



06/07/2023

Water pollution Abatement Plan Valero C-Store

Project Location:

6830 W TX-29, Georgetown, Texas

Prepared by:

Ahmed El Seweify, P.E.

Water Pollution Abatement Plan Checklist

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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: Valero C-Store				2. Regulated Entity No.:					
3. Customer Name: Ahmed Real Estate Inc.				4. Customer No.:					
5. Project Type: (Please circle/check one)	<input checked="" type="checkbox"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="checkbox"/> WPAP	<input type="checkbox"/> CZP	<input type="checkbox"/> SCS	<input type="checkbox"/> UST	<input type="checkbox"/> AST	<input type="checkbox"/> EXP	<input type="checkbox"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="checkbox"/> Non-residential			8. Site (acres):		3.0	
9. Application Fee:	\$4000.00		10. Permanent BMP(s):			Sand Filter			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	Williamson		14. Watershed:			North Fork San Gabriel River			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	1__
Region (1 req.)	—	—	1__
County(ies)	—	—	1__
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 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.	
Ahmed El Seweify	
Print Name of Customer/Authorized Agent	06/06/2023
	
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):

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

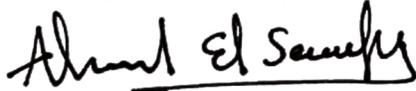
Signature

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

Print Name of Customer/Agent: Ahmed El Seweify

Date: 06/06/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Ahmed Real Estate Inc.
2. County: Williamson
3. Stream Basin: North Fork San Gabriel River
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Aslam Motiwala
Entity: Ahmed Real Estate Inc.
Mailing Address: 151 Jayne Cove
City, State: Austin, TX Zip: 78737
Telephone: 5127512497 FAX: _____
Email Address: aslammotiwala@gmail.com

8. Agent/Representative (If any):

Contact Person: Ahmed El Seweify
Entity: AES Engineering Consultant
Mailing Address: 2514 Preserve Trail,
City, State: Cedar Park, TX Zip: 78613
Telephone: 5127859034 FAX: _____
Email Address: aelseweify@aesengineeringservices.com

9. 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 Liberty Hill.
- The project site is not located within any city's limits or ETJ.

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

6830 W Tx-29, Georgetown TX

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

- Project site boundaries.
- USGS Quadrangle Name(s).
- Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- Drainage path from the project site to the boundary of the Recharge Zone.

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

Survey staking will be completed by this date: 09/01/2023

14. **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Uncleared)
- Other: _____

Prohibited Activities

16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

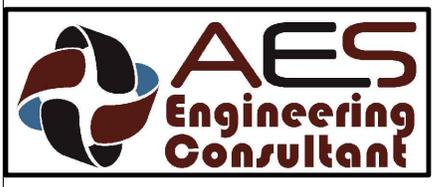
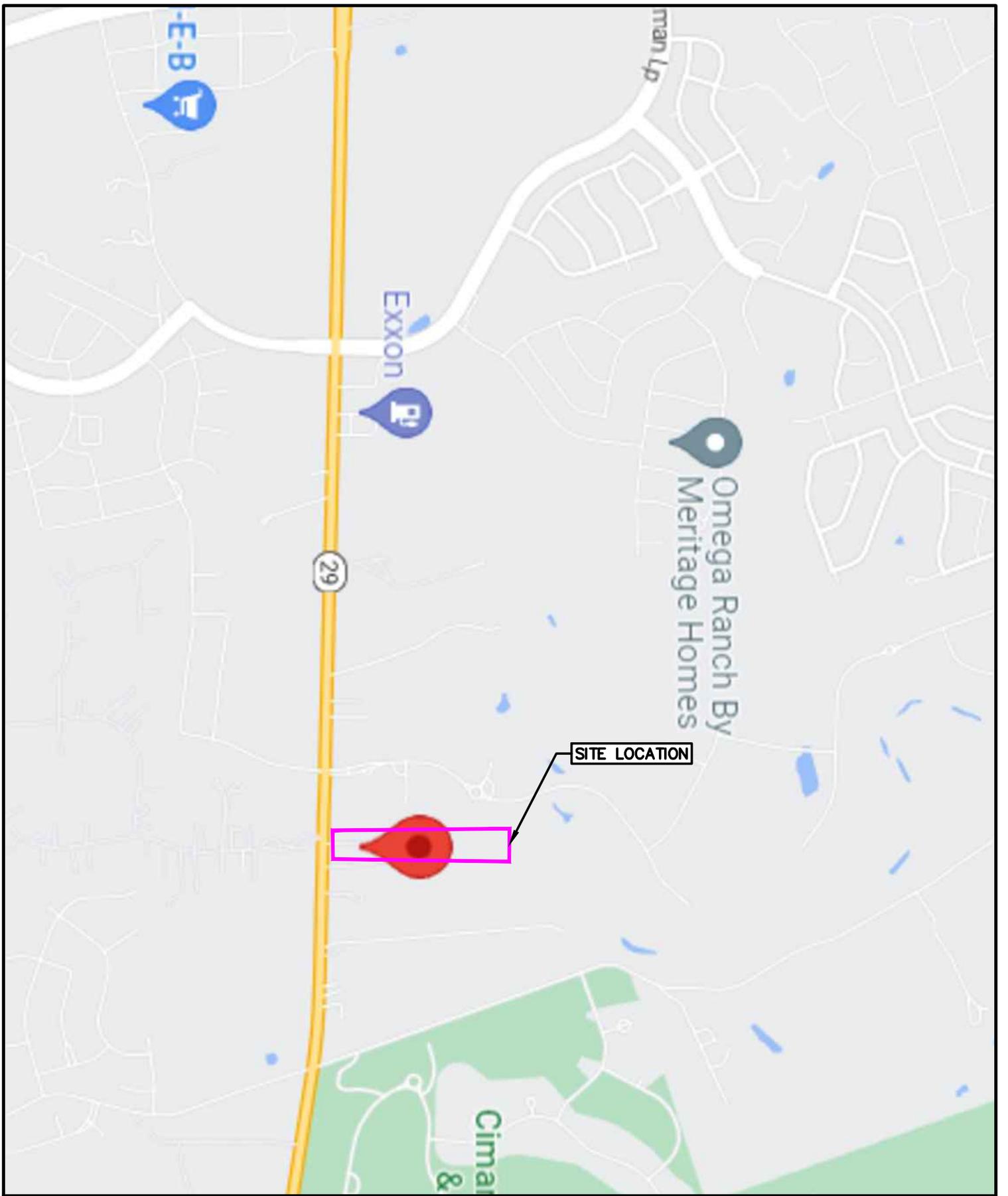
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

18. The fee for the plan(s) is based on:

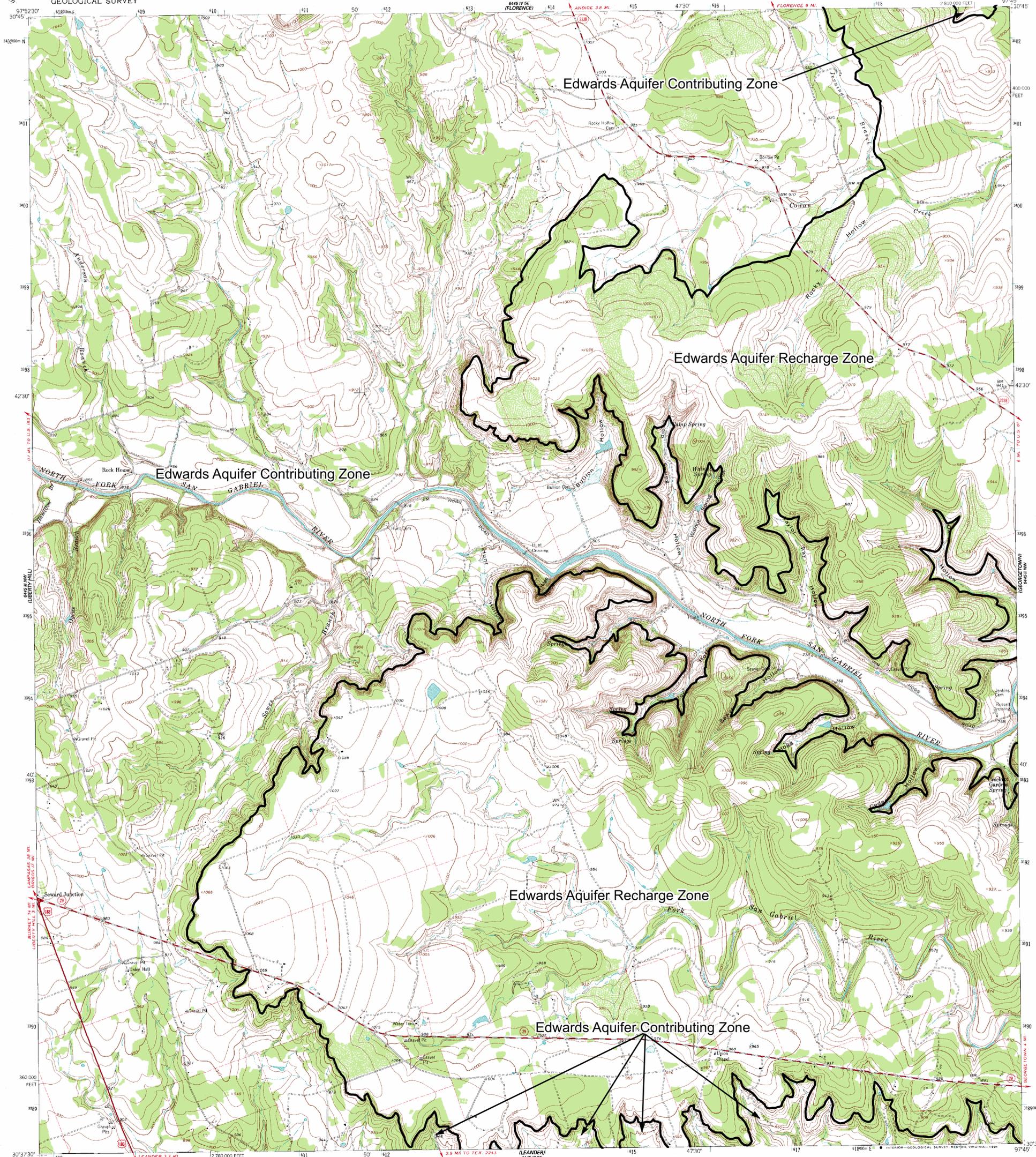
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



VICINITY MAP

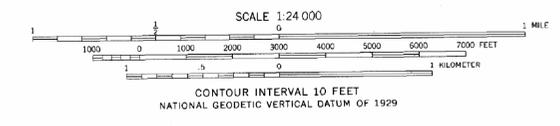
VALERO C-STORE
6830 W STATE HWY-29.
GEORGETOWN, TX

PAGE
1 OF 1



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1962. Field checked 1962.
Polyconic projection. 1927 North American Datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14,
shown in blue
The difference between 1927 North American Datum and North
American Datum of 1983 (NAD 83) for 7.5 minute intersections is
given in USGS Bulletin 1875. The NAD 83 is shown by dashed
corner ticks
Fine red dashed lines indicate selected fence lines

UTM GRID AND 1962 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
Map photoinspected 1976
No major culture or drainage changes observed



ROAD CLASSIFICATION
Heavy-duty ——— Light duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

LEANDER NE, TEX.
30097-F7-TF-024
1962
PHOTOINSPECTED 1976
DMA 6448 III NF-SERIES V892

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Valero C-Store
Project Description-Attachment C

This 3.385-acre project site is located at 6830 w TX-29, Georgetown. We are proposing a gas station with a 5000 square foot convenience store and 17500 square foot office warehouse. We are providing water quality and a detention pond.

The paving will be concrete.

Existing Conditions:

The existing site is covered with native grass/weeds and minor scattered brushes and some trees. There is an existing house to be demolished and asphalt to be removed, the existing impervious cover is 6%.

Proposed Conditions:

The proposed development of 3.385 acres (137,707 sf) includes a gas pumps, with a 20,000 double wall underground storage tank, to be submitted at a later date, a 5000 square foot convenience store, and 17500 square foot office warehouses. The limit of construction is 3.385 acres and impervious cover is 58%

Soil Condition: Clayey Sand.

Disturbance activities:

Grading and excavation on the entire site.

The pavement on the entire site.

Building at the building areas.

Landscaping.

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: D Bryan Pairsh

Telephone: 512-535-4368

Date: 05/09/2023

Fax: 512-535-4451

Representing: Capitol Environmental, Inc TBPG Firm Registration #50389 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Valero C-Store



Project Information

1. Date(s) Geologic Assessment was performed: April 26, 2023

2. Type of Project:

- WPAP
 SCS

- AST
 UST

3. Location of Project:

- Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Georgetown stony clay loam (GsB) 0-3% slope	D	1-10'
Crawford clay (CfB) 1-5% slope	D	1-10'

Soil Name	Group*	Thickness(feet)

* Soil Group Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1" : 400'
 Applicant's Site Plan Scale: 1" = 40'
 Site Geologic Map Scale: 1" = 40'
 Site Soils Map Scale (if more than 1 soil type): 1" = 40'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____
10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

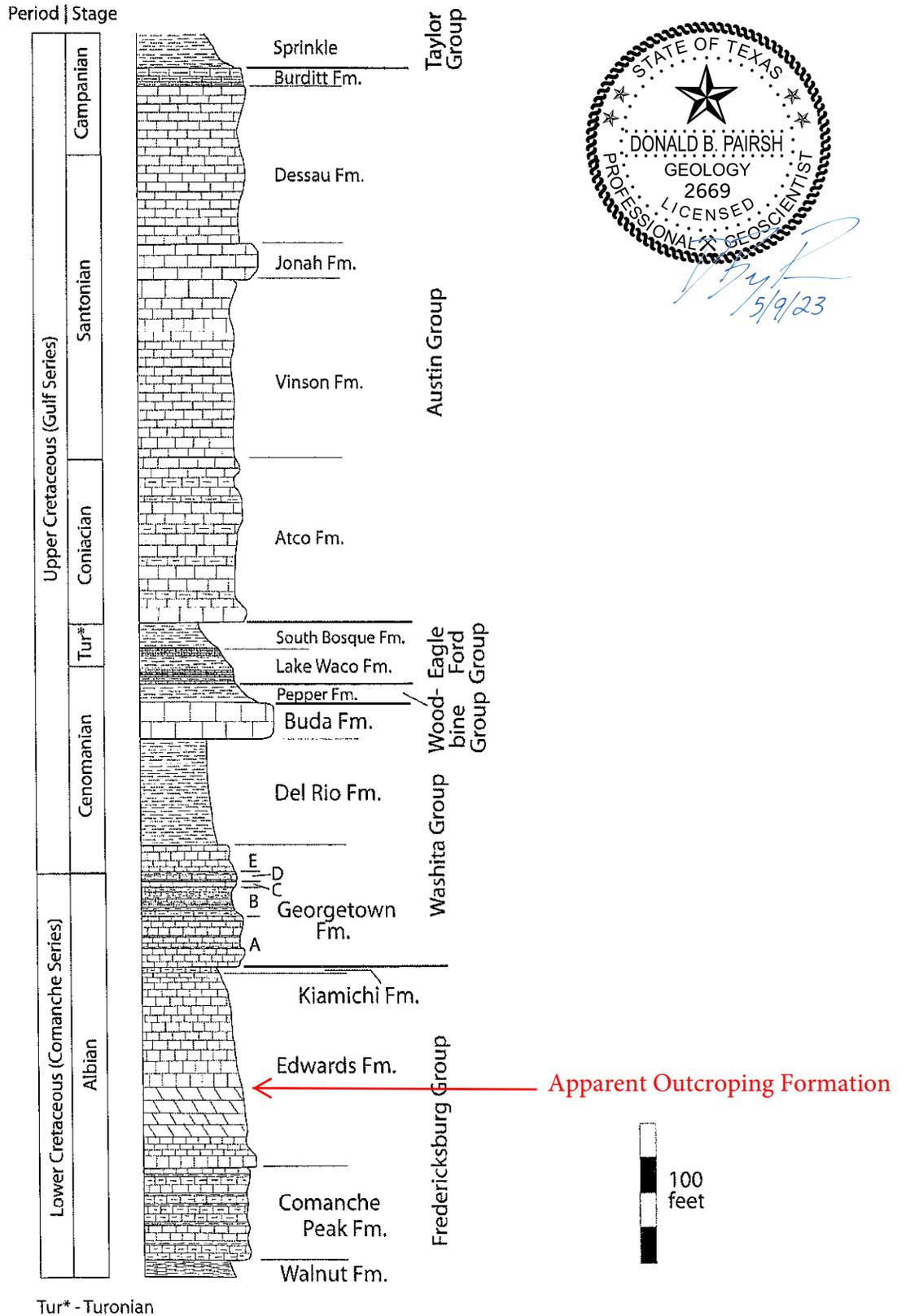
**Geologic Assessment
Valero C-Store
6830 West State Highway 29
Georgetown, Williamson, Texas**

**Capitol Environmental, Inc.
Registered Geosciences Firm
Texas Registration No. 50389**

Attachment A – Geologic Table

Attachment B – Stratigraphic Column

Generalized Stratigraphic Column of the Round Rock Area



Source:
 Bedrock Geology of Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas
 By: Todd B. Housh

Geologic Assessment
Valero C-Store
6830 West State Highway 29
Georgetown, Williamson, Texas

Capitol Environmental, Inc.
Registered Geosciences Firm
Texas Registration No. 50389

Attachment C – Site Geology

NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY
VALERO C-STORE
4.54 ACRE TRACT
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
04/26/2023

LOCATION

The subject site is an approximate 4.54 acres, more or less, tract of land located at 6830 West State Highway 29 in Georgetown, Williamson County, Texas at approximately 30.637254° North Latitude and approximately -97.803226° West Longitude. This location lies within the designated Edwards Aquifer Recharge Zone. Therefore, future intended development of the site must conform to criteria in accordance with the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program Rules in accordance with Title 30 of the Texas Administrative Code, Section 213 (30 TAC§ 213).

EXPLANATION OF ASSESSMENT

This assessment follows general guidelines contained in Texas Commission on Environmental Quality (TCEQ) "*Instruction for Geologist for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*" (TCEQ Guidance 0585). The site is located on an area of the recharge zone that may contain karst features formed by selective solutioning of limestone minerals by water. Karst features may be expressed as surface features but more commonly tend to persist with depth. This assessment documents the presence or absence of site conditions that were present at the time of the site visit that was performed on 04/26/2023. The site visit consisted of a walk through survey that consisted of a non-intrusive visual observation or survey of readily accessible, easily visible surface property conditions that were present on the subject property at the time of the site visit. Intrusive subsurface testing such as excavation, cave mapping, infiltrometer test, geophysical studies or tracer studies are not required for the geologic assessment of any feature in accordance with this practice.

A sensitive geologic or manmade feature, for the purpose of this practice is a feature on the recharge zone or transition zone of the Edwards Aquifer with a superficial appearance that suggest a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer and that has the apparent potential for rapid infiltration into the subsurface.

PHYSICAL DESCRIPTION OF SITE

The subject site is currently partially improved platted tract with a residence..

SURFACE DRAINAGE

After reviewing the project site topographic survey, storm water runoff appears to flow toward the Northeast.

SOIL DESCRIPTION

The site soil is composed of:

Georgetown stony clay loam, 1 to 3 percent slopes (GsB), Hydrologic Group D

The Georgetown series consists of moderately deep, well drained, very slowly permeable soils that have formed over indurated limestone of Cretaceous age. These soils occur on nearly level to very gently sloping dissected plateaus. Slope ranges from 0 to 3 percent. Mean annual air temperature is about 19 degrees C (66 degrees F), and mean annual precipitation is about 864 mm (34 in). Well drained. Runoff is very high. Permeability is very slow.

Crawford clay, 1 to 3 percent slopes (CfB), Hydrologic Group D

The Crawford series consists of moderately deep, well drained, very slowly permeable soils that formed in clayey sediments that are underlain by indurated limestone bedrock. These soils are on broad nearly level or gently sloping uplands and slopes range from 0 to 5 percent. Mean annual air temperature is about 18.9 degrees C (66 degrees F), and mean annual precipitation is about 864 mm (34 in). This soil is well drained. Permeability is very slow. Runoff is high on slopes less than 1 percent and very high on 1 to 5 percent slopes..

GEOLOGY

The site is located on the:

Edwards Limestone (Ked)

The Edwards Limestone consist of limestone, dolomite, and chert; limestone aphanitic to fine grained, massive to thin bedded, hard, brittle, in part rudistid biostromes, much miliolid biosparite; dolomite fine to very fine grained, porous, medium gray to grayish brown; chert, nodules and plates common, varies in amount from bed to bed, some intervals free of chert, mostly white to light gray; in zone of weathering considerably recrystallized, "honeycombed," and cavernous forming an aquifer; forms flat areas and plateaus bordered by scarps; thickness 60-350 feet, thins northward.

STRUCTURAL TREND and FEATURES:

The subject site is located on the Edwards Plateau within the Balcones / Ouachita structural province in central Texas. The Balcones / Ouachita structural province is an arcuate band of mostly down-to-the-coast normal faults that sub-parallel the Gulf of Mexico. In Williamson County, the regional structural trend of the Balcones / Ouachita province is generally southwest to northeast.

(Source: "Lineament Analysis and Inference of Geologic Structure-Examples from the Balcones/Ouachita Trend of Texas." Curan, Woodruff, Jr, and Thompson, 1982)

The site is not located in the vicinity of mapped regional faulting. No surface expressions of local structural features were observed during this assessment.

SITE SPECIFIC GEOLOGIC FEATURE DESCRIPTIONS
Identified 04/26/2023

To the extent that surface property features were readily accessible and observable at the time the site was evaluated on 04/26/2023 no geologic features were identified on the subject tract of land that has observed potential to affect recharge to the Edwards Aquifer

OBSERVATIONS

To the extent that surface property features were readily accessible and observable at the time the site was evaluated on 04/26/2023 no sensitive features were identified on the subject tract of land that has observed potential to affect recharge to the Edwards Aquifer.

CONCLUDING STATEMENTS

The Client understands that no non-intrusive visual observation or survey can wholly eliminate uncertainty regarding the possible presence of geologic conditions in connection with the subject property. Due to the inherent limits in connection with the agreed Scope of Work, this report does not address uncertainty about site conditions across those portions of the subject property not specifically addressed in this report.

Development of the site is planned. Additional modification of site surface conditions can be expected as construction proceeds. Unsuspected solution enlarged fractures, caves and cavities may be discovered during construction operations.

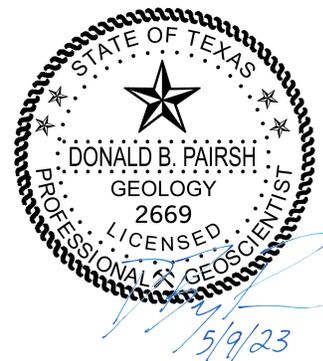
This assessment does not address the possible presence of subsurface conditions that may be exposed during construction operations. Should solution features or conditions be exposed during construction operations that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

Respectfully,



D Bryan Pairsh, P.G.
Project Geologist

Capitol Environmental, Inc
TBPG Firm Registration #50389
Austin, Texas



DISCLAIMER:

Under standard geologic assessment practice, this assessment is an assessment of surface property conditions that were readily accessible and easily visible at the time of the assessment.

Services performed under this contract were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Under standard geologic assessment practice, information developed in this report represents an assessment of environmental conditions observed as present or absent on portions of the surface of the subject property at the time of the assessment. The field observations, measurements and research reported in this report are considered sufficient in detail and scope to form a contained assessment of discrete portions of the subject property. Capitol warrants that the findings and conclusions contained in this report have been prepared in accordance with generally accepted methods normal for the subject site described in this report.

Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the Client and information developed in the course of the inquiry. The Assessment has been developed to provide the Client with information regarding apparent indications of the presence or absence of geologic conditions relating to the surface of the subject site. The Geologic Assessment report is necessarily limited to the conditions observed and to the information available at the time the work was performed. Due to the limited nature of the work, there is a possibility that conditions may exist in connection with the subject site which could not be identified within the scope of this assessment practice or which were not easily visible or not disclosed at the time the report was prepared.

