TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

WATER POLLUTION ABATEMENT PLAN

for:

Homewood Suites Austin, Texas

Prepared By:

Bleyl Engineering

October 2023



bleylengineering.com

7701 San Felipe, Suite 200 Austin, TX 78729 (512) 4554-2400

Our Review of Your Application

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

Administrative Review

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

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

- 2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
- 3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
- 4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

- 5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
- 6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

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

- 2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.
- 3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: Homewood Suites Round Rock					2. Regulated Entity No.:				
3. Customer Name: Bharat Patel				4. Customer No.:					
5. Project Type: (Please circle/check one)	New	X	Modif	Modification Extension		Exception			
6. Plan Type: (Please circle/check one)	WPAP X	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Resider	ntial	Non-residential X 8. 9		8. Site (acres): 2.9		2.93		
9. Application Fee:			10. Permanent B			SMP(s): Existing offsite detention ponds		Existing offsite detention pond	water quality and s
11. SCS (Linear Ft.):	\$4,00)0	12. AST/UST (No. 7			o. Tar	nks):		
13. County:	William	nson	14. Watershed:					Chandler Creek	

Application Distribution

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

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

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

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

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

Austin Region

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.

 Jason Rodgers

 Print Name of Customer/Authorized Agent

 Marcology

 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 T	ime Spent:			
Lat./Long. Verified:	t./Long. Verified: SO		SOS Customer Verification:			
Agent Authorization Complete/Notarized (Y/N):		Payable to TCEQ (Y/N):		/N):		
Core Data Form Complete (Y/N):		Check:	Signed (Y/N):			
Core Data Form Incomplete Nos.:	rm 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: Jason Rodgers, P.E.

Date: <u>October 2 2023</u>

Signature of Customer/Agent:

Project Information

- 1. Regulated Entity Name: Homewood Suites Round Rock
- 2. County: Williamson
- 3. Stream Basin: Chandler Brach Brushy Creek
- 4. Groundwater Conservation District (If applicable): N/A
- 5. Edwards Aquifer Zone:

Recharge Zone

1 of 4

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6. Plan Type:

	WPAP SCS Modification	AST UST Exception Request		
7.	Customer (Applicant):			
	Contact Person: <u>Bharat Patel</u> Entity: <u>Stay in Round Rock, LLC</u> Mailing Address: <u>800 Convention Center Blvd.</u> City, State: <u>McAllen, Texas</u> Telephone: <u>956-373-2377</u> Email Address: <u>lacopainn@gmail.com</u>	Zip: <u>78597</u> FAX:		
8.	Agent/Representative (If any):			
	Contact Person: <u>Jason Rodgers</u> Entity: <u>Bleyl Engineering</u> Mailing Address: <u>7701 San Felipe Blvd. Ste. 200</u> City, State: <u>Austin, TX</u> Telephone: <u>(512)-454-2400</u> Email Address: <u>jrodgers@bleylengineering.com</u>	Zip: <u>78729</u> FAX:		
9.	Project Location:			
The project site is located inside the city limits of <u>Round Rock</u> .				

- jurisdiction) of _____.
- The project site is not located within any city's limits or ETJ.
- 10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

On the northeast corner of Bass Pro Dr. and Oakmont Dr.

- 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. X 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).

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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: _____

- 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
 - \boxtimes Impervious cover
 - \boxtimes Permanent BMP(s)
 - 🔀 Proposed site use
 - Site history
 - Previous development
 - \boxtimes 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

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- (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:

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 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.

Road Map Contributing Zone Plan: Attachment A



USGS Quadrangle Map

General Information Form: Attachement B



USGS Quad Number: 29 USGS Quad Name: Round Rock NE C3

Project Description

General Information Form – Attachment C

General Information

The project site consists of Lot 4A, Bock A, Replat of Lot 1A, Replat of Lot 1, Block A, CPG Partners Commercial Tract Section 1, Document No. 2021121731 OPRWCT. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48491C0480F, dated 12/20/2019 and #48491C0485F, dated 12/20/2019 for Williamson County.

Existing Conditions

The land currently is undeveloped. No portion of this site displays slopes greater than 15%. Minimal trees are present on the site.

Proposed Conditions

The proposed development includes the construction of a 98,000 square-foot, 5-story, and 126 room hotel. Other proposed improvements include parking spaces, internal drives, and water and wastewater services. This project also proposes the construction of a storm water system to convey the generated runoff to the offsite pond located on the east side of North Mays Road. The total impervious cover for the site is 2.20 acres or 74%.

Utility Information

Water service will be provided to the proposed building by an 8" water line looping around the west and north side of the building. The 8" water line connects to the existing 8" water line looping around Cavender's and the existing 12" water line at Bass Pro Drive. Water service to the proposed building will be through a 3" meter. Fire protection will be provided by existing and proposed fire hydrants within and near the limits of construction along with a proposed fire department connection on the building. Wastewater service will be provided by an 8" stub at Bass Pro Drive and it will be extended to the future lot North of the proposed lot. The proposed building will connect to the wastewater line extension.

Existing Detention Pond and Drainage

Runoff originating from drainage area Pro 1 on the Drainage Area Map sheet is collected by an onsite storm sewer system and is conveyed to the existing storm sewer system constructed by Round Rock Multifamily Phase 2 (EAPP ID# 11-5032401) Drainage area Pro 1 from Homewood Suites correlates to DA 1 on Drainage Area Map (Post Development) in the attached Round Rock Multifamily plans.

The existing regional wet pond was designed with the Round Rock Premium Outlets, Round Rock Multifamily Phase 2, and Homewood Suites that accounted for 80% impervious cover (80.46 acres) over a 100.79-acre tract. The WPAP discussed in the application is for the onsite 2.93 acres. This site was included in the overall site per original WPAP. The TSS accounting table is provided below.

EAPP ID# / Project	EAPP ID# / Project Total Site Contributing Area (ac)		Impervious Area Constructed (ac)	TSS Load Increase (lbs) (Approx based on KH Cale)	TSS Load Permitted (lbs)	Description
11-5032401	11-5032401 98.56 72.72 11-05032401B 100.79 12.81		53.14	46,253	79,280	Original WPAP of entire Outlet Mall Campus
11-05032401B			9.55	8,312	79,280	Modified WPAP of whole site (10.32 acres was included in overall site area per original WPAP and 3.93 acres was added to the WPAP treatment area)
11-05032401D 100.79 4		4.10	2.97	2,585	79,280	Modified WPAP of whole site (this 11.92 acres was included in overall site per original WPAP)
11002498 100.79		7.41	4.99	4,343	79,280	Modified WPAP for site development on 7.143 acres
Homewood Suites	Homewood Suites 100.79 2.93		2.20	1,916	79,280	New WPAP for current development
Total		99.97	72.85	63,409	79,280	

Jon Niermann, Chairman Emily Lindley, Commissioner Bobby Janecka, Commissioner Toby Baker, Executive Director



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 13, 2021

Mr. Robert Shaw Columbus Realty Partners, Ltd. 8343 Douglas Ave. Ste. 360 Dallas, Texas 75225

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Round Rock Multifamily Phase 2; Located 0.15 miles SW of N Mays St. and Teravista PKWY, Round Rock, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP) and Organized Sewage Collection System Plan (SCS); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID Nos. 11002498 (WPAP) & 11002499 (SCS); Regulated Entity No. RN104575352

Dear Mr. Shaw:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and SCS applications for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn and Associates, Inc. on behalf of Columbus Realty Partners, Ltd. on April 28, 2021. Final review of the WPAP and SCS was completed after additional material was received on July 16, 2021, July 29, 2021, and August 6, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 217. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

BACKGROUND

A WPAP was originally approved on June 13, 2005 (EAPP ID: 11-05032401) for Round Rock Premium Outlets. The commercial development was for the construction of the first phase of the Round Rock Premium Outlets located on a 98.56-acre site with approximately 78.56 acres of

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impervious cover and a wet pond as the permanent BMP. Subsequent WPAP modifications have been submitted and approved for Round Rock Premium Outlets which resulted in an increase of the overall project site to 100.79 acres, additional development, and revisions to the permanent BMP. This proposed project area is undeveloped.

Concurrently, an SCS was approved on June 13, 2005 (EAPP ID: 11-05032401A) for Round Rock Premium Outlets. The SCS approved a gravity system with lateral stub outs, manholes and appropriate appurtenances to provide disposal service for the commercial development.

WPAP PROJECT DESCRIPTION

The proposed multi-family project will have an area of approximately 7.413 acres. It will include multi-family units, a left turn lane on N Mays Street (right of way), an amenity center, drive aisles, surface and garage parking, utilities, and associated appurtenances. The total impervious cover will be 4.99 acres (67.3%).

SCS PROJECT DESCRIPTION

The proposed sewage collection system will consist of a total of 198 linear feet. For the length of 42 feet, the system will consist of 8-inch diameter SDR-26 PVC ASTM D3034 pipe; for the length of 123 linear feet, the system will consist of 6-inch diameter SDR-26 PVC ASTM D3034 pipe. At waterline crossings, 13 feet of 8-inch SDR-26 PVC ASTM D2241 piping, and 20 feet of 6-inch SDR-26 PVC ASTM D2241 piping will be used. The SCS will provide disposal service for the multi-family development.

