texas.gov/response/spills/spill_rq.html

ATTACHMENT B: Potential Sources of Contamination

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up.
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash which becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.

ATTACHMENT C: Sequence of Major Activities

SEQUENCE OF CONSTRUCTION:

- 1) INSTALL EROSION CONTROLS PER APPROVED PLANS.
 - a) This activity effects less than 0.25-arces of the site, as its mostly consentrated at the borders of the site. The erosion controls will be in place for the duration of the construction and until the permanent BMPs have been established.
- 2) HOLD PRE-CONSTRUCTION CONFERENCE.
- 3) DEMOLISH, REMOVE AND DISPOSE OF PROPERLY ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED PER PLANS.
 - a) This activity will effect approximately 0.6-acres of the site. The erosion controls initially placed will be maintained through this activity.
- 4) ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
 - a) This activity will continue to effect the 2.25-acres of the site. This activity is preparing the site for the designed drainage condition (grading and ponds). The erosion controls initially placed will be maintained through this activity.
- 5) BEGIN CONSTRUCTION OF UNDER GROUND UTILITY, PAVING AND BUILDING, INSTALL INLET EROSION/SEDIMENTATION PROTECTION.
 - a) This activity will effect approximately 22.5-acres and the erosion controls measures initially placed will remain.
- 6) COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.
 - a) This activity will effect approximately 3 acres and includes placement of the permanent BMPs. The temporary BMPs will only be removed once the permanent BMPs have been established.
- 7) PROJECT ENGINEER INSPECTS JOB AND WRITES LETTER OF CONCURRENCE TO THE PERMITTING AUTHORITY, FINAL INSPECTION WILL BE SCHEDULED UPON RECEIPT OF THE LETTER.
- 8) REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND DISPOSE OF LEGALLY.

ATTACHMENT D: Temporary Best Management Practices and Measures

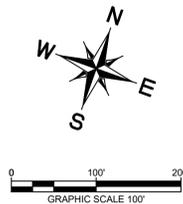
As shown in the erosion and sediment control plan, to protect surface streams during construction activities silt fence will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilized to filter stormwater through the rock material, inlet protection will be placed at installed inlets and rock berms will be placed in the drainage culvert to the east of the site to protect the surface streams further from any sediment that does make it through the other BMP controls.

ATTACHMENT F: Structural Practices

The plan for temporary structural controls on this site include placing silt fence at the down slope of the site that will collect sediment prior to entering a stream. This will allow for the sediment to be clean out for continued effective usage of the silt fence.

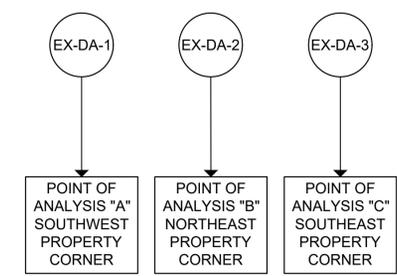
Plotted By: Taylor, Ryan Date: June 04, 2023 03:13:17pm File Path: k:\saw-civil\069221001 - parmer_ranch_commercial\069221001 - Existing Drainage Area Map.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Existing Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Existing Runoff (cfs)
EX-DA-1	16.48	0.00	0.00%	14.88	2	28.50
					10	59.30
					25	76.80
EX-DA-2	6.17	0.00	0.00%	14.94	2	10.60
					10	22.20
					25	28.70
EX-DA-3	8.28	0.00	0.00%	21.63	2	12.30
					10	25.90
					25	34.00
					100	46.40



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR



- NOTES:**
- EXISTING OFF-SITE CONTOURS ARE FROM CITY OF GEORGETOWN GIS DATA.
 - ALL CONTOURS SHOWN ARE AT ONE-FOOT INTERVALS.

BENCHMARKS

TBM:
 1. MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.
 ELEVATION = 1001.87



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

 5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100 AUSTIN, TX 78735 PHONE: 512-646-2237 FAX: 512-418-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928		KHA PROJECT 069221001	DATE APRIL 2023	SCALE: AS SHOWN	DESIGNED BY: RMT	DRAWN BY: RMT	CHECKED BY: RMT
		EXISTING DRAINAGE AREA MAP					
PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS							
SHEET NUMBER 11 OF 66							
2023-24-SDP							