It is also possible that assessment methods employed at the time the report was prepared may be later superseded by more discrete assessment methods. The definition of a "sensitive geologic feature" and / or a "critical environmental feature" can also change statutorily over time. Capitol does not warrant the content or findings of this report in the event of changes in conditions in connection with the subject property; in the event of changes in assessment methods; or in the event of changes in statute that may apply to the subject property in the future.

In preparing this report, Capitol has relied on information derived from third party sources and personal interviews, as well as other investigative work. Except as set forth in this report, Capitol has made no independent investigation as to the accuracy or completeness of the information derived from third party sources.

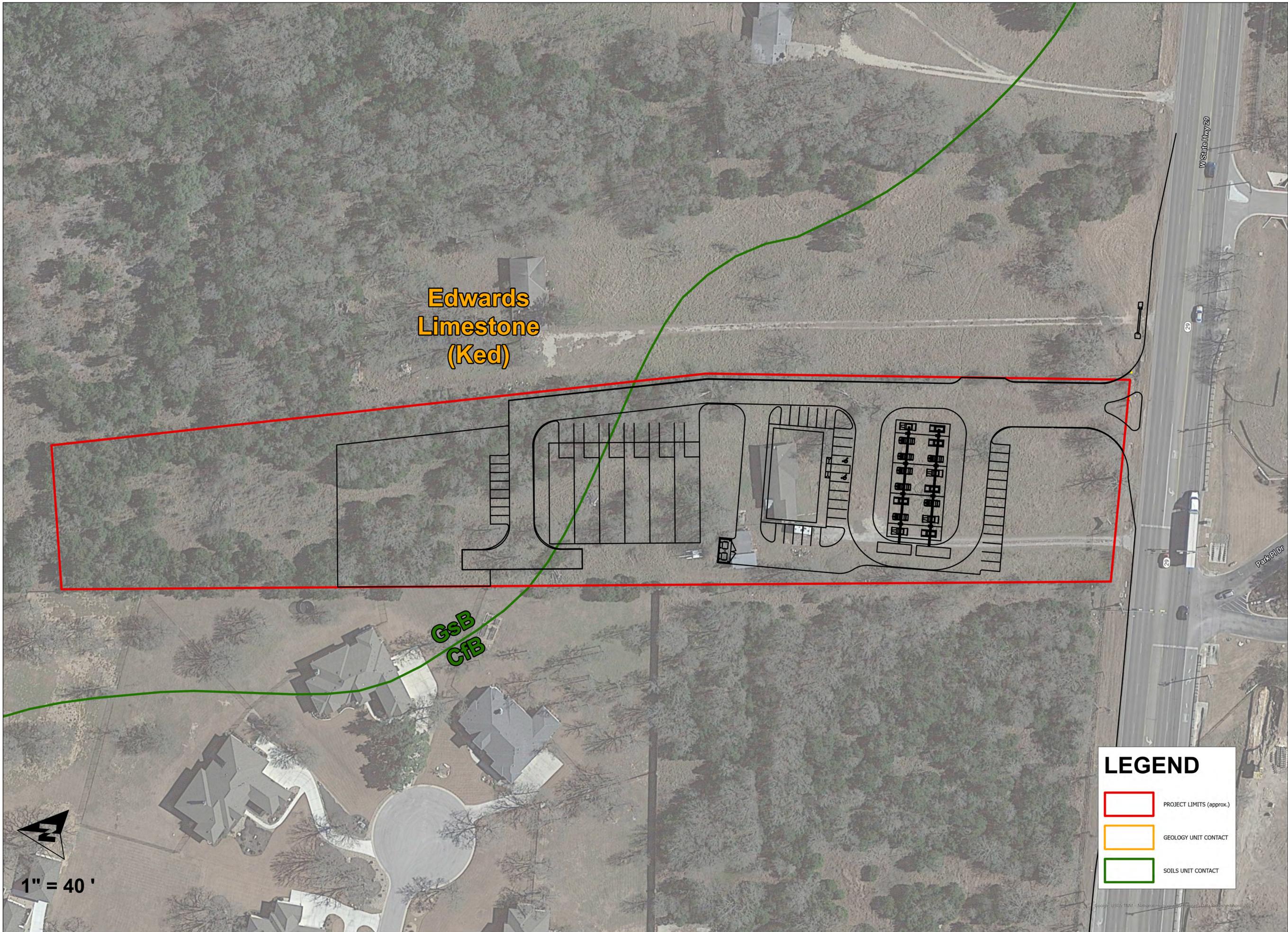
This report does not address uncertainty about site conditions across those portions of the subject property not specifically assessed in this report. The Client understands that no surface assessment can wholly eliminate uncertainty regarding the possible presence of geologic conditions at depth in connection with the subject property. The Client should recognize that conditions elsewhere in the assessment area may differ from those at the study /sample locations, and that surface conditions described in the assessment practice herein may change at depth. This assessment should not to be used as a basis for engineering design.

This report was prepared for the Client, to identify the presence or absence of geologic conditions on surface portions of the subject property. Any use of this report for other purposes or any use of information presented in this report by other parties other than the Client is the Client's responsibility.

**Geologic Assessment
Valero C-Store
6830 West State Highway 29
Georgetown, Williamson, Texas**

**Capitol Environmental, Inc.
Registered Geosciences Firm
Texas Registration No. 50389**

**Attachment D – Site Geologic Map
&
Site Soil Site Map**



**Edwards
Limestone
(Ked)**

**GSB
CFB**

W State Hwy 29

Park Pl Dr



1" = 40'

LEGEND

- PROJECT LIMITS (approx.)
- GEOLOGY UNIT CONTACT
- SOILS UNIT CONTACT

 <p>CAPITOL ENVIRONMENTAL 512.555.4388 www.capitolenvironmental.com</p>	<p>TBPG Firm Registration #50389</p>	<p>VALERO C-STORE</p>
<p>GEOLOGIC W/ SOILS SITE MAP</p>		
<p>Prepared under the supervision of: D. Bryan Pairish, P. G. Date: 05/09/2023</p>		
		
<p>Not For Construction or Building Purposes</p>		
<p>Sheet No. 1 of 1</p>		

Google, USGS, TNM - National Hydrography Dataset, Data Released April, 2023

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

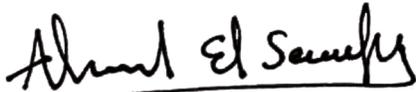
Signature

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

Print Name of Customer/Agent: Ahmed El Seweify

Date: 06/06/2023

Signature of Customer/Agent:



Regulated Entity Name: Ahmed Real Estate Inc.

Regulated Entity Information

1. The type of project is:

- Residential: Number of Lots: _____
- Residential: Number of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

2. Total site acreage (size of property): 3.0 acre

3. Estimated projected population: n/a

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	22,500	÷ 43,560 =	0.516
Parking	50,325	÷ 43,560 =	1.155
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	72,825	÷ 43,560 =	1.671

Total Impervious Cover 1.671 ÷ Total Acreage 3.0 X 100 = 55.72% Impervious Cover

5. **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. 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.

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____ % impervious cover.

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

12. 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

13. **Attachment B - 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 the 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

14. The character and volume of wastewater is shown below:

_____ % Domestic	_____ Gallons/day
<u>100</u> % Industrial	<u>500</u> Gallons/day
_____ % Commingled	_ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

Attachment C - 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):

Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

The SCS was previously submitted on _____.

The SCS was submitted with this application.

The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

- Existing.
 Proposed.

16. All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = 40'.

18. 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): _____

19. 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, open space, etc. are shown on the plan.

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

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

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

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

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

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

21. Geologic or manmade features which are on the site:

All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

No sensitive geologic or manmade features were identified in the Geologic Assessment.

Attachment D - Exception to the Required Geologic Assessment. A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. Areas of soil disturbance and areas which will not be disturbed.
- 24. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. Locations where soil stabilization practices are expected to occur.
- 26. Surface waters (including wetlands).
 - N/A
- 27. Locations where stormwater discharges to surface water or sensitive features are to occur.
 - There will be no discharges to surface water or sensitive features.
- 28. Legal boundaries of the site are shown.

Administrative Information

- 29. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Valero C-Store
Factors Affecting Water Quality-Attachment A

The following construction activities may affect surface and groundwater quality:

Pollutant-Generating Activity	Pollutants or Pollutant Constituents (that could be discharged if exposed to stormwater)	Location on Site
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, coolant.	Entire site
Pavement	Cement	Entire site
Building	Stucco, paint	At Building
*Landscaping (if any)	Fertilizer, pesticide	All landscape areas

Valero C-Store
Volume and Character of Storm Water-Attachment B

A pre and post-development drainage analysis was performed to determine flow for 25- and 100-year storm event as follow:

At pre-developed conditions, the flow for Q (25) and Q (100) is 19.34 cfs and 26.24 cfs, respectively. At post developed condition the flow for Q(25) and Q(100) are 21.79 cfs and 28.57 cfs, respectively.

An existing on-site Detention and water quality pond are being provided.

Table 2.2 on the City of Austin Drainage manual has been used to determine the CN Value, see the construction plan for details.

Hec-Hms has been used to determine the runoff, a model is available upon request, please email aelseweify@aesengineeringservices.com to request a copy if needed.

Temporary Erosion and sedimentation control such as silt fence, concrete washout, spoil area, and construction entrance have been provided to prevent sediments and pollutants from leaving the site. In addition, a water-quality pond has been provided, please see construction plan for details.

06-10-2023

6830 W SH 29, GEORGETOWN, 78628
AW0005 AW0005 - Fisk, G. Sur., ACRES 3

DRAINAGE PLAN:

Positive drainage exists at this property.

SITE EVALUATION

profile #1

- 0 - 9" Class IV dark brown silty clay. No evidence of ground water. No restrictions. Greater than 30% gravel.
- 9 - 38" Class III brown silty clay mixed with fractured limestone greater than 60%. No evidence of ground water. No restrictions. Greater than 30% gravel.
- 38 - ?" Restrictive rock horizon.

profile #2

- 0 - 9" Class IV dark brown silty clay. No evidence of ground water. No restrictions. Greater than 30% gravel.
- 9 - 46" Class III brown silty clay mixed with fractured limestone greater than 60%. No evidence of ground water. No restrictions. Greater than 30% gravel.
- 46 - ?" Restrictive rock horizon.

OSSF TYPES:

Based on the above-mentioned site evaluation, the following OSSF's may be utilized:

- Low Pressure Dose
- A.T.U. drip irrigation
- A.T.U. surface irrigation

This property 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. The proposed site has 15,829 square feet allocated for OSSF. The OSSF will require approximately 7000 square feet using Class IV ATU – Drip Sizing.

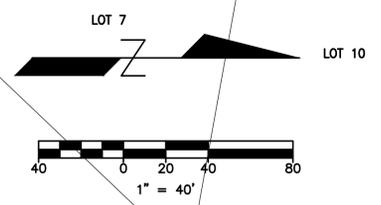
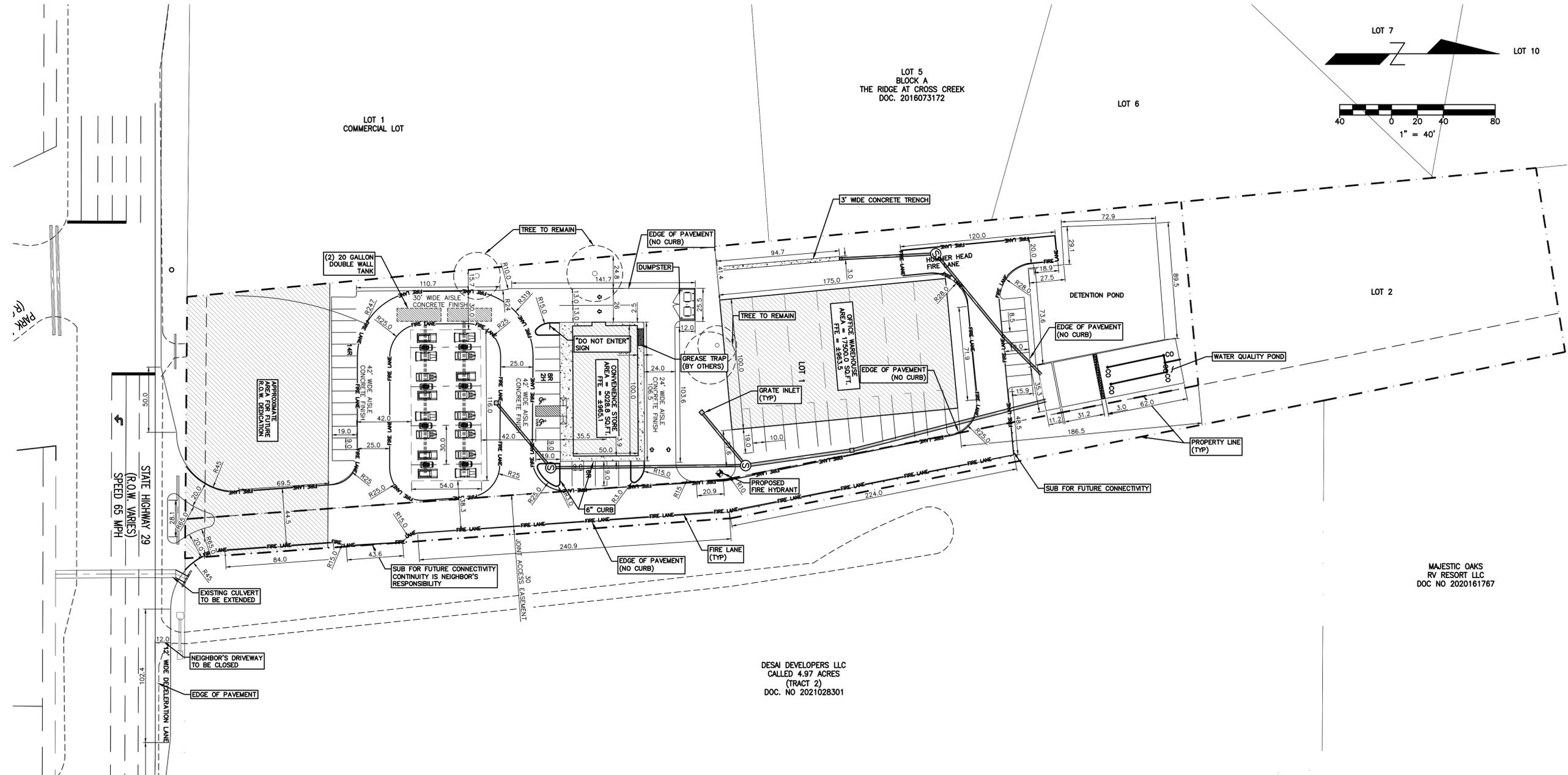


Kevin J. Moore, R. S. #3542
Site Evaluator
OS-0011071

P.O. BOX 1088
Liberty Hill, TX 78642
(512) 689-9293
(512) 758-8037 fax
Email: septicplan@gmail.com



06-10-2023



LOT 5
BLOCK A
THE RIDGE AT CROSS CREEK
DOC. 2016073172

LOT 6

LOT 1
COMMERCIAL LOT

LOT 2

DESAI DEVELOPERS LLC
CALLED 4.97 ACRES
(TRACT 2)
DOC. NO 2021028301

MAJESTIC OAKS
RV RESORT LLC
DOC NO 2020161767

PROJECT:

**VALERO
C-STORE**

LOCATION:

6830 W. STATE HWY 29
GEORGETOWN, TX 78628



project team

OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

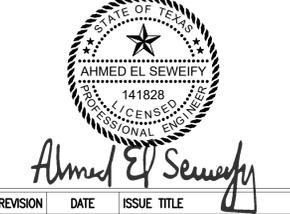
POINT OF CONTACT
ASLAM MOTIWALA
(512) 751-2497
ASLAMMOTIWALA@GMAIL.COM

CIVIL / STRUCTURAL ENGINEER:
AES ENGINEERING CONSULTANT
2514 PRESERVE TRAIL
CEDAR PARK, TX
78613

SURVEYOR:
FOREST SURVEYING & MAPPING
COMPANY
1002 ASH ST. GEORGETOWN, TX
PHONE: (512) 930-5927
WWW.FOREST SURVEYING.COM

GEOTECHNICAL ENGINEER:
ARIAS
13581 POND SPRINGS ROAD,
STE 210, AUSTIN, TX
PHONE: (512) 428-5550

GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451



REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**SITE PLAN AND
DIMENSIONS**

PROJECT NO:	10-1027	DRAWN & CHECKED BY:	C.W.N. A.E.S.
DATE:	6/8/2023	SCALE:	1:40

SHEET NUMBER:
8 of 24

IMPERVIOUS COVER

COVER TYPE	AREA (SF)	AREA (AC)
GRASS	61,919 SF	1.421 AC.
BUILDING	22,500 SF	0.516 AC.
CONCRETE	63,075 SF	1.448 AC.
TOTAL	147,480 SF	3.386 AC.
TOTAL IMPERVIOUS COVER		58 %

PARKING SUMMARY TABLE:

PROVIDED PARKING TABLE	
REGULAR PARKING	42
ADA PARKING	2
TOTAL	44

- FIRE PROTECTION**
- FIRE LANE NOTES**
- ALL BUILDINGS OF THIS PROJECT ARE WITHIN 300' OF THE PRIMARY FIRE HYDRANT AND 500' OF THE SECONDARY FIRE HYDRANT, AND 150' FROM A FIRE LANE OR PUBLIC STREET.
 - THE 25' FIRE LANE SHOWN HEREON SHALL BE MARKED PER DETAIL ON SHEET 9
 - FIRE LANES SHALL BE CONSTRUCTED TO ADEQUATELY TOLERATE DEMANDS OF THE HEAVYWEIGHT VEHICLES PROVIDING FIRE PROTECTION SERVICES.
- SIGNS AND OUTDOOR ADVERTISING DISPLAY**
- SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.
- ADA COMPLIANCE**
- ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
 - APPROVAL OF THESE PLANS BY THE CITY OF BEE CAVE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- GENERAL NOTES:**
- PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:
 - JOINTS BETWEEN PAVERS 1/4" MAXIMUM
 - VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
 - RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
 - CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
 - REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / (R.O.W.) LINE
---	---	RECORD INFORMATION
☉	☉	LIGHT POLE
☉	☉	GROUND LIGHT
☉	☉	POWER POLE
☉	☉	DOWN GUY
☉	☉	TRANSFORMER (SIZE VARIES)
☉	☉	FIRE HYDRANT
☉	☉	WATER VALVE
☉	☉	WATER METER
☉	☉	WATER METER VAULT (SIZE VARIES)
☉	☉	CABLE TV RISER
☉	☉	ELECTRIC BOX
☉	☉	ELECTRIC METER
☉	☉	GRATE INLET (SIZE VARIES)
☉	☉	CURB INLET (SIZE VARIES)
☉	☉	OVERHEAD ELECTRIC
☉	☉	ELECTRIC MANHOLE (SIZE VARIES)
☉	☉	WASTEWATER MANHOLE (SIZE VARIES)
☉	☉	STORMSEWER MANHOLE (SIZE VARIES)
☉	☉	TELEPHONE MANHOLE (SIZE VARIES)
☉	☉	WASTEWATER CLEANOUT
☉	☉	CURB & GUTTER
☉	☉	EDGE OF PAVEMENT
☉	☉	FIRE LANE DESIGNATION
☉	☉	HANDICAP ACCESS ROUTE
☉	☉	CONCRETE SIDEWALKS
☉	☉	SIGN
☉	☉	WHEELSTOP
☉	☉	FINISH FLOOR ELEVATION
☉	☉	PARKING COUNT (REGULAR SPACES)
☉	☉	PARKING COUNT (HANDICAP SPACES)
☉	☉	HANDICAP SPACE
☉	☉	LIMITS OF CONSTRUCTION

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.

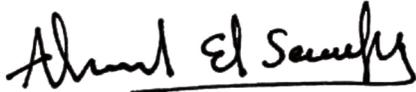
Signature

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: Ahmed El Seweify

Date: 06/09/2023

Signature of Customer/Agent:



Regulated Entity Name: Ahmed Real Estate Inc.

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: North Fork Gabriel River

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.

**Valero C-Store
Spill Response Action Attachment A**

Major Spills:

Only trained personnel should ever approach a spill. Containment, clean up, or neutralization of the hazardous material be accomplished by individuals or organizations familiar with or trained in such activities. The following steps should be considered general guidelines and may not apply to all circumstances.

1. Notify responsible site contact for spill management and control.
2. Survey the scene and assess extent of spill, determine the existence or possibility of runoff, determine if any dead animals are near, and evaluate the distressed nature of surrounding vegetation. Evaluate any markings on containers. Assess the physical characteristics of the material (color, solid, liquid, powder, or granules).
3. Restrict access to the spill site. Keep the public away from the hazard. Provide traffic control, as needed.
4. Notify supervisor by radio or telephone.
5. Supervisor should notify local fire department, Department of Public Safety, and district hazardous materials coordinator. Supervisors should ensure that field personnel only conduct traffic control from a safe distance from the spill.
6. Determine if a reportable discharge or spill has occurred and if so, the district hazardous materials coordinator should ensure TCEQ has been notified of the spill or release as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Provide the following information, if possible:
 - the name, address, and phone number of the person making the report.
 - the date, time, and location of the spill or discharge.
 - a specific description of the hazardous substance discharged or spilled, or an estimate of the quantity discharged or spilled.
 - the duration of the incident.
 - the name of the surface water affected or threatened by the discharge or spill.
 - the source of the discharge or spill.
 - a description of the extent of actual or potential harmful impact on the environment and an identification of any environmentally sensitive areas or natural resources at risk.
 - the names, addresses, and telephone numbers of the responsible person and the contact person at the location of the discharge or spill.
 - a description of any actions that have been taken, are being taken and will be taken to contain and respond to the discharge or spill any known or anticipated health risks.
 - the identity of any governmental representatives, including local authorities or third parties, responding to the discharge or spill
 - any other information that may be significant to the response action.

In addition to the good housekeeping and material management practices discussed above, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted 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 material will include, but not be limited to, brooms, dustpans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

Minor Spills:

The responsible site contact person shall designate an area as spill storage location prepared with sand and containment device such as silt fence to store spilled material and removal to a facility for further handling. Minor spills are defined as minor equipment leakage of oil and gasoline.

Valero C-Store

Potential Source of Contamination-Attachment B

Pollutant-Generating Activity	Pollutants or Pollutant Constituents (that could be discharged if exposed to stormwater)	Location on Site
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, rock, gravel, sand, and soil	Entire site
Pavement	Concrete & Conc. Product, reinforcement bars	Entire site
Building	Stucco, paint	At Building
Landscaping	Fertilizer, pesticide	All landscape areas
Utility Work	PVC pipe	Site, Front building

Valero C-Store**Sequence of Major Activities- Attachment C**

Order of work shall be as follows:

- 1- Installation of the exterior silt fence along property line downstream of site.
- 2- Installation of interior erosion control measures such as sediment trap, concrete wash-out area, storage, and staging areas as shown on plan (Erosion Control Sheet).
- 3- Construct underground utilities.
- 4- Construct foundations and buildings.
- 5- Construct concrete pavement and striping.
- 6- Install landscaping.
- 7- Construct permanent water-quality pond.

Valero C-Store**Temporary BMP and Measures-Attachment D**

These TBMP's shall be considered and followed:

Temporary silt fence, spoils area, and construction entrance are installed and designated to protect natural streams, sensitive features, and surface and groundwater. These protection measures will be installed prior to the start of any construction and shall be inspected after each rain and every week, any damaged areas shall be repaired or replaced if necessary. Remove siltation as required when siltation reaches ½ of its design depth or one foot. Inspect after each rain or every week.

When necessary, wheels must be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin/trap. All sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved method.

A sediment trap will be constructed and inspected after each rainfall or every six (6) months.

Designate a spoil area (shown on plan) for handling waste, and inspect and secure the silt fence to prevent pollution spills. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Contractor's staging area and construction material are designated on the plans. This area is enclosed with silt fence and inspected regularly. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Designated washout area will also be enclosed with silt fence. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Important factor in this area is to transport contaminated soil due to fuel and oil to spoil areas frequently and as required by the city/TCEQ. This area is designated on the plan and enclosed with a silt fence.