The system will be connected to the existing City of Round Rock wastewater line for conveyance to the Brushy Creek Wastewater Treatment Plant for treatment and disposal. The project is located within the City of Round Rock and will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing wet pond, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 4,343 pounds of TSS generated from the 4.99 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the property is surficially characterized by the Georgetown Formation. No sensitive geologic features were identified in the GA. The TCEQ Austin Regional Office site assessment conducted on July 2, 2021, revealed the site to be generally as described by the GA.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Mr. Robert Shaw Page 3 August 13, 2021

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- 2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
- 3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

- 4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
- 5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP, SCS plan, and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 6. Modification to the activities described in the referenced WPAP and SCS applications following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
- 8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
- 9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The

applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

- 11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
- 12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
- 13. All water wells including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
- 14. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
- 15. Discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
- 16. The following records shall be maintained and made available to the executive director 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.
- 17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
- 18. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

19. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.

Mr. Robert Shaw Page 5 August 13, 2021

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- 20. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
- 21. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
- 22. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

- 23. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
- 24. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

Mr. Robert Shaw Page 6 August 13, 2021

25. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Ryan Soutter of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely, Lillian Butlen

Lillian Butler, Section Manager Edwards Aquifer Protection Program Texas Commission on Environmental Quality

LIB/rts

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625 Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

CC: Dwayne Shoppa, P.E., Kimley-Horn and Associates, Inc.

Kathleen Hartnett White, *Chairman* R. B. "Ralph" Marquez, *Commissioner* Larry R. Soward, *Commissioner* Glenn Shankle, *Executive Director*

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 13, 2005

Mr. Brad Stipe CPG Round Round, L.P. 27762 Vista Del Lago, Suite A-11 Mission Viejo, California 92692

Re: <u>Edwards Aquifer</u>, Williamson County NAME OF PROJECT: Round Rock Premium Outlets; East of IH 35 and North of Chandler Road, Round Rock, Texas TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer Edwards Aquifer Protection Program ID No. 05032401; RN104575352

Dear Mr. Stipe:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Bury and Partners, Inc. on behalf of CPG Round Round, L.P. on March 24, 2005. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project includes 78.58 acres for the Round Rock Premium Outlets (RRPO) development, 11.92 acres of the South Tract development, as well as construction of 4.36 acres of Terravista Parkway and 3.60 acres of Oakmont Drive that fronts the site. Water quality treatment will be provided for the entire 98.56 acres described in the WPAP.

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Mr. Brad Stipe Page 2 June 13, 2005

The RRPO project will include the construction of eight retail buildings and three restaurant buildings, along with associated parking and drives. It also includes walkways and a plaza adjacent to a water quality pond. The impervious cover for the entire project after construction will be 78.56 acres (79.8 percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater System owned by the Brazos River Authority and the Lower Colorado River Authority.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site or up-gradient of the site and potentially flowing across and off the site after construction, one water quality wet pond will be constructed. The pond has been designed with two sediment forebays and the total volume will be 41.4 acre feet. The wet pond will store additional volume for detention purposes than the required permanent pool and water quality volume. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

<u>GEOLOGY</u>

According to the geologic assessment included with the application, the Georgetown Formation outcrops on the site. Two water wells and were identified in a revised geologic assessment. There were no other sensitive features identified. The Austin Regional Office site investigation of May 25, 2005, revealed one additional water well. The demolition plan was updated to reflect the locations of the three wells which will be plugged prior to the commencement of construction.

SPECIAL CONDITIONS

- I. The construction of buildings on the South Tract is not included in this WPAP. The 11.92 acre portion of the South Tract was included in this plan for permanent water quality design and construction purposes.
- II. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 4 below.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Mr. Brad Stipe Page 3 June 13, 2005

Prior to Commencement of Construction:

- 2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
- 3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
- 6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
- 7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of

Mr. Brad Stipe Page 4 June 13, 2005

> the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

- 8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
- 9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
- 10. Multiple wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
- 11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
- 12. The following records shall be maintained and made available to the executive director 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.

ROUND ROCK PHASE 2 MULTIFAMILY WATER POLLUTION ABATEMENT PLAN

Road Map

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Mr. Brad Stipe Page 5 June 13, 2005

13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

- 14. 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 Austin Regional Office within 30 days of site completion.
- 15. The applicant shall be 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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
- 16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
- 17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
- 18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

Mr. Brad Stipe Page 6 June 13, 2005

If you have any questions or require additional information, please contact Ms. Heather L. Beatty, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Glenn Shankle Executive Director Texas Commission on Environmental Quality

GS/hlb

Enclosures: Deed Recordation Affidavit, TCEQ-0625 Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

Ms. Kelly Bell, P.E, Bury and Partners, Inc.
 Mr. Danny Halden, P.E., City Engineer, City of Round Rock
 The Honorable John Doerfler, County Judge, Williamson County
 Mr. Paulo Pinto, R.S., Williamson County & Cities Health District, Georgetown, Texas
 TCEQ Central Records

Kathleen Hartnett White, *Chairman* R. B. "Ralph" Marquez, *Commissioner* Larry R. Soward, *Commissioner* Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 13, 2005

Mr. Brad Stipe CPG Round Round, L.P. 27762 Vista Del Lago, Suite A-11 Mission Viejo, California 92692

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Round Rock Premium Outlets; East of IH 35 and North of Chandler Road, Round Rock, Texas TYPE OF PLAN: Application for Approval of an Organized Sewage Collection System (SCS) Plan; 30 Texas Administrative Code (TAC) Chapter 213 and Chapter 317 Edwards Aquifer Protection Program ID No. 05032401A; RN104575352

Dear Mr. Stipe:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the organized sewage collection system plans and specifications for the referenced project submitted to this office on behalf of CPG Round Round, L.P. by Bury and Partners, Inc. on March 24, 2005. As presented to the TCEQ, the construction documents were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 317. Therefore, based on the Texas Licensed Professional Engineer's concurrence of compliance, the planning materials for construction of the proposed sewage collection system and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires (2) two years from the date of this letter unless, prior to the expiration date, more than 10 percent of construction has commenced, or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed sewage collection system consists of 1980 linear feet of 8-inch diameter SDR 26 PVC pipe (ASTM D 3034), 1162 linear feet of 10-inch diameter SDR 26 PVC pipe (ASTM D 3034), pipe for private service lateral stub outs, manholes, and appropriate appurtenances. The proposed sewage collection system will provide disposal service for commercial development.

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Mr. Brad Stipe Page 2 June 13, 2005

The system will be connected to an existing City of Round Rock wastewater line for conveyance to the Brushy Creek Regional Wastewater System for treatment and disposal. The project is located within the City of Round Rock and will conform with all applicable codes, ordinances, and requirements of the City of Round Rock.

SPECIAL CONDITIONS

- I. A request for a variance to 30 TAC §317.2(a)(4)(C)(i) was submitted with the referenced Edwards Aquifer Protection Plan application. Justification offered for granting the variance is that current ASTM and Uni-Bell standards recognize using the "base inside diameter" in their calculation for the outside diameter of a mandrel (95% of the inside diameter of the pipe being tested). The standards define the "base inside diameter" as "a pipe I.D. derived by subtracting a statistical tolerance package from the pipe's average I.D." Using this method, the outside diameter of the mandrel for 8-inch diameter SDR 26 PVC pipe (ASTM D3034) would equate to 7.37 inches (7.754 inches x 95%), and the outside diameter of the mandrel for 10-inch diameter SDR 26 PVC pipe (ASTM D3034) would equate to 9.20 inches (9.692 inches x 95%). Based upon our review of the justification provided and commission regulations, the TCEQ hereby grants the requested variance.
- II. The applicant's request for a variance from the requirements of 30 TAC §317.13 to allow the use of SDR 26 (D 3034) PVC pipe in lieu of the required 150 psi pressure rated pipe when the horizontal separation between wastewater and water lines is less than nine feet but greater than four feet between outside diameters is hereby granted. The SDR 26 (D 3034) PVC pipe has a pipe stiffness of at least 115 psi and one section of the pipe shall be centered on the water line.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Construction:

2. All contractors conducting regulated activities at the project location shall be provided a copy of this notice of approval. At least one complete copy of the approved SCS plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.