Parmer Ranch Commercial
Drainage Calculations

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	SHEET FLOW			SHALLOW CONCENTRATED FLOW			Channel Flow						TOTAL Tc** (min)								
								P-2yr24hr	4.2	IN	Grass Surface			Paved Surface			L (ft)	V (fps)	a (ft ²)		Pw (ft)	r	n	S (ft/ft)	Tt (min)			
											N	L (ft)	S (ft/ft)	Tt (min)	L (ft)	V (fps)										S	Tt (min)	
EX-DA-1	717,869	16.48	0.00	0.00	80.00	98.00	80.00	0.150	100	0.040	6.48	1001	2.04	0.016	8.17	-	-	-	-	-	-	-	-	-	0.00	14.66		
EX-DA-2	268,765	6.17	0.00	0.00	80.00	98.00	80.00	0.150	100	0.032	7.09	736	1.61	0.010	7.60	-	-	-	-	-	-	-	-	-	-	0.00	14.69	
EX-DA-3	360,677	8.28	0.00	0.00	80.00	98.00	80.00	0.150	100	0.036	6.76	1552	1.77	0.012	14.64	-	-	-	-	-	-	-	-	-	-	0.00	21.40	
PR-DA-1	798,455	18.33	14.66	70.00	80.00	98.00	94.40	0.011	100	0.021	1.04	-	-	-	0.00	396	2.32	0.013	2.85	769	9.5	7.07	9.42	0.7505	0.013	0.01	1.35	5.24
PR-DA-2	336,719	7.73	6.18	70.00	80.00	98.00	94.40	0.011	100	0.027	0.94	-	-	-	0.00	465	2.73	0.018	2.84	294	9.5	7.07	9.42	0.7505	0.013	0.01	0.52	4.30
PR-DA-3	212,573	4.88	3.90	70.00	80.00	98.00	94.40	0.011	100	0.004	2.01	-	-	-	0.00	103	1.57	0.006	1.09	768	9.5	7.07	9.42	0.7505	0.013	0.01	1.35	4.46

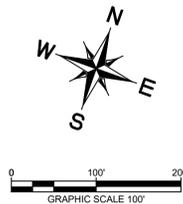
NOTE: A MIN TC OF 6 MIN IS USED

Proposed Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)	Developed Runoff after Detention (cfs)
PR-DA-1	18.33	14.66	70.00%	6.00	2	86.00	26.90
					10	120.50	55.90
					25	146.90	74.70
					100	171.50	102.20
PR-DA-2	7.73	6.18	70.00%	6.00	2	36.30	9.20
					10	50.80	16.70
					25	62.00	21.60
					100	72.30	31.30
PR-DA-3	4.88	3.90	70.00%	6.00	2	22.90	10.00
					10	32.10	17.50
					25	39.10	25.60
					100	45.70	36.80

NOTE: A MIN TC OF 6 MIN IS USED

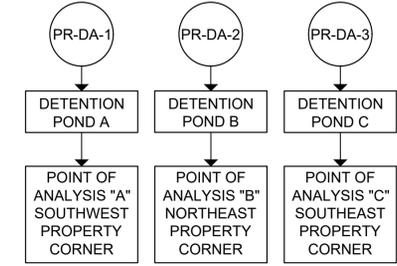
Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed \leq Existing?
POA-A	2	28.50	26.90	1.60	YES
	10	59.30	55.90	3.40	YES
	25	76.80	74.70	2.10	YES
	100	105.00	102.20	2.80	YES
POA-B	2	10.60	9.20	1.40	YES
	10	22.20	16.70	5.50	YES
	25	28.70	21.60	7.10	YES
	100	39.30	31.30	8.00	YES
POA-C	2	12.30	10.00	2.30	YES
	10	25.90	17.50	8.40	YES
	25	34.00	25.60	8.40	YES
	100	46.40	36.80	9.60	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55.



LEGEND

- X-1: AREA DESIGNATOR (9.9 ac, 5.5 cfs)
- [A]: INLET NUMBER
- : PROPERTY LINE
- : PROPOSED STORM DRAIN LINE
- : EXISTING STORM DRAIN LINE
- : PROPOSED DRAINAGE DIVIDE
- : PROPOSED STORM DRAIN INLET
- : PROPOSED STORM DRAIN MANHOLE
- : PROPOSED STORM DRAIN HEADWALL
- : PROPOSED FLOW DIRECTION
- : PROPOSED CONTOUR
- : EXISTING CONTOUR



- NOTES:**
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BENCHMARKS

TBM:
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Plotted By: Ryan, Ryan Date: June 04, 2023 03:16:19pm File Path: k:\sdc\civil\069221001 - parmer_ranch_commercial\069221001 - Proposed Drainage Area Mapping This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

<p>5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100 AUSTIN, TX 78735 PHONE: 512-646-2237 FAX: 512-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p>
	<p>PROJECT: KHA PROJECT 069221001</p> <p>DATE: APRIL 2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: RMT</p> <p>DRAWN BY: RMT</p> <p>CHECKED BY: RMT</p>
<p>PROPOSED DRAINAGE AREA MAP</p>	<p>PARMER RANCH COMMERCIAL CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS</p>
<p>SHEET NUMBER</p> <p>12 OF 66</p>	<p>2023-24-SDP</p>

ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:
 - a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or
 - b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.
2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:
 - a) the schedule can change a maximum of one time each month,
 - b) the schedule change must be implemented at the beginning of a calendar month, and
 - c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

1. Completed inspection reports (see below) will include the following information:
 - a) scope of the inspection,
 - b) date of the inspection,
 - c) name(s) of personnel making the inspection,
 - d) reference to qualifications of inspection personnel,
 - e) observed major construction activities, and
 - f) actions taken as a result of the inspection.
2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.
3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.