All equipment will be washed in the designated area as shown on the plan.

Silt fences will be inspected and properly maintained as required.

Gravel, stone, reinforcement bars for concrete foundation and retaining wall, sand, rock, construction equipment and/or any mechanical equipment will be stored on site.

A silt fence area adjacent to material storage area is set up for washout area where concrete mix trucks, will be washed and handled.

All equipment/vehicle fueling, and discharge are handled within this area. In event of spills, contractor shall have sand and/or hay available on-site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of off-site at a disposal site by the contractor.

Measures taken to prevent pollution: A construction exit/entrance will be installed to reduce tracking dirt on the pavement after exiting the construction area. Silt fences at critical locations are installed to reduce run-off velocity and retain sediments. All drainage inlets or culverts affected by this project's site activities shall be covered with silt fence, hay bale or rock berm.

- a. Sensitive feature(s): During excavation or construction the Contractor shall stop work at the location where the sensitive feature is discovered and notify TCEQ and the Engineer preparing this report, for further inspection and evaluation to apply an appropriate BMP measure.

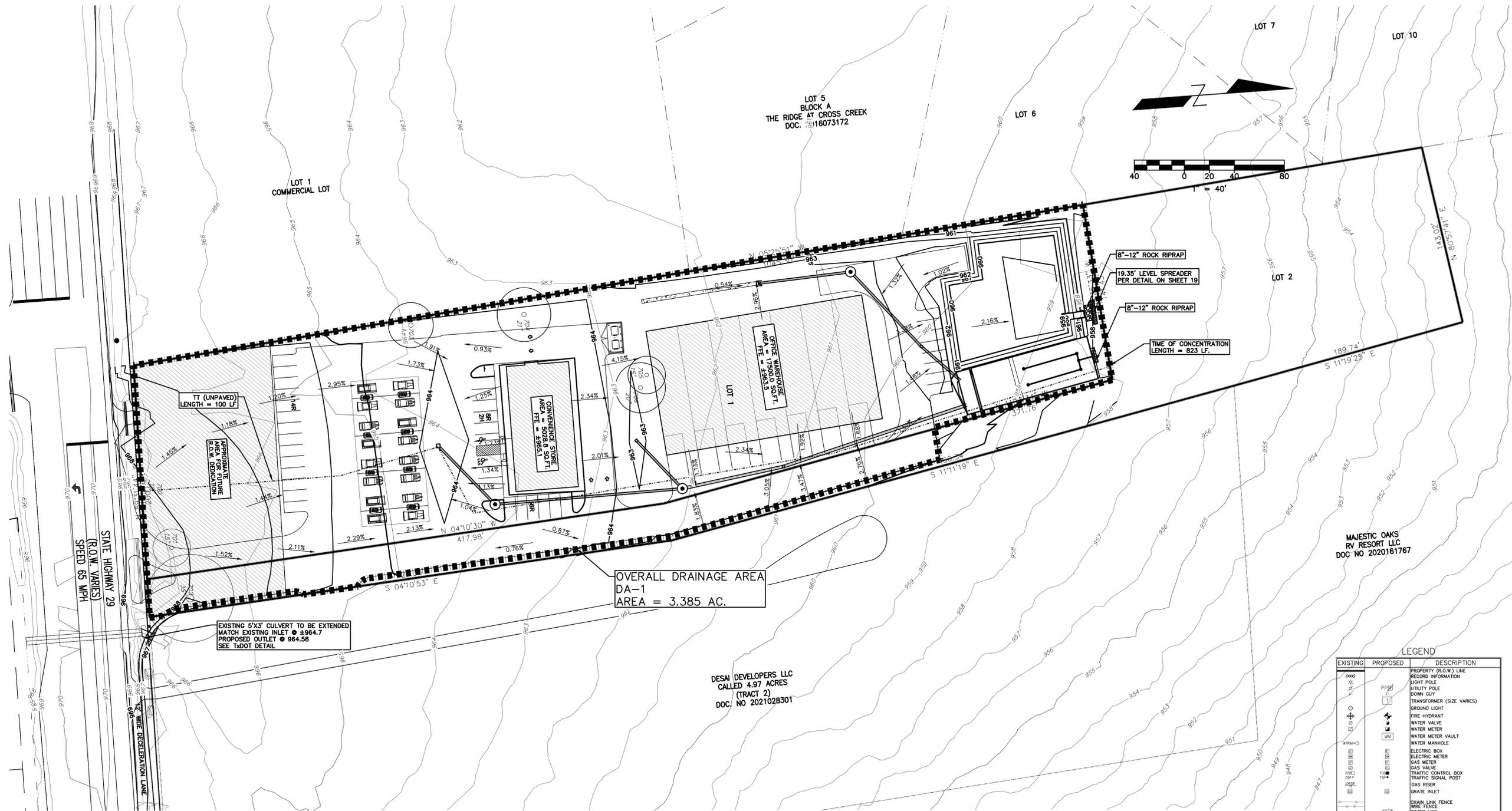
Valero C-Store
Request to Seal a Feature-Attachment E

If required per Attachment D, a Request will be filed.

Valero C-Store

Structural Practices- Attachment F

Silt Fence will be installed as shown on the plan, silt fence will be regularly checked and maintained per attachment D.



PROJECT:
**VALERO
C-STORE**

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team
OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

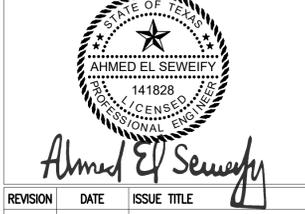
POINT OF CONTACT
ASLAM MOTIWALA
(512) 751-2497
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CIVIL / STRUCTURAL ENGINEER:
AES ENGINEERING CONSULTANT
2514 PRESERVE TRAIL
CEDAR PARK, TX
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GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451



REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**POST DEVELOPMENT
DRAINAGE PLAN**

PROJECT NO: 10-1027
DATE: 6/6/2023
DRAWN & CHECKED BY:
SCALE: 1"=40'

SHEET NUMBER:
12 of 24

6/6/2023 5:20:12 PM

Tc Calculations (SCS Unit Hydrograph Model)

AREA No.	Shallow Concentrated Flow				Shallow Concentrated Flow				Total T _c (minutes)		T _{lag}							
	L (ft)	n	S (ft/ft)	V (ft/s)	L (ft)	n	S (ft/ft)	V (ft/s)	min	hrs								
PROPOSED DA-1	100	0.30	0.0200	3.94	10.97	723	Paved	0.0300	3.52	3.42	0	Unpaved	0.0400	3.23	0.00	18.80	0.31	11.3

BASIN	AREA ACRE	AREA MILE SQ.	TC MIN	LAG TIME MIN	CN	EXISTING CONDITION			
						2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
DA-1	3.385	0.005289	20.33	12.198	84	8.61	15.04	19.34	26.24

BASIN	AREA ACRE	AREA MILE SQ.	TC MIN	LAG TIME MIN	CN	PROPOSED CONDITION (BEFORE DETENTION)			
						2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
DA-1	3.385	0.005289	17.16	10.296	92.1	11.12	17.54	21.79	28.57

POND OUTLET				POND WISE			
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS	2-YRS FT	10-YRS FT	25-YRS FT	100-YRS FT
6.27	14.61	19.34	26.01	961.1	961.46	961.63	961.84

PRE- VS POST-DEVELOPMENT				STAGE/ STORAGE			
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS	ELEV. FT	STORAGE CF	EVENT YEARS	
-2.34	-0.43	0	-0.23	961.1	12850.2	2	
				961.46	15942.96	10	
				961.63	17336.88	25	
				961.84	19079.28	100	

WEIR-1						
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS	ELEV. FT	LENGTH FT	
0.3	3.6	5.21	8.98	961	3.5	

WEIR-2						
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS	ELEV. FT	LENGTH FT	
4.18	9.3	11.83	15.5	960.5	3	

ORIFICE						
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS	ELEV. FT	AREA SQ. FT	
1.32	1.42	1.56	1.56	959.1	0.196	

LEVEL SPREADER CALCULATION:
 $Q = C * L * H^{3/2}$
 WHERE Q=100 YEARS FLOW
 L = LENGTH OF LEVEL SPREADER
 Cw = WEIR COEFFICIENT (SET TO 3)
 H = DRIVING HEAD
 $26.01 \text{ CFS} = 3 * L * 0.3^{3/2}$
 L = 19.35 FT (MIN LENGTH OF LEVEL SPREADER)

DEPTH-DURATION VALUES	
STORM EVENT	DCM DEPTH
2-YEAR SCS TYPE III, 24-HOUR	3.94
10-YEAR SCS TYPE III, 24-HOUR	6.3
25-YEAR SCS TYPE III, 24-HOUR	8.04
100-YEAR SCS TYPE III, 24-HOUR	11.2

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	UTILITY POLE
---	---	DOWN CUT
---	---	TRANSFORMER (SIZE VARIES)
---	---	GROUND LIGHT
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GAS RISER
---	---	GRATE INLET
---	---	CHAIN LINK FENCE
---	---	WIRE FENCE
---	---	WATER LINE
---	---	WASTEWATER LINE
---	---	ELECTRIC LINE
---	---	OVERHEAD ELECTRIC
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	LIMITS OF CONSTRUCTION
---	---	& SILT FENCE
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	IMPERVIOUS WALKWAYS
---	---	CRUSHED GRANITE WALKWAYS
---	---	WALL
---	---	WHEELSTOP
---	---	ROLLBACK
---	---	DIRECTION OF FLOW
---	---	CONTOUR
---	---	HIGH POINT
---	---	LOW POINT
---	---	SPOT ELEVATION
---	---	100.0k
---	---	FINISH FLOOR ELEVATION
---	---	ROCK BERM
---	---	ROCK RIPRAP

NOTES:
 1. DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED UPON THE NOAA Atlas 14 PRECIPITATION FREQUENCY DATA FOUND IN THE WILCO SUBDIVISION REGULATION EXHIBIT 2 - TABLE 2 FOR SAN GABRIEL RIVER ZONE, WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
 2. TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED FEBRUARY 2023 PERFORMED BY AES ENGINEERING CONSULTANT.

IMPERVIOUS COVER		
	SF	AC.
GRASS	61,919	1.421
BUILDING	22,500	0.516
CONCRETE	63,075	1.448
TOTAL	147,480	3.386
TOTAL IMPERVIOUS COVER		58 %

PERMIT NO: TBD

Valero C-Store

Temporary Sediment Pond Plans and Calculation- Attachment H

Sediment Pond has not been proposed.

Valero C-Store
Inspection and maintenance for BMPs- Attachment I

I) Maintenance Procedures

The Contractor will be responsible for ensuring the maintenance of the erosion and sedimentation controls. Repairs will be made to damaged areas as soon as practicable after damage is discovered, but no later than seven (7) days after the inspection. Built-up sediment will be removed when the depth reaches six inches.

Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. Irrigation shall occur at 10-day intervals during the first two months.

Rainfall of 1/2 inch or more shall postpone the watering schedule by one week.

II) Inspection Procedures

The Contractor will inspect the control measures weekly and within 24 hours after rainfall events on 1/2 inch or more.

The Contractor will also be responsible for inspections, maintenance, and repair activities as well as preparing the inspection and maintenance forms. Major observations to be made during inspections include:

- Locations of discharges of sediment or other pollutants from the site.
- Locations of BMPs that need maintenance.
- Locations of BMPs that are not performing, failing to operate, or were inadequate.
- Locations where additional BMPs are needed.

III) Additional Maintenance Procedure

Keep necessary equipment in working order ready for sediment/pollutant cleanup which may possibly escape the construction site and onto streets, drainage inlets, or streams.

All construction debris and litter shall be picked up and area cleaned on a daily basis. All construction materials and/or chemicals shall be stored in designated areas as shown on the plan. Inspect all equipment on a daily basis for potential leaks and repair as required.

Valero C-Store**Inspection and maintenance for BMP's- Attachment I**

Inspect all seeded areas for failures and reseed within planting season if necessary. (See below for more information).

Inspect on monthly basis. Maintain width and length and if required add rock to keep required thickness.

In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of offsite to a disposal site by the contractor.

Valero C-Store**Schedule of Interim and Permanent Soil Stabilization Practices- Attachment J**

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

- 1.** Grasses:
Un-hulled Bermuda and Winter Rye from September 15 to March Hulled Bermuda from March 2 to September 14.
- 4.** Application:
Broadcast seeding or hydro-mulch
- 5.** Fertilization:
Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.
- 6. Mulch:** Mulch type used shall be hay, straw, or mulch applied at a rate of 45 pounds per 1,000 square feet.
- 7. Sprinkling:** The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at 10-day intervals during the first two months.
- 8.** Rainfall occurrences of $\frac{1}{2}$ inch or more shall postpone the watering schedule for one week.

Permanent 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)(C), (D)(ii), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Ahmed El Seweify

Date: 06/12/2023

Signature of Customer/Agent



Regulated Entity Name: Ahmed Real Estate Inc.

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
- 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

3. 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

4. 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.

5. 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 A - 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.

6. **Attachment B - 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.
7. **Attachment C - 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.
8. **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9. The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
- Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
- TCEQ construction notes
- All geologic features
- All proposed structural BMP(s) plans and specifications
- N/A

11. **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - A discussion of record keeping procedures
- N/A
12. **Attachment H - 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
13. **Attachment I -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 results in water quality degradation.
- N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. 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.
- N/A
15. 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.
- N/A

Valero C-Store

BMP For Upgradient stormwater- Attachment B

Temporary erosion and sedimentation control such as Silt fence, construction entrance, and concrete washout have been added to the plan to contain upgradient stormwater.

Filtration and sedimentation water quality pond has also been provided as a permanent measure to contain upgradient stormwater.

Valero C-Store
Building BMP for On-Site Storm Water- Attachment C

We are proposing a sand filter water quality pond on the north side of the property.

**Valero C-Store
Streams-Attachment D**

The existing Sediment/Filtration Pond as explained in Attachment "C", will serve as a measure to prevent pollutants from entering the surface stream.

**Valero C-Store
Construction Plans-Attachment F**

Construction plans which include a water quality plan and cross section will be provided with this update.

TCEQ construction notes can be found on the General notes included in the plan set.
All proposed structural BMP(s) are shown on the plans.

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING PLAT
3	GENERAL NOTES
4	EXISTING CONDITION
5	EROSION & SEDIMENTATION PLAN
6	EROSION & SEDIMENTAION DETAILS
7	EXISTING DRAINAGE AREA MAP
8	SITE PLAN AND DIMENSIONS
9	SITE PLAN DETAILS
10	SITE PLAN DETAILS (2)
11	GRADING PLAN
12	POST DEVELOPMENT DRAINAGE PLAN
13	INLET PLAN AND CALCULATION
14	STORM PIPE & PROFILES – STORM 1
15	STORM PIPE & PROFILES – STORM 2 & 3
16	WATER QUALITY-1
17	WATER QUALITY -2
18	WATER QUALITY-3
19	DRAINAGE DETAIL
20	UTILITY PLAN
21	WATER & WASTEWATER DETAILS
22	PAVING PLAN
23	FIRE PROTECTION PLAN
24	DRIVEWAY AND CULVERT TXDOT DETAILS

SITE DEVELOPMENT PERMIT PLANS VALERO C-STORE WATER POLLUTION ABATEMENT PLAN

APPROVED FOR ACCEPTANCE:

REVIEWED BY:

CURTIS STEGER, P.E. CITY ENGINEER

JERRY L. MILLARD, JR., DIRECTOR OF PLANNING

LIZ BRANIGAN, MAYOR

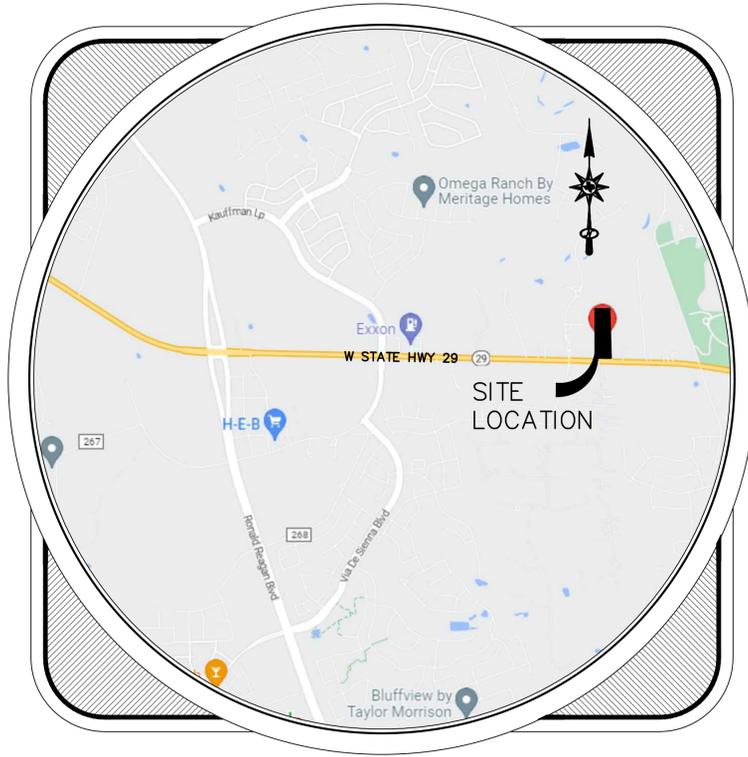
ELAINE SIMPSON, CITY SECRETARY

WILLIAMSON COUNTY ENGINEER

FIRE DEPARTMENT

TCEQ PERMIT NUMBER

NO.	REVISION DESCRIPTION	REVIEWED BY:	APPROVAL OF REVISION	DATE



VICINITY MAP
N.T.S.

GENERAL NOTES

APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. NO POND HAVE EMBANKMENT EQUALING OR EXCEEDING 6 FEET. THIS SITE IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SITE INFORMATION:

LEGAL DESCRIPTION: AW0005 AW0005 - Fisk, G. Sur., ACRES 3
PROPERTY: R634291
WATERSHED: NORTH FORK SAN GABRIEL RIVER
EXTRATERRITORIAL JURISDICTION: LIBERTY HILL

PROJECT DESCRIPTION:

CONSTRUCTION OF 4500 SQ OF COMMERCIAL RETAIL AND 17,500 SQUARE FOOT OF OFFICE WAREHOUSES.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0275E, DATED 09/26/2008, FOR WILLIAMSON COUNTY, UNINCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

IMPERVIOUS COVER

GRASS	61,919 SF	1.421 AC.	
BUILDING	22,500 SF	0.516 AC.	
CONCRETE	63,075 SF	1.448 AC.	
TOTAL	147,480 SF	3.386 AC.	
TOTAL IMPERVIOUS COVER			58 %



THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Ahmed El Sewify

AHMED EL SEWEIFY, P.E.

June 6, 2023

DATE

SITE AREAS

TOTAL DISTURBED AREA	147,480 SF	3.386 AC.
LIMIT OF CONSTRUCTION	147,480 SF	3.386 AC.
TOTAL AREA	147,480 SF	3.386 AC.

PROJECT:

**VALERO
C-STORE**

LOCATION:

**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team

OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

POINT OF CONTACT
ASLAM MOTIWALA
(512) 751-2497
ASLMMOTIWALA@GMAIL.COM

CIVIL / STRUCTURAL ENGINEER:
AES ENGINEERING CONSULTANT
2514 PRESERVE TRAIL
CEDAR PARK, TX
78613

SURVEYOR:
FOREST SURVEYING & MAPPING
COMPANY
1002 ASH ST. GEORGETOWN, TX
PHONE: (512) 930-5927
WWW.FOREST SURVEYING.COM

GEOTECHNICAL ENGINEER:
ARIAS
13581 POND SPRINGS ROAD,
STE 210, AUSTIN, TX
PHONE: (512) 428-5550

GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451



Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

COVER SHEET

PROJECT NO:	10-1027	DRAWN & CHECKED BY:	A.E.S.
DATE:	6/6/2023	SCALE:	nts

SHEET NUMBER:

1 of 24

GENERAL CONSTRUCTION NOTES:

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TO ALL REQUIREMENTS HEREIN.
2. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURES INSTALLATION RECOMMENDATIONS.
3. REPORT ANY CHANGES OR REVISIONS TO GEOMETRY AND OR MATERIAL SO THAT THE DESIGN(S) SHOWN HEREIN CAN BE REMOVED OR MODIFIED, IF REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND/OR VERIFYING THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AGENCY.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL INTERIM BRACING, SHORING, AND INTERIM DRAINAGE AND EROSION CONTROL PROVISIONS.
6. ASSURE CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, LOCAL, STATE, AND FEDERAL REGULATIONS.
7. PROVIDE CONSTRUCTION SURVEYING SERVICES FOR HORIZONTAL AND VERTICAL CONTROL.
8. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND ARRANGEMENTS FOR DELIVERY OF MATERIALS.
9. THE CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TRAFFIC CONTROL DEVICES IN ACCORDANCE TO THE TRAFFIC CONTROL PLAN PROVIDED.
10. THE CONTRACTOR SHALL COORDINATE ALL STREET AND CURB CUTS WITHIN PUBLIC RIGHT-OF-WAY WITH THE PUBLIC WORKS - ENGINEERING DIVISION.
11. SPECIFICATIONS SHALL CONFORM TO THOSE ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004.

CONSTRUCTION NOTES:

- 1. CONTRACTOR TO REMOVE ALL ROCK AND UNSUITABLE MATERIAL TO A DEPTH OF TWO FEET BELOW FINISHED GRADE OR AS DIRECTED BY A GEOTECHNICAL ENGINEER AND/OR THE OWNER/DEVELOPER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
3. EARTHWORK IN PERMANENT STRUCTURE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL FILL AREAS TO BE PROOF ROLLED.
5. ALL CUT AND FILL SLOPES TO BE MINIMUM 3H:1V OR AS SHOWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT OR EXISTING STRUCTURES THAT ARE TO REMAIN.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AND PROTECT ADJACENT STREETS FROM ACCUMULATION OF SOIL.
8. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY THE CONSTRUCTION.
9. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

PERMITS AND PERMIT REQUIREMENTS:

THE CONTRACTOR SHALL OBTAIN COPIES OF ALL REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AGENCIES PRIOR TO BEGINNING WORK.

ALL NEW ADVERTISING SIGNS SHALL BE UNDER SEPARATE PERMIT

LAYOUT & CONTROL:

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

LIMIT OF CONSTRUCTION:

THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE SITE LIMITS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED

GENERAL DESIGN INTENT:

ALL PAVED SURFACES AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS AND SPOT ELEVATIONS ON THE PLANS AND TO PROVIDE A SMOOTH TRANSITION BETWEEN SURFACES WITH NO SHARP BREAKS IN GRADE AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. IT MAY BECOME ADVISABLE TO MAKE MINOR FIELD ADJUSTMENTS IN THE PROPOSED GRADES TO CONSTRUCT THE DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE. THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS

MATERIAL STORAGE/DEBRIS REMOVAL:

ALL WASTE MATERIALS EXCAVATED FROM THE SITE SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE

EXCAVATION:

REMOVE ALL ORGANIC MATTERS, STUMPS, DELETERIOUS MATTERS, AND CONCRETE PAVING, FOUNDATIONS, ETC. WITHIN THE BUILDING PADS - PRE-DENSIFY WITH LOADED DUMP TRUCK (20-TON MINIMUM) OR OTHER SUITABLE RUBBER Tired EQUIPMENT. OVERLAPPING PASSES OF THE VEHICLE SHALL BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN AT RIGHT ANGLES TO THE ORIGINAL DIRECTION OF ROLLING. ALL YIELDING, PUMPING, OR SOFT AREAS IN PAVED AREAS AND BUILDING PADS SHALL BE CUT OUT AND REPLACED WITH FILL COMPACTED AS SPECIFIED ON GRADING PLAN.

GRADING:

STRUCTURAL FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE AS SHOWN IN THE GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT, FILL MATERIAL WILL BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D2487 AS GM, GC,SW,SP,SM,SC,ML, AND CL.

TOP SOIL:

THE CONTRACTOR SHALL STOCKPILE AND LATER SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL IN AREAS TO BE LANDSCAPED, SODDED OR SEEDED.