Mr. Brad Stipe Page 3 June 13, 2005

- 3. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.
- 4. The applicant must provide written notification of intent to commence construction. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name and program ID number of the approved organized sewage collection system plan, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the applicant is eligible for an extension.
- 5. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved application, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

- 6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213 and Chapter 317. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and conditions of this approval.
- 7. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
- 8. If any geologic feature (caves, solution cavities, etc.) is discovered during construction, excavation, or installation of a sewer line, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved a plan proposed to protect

Mr. Brad Stipe Page 4 June 13, 2005

> the structural integrity of the pipe, the feature, and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

- 9. The following records shall be maintained by the applicant and made available to the executive director upon request: the dates trenching 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 and completed.
- 10. Stabilization measures shall be initiated within 14 days in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction is initiated and abandoned, the site shall be returned to a condition such that the aquifer is protected from potential contamination.
- 11. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

- 12. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 317 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.
- 13. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 317 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.
- 14. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that

Mr. Brad Stipe Page 5 June 13, 2005

specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

15. This Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

If you have any questions or require additional information, please contact Ms. Heather L. Beatty, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely N RIM

Glenn Shankle Executive Director Texas Commission on Environmental Quality

GS/hlb

cc: Ms. Kelly Bell, P.E, Bury and Partners, Inc.
 Mr. Danny Halden, P.E., City Engineer, City of Round Rock
 The Honorable John Doerfler, County Judge, Williamson County
 Mr. Paulo Pinto, R.S., Williamson County & Cities Health District, Georgetown, Texas
 TCEQ Central Records

Kathleen Hartnett White, *Chairman* Larry R. Soward, *Commissioner* Martin A. Hubert, *Commissioner* Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 5, 2007

Mr. Brad Stipe CPG Round Rock, L.P. 27762 Vista del Lago, Suite A-11 Mission Viejo, California 92692

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Round Rock Premium Outlets (Phase II); 4401 Interstate Highway 35; Round Rock, Texas

TYPE OF PLAN: Request for Approval to Modify a Previously Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 05032401D

Dear Mr. Stipe:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Bury + Partners, Inc. on behalf of CPG Round Rock, L.P. on November 16, 2006. As presented to the TCEQ, the Temporary Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

Reply To: Region 11 • 1921 Cedar Bend Dr., Ste. 150A • Austin, Texas 78758-5327 • 512/339-2929 • Fax 512/339-3795

Mr. Brad Stipe Page 2 January 5, 2007

PROJECT DESCRIPTION

The proposed modification includes the demolition of existing parking and the addition of 129,285 square feet of retail buildings, associated parking, drive aisles, and a fire lane. The square footage was described in the original WPAP (EAPP ID No. 05032401) as future Phase II buildings. The size of the site will not be increased so it will remain at 100.79 acres. Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant owned by the Brazos River Authority and the Lower Colorado River Authority.

PERMANENT POLLUTION ABATEMENT MEASURES

Permanent BMPs will be provided by conveying the stormwater runoff from the modified area to an existing wet pond. The pond was approved as a part of the original WPAP (EAPP ID No. 05032401) and was later modified (EAPP ID No. 05032401B). It was sized to provide treatment of stormwater from 100.79 acres which included the area being modified. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the Georgetown Formation outcrops on the site. The Austin Regional Office site investigation of May 25, 2005, revealed one additional water well. Documentation was received showing that all the wells on the Round Rock Premium Outlets site were plugged prior to construction.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

Mr. Brad Stipe Page 3 January 5, 2007

- 3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
- 6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
- 7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

Mr. Brad Stipe Page 4 January 5, 2007

- 9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
- 10. No water wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
- 11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
- 12. The following records shall be maintained and made available to the executive director 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.
- 13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

Mr. Brad Stipe Page 5 January 5, 2007

- 15. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
- 16. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Ms. Kelli Bruce of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely.

Glenn Shankle Executive Director Texas Commission on Environmental Quality

GS/kab

Enclosure: Deed Recordation Affidavit, TCEQ-0625

 Mr. Christopher Randazzo, P.E., Bury + Partners, Inc., Austin Mr. Danny Halden, P.E., City Engineer, City of Round Rock The Honorable John C. Doerfler, County Judge, Williamson County Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County & Cities Health District Central Records, TCEQ Information Resources Division, Austin
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: <u>M Kevin Denson</u>

Telephone: <u>512 442-1122</u>

Date: <u>1/10/2024</u>

Fax: _____

Representing: <u>Terracon Consultants, Inc.</u> (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: <u>Homewood Suites 2.931-Acre Tract, 285 Bass Pro Drive, Round Rock,</u> Williamson County, Texas

Project Information

- 1. Date(s) Geologic Assessment was performed: 1/4/2024
- 2. Type of Project:

X	WPAP
	SCS

AST



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.

Soil Name	Group*	Thickness(feet)
DoC	D	1-2

Table 1 - Soil Units, Infiltration Characteristics and Thickness

* Soil Group Definitions (Abbreviated)

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

Applicant's Site Plan Scale: 1" = ____' Site Geologic Map Scale: 1" = <u>125</u>' Site Soils Map Scale (if more than 1 soil type): 1" = <u>125</u>'

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.

TCEQ-0585 (Rev.02-11-15)

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

Administrative Information

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

NONE ID	ENTIFIE	0																	
GEOLOGIC	SSESS	MENT T	ABLE				PROJEC	T NAME	E: Hom	1ewood	Suites	2.931-A	cre Tract, 285	Bass Pr	o Drive,	Round	Rock,	exas	
LOCATION			FEATU	RE CH	ARACTER	ISTIC	SS							EVAI	UATIC	IN PI	HYSIC/	NL SETTING	1
1A	1B *	1 C *	2A	2B	3		4	-	5 5	8	2	80	A 8B	6	9		- -	12	T
FEATURE ID	LATITUDE	LONGTUDE	FEATURE TYPE	POINTS	FORMATION	DIMEN	ISIONS (FEET	DE CR	D. GEES)	DENS (NOI	ITY APERT	an e	RELATIVE ILL INFLITATION RATE	TOTAL	SENSITIVIT	A A m C A	RES)	TOPOGRAPHY	1
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SF	Solution-enla	rged fracture((s)		20		C C	ose or so	oft mud	or soil.	organics	s. leaves	s. sticks. dark cr	olors					
Ľ	Fault				20		F	nes, com	pacted	clay-ric	ch sedime	ent, soil	profile, grav or	red colo	γ				
0	Other natural	bedrock feat	ures		5		V Ve	getation.	. Give c	letails i	n namativ	e descr	iption						
MB	Manmade fea	ature in bedro	ү		30		FS FIC	owstone,	cemen	its, cav	e deposit	s							
SW	Swaltow hole	_			30		t d	her mate	shials										-
SH	Sinkhole				20	8 ()													1
CD	Non-karst clo	ised depressi	on		5		12 TOPC	JGRAPH	≥										
Z	Zone, cluster	ed or aligned	features		30		Cliff, Hill	ltop, Hill≰	side, DI	ainage	, Floodpla	ain, Stre	ambed						
			l have re	ad, I unde	∋rstood, and I	have	followed	the Texa	ts Natur	ral Res	ource Co	nservat	ian Commission	's Instru	ctions to	Geoloc	ists Th		
			informatic	n preser	Ited here com	plies v	vith that	documer	nt and is	s a true	represer	tation o	of the conditions	abservi	ed in the	field			
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ATTACHMENT A



ATTACHMENT B Stratigraphic Column Homewood Suites 2.931-Acre Tract 285 Bass Pro Drive Round Rock, Williamson County, Texas

r	
LITHOLOGY	Interbedded chalky limestone and marl
THICKNESS (feet)	65
FORMATION	Georgetown
HYDROGEOLOGIC SUBDIVISION	Edwards Aquifer

Source: Small, 1996





ATTACHMENT C SITE-SPECIFIC GEOLOGY

The Geologic Assessment (GA) of the Homewood Suites 2.931-Acre Tract was conducted by Kevin Denson, P.G., of Terracon on January 4, 2024. The vacant, undeveloped site is located at 285 Bass Pro Drive in Round Rock, Williamson County, Texas.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of residential and commercial properties. The site is characterized as gently sloping to the south. Site elevation ranges from about 809 to 798 feet above mean sea level (msl).

The surficial geologic unit present at the site has been identified as the Georgetown Formation. The Georgetown Formation overlies the Edwards and is the uppermost formation of the Edwards aquifer. The formation consists of nodular, fossiliferous limestone interbedded with marl and is about 65 feet thick in the area. Exposure of the unit onsite is obscured by the soil cover. The site is located entirely within the recharge zone of the Edwards aquifer and the recharge zone boundary is located about 4,000 feet east of the site. Attachment B (attached) is a stratigraphic column prepared for the site. Exhibit 2 (attached) is a geologic map of the site.

Based on a review of site topography, aerial photographs, and published geologic maps, there are no mapped faults located onsite and no field evidence of onsite faulting was observed. The nearest mapped fault is located approximately 2,300 feet west of the site. The fault is associated with the Balcones fault zone, which is comprised of en echelon, normal, high-angle faults that are representative of the dominant structural trend of the area. No sensitive geologic features (feature score above 40 points) were observed on the site. Due to the lack of sensitive recharge features observed on the site and the presence of a relatively impermeable soil cover present, the potential for fluid movement to the Edwards aquifer beneath the site is considered low.











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: Jason Rodgers, P.E.

Date: October 2, 2023

Signature of Customer/Agent:

Regulated Entity Name: Homewood Suites Round Rock

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): 2.93
- 3. Estimated projected population: 45 Employees
- 4. The amount and type of impervious cover expected after construction are shown below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	22,155	÷ 43,560 =	0.508
Parking	62,810	÷ 43,560 =	1.441
Other paved surfaces	10,918	÷ 43,560 =	0.251
Total Impervious Cover	95,883	÷ 43,560 =	2.201

Table 1 - Impervious Cover Table

Total Impervious Cover 2.20 ÷ Total Acreage 2.93 X 100 = 75% 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 = _____ $Ft^2 \div 43,560 Ft^2/Acre = _____ acres.$

10. Length of pavement area: _____ feet.

Width of pavement area:feet. $L \times W =$ $Ft^2 \div 43,560 Ft^2/Acre =$ acres.Pavement areaacres ÷ R.O.W. areaacres 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:

<u>100</u> % Domestic	<u>61,647</u> Gallons/day
% Industrial	Gallons/day
% Commingled	Gallons/day
TOTAL gallons/day <u>61,747</u>	

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 <u>Round Rock</u> (name) Treatment Plant. The treatment facility is:

\times	Existing.
	Proposed

16. \square 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. \square The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = <u>20</u>'.