4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

Inspector Qualifications*

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

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

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

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change

MAINTENANCE GUIDELINES

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

2. To maintain the above practices, the following will be performed:
 - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
 - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
 - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization Practices

Construction Activity Schedule

Activities	Start Date	Finish Date
1. Demolition (0.25-acres): Silt fence protection, tree protection, rock berm		
2. Rough Grading (32.5-acres): Construction entrance/exit shall be installed and all prior erosion control measures installed above to be maintained as necessary during rough grading.		
3. Utility Installation (1-acres): All prior erosion control measures installed above to be maintained as necessary during utility installation, inlet protection shall be installed as storm drainage system is constructed.		
4. Building Construction (4-acres): All prior erosion control measures installed above to maintained as necessary during construction.		
5. Paving (20-acres): All prior erosion control measures installed above to be maintained as necessary during paving and throughout the remainder of the project.		
6. Final Grading/Soil Stabilization/Landscaping (5-acres): All temporary erosion control measures to be removed at the conclusion of the project once final stabilization has been achieved. All affected storm sewer inlets and post development BMPs shall be cleaned prior to site completion.		

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

*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.

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

I Milo Burdette
Print Name

Vice President
Title - Owner/President/Other

of B&O Parmer Ranch, GP, LLC , a Texas limited liability company, General Partner of Parmer Ranch Retail, Ltd.
Corporation/Partnership/Entity Name

have authorized Ryan Taylor
Print Name of Agent/Engineer

of Kimley-Horn and Associates
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:

Milo Burdette
Applicant's Signature

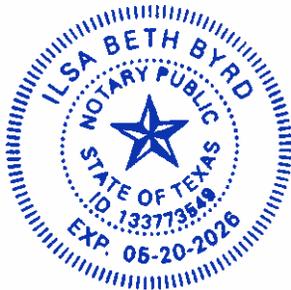
6/8/2023
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Milo Burdette, 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 8th day of June, 2023.



Ilsa Beth Byrd
NOTARY PUBLIC

Ilsa Beth Byrd
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05-20-26

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Parmer Ranch Commercial

Regulated Entity Location: 10128 RR 2338, Georgetown, TX 78633

Name of Customer: Parmer Ranch Retail, Ltd.

Contact Person: Ryan Taylor

Phone: 737-236-0597

Customer Reference Number (if issued): CN N/A

Regulated Entity Reference Number (if issued): RN N/A

Austin Regional Office (3373)

Hays

Williamson

Travis

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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	30.94 Acres	\$ 6,500
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	\$

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Extension of Time	Each	\$

Signature:  _____

Date: 07/24/2023

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

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	≥ 500	\$10,000
	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Parmer Ranch Retail, Ltd.			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
804704121	32086060707	92-1698363	
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	901 S. Mopac Expressway, Building 2, Suite 550		
City	Austin	State	TX
ZIP	78746	ZIP + 4	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		milo@barshop-oles.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If "New Regulated Entity" is selected, a new permit application is also required.)
 New Regulated Entity
 Update to Regulated Entity Name
 Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)

Parmer Ranch Commercial

23. Street Address of the Regulated Entity:

10128 RR 2338

(No PO Boxes)

City	Georgetown	State	TX	ZIP	78633	ZIP + 4	
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24. County

Williamson

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

25. Description to**Physical Location:**

The 30.94 acre site is located in the northeast corner of the intersection of Ronald Reagan Blvd and Ranch Road 2338.

26. Nearest City**State****Nearest ZIP Code**

Georgetown

TX

78633

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:

30.742412

28. Longitude (W) In Decimal:

-97.800797

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

30

44

33

97

48

3

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

5411

5500

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

Commercial Grocery and Retail Store

34. Mailing**Address:**

City	Georgetown	State	TX	ZIP	78633	ZIP + 4	
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35. E-Mail Address:**36. Telephone Number****37. Extension or Code****38. Fax Number** (if applicable)

() -

() -

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.

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

SECTION IV: Preparer Information

40. Name:	Ryan Taylor, P.E.	41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(737) 236-0597		() -	ryan.taylor@kimley-horn.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Kimley-Horn	Job Title:	Project Manager
Name (In Print):	Ryan Taylor, P.E.	Phone:	(737) 236- 0597
Signature:		Date:	07/24/2023