SURFACE DAMAGE:

THE CONTRACTOR SHALL BE EXPECTED AT THE END OF EACH DAY TO HAVE THE SITE GRADED IN SUCH A WAY AS TO NOT CAUSE ANY ADVERSE IMPACT FROM RUNOFF OR SILTATION TO ANY ADJACENT PROPERTIES. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED IF REQUIRED AT THE END OF EACH WORKING DAY.

PAVEMENT SECTION REQUIREMENTS:

SUBGRADE PREPARATIONS AND PAVEMENT INSTALLATION SHALL CONFORM TO CITY AND/OR TxDOT STANDARDS AND SPECIFICATION. REFER TO DRAWINGS AND/OR GEOTECHNICAL REPORT FOR THE REQUIRED PAVEMENT SECTIONS.

SIDEWALKS:

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3,000 PSI. JOINTS SHALL BE EITHER TOoled OR SAW CUT. HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

GENERAL UTILITIES:

INSTALLATION OF ALL UTILITIES SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS.

COORDINATE WATER & SEWER CONNECTIONS WITH PLUMBING CONTRACTOR & REFER TO PLUMBING PLANS.

ALL EXTERIOR LIGHTS FACING RESIDENTIAL DISTRICTS SHALL SHINE DOWNWARDS.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONFIDENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING THE RELOCATION OPERATION. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

SANITARY SEWER:

ALL SANITARY SEWER PIPE SHALL BE PVC, CONFORMING TO ASTM D3034 SDR-26. INSTALLATION OF SEWER PIPE SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS. REFER TO "LOCAL GOVERNING MANUAL" FOR DETAILS. HORIZONTAL SEPARATION OF AT LEAST 10' SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHEN WATER AND SEWER LINES CROSS WITH LESS THAN 24" VERTICAL SEPARATION OR WHEN THE WATER LINE CROSSES BENEATH THE SEWER LINE AT ANY DEPTH, THE SEWER LINE SHALL BE ENCASED IN CONCRETE. ALL SEWER FITTINGS SHALL BE PVC MEETING THE REQUIREMENTS OF ASTM D3034. FITTINGS SHALL BE SUITABLE FOR USE WITH PVC SDR-26 GRAVITY SEWER PIPE. ALL FITTINGS SHALL HAVE ELASTOMETRIC RUBBER SEALS. GASKETS SHALL CONFORM TO ASTM F477.

SANITARY SEWER SERVICES SHALL BE SCH40 PVC PIPE

WATER LINES:

ALL WATER MAINS SHALL BE AWWA C900 PVC PIPE UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF KILLEEN STANDARDS AND SPECIFICATION. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THE DEPICTION HEREIN. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 42" BELOW FINISH GRADE. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF KILLEEN STANDARD DETAIL. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS. WATER MAIN SHALL BE CONSTRUCTED AS SHOWN ON THE CONSTRUCTION PLANS. SERVICE LINE SHALL BE SCH 40 PVC. INSTALLATION OF WATER PIPE SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS.

SPECIFICATIONS:

PROPOSED PROJECT IMPROVEMENTS SHALL BE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS INCLUDING LOCAL, STATE AND FEDERAL GOVERNING SPECIFICATIONS AS THEY APPLY

ACCESSIBILITY NOTES: :

- 1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

DEMOLITION:

DEMOLITION BY SEPARATE PERMIT BY CONTRACTOR.

SEQUENCE OF MAJOR ACTIVITIES:

EROSION CONTROL CONSTRUCTION SCHEDULE:

- 1. PLACE TEMPORARY CONSTRUCTION ENTRANCE FOR TRUCKING AND EQUIPMENT MOBILIZATION WITH STONE.
2. ROUGH GRADE SILT PERIMETER AND INSTALL SILT FENCE SAME DAY WITH GOOD WEATHER PREDICTED BY THE NATIONAL WEATHER BUREAU.
3. CONSTRUCT DETENTION FACILITY AND DETENTION OUTFALL TO DESIGN CONTROLS BEFORE ANY VERTICAL OR IMPERVIOUS CONSTRUCTION PROCEEDS.
4. BEGIN UTILITY WORK AND ROUGH GRADING.
5. FINISH ROUGH GRADING AND START FINISH GRADING.
6. INSTALL ON-SITE PAVING.
7. INSTALL SODDING AND/OR SEEDING.
8. REMOVE SILT FENCING IN AREAS PROTECTED BY PERMANENT STRUCTURES.
9. REMOVE TEMPORARY STONE CONSTRUCTION ENTRANCE.
10. PAVE CONCRETE APPROACHES.
11. COMPLETE INSTALLING SODDING AND LANDSCAPING.
12. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES WHEN APPROVED BY LOCAL GOVERNING AUTHORITY.

SITE ABBREVIATIONS:

Table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols like Ø, ±, B.F.P, B.O.C, C.B, C&G, C.I, CL, C.M.P, CMU, C.O, CONC, CONS, CONT, CULV, D.E, DIA, D.I, E.A, ELEV, E.O.A, E.O.P, E.ASM, EXP, F.F.E, F.G, F.H, F.& I, F.M, GALV, G.C, G.I, H.C, H.D.P.E, PIPE, HORIZ, H.W, INV, J.B, L.F, M.H, MON, N.I.C, N.T.S, O.E, O.T, PL, P.P, P.V.C, R, R.C.P, R.O.W, R.W, SECT, S.F, SHT, SPECS, S.S, STA, STD, S.W, T.B.M, T.C./T.O.C, THK, TRANS, T.W, TYP, U.E, U.G.E, U.G.T, V.C, VERT, W/, W/O, W.M, W.W.F, W.V, - NOT IN CONTRACT, - NOT TO SCALE, - OVERHEAD ELECTRIC, - OVERHEAD TELEPHONE, - PROPERTY LINE, - POWER POLE, - POLYVINYL CHLORIDE, - RADIUS, - REINFORCED CONCRETE PIPE, - REINFORCED, - RIGHT OF WAY, - RETAINING WALL, - SECTION, - SQUARE FEET, - SHEET, - SPECIFICATIONS, - SANITARY SEWER, - STATION, - STANDARD, - SIDEWALK, - TEMPORARY BENCH MARK, - TOP OF CURB, - THICK, - TRANSFORMER, - TOP OF WALL, - TYPICAL, - UTILITY EASEMENT, - UNDERGROUND ELECTRIC, - UNDERGROUND TELEPHONE, - VITRIFIED CLAY, - VERTICAL, - WITH, - WITHOUT, - WATER METER, - WELDED WIRE FABRIC, - WATER VALVE

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes
Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED). nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

- 1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
- the name of the approved project;
- the activity start date; and
- the contact information of the prime contractor.
All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than TCEQ-0592 (Rev. July 15, 2015) Page 1 of 2

when it occupies 50% of the basin's design capacity.

- 8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
- the dates when major grading activities occur;
- the dates when construction activities temporarily or permanently cease on a portion of the site; and
- the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Table with 2 columns: Office Name and Address/Phone/Fax. Austin Regional Office: 12100 Park 35 Circle, Building A, Austin, Texas 78753-1808, Phone (512) 339-2929, Fax (512) 339-3795. San Antonio Regional Office: 14250 Judson Road, San Antonio, Texas 78233-4480, Phone (210) 490-3096, Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

PROJECT:

VALERO
C-STORE

LOCATION:

6830 W. STATE HWY 29
GEORGETOWN, TX 78628



project team

OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
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REVISION DATE ISSUE TITLE

DRAWING TITLE:

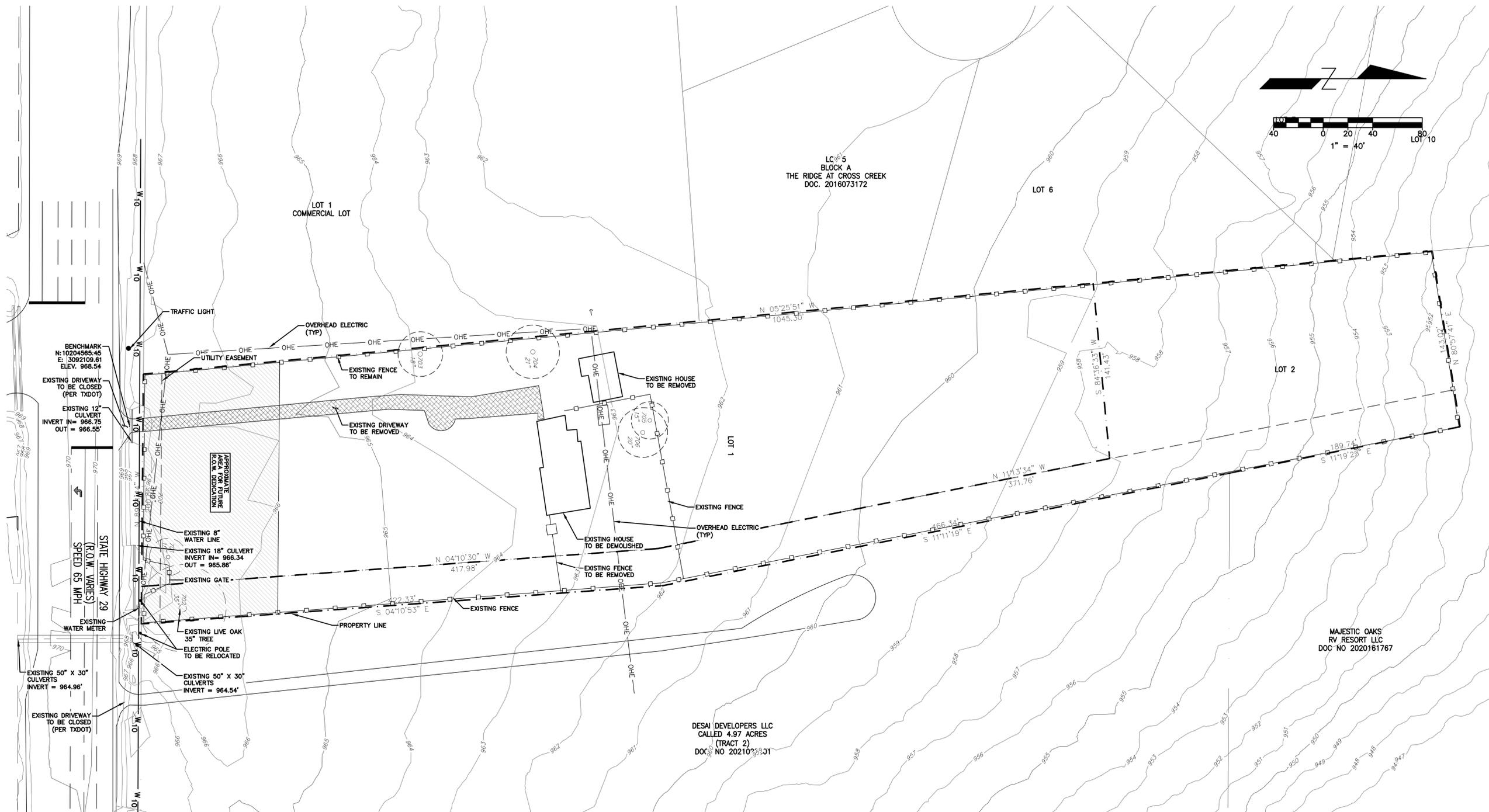
GENERAL NOTES

PROJECT NO: 10-1027 DRAWN & CHECKED BY: A.E.S.

DATE: 6/17/2023 SCALE: NTS

SHEET NUMBER:

3 of 24



PROJECT:
**VALERO
C-STORE**

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team

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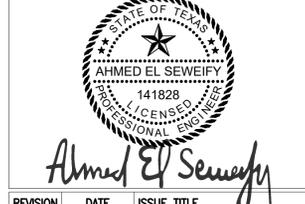
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REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
EXISTING CONDITION

PROJECT NO:	10-1027	DRAWN & CHECKED BY:	A.E.S.
DATE:	6/8/2023	SCALE:	1:40
SHEET NUMBER:	4 of 24		

- EXISTING CONDITION NOTES:**
- EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION, INCLUDING SURVEY DATA, FINAL PLATS AND RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL IMPROVEMENTS AND GRADES IN THE FIELD. NOTIFY ENGINEER IN THE EVENT OF DISCREPANCY BETWEEN THIS PLAN AND ACTUAL CONDITIONS.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

- DEMOLITION NOTES:**
- ALL EXISTING CONCRETE AND ASPHALT IMPROVEMENTS TO BE REMOVED FROM SITE AS SHOWN. CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT, AND OTHER CONSTRUCTION DEBRIS AT AN APPROVED OFF-SITE FACILITY.
 - A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - ANY HAZARDOUS OR ENVIRONMENTALLY HARMFUL MATERIALS SHALL BE REMOVED AND DISPOSED BY PROPERLY LICENSED CONTRACTORS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR DEMOLITION FROM THE PROPER AUTHORITIES.
 - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

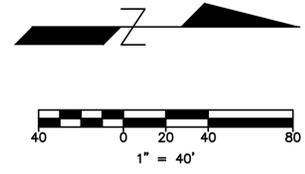
LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ DOWN GUY
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ ELECTRIC BOX
- ⊙ WATER METER
- ⊙ CATV RISER
- ⊙ AT&T JUNCTION BOX
- ⊙ FIBER OPTIC MARKER
- OHE — OVERHEAD ELECTRIC LINE
- ⊙ WWMH WASTEWATER MANHOLE
- ⊙ SSMH STORM SEWER MANHOLE
- — LIMITS OF CONSTRUCTION

EXISTING IMPERVIOUS COVER

	SF	AC.
GRASS	122,796	2.819
BUILDING	3,450	0.079
ASPHALT	4,450	0.102
TOTAL	130,680	3.00
TOTAL IMPERVIOUS COVER		6 %

G:\My Drive\AES ENGINEERING\10-1027 Hwy29 gas station\CAD\10-1027 EXISTING CONDITION.dwg



PROJECT:

VALERO C-STORE

LOCATION:

6830 W. STATE HWY 29
GEORGETOWN, TX 78628



project team

OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
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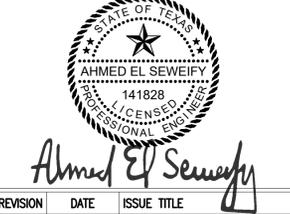
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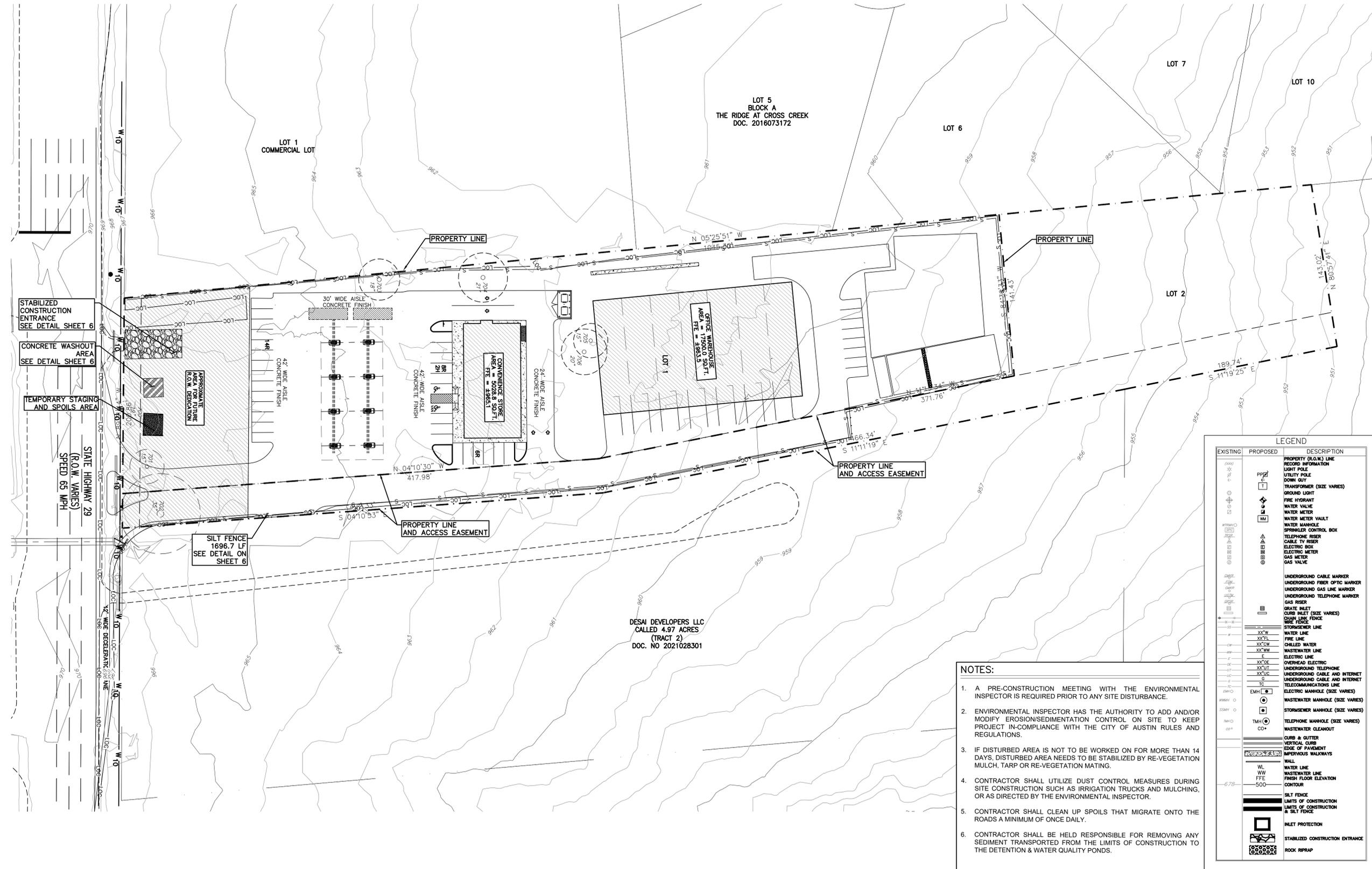


REVISION	DATE	ISSUE TITLE

EROSION & SEDIMENTATION PLAN

PROJECT NO: 10-1027
DATE: 6/8/2023
DRAWN & CHECKED BY: A.E.S.
SCALE: 1:40

SHEET NUMBER:
5 of 24

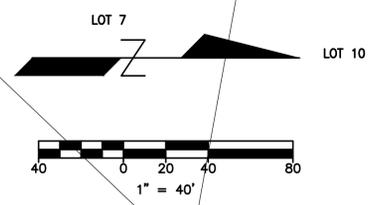
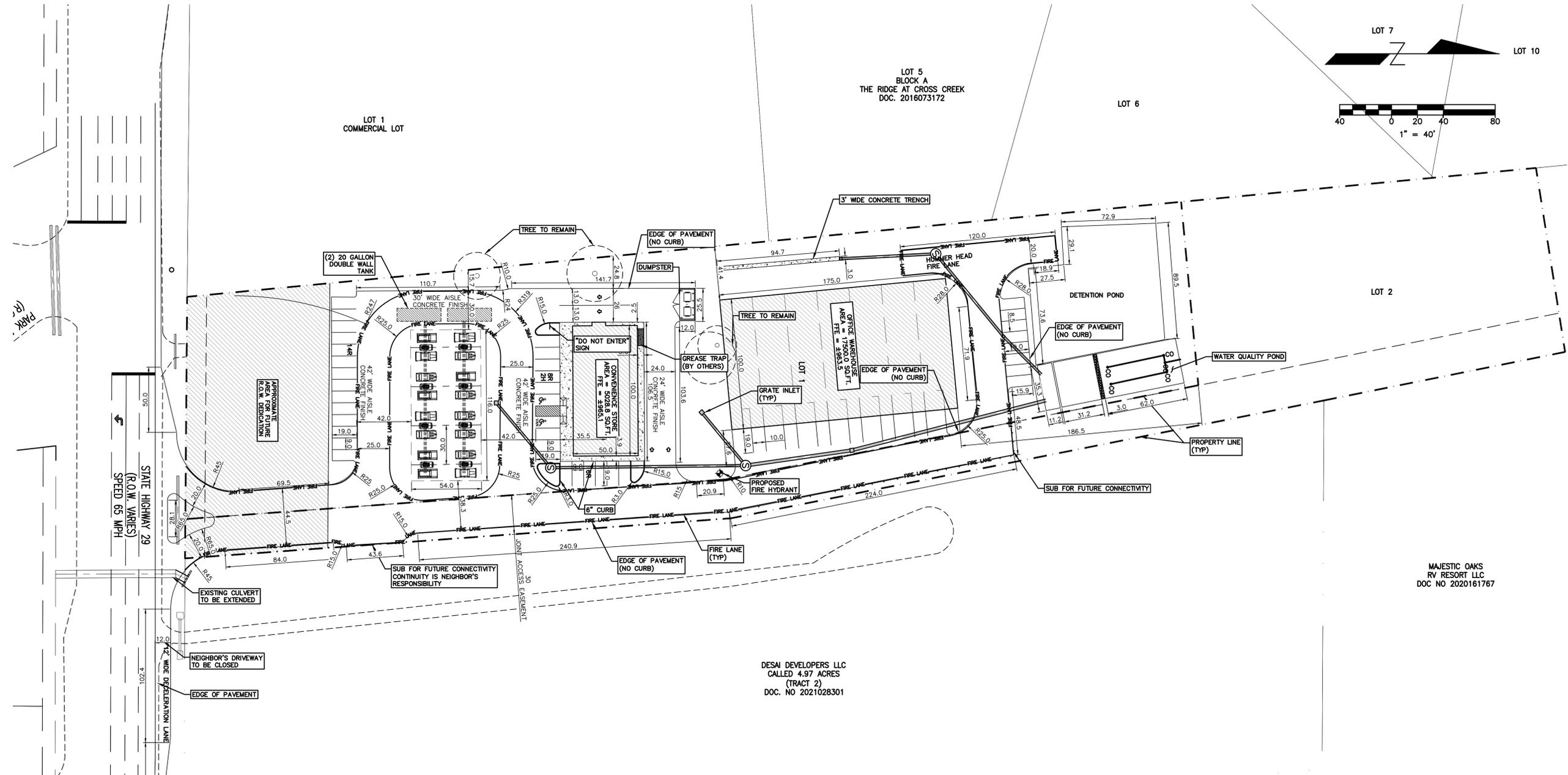


DESAI DEVELOPERS LLC
CALLED 4.97 ACRES
(TRACT 2)
DOC. NO 2021028301

- NOTES:**
1. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETATION MULCH, TARP OR RE-VEGETATION MATING.
 4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 5. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
 6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LIMITS OF CONSTRUCTION TO THE DETENTION & WATER QUALITY PONDS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (D.L.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	UTILITY POLE
---	---	DOWN GUY
---	---	TRANSFORMER (SIZE VARIES)
---	---	GROUND LIGHT
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	SPRINKLER CONTROL BOX
---	---	TELEPHONE RISER
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND FIBER OPTIC MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS RISER
---	---	GRATE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	CHAIN LINK FENCE
---	---	WIRE FENCE
---	---	STORMSEWER LINE
---	---	WATER LINE
---	---	FIRE LINE
---	---	CHILLED WATER
---	---	WASTEWATER LINE
---	---	ELECTRIC LINE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	UNDERGROUND CABLE AND INTERNET
---	---	UNDERGROUND CABLE AND INTERNET TELECOMMUNICATIONS LINE
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	CURB & GUTTER
---	---	VERTICAL CURB
---	---	EDGE OF PAVEMENT
---	---	IMPERVIOUS WALKWAYS
---	---	WALL
---	---	WATER LINE
---	---	WASTEWATER LINE
---	---	FRESH FLOOR ELEVATION
---	---	CONTOUR
---	---	SILT FENCE
---	---	LIMITS OF CONSTRUCTION
---	---	LIMITS OF CONSTRUCTION & SILT FENCE
---	---	INLET PROTECTION
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	ROCK RIPRAP



LOT 5
BLOCK A
THE RIDGE AT CROSS CREEK
DOC. 2016073172

LOT 6

LOT 1
COMMERCIAL LOT

LOT 2

DESAI DEVELOPERS LLC
CALLED 4.97 ACRES
(TRACT 2)
DOC. NO 2021028301

MAJESTIC OAKS
RV RESORT LLC
DOC NO 2020161767

PROJECT:

**VALERO
C-STORE**

LOCATION:

**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team

OWNER/DEVELOPER:
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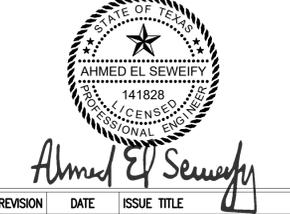
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REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**SITE PLAN AND
DIMENSIONS**

PROJECT NO:	10-1027	DRAWN & CHECKED BY:	C.W.N. A.E.S.
DATE:	6/8/2023	SCALE:	1:40

SHEET NUMBER:
8 of 24

IMPERVIOUS COVER

COVER TYPE	AREA (SF)	AREA (AC)
GRASS	61,919 SF	1.421 AC.
BUILDING	22,500 SF	0.516 AC.
CONCRETE	63,075 SF	1.448 AC.
TOTAL	147,480 SF	3.386 AC.
TOTAL IMPERVIOUS COVER		58 %

PARKING SUMMARY TABLE:

PROVIDED PARKING TABLE	
REGULAR PARKING	42
ADA PARKING	2
TOTAL	44

- FIRE PROTECTION**
- FIRE LANE NOTES**
- ALL BUILDINGS OF THIS PROJECT ARE WITHIN 300' OF THE PRIMARY FIRE HYDRANT AND 500' OF THE SECONDARY FIRE HYDRANT, AND 150' FROM A FIRE LANE OR PUBLIC STREET.
 - THE 25' FIRE LANE SHOWN HEREON SHALL BE MARKED PER DETAIL ON SHEET 9
 - FIRE LANES SHALL BE CONSTRUCTED TO ADEQUATELY TOLERATE DEMANDS OF THE HEAVYWEIGHT VEHICLES PROVIDING FIRE PROTECTION SERVICES.
- SIGNS AND OUTDOOR ADVERTISING DISPLAY**
- SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.
- ADA COMPLIANCE**
- ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
 - APPROVAL OF THESE PLANS BY THE CITY OF BEE CAVE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- GENERAL NOTES:**
- PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:
 - JOINTS BETWEEN PAVERS 1/4" MAXIMUM
 - VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
 - RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
 - CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
 - REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / (R.O.W.) LINE
---	---	RECORD INSTRUMENT
---	---	LIGHT POLE
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN GUY
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GRATE INLET (SIZE VARIES)
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	FIRE LANE DESIGNATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	SIGN
---	---	WHEELSTOP
---	---	FINISH FLOOR ELEVATION
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	HANDICAP SPACE
---	---	LIMITS OF CONSTRUCTION

PROJECT:

VALERO C-STORE

LOCATION:

6830 W. STATE HWY 29
GEORGETOWN, TX 78628



project team

OWNER/DEVELOPER:
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REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

SITE PLAN DETAILS

PROJECT NO: 10-1027	DRAWN & CHECKED BY: A.E.S.
DATE: 6/6/2023	SCALE: nfs

SHEET NUMBER:

9 of 24

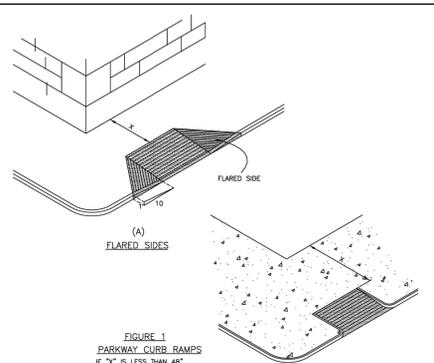


FIGURE 1
PARKWAY CURB RAMPS
IF "X" IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

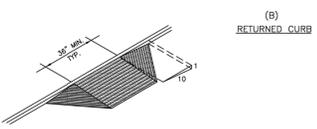


FIGURE 2
BUILT-UP CURB RAMP

CURB RAMPS

North Arrow	Standard Specification Reference
	3052.3*
DATE	STANDARD DRAWING NO.
OCT. '04	2125A

CURB RAMPS NOTES:

GENERAL REQUIREMENTS
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

LOCATION:
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

SLOPE:
SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (Y/X = VERTICAL/HORIZONTAL)
A) TRANSITIONS FROM RAMPS TO WALKS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
B) MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
C) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (762 MM).
CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISERS IF SPACE LIMITATIONS PREVENT THE USE OF A:
1. A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
2. A SLOPE STEEPER THAN 1:8 IS ALLOWED FOR A MAXIMUM OF 3".
A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

RAMP WIDTH:
THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.

SURFACE:
SURFACES OF CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, REINFORCED CONCRETE, RUBBER RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE BASED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF MARKING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE WALK AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

SIDES OF CURB RAMPS:
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)) CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B)).

BUILT-UP RAMPS:
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2)

OBSTRUCTIONS:
CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

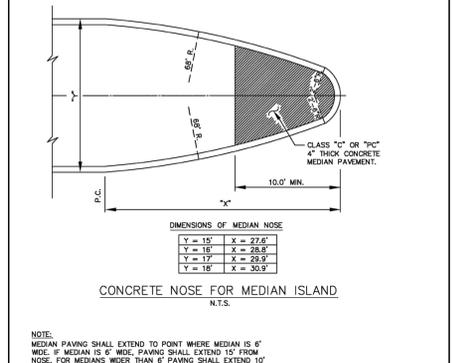
LOCATION AT MARKED CROSSINGS:
CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

DIAGONAL CURB RAMPS:
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)) CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B)).

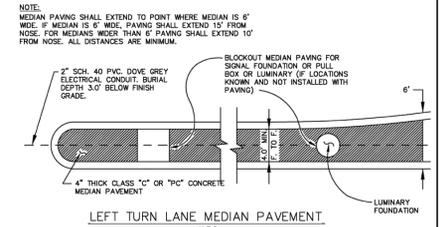
CONSTRUCTION:
THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE REQUIRED EXISTING CONCRETE SIDEWALK. (A) THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED RAMPS.
(B) CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS. (C) CURBS WITH WALKS, FLARED SIDES, OR #3 BARS ON 24" CTRS. BOTH WAYS SHALL HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAMPED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220 MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

CURB RAMPS

North Arrow	Standard Specification Reference
	305.3
DATE	STANDARD DRAWING NO.
OCT. '04	2125B

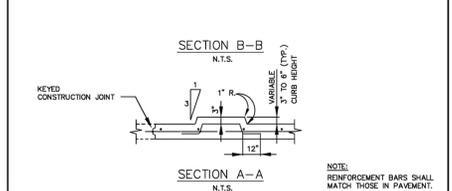
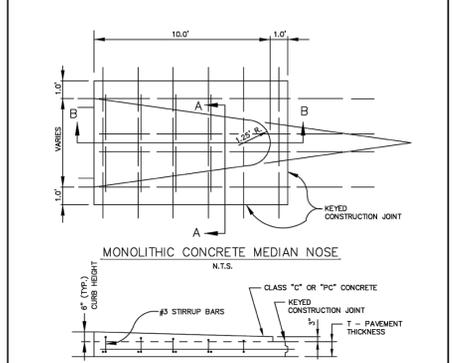


CONCRETE NOSE FOR MEDIAN ISLAND



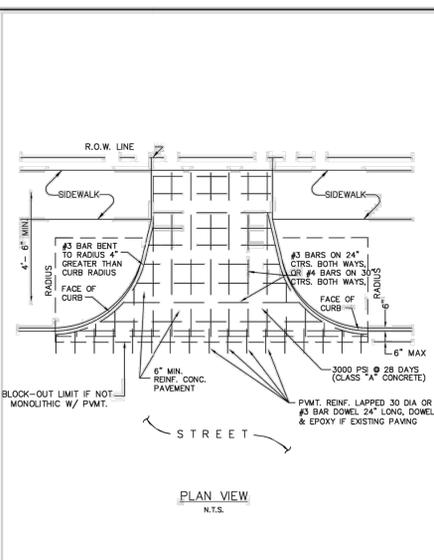
MEDIAN ISLAND PAVEMENT NOSE & LEFT TURN LANE

North Arrow	Standard Specification Reference
	305.3
DATE	STANDARD DRAWING NO.
OCT. '04	2130



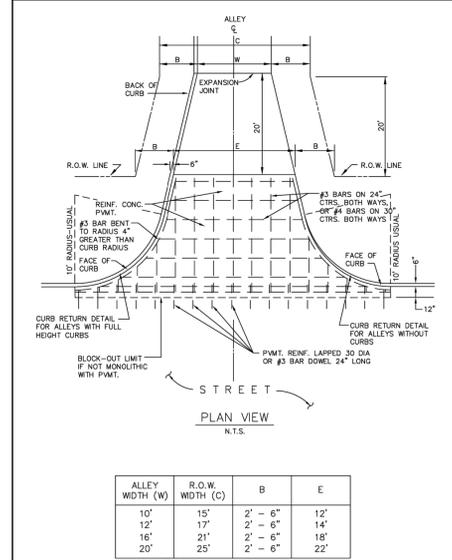
MEDIAN ISLAND PAVEMENT MONOLITHIC CONCRETE NOSE

North Arrow	Standard Specification Reference
	305.3
DATE	STANDARD DRAWING NO.
OCT. '04	2140



DRIVEWAY APPROACH RADIUS RETURN TYPE

North Arrow	Standard Specification Reference
	3052.3*
DATE	STANDARD DRAWING NO.
OCT. '04	2155



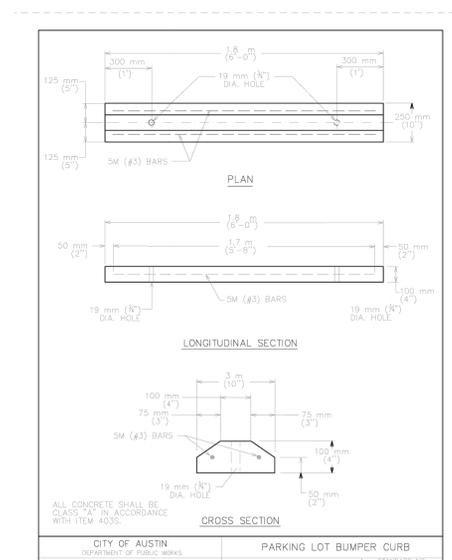
ALLEY APPROACH RADIUS RETURN TYPE

North Arrow	Standard Specification Reference
	305.2
DATE	STANDARD DRAWING NO.
OCT. '04	2160



FIRE LANE STRIPING DETAIL

FIRE LANE STRIPING DETAIL

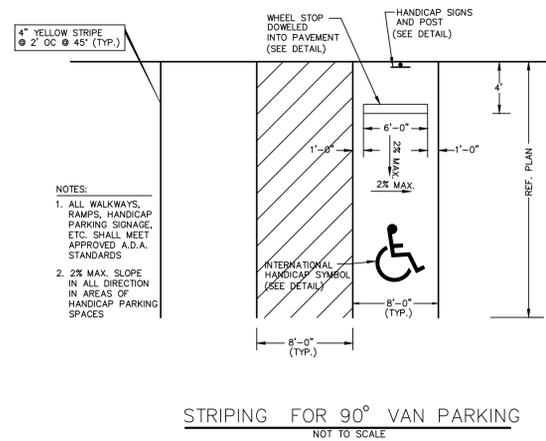
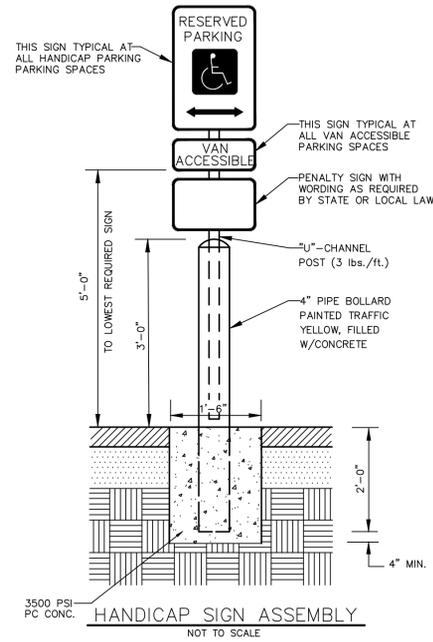
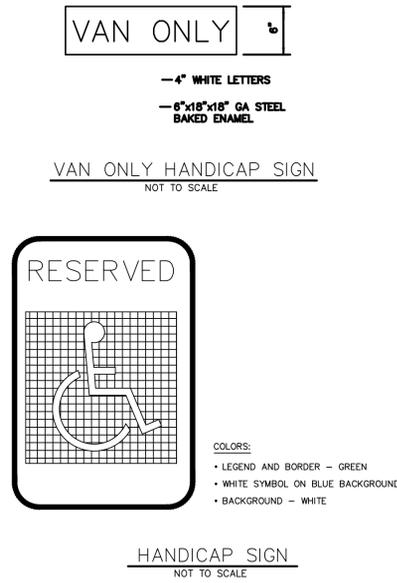
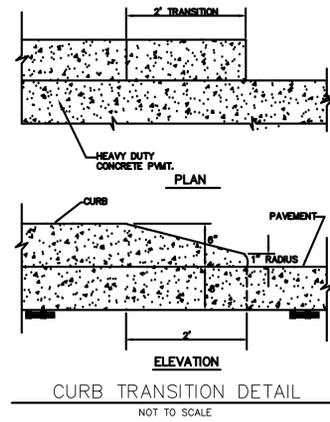
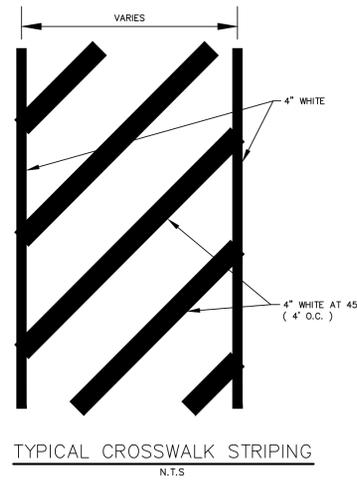


PARKING LOT BUMPER CURB

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications, Public Works Construction Standards North Central Texas, Fifth Edition.

Williamson County Emergency Services District No. 4

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
RECORD COPY SIGNED BY BILL GARDNER 3/15/05 APPROVED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 439S-1



PROJECT:
VALERO C-STORE

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team

OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

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GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451



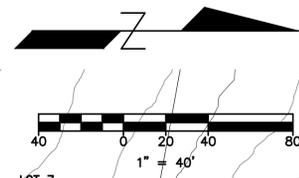
Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
SITE PLAN DETAILS (2)

PROJECT NO: 10-1027
DATE: 6/6/2023
DRAWN & CHECKED BY: A.E.S.
SCALE: nts

SHEET NUMBER:
10 of 24



PROJECT:

**VALERO
C-STORE**

LOCATION:

**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team

OWNER/DEVELOPER:
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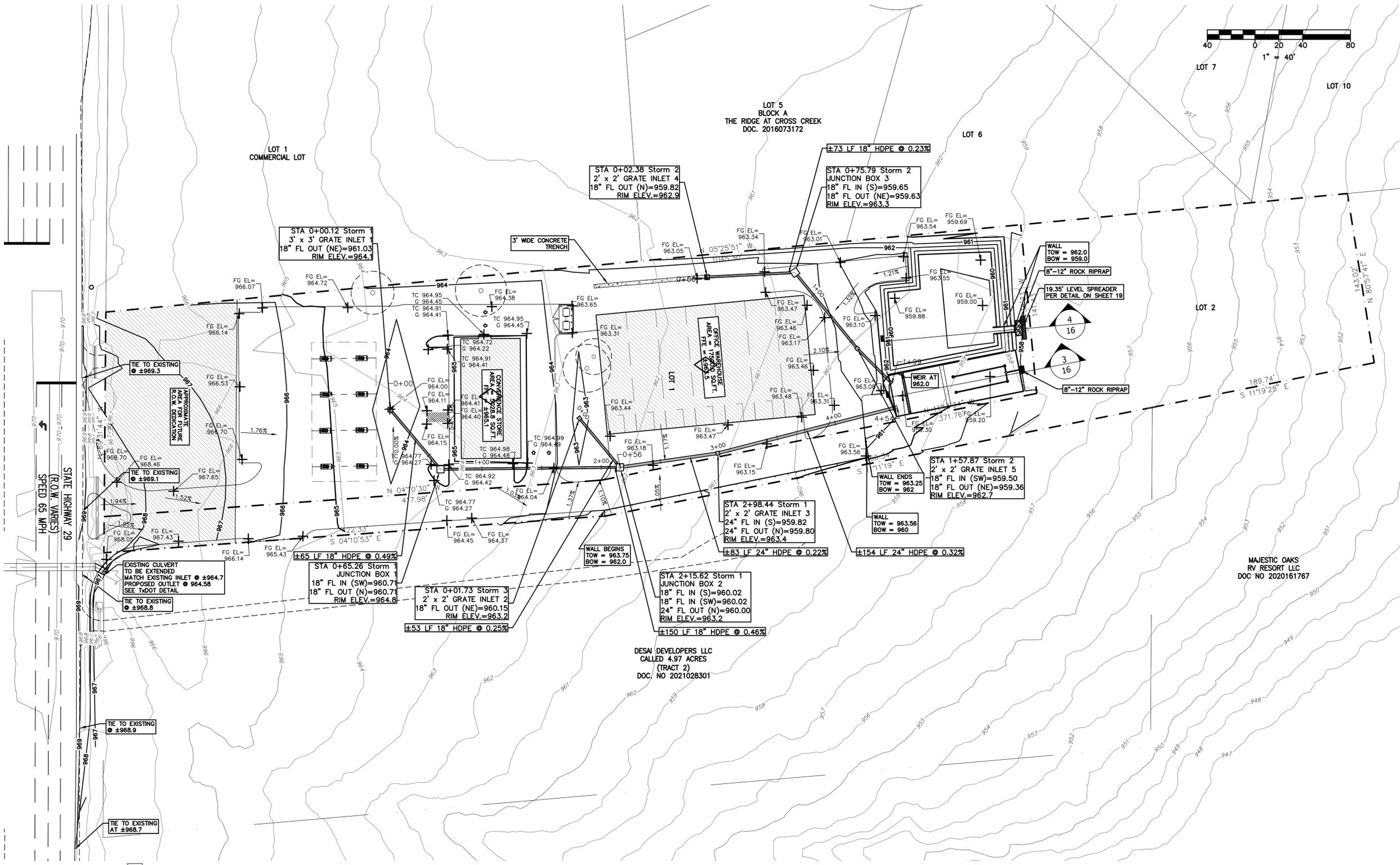
Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

GRADING PLAN

PROJECT NO:	10-1027	DRAWN & CHECKED BY:	A.E.S.
DATE:	6/8/2023	SCALE:	1:40
SHEET NUMBER:	11 of 24		



DESAI DEVELOPERS LLC
CALLED 4.97 ACRES
(TRACT 2)
DOC. NO 2021028301

ACCESSIBILITY NOTES

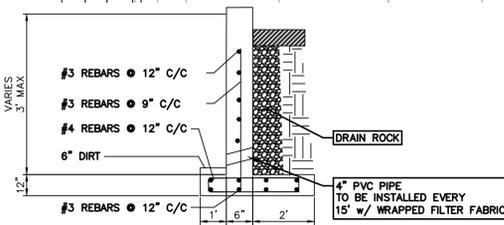
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

IMPERVIOUS COVER

Material	Area (SF)	Area (AC)
GRASS	61,919 SF	1.421 AC.
BUILDING	22,500 SF	0.516 AC.
CONCRETE	63,075 SF	1.448 AC.
TOTAL	147,480 SF	3.386 AC.
TOTAL IMPERVIOUS COVER		58 %

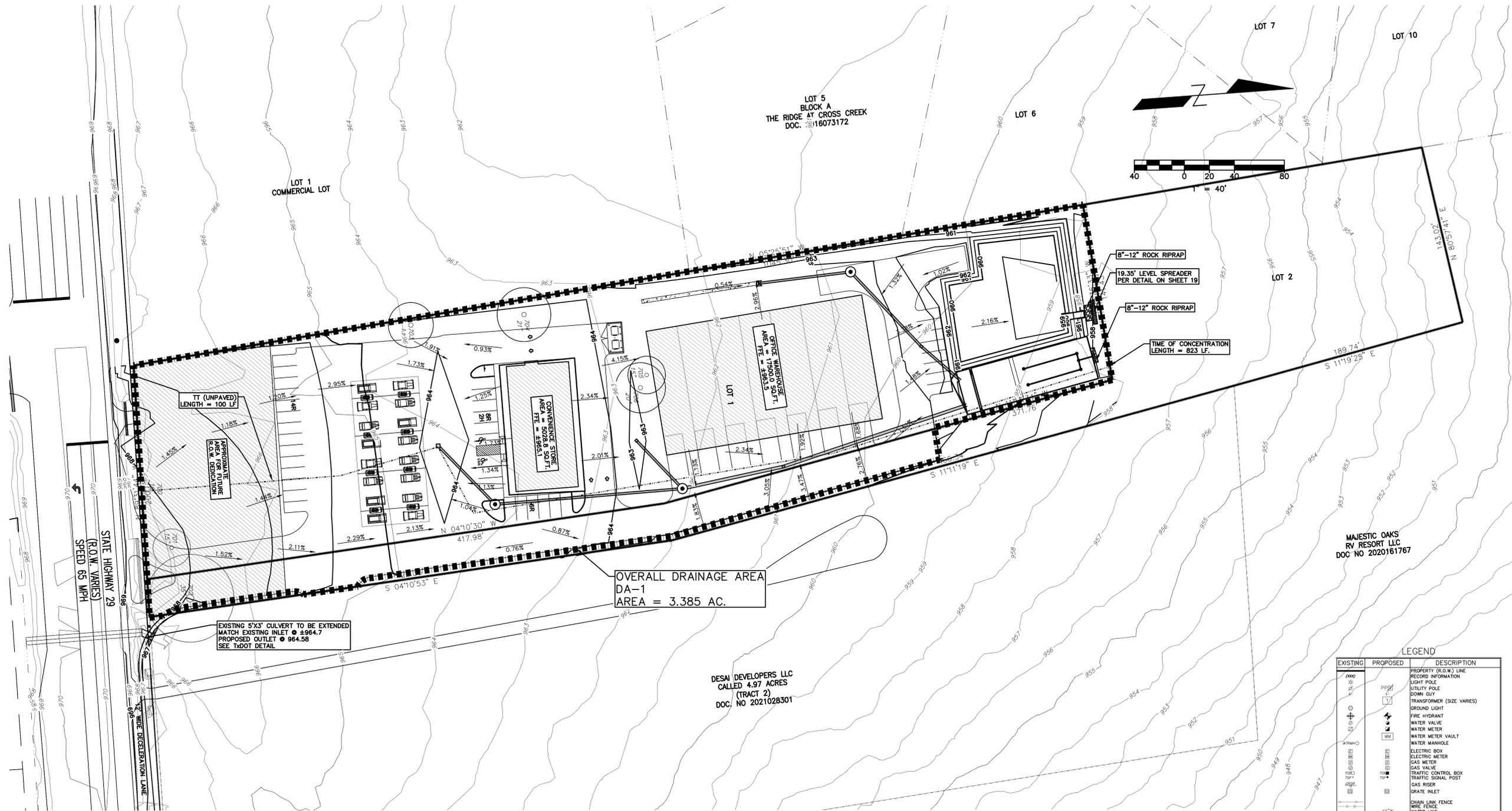
NOTES:

- CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN ±0.2 FEET.
- DRIVEWAY SLOPE SHALL NOT EXCEED 14% SLOPE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION. GRADE SHALL DROP A MINIMUM OF 6" IN 10' AWAY FROM FOUNDATION.
- CONTRACTOR SHALL MAINTAIN A MINIMUM SLAB EXPOSURE OF 6".
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW. ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
- MINIMUM ACCEPTABLE FINAL GRADE SLOPE IS 1% UNLESS OTHERWISE NOTED.
- MAXIMUM ALLOWABLE UN-STABILIZED SLOPE IS 3:1 SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
- CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO INTENT OF GRADING PLAN.
- SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.
- FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS IN SITE SPECIFIC GEO-TECHNICAL REPORT.