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): <u>FEMA FIRM Panel #</u>

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. \boxtimes 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.

<u>Factors Affecting Surface Water Quality</u> Water Pollution Abatement Plan Application Form – Attachment A

Runoff from the buildings and parking areas are conveyed across the site via an underground storm sewer system as shown on the Grading and Drainage Plan.

Specific factors that affect water quality are as follows:

- Pollutants associated with runoff from the parking lot, including oil/gasoline from vehicles and petroleum distillates from the asphalt pavement
- Fertilizers (liquid and granulated) and pesticides (insecticides, herbicides, fungicides) used in the landscape areas

Volume and Character of Stormwater

Water Pollution Abatement Plan Application Form – Attachment B

Volume

The tables below summarize the volume of storm water generated by the development and the release rates from the site for the existing and proposed conditions:

		Exi	isting Dr	ainage A	rea Calo	culations				
Label	Area	IC	2		Тс	Lag Time	Atlas 14,	24 hr Stori	n Water Fl	ows (cfs)
Laber	acres	acres	%	SCS CIV	min	min	2-yr	10-yr	25-yr	100-yr
Ex 1	2.93	0.00	0.0	80	9.36	5.62	7.67	14.08	18.33	25.29
Hydrologic Soil G	roup = D									
		Dev	eloped D	Drainage	Area Ca	lculatior	IS			
Labol	Area	IC	2		Тс	Lag Time	Atlas 14,	24 hr Stori	m Water Fl	ows (cfs)
Laber	acres	acres	%	3C3 CN	min	min	2-yr	10-yr	25-yr	100-yr
Pro 1	2.93	2.20	75.1	94	5.00	3.00	14.19	21.8	26.70	34.68
* Time of Concen	tration for Pro 1	is assumed	to be 5 mi	nutes. This	is a conse	rvative ass	umption.			

A drainage area map included in the attached plans graphically represents the above tabulated drainage areas and the water quality and detention pond design specifications.

Quality

Runoff typically associated with a development of this type includes oil and gasoline from vehicular traffic and petroleum distillates from the asphalt pavement. Another pollutant generated by the parking and roof areas will be the dirt and silt produced by dust and falling from vehicles. Some pollutants will also be generated by fertilizers and pesticides from the landscaped areas.

The quality of water flowing out of the existing offsite water quality pond meets the TCEQ rules of Total Suspended Solids Removal. The TCEQ Technical Guidance Manual was used to design the size of the existing water quality pond. This pond was approved by TCEQ under EAPP# 11-5032401.

<u>Suitability Letter from Authorized Agent</u> Water Pollution Abatement Plan Application Form – Attachment C

This attachment is not applicable to this project.

Exception to the Required Geologic Assessment Water Pollution Abatement Plan Application Form – Attachment D

The document is not applicable with this project.

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: Jason Rodgers, P.E.

Date: <u>October 2, 2023</u>

Signature of Customer/Agent:



Regulated Entity Name: Homewood Suites Round Rock

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: <u>None</u>

These fuels and/or hazardous substances will be stored in:

Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. Attachment A Spill Response Actions. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. Attachment B Potential Sources of Contamination. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. Attachment C - Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

- For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: <u>Chandler Branch Brushy Creek</u>

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. Attachment D – Temporary Best Management Practices and Measures. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

		A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
		A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
		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.
		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.	\square	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. \square 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.

Spill Response Actions

Temporary Stormwater Section - Attachment A

Spill response measures during construction are to be handled by the contractor and are as follows:

1. Any hazardous spill associated with construction that is five gallons or less is to be contained, cleaned and disposed of properly by the contractor in accordance to OSHA, municipal and state regulations. The Contractor shall verify the classification of materials in use with the appropriate manufacturer.

Any hazardous spill associated with construction that is a Reportable Quantity (RQ) shall be reported to the TCEQ Environmental Response Hotline (1-800-832-8224) for containment, clean up, and disposal. RQ is determined as follows:

(a) Hazardous substances. The reportable quantities for hazardous substances shall be:

(1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or

(2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.

(b) Oil, petroleum product, and used oil.

(1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:

(A) for spills or discharges onto land--210 gallons (five barrels); or

(B) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.

(2) The RQ for petroleum product and used oil shall be:

(A) except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons;

(B) for spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or

(C) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.

(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the state shall be 100 pounds.

2. Follow actions set by TAC 30.1.327.5:

(a) The responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The

responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:

(1) arrival of the responsible person or response personnel hired by the responsible person at the site of the discharge or spill;

- (2) initiating efforts to stop the discharge or spill;
- (3) minimizing the impact to the public health and the environment;
- (4) neutralizing the effects of the incident;
- (5) removing the discharged or spilled substances; and
- (6) managing the wastes.

(b) Upon request of the local government responders or the executive director, the responsible person shall provide a verbal or written description, or both, of the planned response actions and all actions taken before the local governmental responders or the executive director arrive. When the agency on-scene coordinator requests this information, it is subject to possible additional response action requirements by the executive director. The information will serve as a basis for the executive director to determine the need for:

(1) further response actions by the responsible person;

(2) initiating state funded actions for which the responsible person may be held liable to the maximum extent allowed by law; and

(3) subsequent reports on the response actions.

(c) Except for discharges or spills occurring during the normal course of transportation about which carriers are required to file a written report with the U.S. Department of Transportation under 49 CFR §171.16, the responsible person shall submit written information, such as a letter, describing the details of the discharge or spill and supporting the adequacy of the response action, to the appropriate TCEQ regional manager within 30 working days of the discovery of the reportable discharge or spill. The regional manager has the discretion to extend the detailine. The documentation shall contain one of the following items:

(1) A statement that the discharge or spill response action has been completed and a description of how the response action was conducted. The statement shall include the initial report information required by §327.3(c) of this title (relating to Notification Requirements). The executive director may request additional information. Appropriate response actions at any time following the discharge or spill include use of the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program).

(2) A request for an extension of time to complete the response action, along with the reasons for the request. The request shall also include a projected work schedule outlining the time required to complete the response action. The executive director may grant an extension up to six months from the date the spill or discharge was reported. Unless otherwise notified by the appropriate regional manager or the Emergency Response Team, the responsible person shall proceed according to the terms of the projected work schedule.

(3) A statement that the discharge or spill response action has not been completed nor is it expected to be completed within the maximum allowable six month extension. The statement shall explain why completion of the response action is not feasible and include a projected work schedule outlining the remaining tasks to complete the response action. This information will also serve as notification that the response actions to the discharge or spill will be conducted under the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program).

Potential Sources of Contamination

Temporary Stormwater Section - Attachment B

Potential Sources of Contamination during construction are to be a concern of the contractor and are as follows:

- 1. After placement of asphalt, emulsion, or coatings the Contractor shall be responsible for immediate clean up should an unexpected rain occur during the curing period.
- 2. Any sediment build-up along the silt fences will need to be removed when it reaches a depth of six inches.
- 3. Dust from the construction site will be controlled by use of water.
- 4. Soil from construction vehicles will be removed from vehicles by having all vehicles drive over the stabilized construction entrance.
- 5. Oil leakage from vehicles and equipment.
- 6. Concrete washout water.

Sequence of Construction

Temporary Stormwater Section - Attachment C

The following is a list of construction sequencing:

- 1. Install temporary erosion/sedimentation control measures as shown in the plans prior to clearing, grading, excavating, etc.
- 2. The contractor shall contact the Round Rock and TCEQ at least 72 hours prior to any construction to arrange a pre-construction meeting.
- 3. Pre-construction meeting at site.
- Demo site as indicated on the Demo Plan (Disturbed Area ~ 0.01 acres, use inlet protection)
- Grade the site as indicated on the Grading Plan sheets. (Disturbed Area ~ 6.75 acres, use silt fence, inlet protection, staging and spoils areas, and concrete truck washout)
- Construct building pads. (Disturbed Area ~ 0.09 acres, use silt fence, inlet protection, staging and spoils areas, and concrete truck washout)
- Install base material for drives and parking. (Disturbed Area ~ 3.34 acres, use silt fence, staging and spoils areas, and concrete truck washout)
- Install all underground utilities as indicated in the Construction Plans. (Disturbed Area ~ 0.77 acres, use silt fence, inlet protection, staging and spoils areas, and concrete truck washout)
- Construct buildings per Architectural Drawings. (Disturbed Area ~ 1.54 acres, use silt fence, inlet protection, staging and spoils areas, and concrete truck washout)
- 10. Construct the proposed paving and all other ancillary construction.
 (Disturbed Area ~ 1.6 acres, use silt fence, inlet protection, staging and spoils areas, and concrete truck washout)
- 11. Complete testing requirements for the Texas Commission on Environmental Quality and other agencies.
- 12. Clean site and revegetate all disturbed areas in accordance with restoration requirements of TCEQ.
- 13. Remove all temporary erosion and sedimentation controls upon completion of permanent revegetation of all disturbed areas.
- 14. At all times, contractor shall inspect temporary erosion controls on a regular basis and remove any sediment build-up and comply with the National Pollutant Discharge Elimination System Stormwater Program.

Temporary Best Management Practices and Measures

Temporary Stormwater Section - Attachment D

The BMPs to be utilized by this site include:

-Silt Fence -Inlet Protection -Temporary concrete washout area

Temporary erosion and sedimentation controls include Silt Fence and Inlet Protection. All temporary erosion controls shall be installed where shown on the Water Pollution Abatement Plan.

Silt Fence is to be installed immediately downstream of all disturbed areas to filter out any sediment from storm water flows due to construction.

Inlet Protection is to be installed to filter out any sediment from entering the storm sewer system during construction.

A concrete washout area is to be installed to prevent concrete wash from entering the storm sewer system during construction.

No upgradient surface water enters this site. A visual inspection of this site revealed no critical environmental features.

Request to Temporarily Seal a Feature Temporary Stormwater Section - Attachment E

This attachment is not applicable to this project.

Structural Practices

Temporary Stormwater Section - Attachment F

Temporary special structural practices that will be utilized during construction activity on this site include:

Silt Fence is to be installed immediately downstream of all disturbed areas to filter out any sediment from storm water flows due to construction.

Inlet Protection is to be installed to filter out any sediment from entering the storm sewer system during construction.

Drainage Area Map Temporary Stormwater Section - Attachment G

This attachment is provided separately with this submittal.

<u>Temporary Sedimentation Pond Plans and Calculations</u> *Temporary Stormwater Section - Attachment H*

This attachment is not applicable to this project.

Inspections of Controls

At least once every seven (7) days the SWP3 provides for a thorough inspection of disturbed areas of the construction site that have not been finally stabilized. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. The Contractor is required to inspect the temporary erosion controls, including silt fence and stabilized construction entrance at weekly intervals and after significant rainfall events to insure that they are functioning properly.

This site inspection will be performed by qualified personnel familiar with the site and with the authority to ensure necessary maintenance of controls. Documentation of the inspections and actions taken are provided on forms shown in the back of the SWP3.

Based on the results of the inspection, the SWP3 shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWP3 shall be completed within 7 calendar days following the inspection.

A report summarizing the scope of the inspection, name and qualification of personnel making the inspection, the date of the inspection and major observations relating to the implementation of the SWP3 shall be made and retained as part of the SWP3 for at least three years from the date the site is finally stabilized. Reports shall identify incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report shall contain a certification that the facility is in compliance with the SWP3. An authorized representative shall sign the report. Qualified personnel performing inspections are familiar with the BMPs, have knowledge to determine when a failed control is inadequate and needs to be replaced, have access to the construction schedule, have knowledge of stabilization, and have authority to make changes to the SWP3.

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

Personnel provided by the permittee and familiar with the SWP3 must inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, and structural controls for evidence of, or the potential for, pollutants entering the drainage system. Sediment and erosion control measures identified in the SWP3 must be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking. Inspections must be conducted at least once every fourteen (14) calendar days and within twenty four (24) hours of the end of a storm event of 0.5 inches or greater.

Where sites have been finally or temporarily stabilized, where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), or during seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall, of 10 to 20 inches), inspections must be conducted at least once every month.

As an alternative to the above-described inspection schedule of once every fourteen (14) calendar days and within twenty four (24) hours of a storm event of 0.5 inches, or greater, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur on a specifically defined day, regardless of whether or not there has been a rainfall event since the previous inspection.

As an alternative to the above-described inspection schedule of once every fourteen (14) calendar days and within twenty four (24) hours of a storm event of 0.5 inches or greater, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur on a specifically defined day, regardless of whether or not there has been a rainfall event since the previous inspection.

The SWP3 must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations relating to the implementation of the SWP3 must be made and retained as part of the SWP3. Major observations should include: The locations of discharges of sediment or other pollutants from the site; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.

Actions taken as a result of inspections must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of noncompliance. Where a report does not identify any incidents of noncompliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and this permit. The report must be signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports)
<u>Maintenance</u>

All erosion and sediment control measures and other protective measures identified in the SWP3 must be maintained in effective operating condition. If through inspections the permittee determines that BMPs are not operating effectively, maintenance must be performed before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. If maintenance prior to the next anticipated storm event is impracticable, maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

Silt accumulation at the silt fence must be removed when the depth reaches six inches.

Retention of Records

The permittee shall retain a copy of the SWP3 at the construction site (or other accessible location) from the date of project initiation to the date of final stabilization. The permittee shall retain copies of the NOI, SWP3, all reports, and records of all data covered by the permit for three years from the date the site is finally stabilized. All NOIs, SWP3, reports, certifications, NOTs, and information that this permit requires be maintained by the permittee shall be signed by a duly authorized representative.

Schedule of Interim and Permanent Soil Stabilization Practices

Temporary Stormwater Section - Attachment J

During Construction:

A minimum of 4" topsoil shall be placed in between the curb and right-of-way line of all areas that have been disturbed because of construction. Additionally, disturbed areas with slopes greater than 15% shall be stabilized with vegetative matting once the activity is complete. Bare soils should be seeded or otherwise stabilized where construction activity has temporarily ceased for more than 21 days.

After Construction:

All disturbed areas are to be revegetated within 14 days of completion of construction activities, or as directed by the Travis County Inspection Department. Areas that were not disturbed from construction will be left in their natural state.

Revegetation Methods:

Broadcast Seeding for Permanent Soil Stabilization:

- 1. From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1000 SF of unhulled Bermuda and 7 pounds per 1000 SF winter rye with a purity of 95% with 90% germination.
- 2. From March 1 to September 14, seeding shall be with unhulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% and 85% germination.

Fertilizer:

- 3. Fertilizer shall be pelleted granular slow release with an analysis of 15-15-15. It is to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1000 SF.
- 4. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF.

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: Jason Rodgers, P.E.

Date: October 2, 2023

Signature of Customer/Agent



Regulated Entity Name: Homewood Suites Round Rock

Permanent Best Management Practices (BMPs)

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

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



- 2. 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 multifamily 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.
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

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
\boxtimes	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.
\boxtimes	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

20% or Less Impervious Cover Waiver Permanent Stormwater Section - Attachment A

This attachment is not applicable to this project.

BMP's for Upgradient Stormwater Permanent Stormwater Section - Attachment B

There are no upgradient storm flows going through this site and being collected via the on-site storm sewer system.

BMP's for On-site Stormwater

Permanent Stormwater Section - Attachment C

Temporary BMPs: Silt fence will be placed downgradient of the disturbed construction area to prevent stormwater from carrying silt off-site. Temporary construction entrances and a spoils site with silt fence will also be located on-site to help control the runoff of silt and other pollutants. All areas disturbed during construction will be restored using Hydromulch seeding or sod. Inlet protection will be utilized to prevent sediment from entering any storm sewers. See Construction Plans.

Permanent BMPs: Two water quality and detention ponds will be used as permanent BMPs. The ponds are existing and was approved by TCEQ under EAPP #05061003. The water quality ponds will capture a volume of stormwater in excess of the water quality volume of runoff produced by the proposed construction. The detention ponds will capture any stormwater in excess of the water quality pond volume up to that produced by the 100-year storm event.

Runoff originating from drainage area Pro 1 on the Drainage Area Map sheet is collected by an onsite storm sewer system and is conveyed to the existing storm sewer system constructed by Round Rock Multifamily Phase 2 (SDP 2101-0002). Drainage area Pro 1 from Homewood Suites correlates to DA 1 on Drainage Area Map (Post Development) in the attached Round Rock Multifamily plans.

The existing regional wet pond was designed with the Round Rock Premium Outlets, Round Rock Multifamily Phase 2, and Homewood Suites that accounted for 80% impervious cover (80.46 acres) over a 100.79-acre tract. The WPAP discussed in the application is for the onsite 2.93 acres. This site was included in the overall site per original WPAP. The TSS accounting table is provided below.