3' WALL DESIGN
Scale: NTS

DRAWING PATH - G:\M\Y DRIVE\AES ENGINEERING\10-1027 HWY29 GAS STATION\CAD\10-1027 GRADING PLAN.DWG



PROJECT:
**VALERO
C-STORE**

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



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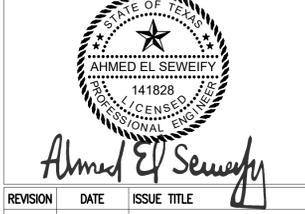
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AUSTIN, TX 78748
PHONE (512) 535-4451



REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**POST DEVELOPMENT
DRAINAGE PLAN**

PROJECT NO: 10-1027
DATE: 6/6/2023
DRAWN & CHECKED BY:
SCALE: 1"=40'

SHEET NUMBER:
12 of 24

6/6/2023 5:20:12 PM

Tc Calculations (SCS Unit Hydrograph Model)

AREA No.	Sheet Flow				Shallow Concentrated Flow				Shallow Concentrated Flow				Total T _c (minutes)	T _{lag}				
	L (ft)	n	s (ft/hr)	P ₂ (in)	L (ft)	Surface	s (ft/hr)	V (ft/s)	L (ft)	Surface	s (ft/hr)	V (ft/s)			min	hrs		
PROPOSED DA-1	100	0.30	0.0200	3.94	10.97	723	Paved	0.0300	3.52	3.42	0	Unpaved	0.0400	3.23	0.00	18.80	0.31	11.3

EXISTING CONDITION									
BASIN	AREA	AREA	TC	LAG TIME	CN	2-YRS	10-YRS	25-YRS	100-YRS
	ACRE	MILE SQ.	MIN			CFS	CFS	CFS	CFS
DA-1	3.385	0.005289	20.33	12.198	84	8.61	15.04	19.34	26.24

PROPOSED CONDITION (BEFORE DETENTION)									
BASIN	AREA	AREA	TC	LAG TIME	CN	2-YRS	10-YRS	25-YRS	100-YRS
	ACRE	MILE SQ.	MIN			CFS	CFS	CFS	CFS
DA-1	3.385	0.005289	17.16	10.296	92.1	11.12	17.54	21.79	28.57

POND OUTLET			
2-YRS	10-YRS	25-YRS	100-YRS
CFS	CFS	CFS	CFS
6.27	14.61	19.34	26.01

POND WISE			
2-YRS	10-YRS	25-YRS	100-YRS
FT	FT	FT	FT
961.1	961.46	961.63	961.84

PRE- VS POST-DEVELOPMENT			
2-YRS	10-YRS	25-YRS	100-YRS
CFS	CFS	CFS	CFS
-2.34	-0.43	0	-0.23

STAGE/ STORAGE		
ELEV.	STORAGE	EVENT
FT	CF	YEARS
961.1	12850.2	2
961.46	15942.96	10
961.63	17336.88	25
961.84	19079.28	100

WEIR-1					
2-YRS	10-YRS	25-YRS	100-YRS	ELEV.	LENGTH
CFS	CFS	CFS	CFS	FT	FT
0.3	3.6	5.21	8.98	961	3.5

WEIR-2					
2-YRS	10-YRS	25-YRS	100-YRS	ELEV.	LENGTH
CFS	CFS	CFS	CFS	FT	FT
4.18	9.3	11.83	15.5	960.5	3

ORIFICE					
2-YRS	10-YRS	25-YRS	100-YRS	ELEV.	AREA
CFS	CFS	CFS	CFS	FT	SQ. FT
1.32	1.42	1.56	1.56	959.1	0.196

LEVEL SPREADER CALCULATION:
 $Q = C * L * H^{3/2}$
 WHERE Q=100 YEARS FLOW
 L = LENGTH OF LEVEL SPREADER
 Cw = WEIR COEFFICIENT (SET TO 3)
 H = DRIVING HEAD
 $26.01 \text{ CFS} = 3 * L * 0.3^{3/2}$
 L = 19.35 FT (MIN LENGTH OF LEVEL SPREADER)

DEPTH-DURATION VALUES	
STORM EVENT	DCM DEPTH
2-YEAR SCS TYPE III, 24-HOUR	3.94
10-YEAR SCS TYPE III, 24-HOUR	6.3
25-YEAR SCS TYPE III, 24-HOUR	8.04
100-YEAR SCS TYPE III, 24-HOUR	11.2

NOTES:
 1. DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED UPON THE NOAA Atlas 14 PRECIPITATION FREQUENCY DATA FOUND IN THE WILCO SUBDIVISION REGULATION EXHIBIT 2 - TABLE 2 FOR SAN GABRIEL RIVER ZONE, WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
 2. TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED FEBRUARY 2023 PERFORMED BY AES ENGINEERING CONSULTANT.

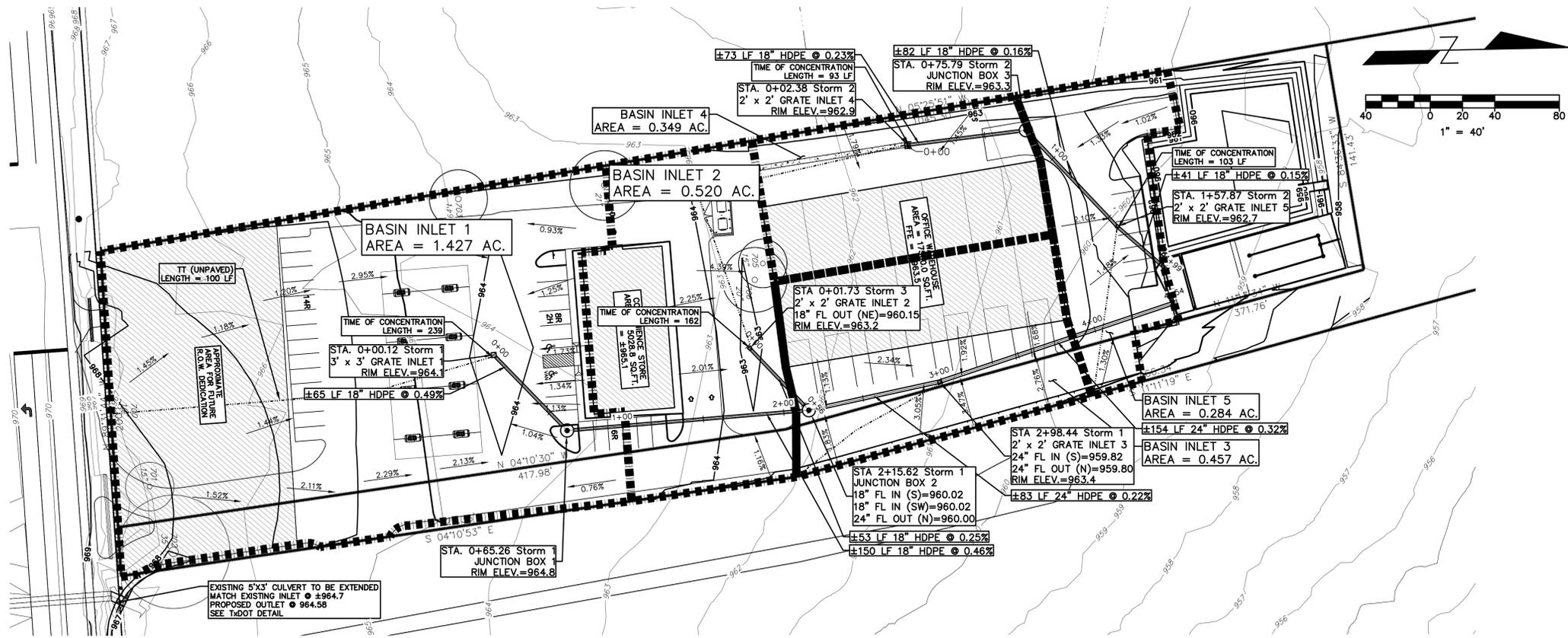
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	UTILITY POLE
---	---	DOWN GUT
---	---	TRANSFORMER (SIZE VARIES)
---	---	GROUND LIGHT
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GAS RISER
---	---	GRATE INLET
---	---	CHAIN LINK FENCE
---	---	WIRE FENCE
---	---	WATER LINE
---	---	WASTEWATER LINE
---	---	ELECTRIC LINE
---	---	OVERHEAD ELECTRIC
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	LIMITS OF CONSTRUCTION
---	---	& SILT FENCE
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	IMPERVIOUS WALKWAYS
---	---	CRUSHED GRANITE WALKWAYS
---	---	WALL
---	---	WHEELSTOP
---	---	ROLLBACK
---	---	DIRECTION OF FLOW
---	---	CONTOUR
---	---	HIGH POINT
---	---	LOW POINT
---	---	SPOT ELEVATION
---	---	100.0k
---	---	FINISH FLOOR ELEVATION
---	---	ROCK BERM
---	---	ROCK RIPRAP

IMPERVIOUS COVER

	SF	AC.
GRASS	61,919	1.421
BUILDING	22,500	0.516
CONCRETE	63,075	1.448
TOTAL	147,480	3.386
TOTAL IMPERVIOUS COVER		58 %

PERMIT NO: TBD



AREA No.	Sheet Flow				Shallow Concentrated Flow				Shallow Concentrated Flow				Total T _c (minimum 5 min)				
	L (ft)	n	s (ft/ft)	P ₂ (in)	t _{sheet} (min)	L (ft)	Surface	s (ft/ft)	V (fps)	t _{shallow} (min)	L (ft)	Surface	s (ft/ft)	V (fps)	t _{shallow} (min)	min	hrs
BASIN INLET 1	100	0.30	0.0130	3.94	18.27	139	Paved	0.0230	3.08	0.75	0	Unpaved	0.0400	3.23	0.00	19.02	0.32
BASIN INLET 2	100	0.15	0.0200	3.94	8.83	62	Paved	0.0200	2.87	0.36	1	Unpaved	1.0400	16.45	0.00	9.19	0.15
BASIN INLET 3	100	0.15	0.0200	3.94	8.83	7.7	Paved	0.0200	2.87	0.04	919	Unpaved	0.0100	1.61	9.49	18.37	0.31
BASIN INLET 4	96	0.30	0.0120	3.94	18.25	0	Unpaved	0.0120	1.77	0.00	850	Unpaved	0.0130	1.84	7.70	25.95	0.43
BASIN INLET 5	100	0.02	0.0220	3.94	1.42	65	Paved	0.0220	3.02	0.36	0	Unpaved	0.0200	2.28	0.00	5.00	0.08

INLET/PIPE FLOW CALCULATION								
BASIN	AREA	AREA	IC	IC	TC	LAG TIME	CN	FLOW
	ACRE	SQ. MI.	acre	%	MIN			25YRS (CFS)
INLET 1	1.427	0.00223	0.925	64.82%	19.02	11.412	93.1	9.22
INLET 2	0.52	0.000813	0.321	61.68%	9.19	5.514	92.6	4.41
INLET 3	0.457	0.000714	0.444	97.24%	18.37	11.022	97.6	3.08
INLET 4	0.349	0.000545	0.187	53.70%	25.95	15.57	91.5	1.93
INLET 5	0.284	0.000444	0.178	62.79%	5	3	92.8	2.81

Inlet Calculations

GRATE INLET 1		
Q=(4.82Ah ^{0.5})C _f		10.845 cfs
Size of Inlet (length)	3 ft	
Size of Inlet (width)	3 ft	
A= Area of Inlet	9 ft ²	
h= height of head water	0.25 ft	
C _f = Clogging factor	0.50	
Q25 from Drainage Calcs	9.22	

GRATE INLET 2		
Q=(4.82Ah ^{0.5})C _f		4.82 cfs
Size of Inlet (length)	2 ft	
Size of Inlet (width)	2 ft	
A= Area of Inlet	4 ft ²	
h= height of head water	0.25 ft	
C _f = Clogging factor	0.50	
Q25 from Drainage Calcs	4.41	

GRATE INLET 3		
Q=(4.82Ah ^{0.5})C _f		4.82 cfs
Size of Inlet (length)	2 ft	
Size of Inlet (width)	2 ft	
A= Area of Inlet	4 ft ²	
h= height of head water	0.25 ft	
C _f = Clogging factor	0.50	
Q25 from Drainage Calcs	3.08	

GRATE INLET 4		
Q=(4.82Ah ^{0.5})C _f		4.82 cfs
Size of Inlet (length)	2 ft	
Size of Inlet (width)	2 ft	
A= Area of Inlet	4 ft ²	
h= height of head water	0.25 ft	
C _f = Clogging factor	0.50	
Q25 from Drainage Calcs	1.93	

GRATE INLET 5		
Q=(4.82Ah ^{0.5})C _f		4.82 cfs
Size of Inlet (length)	2 ft	
Size of Inlet (width)	2 ft	
A= Area of Inlet	4 ft ²	
h= height of head water	0.25 ft	
C _f = Clogging factor	0.50	
Q25 from Drainage Calcs	2.81	

Manning Equation:

$$v = \frac{1.49}{n} R^{2/3} S^{1/2}$$

where:
 v = average velocity of flow, fps
 n = roughness coefficient
 R = hydraulic radius, ft
 S = hydraulic gradient, ft/ft

Continuity Equation:

$$Q = va$$

where:
 v = average velocity of flow, fps
 a = flow area, sq. ft.

PIPE CALCULATION	
INLET 1 TO JUNCTION 1 (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.49%	
25 YEAR FLOW CALCULATED	9.22 CFS
PIPE CAPACITY	9.3 CFS

PIPE CALCULATION	
JUNCTION BOX 1 TO JUNCTION BOX 2 (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.46%	
25 YEAR FLOW CALCULATED	9.22 CFS
PIPE CAPACITY	9.3 CFS

PIPE CALCULATION	
INLET 2 TO JUNCTION BOX 2 (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.34%	
25 YEAR FLOW CALCULATED	4.41 CFS
PIPE CAPACITY	8 CFS

PIPE CALCULATION	
JUNCTION BOX 2 TO INLET 3 (24 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.22%	
25 YEAR FLOW CALCULATED	13.63 CFS
PIPE CAPACITY	13.7 CFS

PIPE CALCULATION	
INLET 3 TO POND (24 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.33%	
25 YEAR FLOW CALCULATED	16.71 CFS
PIPE CAPACITY	16.8 CFS

PIPE CALCULATION	
INLET 4 TO JUNCTION BOX 3 (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.23%	
25 YEAR FLOW CALCULATED	1.93 CFS
PIPE CAPACITY	6.6 CFS

PIPE CALCULATION	
JUNCTION BOX 3 TO INLET 5 (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.16%	
25 YEAR FLOW CALCULATED	1.93 CFS
PIPE CAPACITY	5.5 CFS

PIPE CALCULATION	
INLET 5 TO POND (18 INCH PIPE)	
n = 0.01 A = 1.77 R = 0.375 S = 0.15%	
25 YEAR FLOW CALCULATED	4.74 CFS
PIPE CAPACITY	4.84 CFS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	UTILITY POLE
---	---	DOWN GUT
---	---	TRANSFORMER (SIZE VARIES)
---	---	GROUND LIGHT
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GAS RISER
---	---	GRATE INLET
---	---	CHAIN LINK FENCE
---	---	WIRE FENCE
---	---	WATER LINE
---	---	WASTEWATER LINE
---	---	ELECTRIC LINE
---	---	OVERHEAD ELECTRIC
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	LIMITS OF CONSTRUCTION
---	---	& SILT FENCE
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	IMPERVIOUS WALKWAYS
---	---	CRUSHED GRANITE WALKWAYS
---	---	WALL
---	---	WHEELSTOP
---	---	ROLLAWAY
---	---	DIRECTION OF FLOW
---	---	HIGH POINT
---	---	LOW POINT
---	---	SPOT ELEVATION
---	---	FINISH FLOOR ELEVATION
---	---	ROCK BERM
---	---	ROCK RIPRAP

- NOTES:
- DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED UPON THE NOAA Atlas 14 PRECIPITATION FREQUENCY DATA FOUND IN THE WILCO SUBDIVISION REGULATION EXHIBIT 2 - TABLE 2 FOR SAN GABRIEL RIVER ZONE, WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
 - TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED FEBRUARY 2023 PERFORMED BY AES ENGINEERING CONSULTANT.

IMPERVIOUS COVER

COVER TYPE	AREA (SF)	AREA (AC)
GRASS	61,919 SF	1.421 AC.
BUILDING	22,500 SF	0.516 AC.
CONCRETE	63,075 SF	1.448 AC.
TOTAL	147,480 SF	3.386 AC.
TOTAL IMPERVIOUS COVER		58 %

PROJECT:
VALERO C-STORE

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**



project team
OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

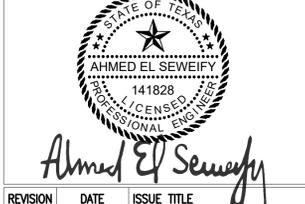
POINT OF CONTACT
ASLAM MOTIWALA
(512) 751-2497
ASLAMMOTIWALA@GMAIL.COM

CIVIL / STRUCTURAL ENGINEER:
AES ENGINEERING CONSULTANT
2514 PRESERVE TRAIL
CEDAR PARK, TX
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SURVEYOR:
FOREST SURVEYING & MAPPING COMPANY
1002 ASH ST. GEORGETOWN, TX
PHONE: (512) 930-5927
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PHONE: (512) 428-5550

GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451



REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
INLET PLAN AND CALCULATION

PROJECT NO: 10-1027 DRAWN & CHECKED BY:

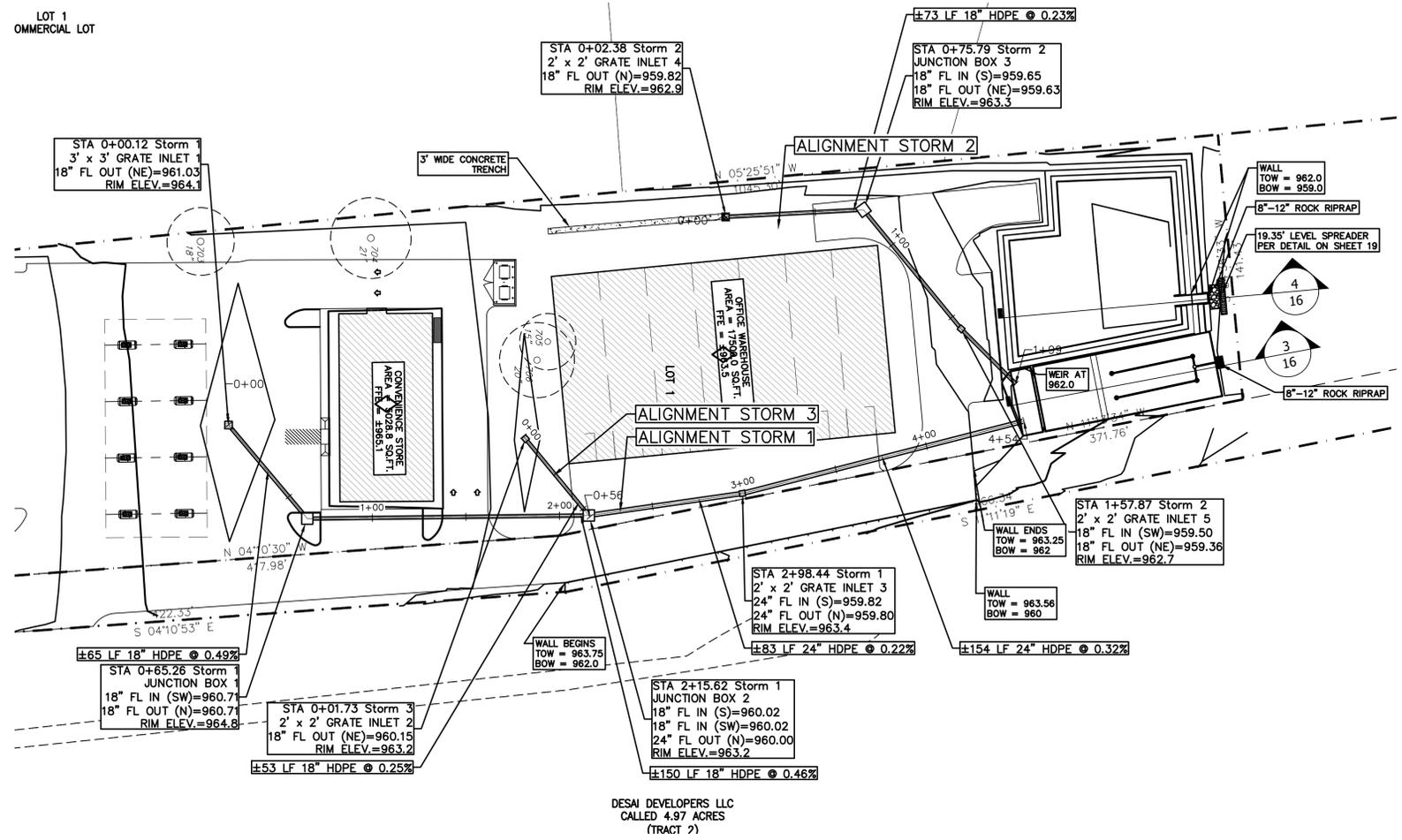
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SHEET NUMBER:

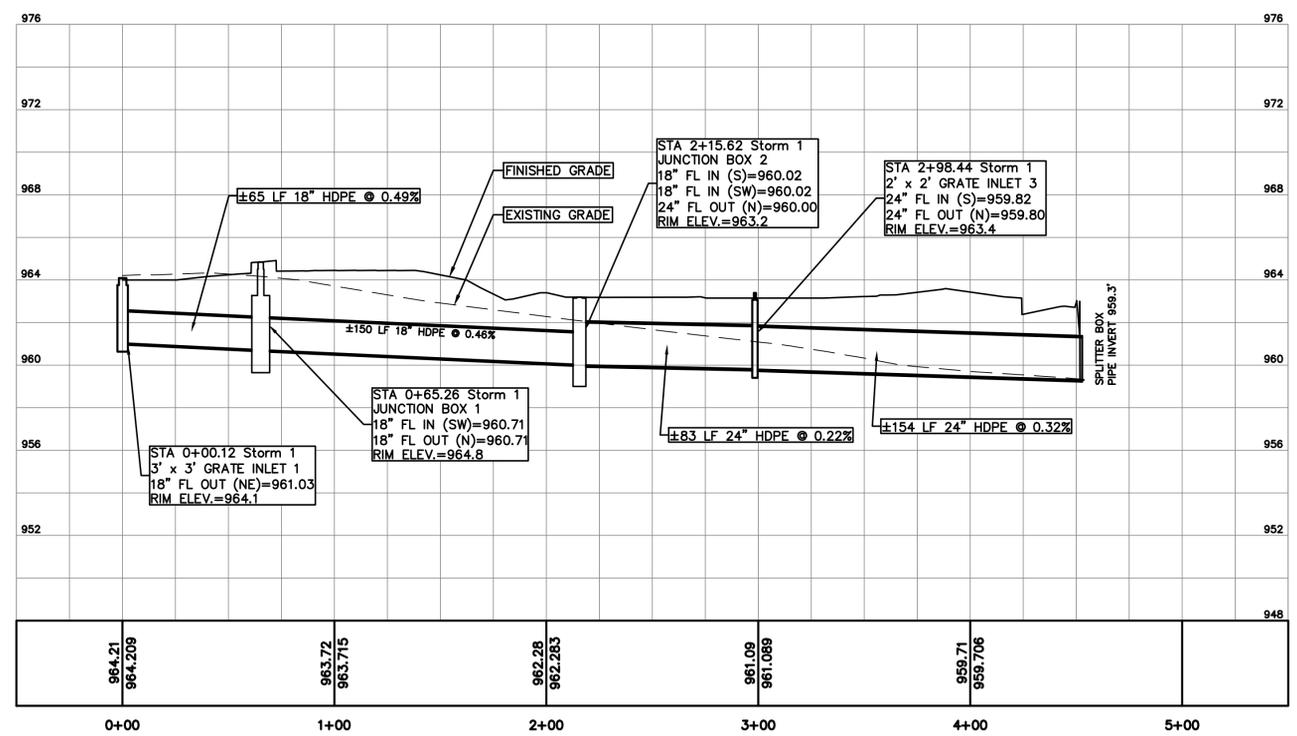
13 of 24

G:\My Drive\AES ENGINEERING\10-1027 hwy29 gis station\CAD\INLET PLAN AND CALCULATION.dwg