EAPP ID# / Project	Total Site Contributing Area (ac)	Limits of Development Area (ac)	Impervious Area Constructed (ac)	TSS Load Increase (lbs) (Approx based on KH Calc)	TSS Load Permitted (lbs)	Description
11-5032401	98.56	72.72	53.14	46,253	79,280	Original WPAP of entire Outlet Mall Campus
11-05032401B	100.79	12.81	9.55	8,312	79,280	Modified WPAP of whole site (10.32 acres was included in overall site area per original WPAP and 3.93 acres was added to the WPAP treatment area)
11-05032401D	100.79	4.10	2.97	2,585	79,280	Modified WPAP of whole site (this 11.92 acres was included in overall site per original WPAP)
11002498	100.79	7.41	4.99	4,343	79,280	Modified WPAP for site development on 7.143 acres
Homewood Suites	100.79	2.93	2.20	1,916	79,280	New WPAP for current development
Total		99.97	72.85	63,409	79,280	

Internotion is provided for cells with a red triangle in the upper right shown in blue indicate location of instructions in the Technical Guidance Manual- brancters shown in black (Boid) are calculated fields. Changes to these field The Reguired Load Reduction for the total project: Calculation from RC3 Page 3-29 Equation 3.3: Lue 27.2(An x P) where: La trotue Product A _m = Net Increase in imperial P = Average arrung precipit Site Data: Determine Required Load Removel Based on the Entire Project Total post-development imperiods area within the limits of the pain - Total post-development imperiods area within the limits of the pain - Total post-development imperiods area within the limits of the pain - Total post-development imperiods area within the limits of the pain - Total post-development imperiods area within the limits of the pain - Total post-development imperiods area within the pain real 100 1916 be. The values entered in these fields should be provided for each basinic. P = 100 100 100 100 Drainage Basin/Outfall Area No. = Pro DP 100 100 100 100 Produlepment imperiods fraction within drainage basin/outfall area Prost-development imperiods area within drainage basin/outfall area 100 100 100 Pros development imperiods fraction within drainage basin/outfall area Post-development imperiods area within drainage basin/outfall area 100 1	Project Name: Date Prepared: corner. Place the RG-348. will remove the en- sating from the propose area for the project ion, inches	2222/023 cursor over th quations used Pages 3:27 to 3: d development = 8	e cell. in the spreads 30 30% of increased to
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Calculate Maximum TSS Load Removed (Le) for this Drainage Basin by the selected BMP RG-348 Page 3-33 Equation 3.7: Let (BMP efficiency) x P x where: A ₂ = Total On-Site drainage A ₂ = Zo a cress A ₂ = Co a cress A ₂ = Co a cress A ₂ = Zo a cress A ₂ = Co a cress A ₂ = Co a cress A ₂ = Zo a cress A ₂ = Co a cress A ₂ = Co a cress A ₂ = Zo a cress A ₂ = Co a cress A ₂ = Co a cress A ₂ = Co a cress B ₂ = Co a		Sand Filter	.1011
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Calculate Maximum TSS Load Removed (La) for this Drainage Basin by the selected BMP : RG-348 Page 3-33 Equation 3.7: L _R = (BMP efficiency) x P x where: A _c = Total On-Site oralinage A _c = Total On-Site oralinage A _c = Inspervious area propose A _c = Pervious area remaining A _c = 725 Load removed from A _c = 2.33 acres A _c = 2.33 acres A _c = 2.73 acres A _c = 2.73 lbs Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area Desired L _R nes ason = 1916 lbs. F = 0.84		Vegetated Filter S	Strips
Calculate Maximum TSS Load Removed (Le) for this Drainage Basin by the selected BMP ² RG-348 Page 3-33 Equation 3.7: Le (BMP efficiency) x P x where: A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage A ₂ = Total On-Site drainage Calculate Table drainage A ₂ = Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area Desired Lames and maximum Desired Lames and M F = 0.84		Wet Basin	
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RG-348 Page 3-33 Equation 3.7: L _R = (BMP efficiency) x P x where: A _c = Total On-Site drainage A = Impervious area propos A _c = Total On-Site drainage A = Impervious area propos A _c = Total On-Site drainage A = Pervious area propos A _c = Total On-Site drainage A = Devious area propos A _c = Total On-Site drainage A = Total On-Site drainage A _c = Total On-Site drainage A = Z.33 acress A _c = 2.33 acress A = 0.73 acress A _c = 2.278 lbs Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area Desired Lames acan 1916 Ibs. F = 0.84 F State State State	pe.		
where: $A_{c} = Total On-Stee drainage A = Impendious area propos A = Pendious area remaining L = TSS Load removed from A = 2.33 acres A = 2.73 acres A = 0.73 acres L = 2.276 lbs F = 0.84$	x 34.6 + A _P x 0.54)		
where: A _c = Total On-Site drainage A _i = Impendous area propose A _i = Periodus area remaining A _i = Periodus area remaining L _i = TSS Load removed from A _i = 2.30 acres A _i = 0.73 acres A _i = 2.278 lbs alculate Fraction of Annual Runoff to Treat the drainage basin / outfall area 1916 Desired Lumons adam 1916 lbs. F = 0.84 F			
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$A_{F} = Pervisus area remaining L_{R} = TSS Load removed from A_{C} = 2.93 acress A_{C} = 2.20 acress A_{F} = 0.73 acress L_{R} = 2276 lbs access A_{F} = 2.73 acress L_{R} = 2276 lbs Besired La this same F = 0.84 F = 0$	I in the BMP catchment	area	
L _R = 155 Load removed non A _c = 2 A _c = 2.20 A _r = 2.20 A _r = 0.73 acres A _r = 2278 bs Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area Desired L _{M Thes} agains F = 0.84	n the BMP catchment a	area	
A _c = 2.33 acres A _i = 2.20 acres 0.73 acres 0.73 L _R = 2278 bs	res catcoment area by	ure proposed BMP	
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Ap = 0.73 acres L _R = 2278 bs Calculate Fraction of Annual Runoff to Treat the drainage basis / outfall area Desired Lat the drainage basis / outfall area Desired Lat the drainage basis / outfall area 1916 lbs. F = 0.84 F			
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alculate Fraction of Annual Runoff to Treat the drainage basin / outfall area Desired La true sham = 1916 Ibs. F = 0.84 F 0.84 F 10.84			
Desired Lat THIS BASIN = 1916 Ibs. F = 0.84			
Lesingu La This BASIN = 1976 105.			
F = 0.84			
acculate Capture Volume required by the BMP Type for this drainage basin / outfall area.		p-348	rages 3-34 to 3-36
	Calculations from RC		
Rainfall Depth = 1.26 inches	Calculations from RC		
On-site Water Quality Volume = 7524 cubic fe	Calculations from RC		
	Calculations from RC		
	Calculations from RC		
Calculations from RG-3	Calculations from RC		
Off-site area draining to BMP = 100.79 acres	Calculations from RC		
Off-site Impervious cover draining to BMP = 79.53 acres	Calculations from RC		
Impervious fraction of off-site area = 0.79	Calculations from RC		
Off-site Water Quality Volume = 280746 cubic fe	Calculations from RC		
	Calculations from RC		
Storage for Sediment = 57654	Calculations from RC		

Runoff typically associated with a development of this type includes oil and gasoline from vehicular traffic and petroleum distillates from the asphalt pavement. Another pollutant generated by the parking and roof areas will be the dirt and silt produced by dust and falling from vehicles. Some pollutants will also be generated by fertilizers and pesticides from the landscaped areas.

BMP's for Surface Streams

Permanent Stormwater Section - Attachment D

Temporary BMPs: Silt fence will be placed downgradient of the disturbed construction area to prevent stormwater from carrying silt off-site. Temporary construction entrances and a spoils site with silt fence will also be located on-site to help control the runoff of silt and other pollutants. All areas disturbed during construction will be restored using Hydromulch seeding or sod. Inlet protection will be utilized to prevent sediment from entering any storm sewers. See Construction Plans.

Permanent BMPs: Two water quality and detention ponds will be used as permanent BMPs. The ponds are existing and was approved by TCEQ under EAPP #05061003. The water quality ponds will capture a volume of stormwater in excess of the water quality volume of runoff produced by the proposed construction. The detention ponds will capture any stormwater in excess of the water quality pond volume up to that produced by the 100-year storm event.

Runoff typically associated with a development of this type includes oil and gasoline from vehicular traffic and petroleum distillates from the asphalt pavement. Another pollutant generated by the parking and roof areas will be the dirt and silt produced by dust and falling from vehicles. Some pollutants will also be generated by fertilizers and pesticides from the landscaped areas.

<u>Request to Seal Features</u> Permanent Stormwater Section - Attachment E

This attachment is not applicable to this project.

Construction Plans Permanent Stormwater Section - Attachment F

The construction plans have been provided separately.

Inspection, Maintenance, Repair and Retrofit Plan for the Water Quality Ponds Permanent Stormwater Section - Attachment G

Stormwater flows from this development drain to an existing offsite water quality and detention pond whose Inspection, Maintenance, Repair, and Retrofit plan was included in a Water Pollution Abatement Plan previously approved by TCEQ under EAPP #05061003.

Pilot-Scale Field Testing Plan Permanent Stormwater Section - Attachment H

This attachment is not applicable to this project.

Measures for Minimizing Surface Stream Contamination

Permanent Stormwater Section - Attachment I

An existing water quality pond will be used to minimize the pollutants associated with the proposed development. The Water Quality Pond has been designed according to TCEQ requirements and was approved by TCEQ under EAPP #5032401. An existing detention pond will reduce the flows discharged from the site to their pre-developed condition for the 2, 10, 25 and 100-year storm events. Site discharges will be directed to Chandler Branch – Brushy Creek through a system of storm sewers and ditches.

Agent Authorization Form

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

I	Bharat Patel	,
	Print Name	
	Owner	,
	Title - Owner/President/Other	
of	Stay in Round Rock, LLC Corporation/Partnership/Entity Name	,
have authorized	Jason Rodgers	
	Print Name of Agent/Engineer	
of	Bleyl Engineering	
	Print Name of Firm	

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

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

SIGNATURE PAGE:

Applicant's Signature

10-18-23

Date

THE STATE OF TEXOS §

County of Cameron §

BEFORE ME, the undersigned authority, on this day personally appeared <u>Bharat R.Pateknown</u> 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 18 day of October, 2023.



EDEN RICARDO VAZQUEZ My Notary ID # 130080044 Expires January 16, 2027

TARY PUBLIC

Eden R. Vozquez Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/16/27

Application Fee Form

Texas Commission on Environmen	Texas Commission on Environmental Quality				
Name of Proposed Regulated Entity	y: <u>Homewood Suites F</u>	Round Rock			
Regulated Entity Location: 285 Base	s Pro Drive Round Roc	k, Texas 78665			
Name of Customer: Stay in Round I	<u>Rock, LLC</u>				
Contact Person: <u>Bharat Patel</u>	Phor	ie: <u>(956) 343-6375</u>			
Customer Reference Number (if iss	ued):CN				
Regulated Entity Reference Number	er (if issued):RN				
Austin Regional Office (3373)					
Hays	Travis	⊠ w	illiamson		
San Antonio Regional Office (3362)				
Bexar	Medina		valde		
	Kinney				
Application fees must be paid by ch	neck certified check o	or money order navah	le to the Texas		
Commission on Environmental Ou	ality Your canceled o	heck will serve as you	r receint This		
form must be submitted with your	fee payment. This p	avment is being submi	itted to:		
Austin Regional Office	· ,	, an Antonio Pogional O	ffico		
Mailed to: TCEO Cashier		an Antonio Regional O Wornight Dolivory to: 1	CEO Cashior		
		2400 Dark 25 Circle	CEQ - Casiliei		
Revenues Section	1	2100 Park 35 Circle			
Mail Code 214	В	Sullaing A, 3rd Floor			
P.U. BOX 13088	Д	(ustin, 1X /8/53			
Austin, 1X /8/11-3088	. (!	512)239-0357			
Site Location (Check All That Apply	/):				
Recharge Zone	Contributing Zone	Transi	tion Zone		
Type of Plan		Size	Fee Due		
Water Pollution Abatement Plan, C	ontributing Zone				
Plan: One Single Family Residential	Dwelling	Acres	\$		
Water Pollution Abatement Plan, C	ontributing Zone				
Plan: Multiple Single Family Reside	ntial and Parks	Acres	\$		
Water Pollution Abatement Plan, C	Contributing Zone				
Plan: Non-residential		2.93 Acres	\$ 4,000		
Sewage Collection System		L.F.	\$		
Lift Stations without sewer lines		Acres	\$		
Underground or Aboveground Stor	age Tank Facility	Tanks	\$		
Piping System(s)(only)		Each	\$		
Exception		Each	\$		
Extension of Time Each \$					
Groos-					
gras					

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee	
Exception Request	\$500	

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150

Project	Cost per Tank or Piping System	Minimum Fee- Maximum Fee			
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500			
Exception Requests					
Project	Fee				
Exception Request	\$500				
Extension of Time Requests					
Project	Fe	е			
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 desc	cribe in space provided.)					
New Permit, Registration or Authorization (Core Data i	-orm snould be submitted with i	ne program application.)				
Renewal (Core Data Form should be submitted with the	e renewal form)	Other				
	, , , , , , , , , , , , , , , , , , ,					
2. Customer Defense of Number ((((2. Described Faith, Defension Number (16) ()				
2. Customer Reference Number (If Issued)	Follow this link to search	3. Regulated Entity Reference Number (If Issued)				
	for CN or PN numbers in					
CN	RN					

SECTION II: Customer Information

4. General Cu	I Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)												
New Custor	w Customer Dydate to Customer Information Change in Regulated Entity Ownership												
Change in Le	egal Name	(Verifiabl	e with the Tex	kas Secretary o	of State or Tex	as Com	ptrol	ller of Public	Accour	nts)			
		-		-						-			
The Custome	r Name sı	ıbmitted	l here may l	be updated o	nutomatical	ly base	ed or	n what is c	urrent	and active	with th	e Texas Secr	etary of State
(SOS) or Texa	s Comptro	oller of F	Public Accou	ınts (CPA).									
6 6		//5								<u> </u>			
6. Customer	Legal Narr	ie (If an i	ndividual, prii	nt last name f	rst: eg: Doe, J	lohn)			<u>If nev</u>	v Customer, o	enter pre	evious Custom	<u>er below:</u>
Stay in Round F	Rock, LLC												
7. TX SOS/CP	A Filing N	umber		8. TX State	Tax ID (11 d	igits)			9. Fe	deral Tax II	D	10. DUNS	Number (if
				000050	40000				(0 dia	:+_)		applicable)	
8046918	53			320859	43390				(9 dig	its)			
									88-3816053			110375167	
11. Type of C	ustomer:		🔀 Corporat	tion				🗌 Individ	vidual Partnership: 🗌 🕻			ership: 🗌 Gen	eral 🗌 Limited
Government:	City 🗌 🤇	County 🗌] Federal 🗌	Local 🗌 Stat	e 🗌 Other			🗌 Sole Pi	roprieto	orship	🗌 Otl	her:	
12. Number o	of Employ	ees							13. I	ndepender	tlv Ow	ned and Ope	erated?
											.,		
0-20	21-100	101-25	50 🗌 251-	500 501	. and higher				🛛 Yes 🗌 No				
	B I (-												
14. Customer	r KOIE (Pro	posed or	Actual) – as r	t relates to the	e Regulated El	ntity list	ted o	n this form.	Please (check one of	the follo	wing	
Owner		🗌 Оре	erator	⊠ 0	wner & Opera	ator							
Occupation	al Licensee	🗌 Re	esponsible Pai	rty 🗌	VCP/BSA App	olicant							
	1												
	800 Conv	ention C	enter Blvd.										
15. Walling													
Address:													
	City	McAlle	n	State TX				ZIP	7850	1		ZIP + 4	
16. Country N	Mailing In	formatio	on (if outside	USA)			17	. E-Mail Ac	dress	(if applicable	e)		
							laconainn@gmail.com						
18. Telephone Number 19. Extension or			on or C	20. Fax Number (if applicable)									

SECTION III: Regulated Entity Information

21. General Regulated E	21. General Regulated Entity Information (If 'New Regulated Entity" is selected, a new permit application is also required.)							
New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information								
The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
Homewood Suites Round Rock								
23. Street Address of	4700 North	Mays St.						
the Regulated Entity:					T	-		
(NO PO Boxes)	City	Round Rock	State	тх	ZIP	78664	ZIP + 4	
24. County	Williamson							
If no Street Address is provided, fields 25-28 are required.								
25 Description to								

(

) -

Physical Location:	NE corner of Bass Pro Dr. and Oakmont Dr.									
26. Nearest City	ty State Nearest ZIP Co						rest ZIP Code			
Round Rock						ТХ		7850	1	
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).										
27. Latitude (N) In Decim	al:	30.567180		28. L	ongitude (\	V) In Decin	nal:	-97.68668	30	
Degrees	Minutes	Seco	onds	Degre	es	Mi	nutes		Seconds	
30		34	1.85		-97		41		12.05	
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)			31. Primary NAICS Code (5 or 6 digits) 32 (5			32. Secor (5 or 6 dig	32. Secondary NAICS Code 5 or 6 digits)		
33. What is the Primary E	Business of t	this entity? (Do not	repeat the SIC or	r NAICS descr	iption.)					
Commerial Hotel										
34. Mailing	800 Conve	ention Center Blvd.								
Address:						_				
	City	McAllen	State	тх	ZIP	78501		ZIP + 4		
35. E-Mail Address:	laco	painn@gmail.com								
36. Telephone Number		37	. Extension or	Code	38. F	ax Numbei	(if applicab	le)		
(956) 373-2377					() -				

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

Dam Safety	Districts	Edwards Aquifer	Emissions Inventory Air	Industrial Hazardous Waste
Municipal Solid Waste	New Source Review Air	OSSF	Petroleum Storage Tank	D PWS
Sludge	Storm Water	🔲 Title V Air	Tires	Used Oil
Voluntary Cleanup	U Wastewater	Wastewater Agriculture	Water Rights	Other:

SECTION IV: Preparer Information

40. Name:	Jason Rodgers			41. Title:	Project Manager	
42. Telephone	Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 454-2400)		() -	jrodgers@ble	eylengineering.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:	Bleyl Engineering	Job Title:	Project Manager			
Name (In Print):	Jason Rodgers	Phone:	(512) 454- 2400			
Signature:	Jooz			Date:	2/20/2023	

Site Development Improvements Homewood Suites Round Rock

Revisions/Corrections City of Round Rock Approval Description Approval Signature Date Site Development Data Homewood Suites Round Rock Stay in Round Rock, LLC Owner: Contact Person: Bharat Patel 800 Convention Center Blvd. McAllen, TX 78501 Phone: 956-373-2377 Prime Consultant/Agent: Bleyl Engineering **Contact Person: Jason Rodgers**

7701 San Felipe Blvd Austin, TX 78729 Phone: 512-454-2400 Engineer: **Bleyl Engineering** Contact Person: Jason Rodgers 7701 San Felipe Blvd Austin, Texas 78729 Phone: (512) 454-2400 Architect: 9Yards Contact Person: Stan Cromartie, RA P.O. Box 2926 League City, TX, 77574 Phone: 281.316.6392 mobile: 713.269.6021 Landscape Architect: Blair Lanscape Architecture, LLC Contact Person: Will Blair

> Austin, Texas 78741 Phone: 512-522-8979

2028 E. Ben White Blvd., #240-7873

Legal Description:Lot 4A, Bock A, Replat of Lot 1A, Replat of Lot 1, Block A, CPG PartnersCommercial Tract Section 1, Document No. 2021121731 OPRWCT

Edwards Aquifer Note: This project is located within the Edwards Aquifer Recharge Zone. A Water Pollution Abatement Plan will be approved by TCEQ.