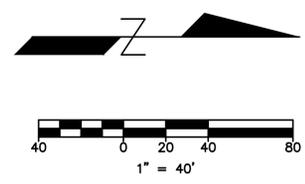
LOT 1
COMMERCIAL LOT



1 PLAN VIEW - ALIGNMENT 1
Scale: 1:40



2 PROFILE VIEW - ALIGNMENT 1
Scale: 1:40



PROJECT:

**VALERO
C-STORE**

LOCATION:

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Ahmed El Sewify

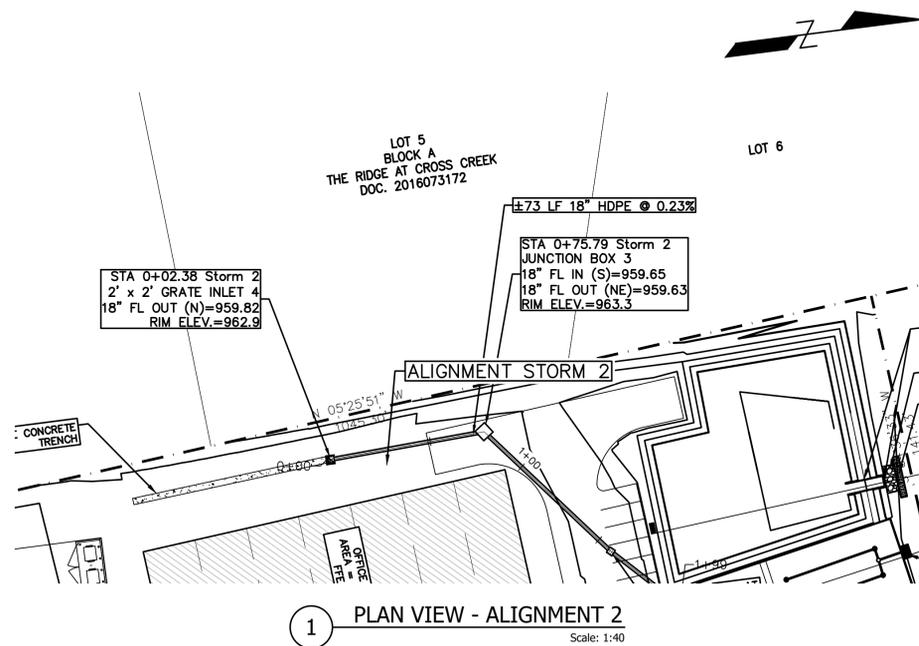
REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**STORM PIPE & PROFILES
- STORM 1**

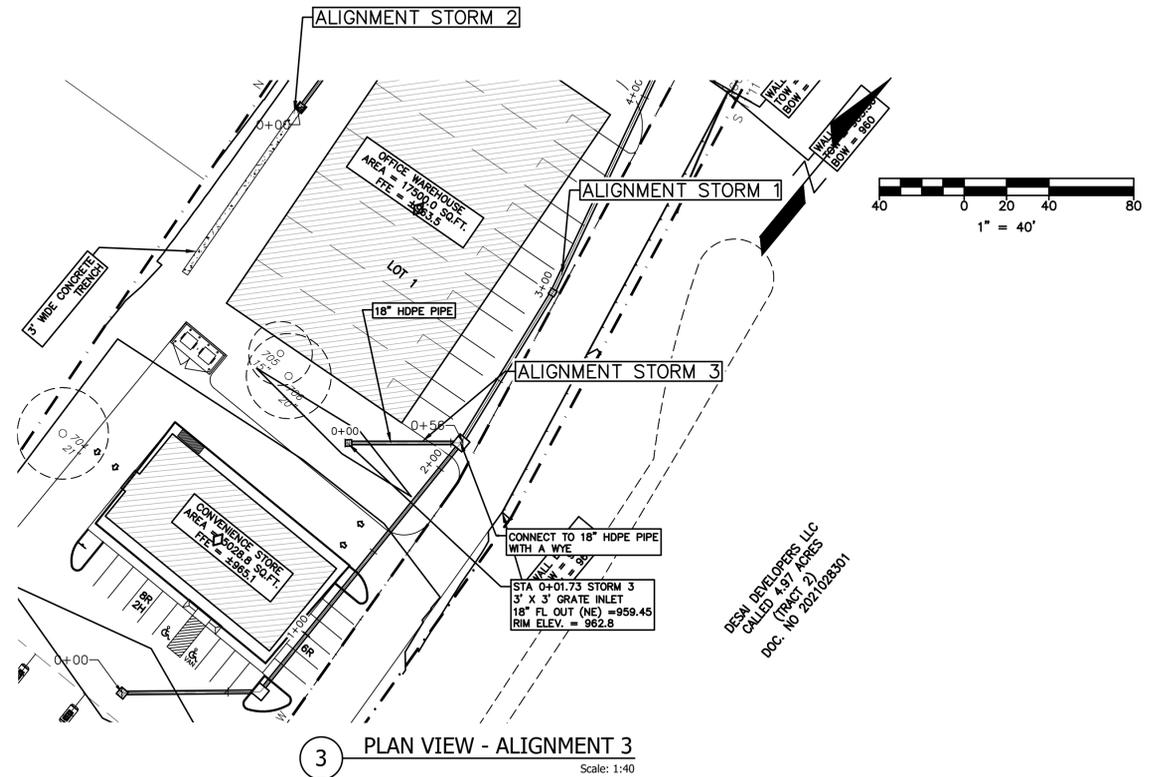
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DATE: 6/6/2023	SCALE: 1:40

SHEET NUMBER:

14 of 24

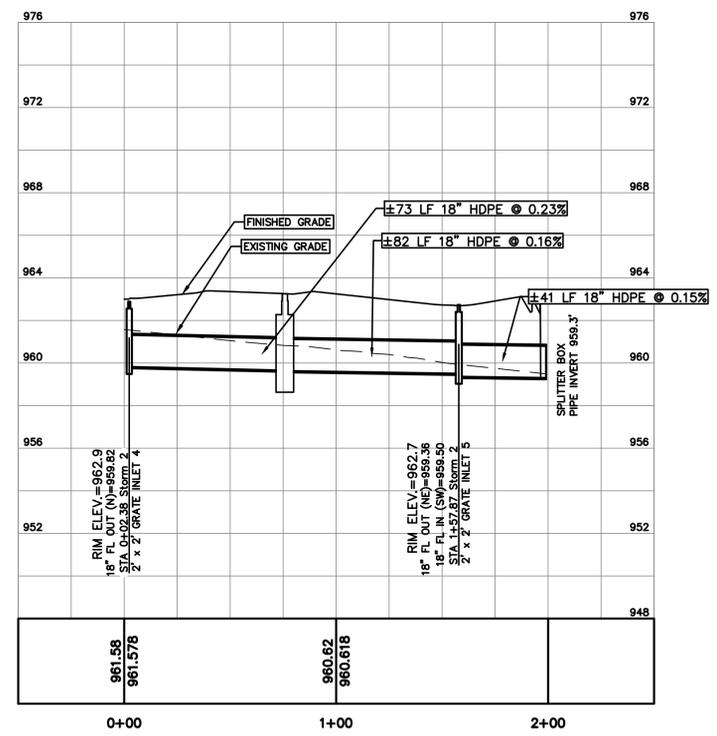


1 PLAN VIEW - ALIGNMENT 2
Scale: 1:40



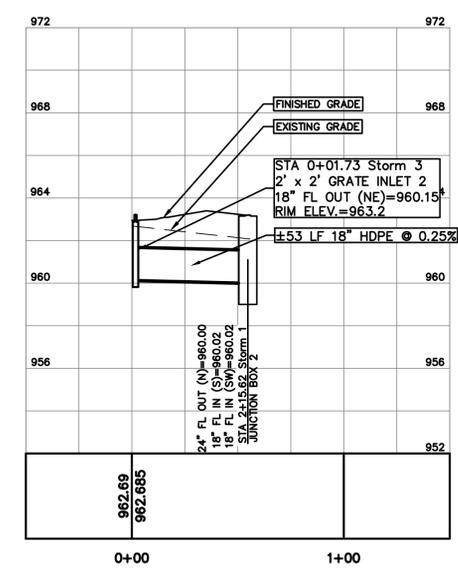
3 PLAN VIEW - ALIGNMENT 3
Scale: 1:40

Storm 2



2 PROFILE VIEW - ALIGNMENT 2
Scale: 1:40

Storm 3



4 PROFILE VIEW - ALIGNMENT 3
Scale: 1:40

PROJECT:
**VALERO
C-STORE**

LOCATION:
**6830 W. STATE HWY 29
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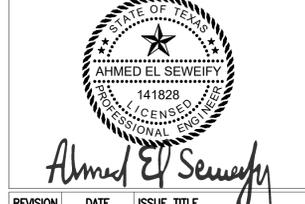
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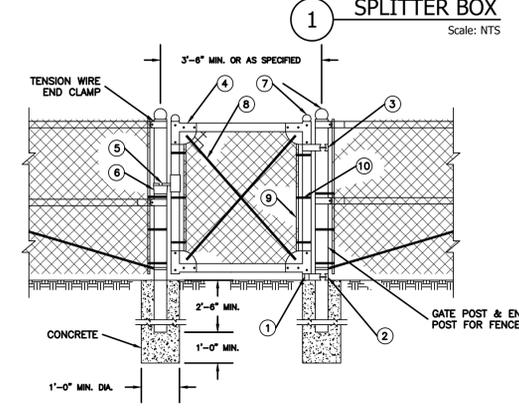
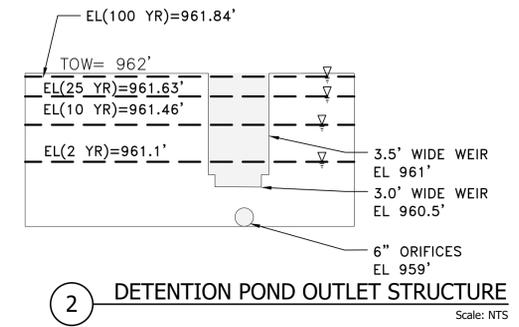
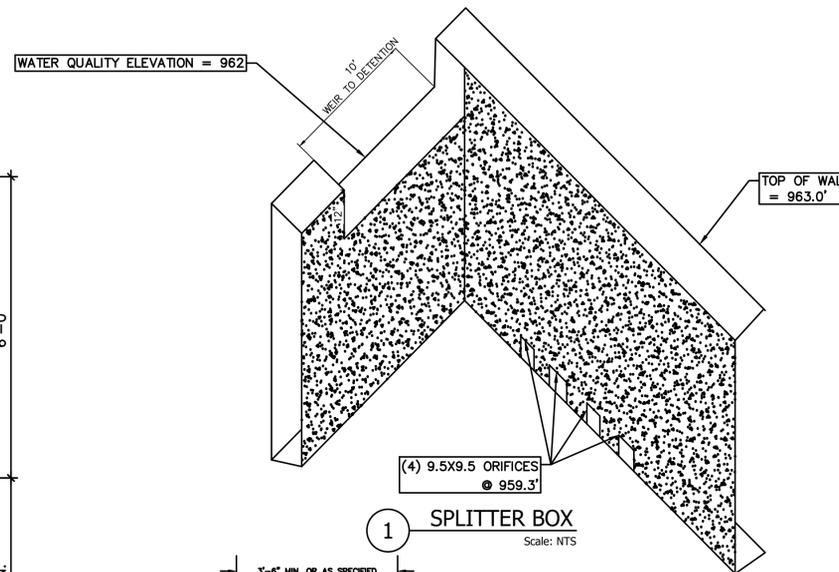
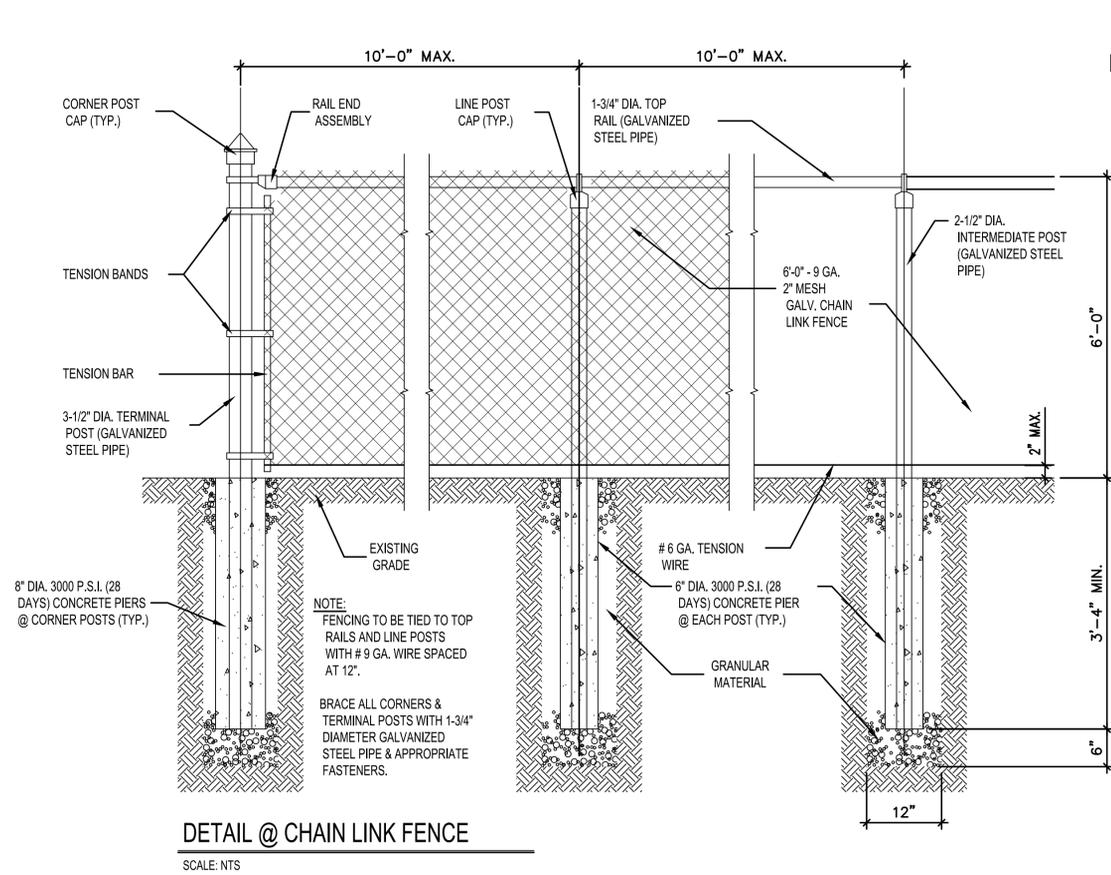


REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
**STORM PIPE & PROFILES
- STORM 2 & 3**

PROJECT NO: 10-1027
DATE: 6/8/2023
DRAWN & CHECKED BY: A.E.S.
SCALE: 1:40

SHEET NUMBER:
15 of 24



LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	1
2	BOTTOM HINGE	1
3	TOP HINGE	1
4	CORNER ELBOW	4
5	LATCH FORK	1
6	FORK CATCH	1
7	ORNAMENTAL TOPS	4
8	TRUSS RODS	2
9	STRETCHER BAR	2
10	HOOK BOLTS	6

NOTE: THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

GEOTEXTILE FABRIC SPECIFICATION

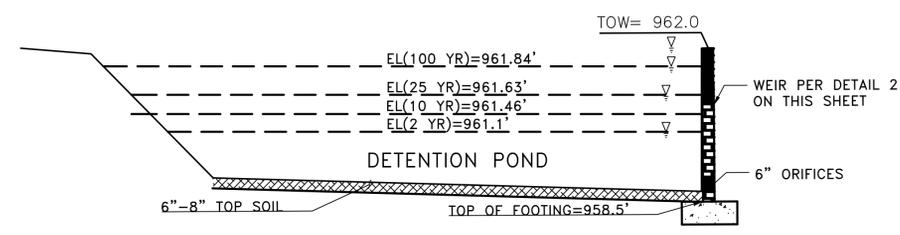
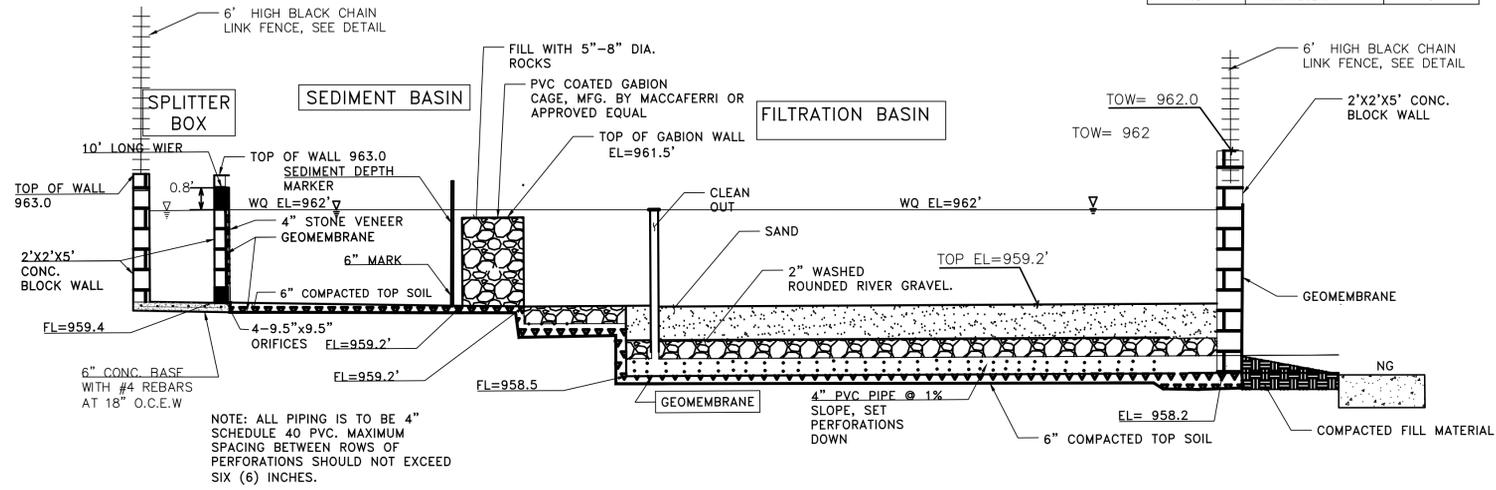
PROPERTY	TEST METHOD	UNIT	SPECIFICATIONS (MIN)
UNIT WEIGHT		OZ/YD ²	8
FILTRATION RATE		IN/SEC	0.08
PUNCTURE STRENGTH	ASTM D-751*	lb	125
MULLEN BURST STRENGTH	ASTM D-751	psi	400
TENSILE STRENGTH	ASTM D-1682	lb	200
EQUIV. OPERATION SIZE	US STANDARD SIEVE	No.	80

* MODIFIED

GEOMEMBRANE LINER SHALL BE HDPE POND LINER, 30 MIL THICK AND UV RESISTANT.

APPLY GEOTEXTILE FABRIC TO TOP AND BOTTOM OF GEOMEMBRANE LINER.

GEOMEMBRANE LINER SHALL BE COVERED WITH 6" OF COMPACTED TOP SOIL.



IMPERVIOUS COVER

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CONCRETE	63,075 SF	1.448 AC.
TOTAL	147,480 SF	3.386 AC.
TOTAL IMPERVIOUS COVER		58 %

PROJECT:
VALERO C-STORE

LOCATION:
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project team

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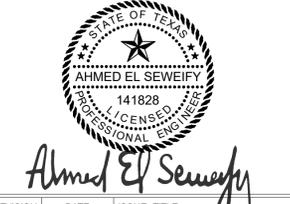
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PHONE (512) 535-4451



REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
WATER QUALITY-1

PROJECT NO: 10-1027
DATE: 6/6/2023
DRAWN & CHECKED BY: AES
SCALE: 1"=40'

SHEET NUMBER:
16 of 24

POND NOTES:
 1- INSTALL COMMON BERMUDA SOD FOR THE ENTIRE DETENTION POND & DISTURBED AREA.

2- INSTALL TEMPORARY IRRIGATION SYSTEM FOR DISTURBED AREA TO ESTABLISH LAWN AND PLANTS.

3- DETENTION BASIN FLOOR AFTER EXCAVATION IS SCARIFIED TO A DEPTH OF 2 TO 3 INCHES TO IMPROVE INFILTRATION.

4- 6 TO 8 INCHES OF TOPSOIL MUST BE ADDED TO DETENTION BASIN FLOOR WITH A MIXTURE OF 30% TO 40% SAND 60% TO 70% TOPSOIL AND SUGGEST 5%-10% COMPOST OR PEAT SOIL BLEND MUST HAVE CLAY CONTENT OF LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH. SANDY LOAM OR CALICHE IS NOT AN ACCEPTABLE SOIL.

5- THE RISER (STANDARD DRAWDOWN) SHOULD BE DOUBLE-WRAPPED WITH FILTER FABRIC UNTIL THE CONTRIBUTING DRAINAGE AREA IS VEGETATED AND STABILIZED.

SITE INFORMATION

TOTAL SITE AREA=3.38 AC
DRAINAGE AREA TO CONTROL=3.38 AC
PROPOSED IMPERVIOUS COVER=1.96 AC
PERVIOUS COVER=1.42 AC
% IMPERVIOUS COVER=1.96/3.38=58%

WATER QUALITY CONTROL CALCULATIONS

TOTAL AREA DRAINING TO THE POND=3.38 AC
DESIGN PEAK FLOW RATE=21.79 CFS(25 YRS FLOW)
DESIGN PEAK FLOW RATE=28.58 CFS(100 YRS FLOW)

WATER QUALITY VOLUME	REQUIRED	PROVIDED
CAPTURED VOLUME (REQUIRED WQ VOLUME X1.20)	7,177 CF	-
SEDIMENTATION POND AREA (MIN/MAX)	8,612 CF	8,915.2 CF
SEDIMENTATION POND VOLUME (Min. 20% WQV)	179/2871 SF	1,092 SF
MINIMUM FILTRATION POND AREA	1722.4 CF	2839.2 CF
FILTRATION POND VOLUME	718 SF	2170 SF
WATER QUALITY ELEVATION= 962 FEET	2872 CF	6076 CF
HEAD REQUIRED TO PUSH 100 YR FLOW= 0.8 FEET		

WATER QUALITY SEDIMENTATION POND

ELEVATION	STAGE/ Δ (FT.)	AREA (SF)	Σ STORAGE (CU. FT.)	Σ STORAGE (AC. FT.)
959.4'	0 / 0'	1092	0	0
960.0'	1 / 1'	1092	655.2	.015
961.0'	2 / 2'	1092	1747.2	.040
962.0'	3 / 3'	1092	2839.2	.065

*** STAGE / INCREMENTAL ELEVATION DIFFERENCE.

WATER QUALITY FILTRATION POND

ELEVATION	STAGE/ Δ (FT.)	AREA (SF)	Σ STORAGE (CU. FT.)	Σ STORAGE (AC. FT.)
959.2	0 / 0'	2170	0	0
960	1 / 1'	2170	1736	.040
961	2 / 2'	2170	3906	.090
962	3 / 3'	2170	6076	0.139

*** STAGE / INCREMENTAL ELEVATION DIFFERENCE.

RAIN EVENT	ELEV (FT)
2 YR	961.1
10 YR	961.46
25 YR	961.84
100 YR	961.84

SPLITTER BOX WEIR CALCULATION

$$Q = C \cdot L \cdot (H)^{3/2}$$

$$Q_{we} = 28.57 \text{ CFS}$$

$$C = 3.32$$

$$L = 10'$$

$$H^{3/2} = Q / (C \cdot L)$$

$$= 28.57 / (3.32 \cdot 10')$$

$$H = 0.8'$$

SPLITTER BOX ORIFICE CALCULATION

$$Q = C_d \cdot A \cdot (2gh)^{1/2}$$

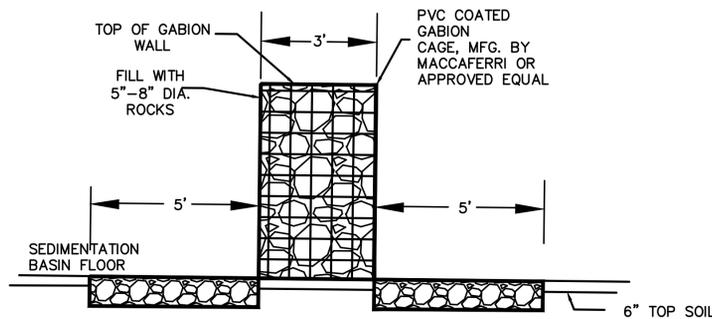
$$Q_{we} = 21.79 \text{ CFS}$$

$$K = 0.62$$

$$A = Q_{we} / (C_d \cdot (2gh)^{1/2})$$

$$A = 22.07 / (0.62 \cdot (2 \cdot 32.2 \cdot 3)^{1/2}) = 2.53 \text{ SF}$$

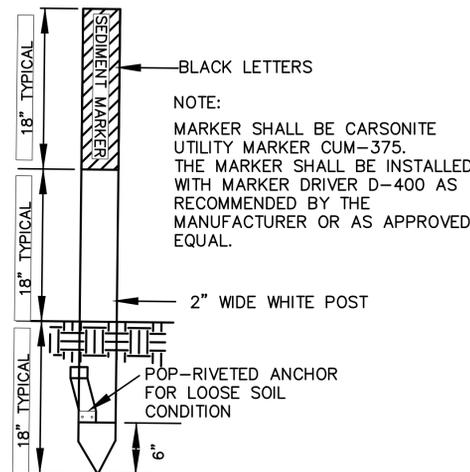
USE 4- 9.5"X9.5" ORIFICES



NOTE: PLACE ON FULL WIDTH OF SEDIMENTATION BASIN.

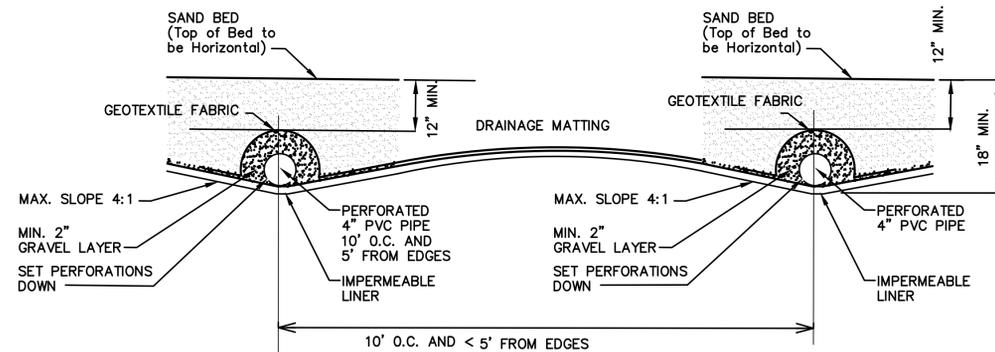
ROCK GABION DETAIL

N.T.S.



SEDIMENT DEPTH MARKER

N.T.S.



SAND BED PROFILE (TRENCH DESIGN)

THE TOP LAYER SHALL BE 12-18 INCHES OF WASHED CONCRETE SAND (ASTM C33 FINE AGGREGATE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF 1/2 TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE LATERALS SHALL BE UNDERLAIN BY A LAYER OF DRAINAGE MATTING. THE DRAINAGE MATTING IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE DRAINAGE MATTING IS NEEDED TO PROVIDE FOR ADEQUATE VERTICAL AND HORIZONTAL HYDRAULIC CONDUCTIVITY TO THE LATERALS.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Valero C-Store
 Date Prepared: 6/4/2023

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

Site Data: Determine Required Load Removal Based on the Entire Project
County = Williamson
Total project area included in plan = 3.38 acres
Predevelopment impervious area within the limits of the plan = 0.11 acres
Total post-development impervious area within the limits of the plan = 1.96 acres
Total post-development impervious cover fraction = 0.58
P = 0.32 inches
L _M TOTAL PROJECT = 1614 lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1
Total drainage basin/outfall area = 3.38 acres
Predevelopment impervious area within drainage basin/outfall area = 0.11 acres
Post-development impervious area within drainage basin/outfall area = 1.96 acres
Post-development impervious fraction within drainage basin/outfall area = 0.58
L _M THIS BASIN = 1610 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

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

A _C = 3.38 acres
A _i = 1.96 acres
A _p = 1.42 acres
L _r = 1953 lbs

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

Desired L _M THIS BASIN = 1700 lbs.
F = 0.87

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth = 1.44 inches
Post Development Runoff Coefficient = 0.41
On-site Water Quality Volume = 7177 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 = 1435
Total Capture Volume (required water quality volume(s) x 1.20) = 8612 cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System
Water Quality Volume for sedimentation basin = 8612 cubic feet
Minimum filter basin area = 399 square feet
Maximum sedimentation basin area = 3588 square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = 897 square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System
Water Quality Volume for combined basins = 8612 cubic feet
Minimum filter basin area = 718 square feet
Maximum sedimentation basin area = 2871 square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = 179 square feet For maximum water depth of 8 feet

10. Bioretention System Designed as Required in RG-348 Pages 3-63 to 3-65

PROJECT:

VALERO
C-STORE

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Know what's below.
Call before you dig.



Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

WATER QUALITY -2

PROJECT NO: 10-1027 DRAWN & CHECKED BY: ABS

DATE: 6/6/2023 SCALE: 1"=40'

SHEET NUMBER:

17 of 24

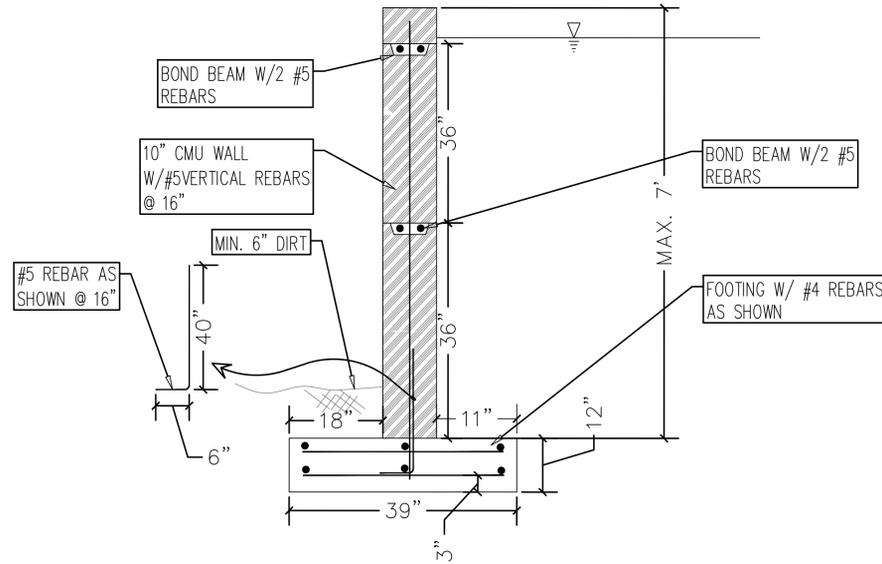
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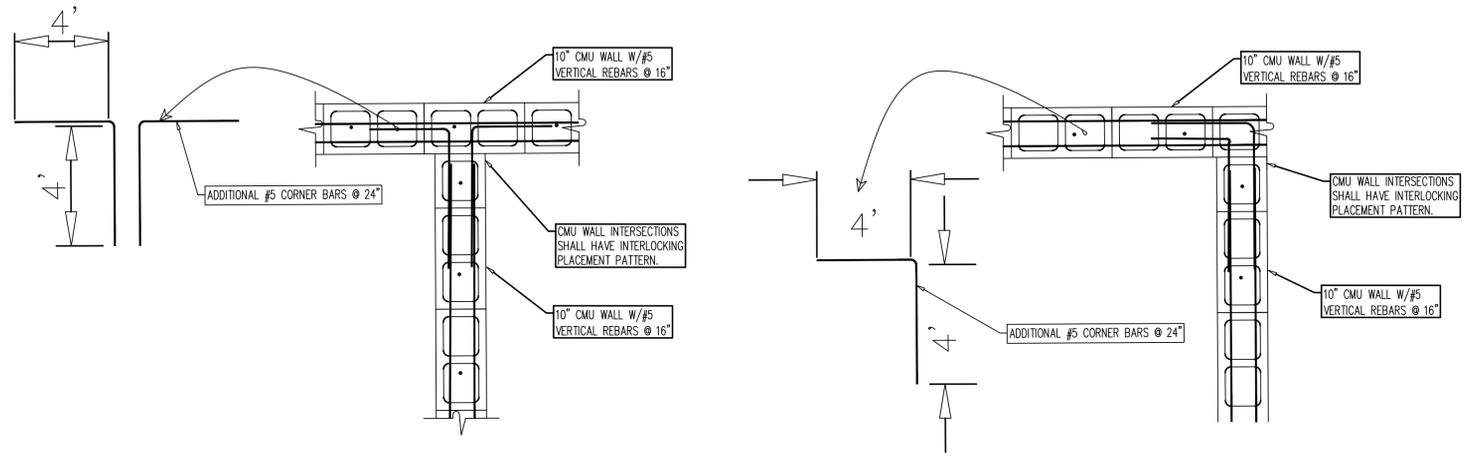
PERMIT NO: TBD

NOTE:
 ONLY ONE BOND BEAM IS REQUIRED FOR HEIGHTS
 LESS THAN 5'.
 THE WALL BELOW IS FOR THE WATER QUALITY POND
 AND NOT INTENDED TO BE USED TO RETAIN SOIL.



S1 (MAX 7' HEIGHT CMU WALL)

N.T.S.



PLAN VIEW OF CMU WALL

N.T.S.

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**VALERO
 C-STORE**

LOCATION:

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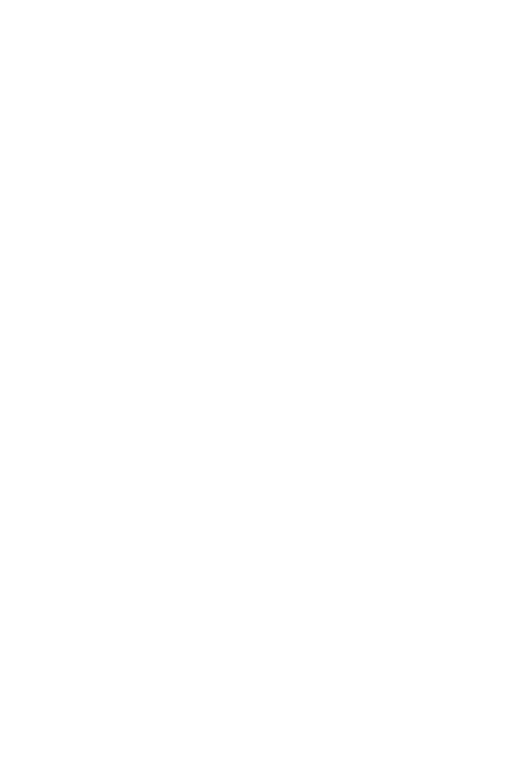
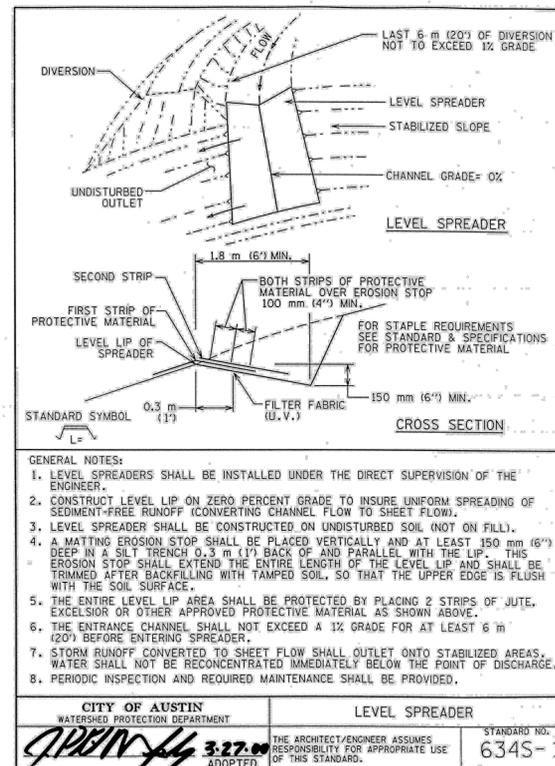
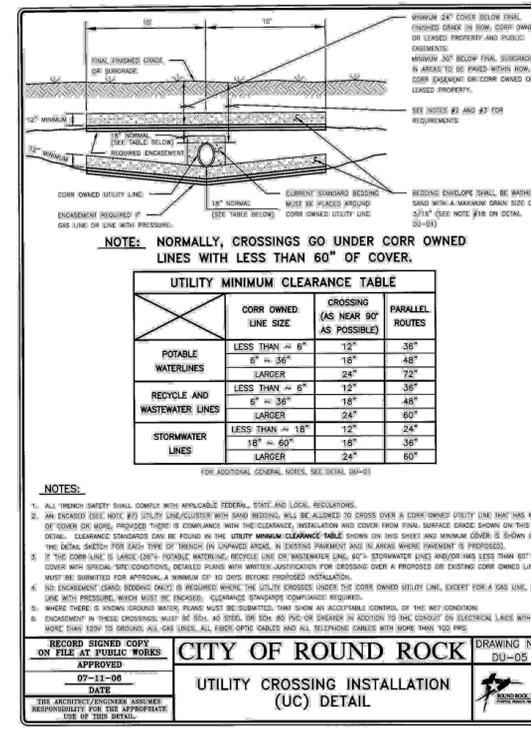
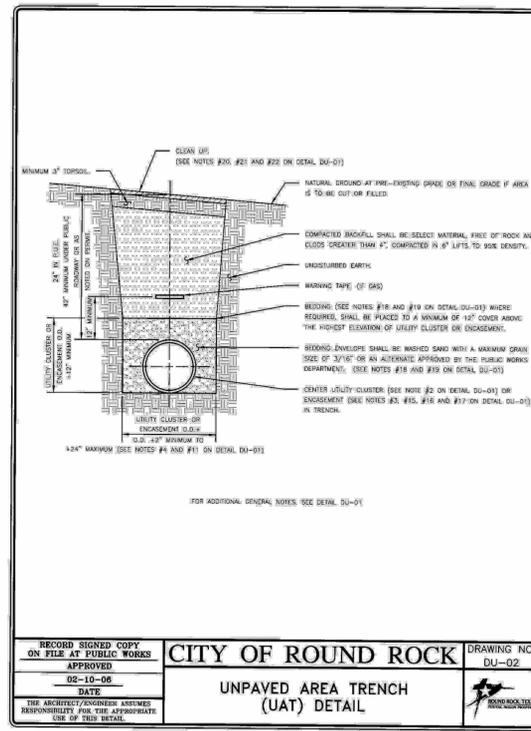
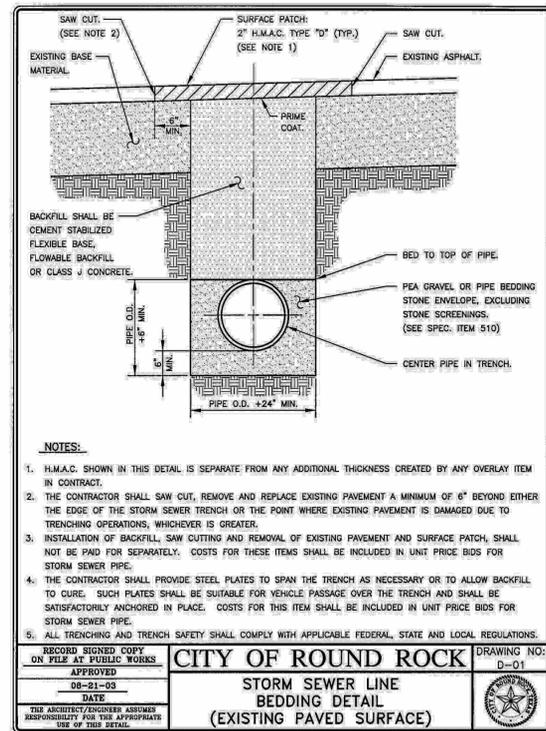
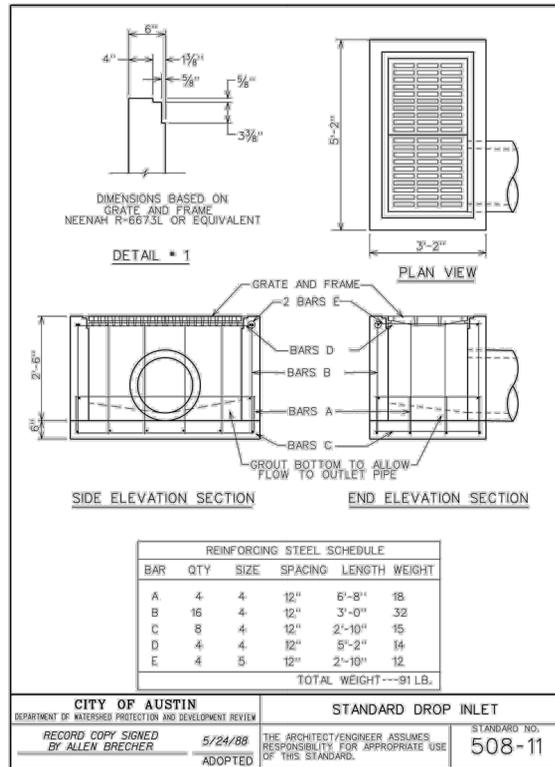
Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
WATER QUALITY-3

PROJECT NO: 10-1027	DRAWN & CHECKED BY: AES
DATE: 6/6/2023	SCALE: 1"=40'

SHEET NUMBER:
18 of 24



PROJECT:
VALERO C-STORE

LOCATION:
**6830 W. STATE HWY 29
GEORGETOWN, TX 78628**

project team
OWNER/DEVELOPER:
AHMED REAL ESTATE INC.
151 JAYNE CV
AUSTIN TEXAS
78737

POINT OF CONTACT
ASLAM MOTIWALA
(512) 751-2497
ASLAMMOTIWALA@GMAIL.COM

CIVIL / STRUCTURAL ENGINEER:
AES ENGINEERING CONSULTANT
2514 PRESERVE TRAIL
CEDAR PARK, TX
786813

SURVEYOR:
FOREST SURVEYING & MAPPING COMPANY
1002 ASH ST. GEORGETOWN, TX
PHONE: (512) 930-5927
WWW.FOREST SURVEYING.COM

GEOTECHNICAL ENGINEER:
ARIAS
13581 POND SPRINGS ROAD,
STE 210, AUSTIN, TX
PHONE: (512) 428-5550

GEOLOGIC ASSESSMENT:
CAPITOL ENVIRONMENTAL
8700 MANCHACA RD, STE 201,
AUSTIN, TX 78748
PHONE (512) 535-4451

Know what's below.
Call before you dig.

Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:
DRAINAGE DETAIL

PROJECT NO: 10-1027	DRAWN & CHECKED BY: AES
DATE: 6/8/2023	SCALE: 1"=4'

SHEET NUMBER:
19 of 24

Valero C-Store

Inspection, Maintenance, Repair and Retrofit Plan-Attachment G

During the first year of operation and after large storms, inspect the sand filter system monthly to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter (Sand bed, PVC pipes, and clean-outs). After the first year of operation, inspect after every significant rainfall event and as needed based on first years' experience.

Sediment Removal: Remove sediments from the inlet structure, sedimentation chamber, and filtration chamber after each rainfall event.

Media Replacement: sand bed shall be cleaned once a year or when the drawdown time exceeds 48 hours. The geotextile wrapping around the PVC pipes should be inspected each time the sand bed is being replaced and should be repaired or replaced if damaged or permanent clogging is observed. Debris and Litter Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the pipes and valves.

Filter Underdrain: Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time.

Controls: Verify that all controls are functioning correctly at least once per month and after each rainfall event. Inspect any components that are inoperative, i.e.....gates, ladder, and fence. Should any operational problems be found, repairs or replacement should be completed immediately.

Security Fencing: Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately.

Responsible Party for Maintenance: Ahmed Real Estate Inc., 151 Jayne CV, Austin, TX

Contact name: Aslam Motiwala

Telephone Number: 512-751-2497

Signature of Responsible Party:

Date: 06-12-2023

Aslam
7-9-2023

Project Engineer: Ahmed El Seweify, P.E.

Address: 2514 Preserve Trail, Cedar Park, TX 78613

Phone: 512-785-9034

Date: 06-12-2023

Valero C-Store

Measures for Minimizing Surface Stream Contamination-Attachment I

The measures that will be used to avoid or minimize surface stream contamination due to the changes in the way the water enters a stream as a result of the construction and development will be as outlined below:

I- During Construction

A) Erosion and Sedimentation:

Silt fences will be installed prior to construction at the downstream edge of disturbed areas where there will be shallow sheet flow. A stabilized construction entrance pad will be installed prior to construction to control tracking off-site. Disturbed areas will be restored as soon as practicable during construction. Temporary erosion and sedimentation controls will be removed only after all disturbed areas have been restored.

B) Stabilization Practices:

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

1. Grasses:

Unlulled Bermuda and Winter Rye from September 15 to March
Hulled Bermuda from March 2 to September 14.

2. Application:

Broadcast seeding or hydro-mulch

3. Fertilization:

Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

C) Other Pollutant Sources:

There will be no source of pollutants other than those generated by the construction of this project and the water quality/detention pond associated with the site.

D) Dissipation devices:

Rock riprap and rock berm shall be installed at the end of the outflow structure for pond.

II- After Construction

E) See Attachment G- Inspection, Maintenance, repair, and Retrofit Plan.

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

I Mohammed Aslam Motiwala
Print Name

President / owner
Title - Owner/President/Other

of Ahmed Real Estate, Inc.
Corporation/Partnership/Entity Name

have authorized Ahmed El Seweify
Print Name of Agent/Engineer

of AES Engineering Consultant
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:

A.M.
Applicant's Signature

6/8/2023
Date

THE STATE OF TX §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Mohammed A.M. 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.



OSCAR LOPEZ
NOTARY PUBLIC

OSCAR LOPEZ
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8/21/2023

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: 1

Regulated Entity Location: Valero C-Store

Name of Customer: Ahmed El Seweify

Contact Person: Ahmed El Seweify

Phone: 512-785-9034

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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	3.385 Acres	\$ 4000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: Ahmed El Seweify

Date: 06/06/2023

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
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 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)		06/12/2023	
<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)				<i>If new Customer, enter previous Customer below:</i>	
Ahmed Real Estate Inc.					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
0803805194		32076405417		(9 digits) 85-3619763	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input 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:		Ahmed Real Estate Inc.			
		151 Jayne CV			
City	Austin	State	TX	ZIP	78737
		ZIP + 4	1415		
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				Aslammotiwala@gmail.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.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>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).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
Valero C-Store								
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>		6830 W. State Hwy 29						
City	Georgetown	State	TX	ZIP	78628	ZIP + 4	6854	
24. County	Williamson							

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

25. Description to Physical Location:		6830 State Hwy TX-29						
26. Nearest City			State			Nearest ZIP Code		
Liberty Hill			TX			78625		
<i>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).</i>								
27. Latitude (N) In Decimal:		30.637800			28. Longitude (W) In Decimal:		-97.803542	
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		
30	38	16		97	48	12		
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
4932				475110		493110		
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
gas station with convenience store								
34. Mailing Address:		6830 W TX HWY 29						
City	Georgetown	State	TX	ZIP	78626	ZIP + 4	6854	
35. E-Mail Address:		Aslammotiwala@gmail.com						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(512) 512-2497						() -		

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 checked="" 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 checked="" 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:	Ahmed El Seweify			41. Title:	Professional Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 785-9034		() -	aelseweify@aesprofessionalservices.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:	AES Engineering Consultant		Job Title:	Professional Engineer	
Name (In Print):	Ahmed El Seweify			Phone:	(512) 785- 9034
Signature:				Date:	6/12/2023