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel <u>#48491C0480F</u>, dated <u>12/20/2019</u> and <u>#48491C0485F</u>, dated <u>12/20/2019</u> for Williamson County.

Water quality and detention for this project is being treated by the existing pond constructed as part of the Premier Outlet Center (TCEQ WPAP ID# 05032401). Storm water flows from this project will be directed to an existing storm sewer system constructed by the adjacent Round Rock Multifamily Phase 2 (SDP-2101-0002) project. The flows are conveyed through that project to the existing storm sewer system where they ultimately end up in the pond. The Developed Drainage Area Maps located on Sheet 16 of the Round Rock Multifamily project shows an assumed impervious cover of 80% for drainage area DA-1, where Homewood Suites is proposed. This project proposes 75% impervious cover which is less than the assumed impervious cover. The Round Rock Multifamily project analyzed the downstream storm sewer network and pond under Atlas-14

conditions and determined that they had capacity for the proposed flows.

Recorded Final Plat Doc. No. _

Meter Serial No.

Utility Billing Acct. No.

PROJECT LOCATION

HUOBFILES\STAY (STAY IN RR\\STAY 70420 (HOMEWOOD SUITES)\04 CAD\PLOT SHEETS\COVER.DWG 12/22/2023 11:41 AM Jason

285 Bass Pro Drive Round Rock, Texas 78665

CORR Project No. SDP2304-0002



Submittal Date: 2023

Project Location Map N.T.S.

Site Data Table							
Zoning:		PUD 124					
	s.f.	acres	%				
Site Area:	127,674	2.93	100.0				
Existing Impervious Coverage:	0	0.00	0.0				
Impervious Coverage:	95,882	2.20	75.1				
Allowable Impervious Coverage:	114,907	2.64	90.0				
Impervious Cover							
Building Footprint (Within limits of lot only)	22,155	sf					
Parking, Private Sidewalk (Within limits of lot only)	73,728	sf					
Total	95,882	sf					
Disturbed Ground							

SUITES
EWOOD
20 HOME
ame704;
e Plan N
Sit

							p Comment
							By Ap _i
ıp		-					Date
lap & s							Revision
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se	BLEYL	PLANNING •]	01 San Felipe B	Texas Firm Te	D.W.W.W.		DRIAN
een dopted							AUISUR
Date		Cover		omewood Suites Round Rock	285 Bass Pro Drive	Round Rock, Texas 78665	
DA ided			5¢	Ĭ		12	
5			JASON	8788 G/STE	DDGER 1 RED ENGIN	s 2/22	/23
	Desię CAD Proje	gn: : JV ect N	CS V, CS o:	Re STA	eview: T 704	JI 20	R
	She	- - -		1 .	of	22	2

SDP-2304-0002

Sheet List Table						
Sheet Number	Sheet Title					
1	Cover					
2	Plat 1					
3	Plat 2					
4	Plat 3					
5	General & TCEQ WPAP Notes					
6	Erosion & Sedimentation Control Plan					
7	Site & Demo Plan					
8	Fire Protection Plan					
9	Grading Plan					
10	Storm Sewer Plan					

11	Drainage Area Map
12	Inlet Drainage Area Map TSS Calculations
13	Overall Utility Plan
14	Water Line Plan & Profile
15	Water Line Plan & Profile
16	Wastewater Plan & Profil
17	Construction Details 1
18	Construction Details 2
19	Construction Details 3
20	Landscape Plan 1
21	Landscape Plan 2
22	Photometric Plan
23	Structural Plan

All responsibility for the adequacy of these plans remains with the engineer who prepared them. In accepting thes plans, the City of Round Rock must rely upon the adequacy of the work of the design engineer.

State of Texas §

County of Williamson §

I, Jason K. Rodgers, do hereby certify that the public works and drainage improvements described herein have been designed in compliance with the (Subdivision, Building Regulation) ordinances and stormwater drainage policy adopted by the City of Round Rock, Texas.



Jason K. Rodgers, P.E. Bleyl Engineering

Accepted for Construction By

Planning and Development Services City of Round Rock, Texas

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Bleyl Engineering and its associates will not be held responsible for the accuracy of the survey or for design errors omissions resulting from survey inaccuracies.

Parking Table									
Landuse	Hotel Rooms and Staff	Parking Ratio	Parking Required	Parking Provided	ADA Required	ADA Provided			
Hotel	126 Rooms Staff = 5	1 per Bedroom + 1.5 Per 2 Employees	129.75						
Conference Space	2,260 sf	1/150 sf over 2,000 sf	1.73						
		Total	131.48	132	5	5			





CAD: JW, CS Review: JR Project No: STAT 70420

Sheet: 2 of 23

SDP-2304-0002

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		EAS	emen	NOTES:	
		1)	THE I FOR MAINT FACILI STRUG (COLL	ERPETUAL EASEMENT HE PURPOSES OF L NANCE, ALTERATION TES INCLUDING BUT TURES, ACCESS FAC ECTIVELY THE "FACIL	T, RIGHT-OF-WAY, OCATION, PLACEME , REPAIR, REBUILDI NOT LIMITED TO: HITTIES, CONDUITS, ITTIES").
		2)	THIS ANY, THAT COUN	CONVEYANCE IS MAD RELATING TO THE H THE SAME MAY STIL Y CLERK OF WILLIA	E AND ACCEPTED EREINABOVE DESCR L BE IN FORCE AN MSON COUNTY, TEI
		3)	EXCEI PERP TO G A PE	T AS OTHERWISE NO TUAL, PROVIDED HO ANTORS IN THE EVI IOD OF FIVE (5) CO)TED, THE EASEMEI WEVER THAT SAID ENT THE UTILITIES DNSECUTIVE YEARS.
		4)	THE AND PREM CONS PROP CONT	ERPETUAL EASEMEN RANTOR COVENANTS SES COVERED BY TI INT SHALL NOT BE ISED EASEMENT OR MPLATED HEREIN. P	T, RIGHT-OF-WAY, NOT TO CONVEY HIS GRANT, WITHOU UNREASONABLY WI CONFLICTING USE RIOR TO GRANTING
	94.	5)	GRAN	NABLE SAFEGUARDS OR FURTHER GRANT	S TO GRANTEE:
	4 1		(A)	HE RIGHT TO INSTA	LL ADDITIONAL FAC
			(B)	HE RIGHT TO GRAD ILLS FOR SUCH GR XTENT AS GRANTEE	E THE EASEMENT I ADING INTO AND O MAY FIND REASON
		48	(C)	HE RIGHT OF INGRI ROPERTY BY MEAN ROUTES AS SHAU ROVIDED THAT SUC RANTOR'S PROPERT	SS TO AND EGRES OF ROADS AND I LL OCCASION THE H RIGHT OF INGRE Y WHICH IS ISOLAT
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	a diga na di seconda di	• . •	د سمیات ۲۰۰۰ مجمع بر ۱۹۹۵	REMOVE, TAKE DOWN RANTEE SHALL, AS ROPERTY TO AS SI TO GRANTEE'S ACTION STRUCTURE IS INCOM	I, OR CLEAR AWAY SOON AS IS REAS MILAR A CONDITION INS PURSUANT TO VISISTENT WITH THE
			(D)	HE RIGHT OF GRAD HE PROPERTY AS (ND EGRESS OR TO	ING FOR, CONSTRU SRANTEE MAY DEEN PROVIDE ACCESS
			(E)	THE RIGHT FROM TIL NND BRUSH NOW O WAY ANY TREES OF SRANTEE MAY BE A MPROVEMENTS BY F DR WHICH MAY OTH PROVIDED HOWEVER, F VALUABLE FOR TI NUL TOPS, LOPS, BI	ME TO TIME TO TR R HEREAFTER ON T N EITHER SIDE OF HAZARD TO ANY F REASON OF THE DA ERWISE INTERFERE THAT ALL TREES MBER OR FIREWOO RUSH AND REFUSE
			(F)	THE RIGHT TO MARK PROVIDED THAT SUC NOT INTERFERE WITH	THE LOCATION OF H MARKERS SHALL I ANY REASONABLE
		6)	GRAN	EE HEREBY COVEN	NTS AND AGREES:
			(A) (B)	GRANTEE SHALL NO	MPTLY BACKFILL
e de t		,	(C)	DAMAGE IT SHALL D TO THE EXTENT ALL DAMAGE WHICH SHA BY ANY WRONGFUL COURSE OF THEIR 1	D TO GRANTORS P OWED BY LAW, GR LL BE CAUSED BY OR NEGLIGENT ACT MPLOYMENT.
		7)	IT IS	UNDERSTOOD AND	AGREED THAT ANY
-	e Anderes V	8)	GRAN	for hereby dedica	TES THE EASEMEN
		9)	to + and in al said utili succ sing succ same	AVE AND TO HOLD ASSIGNS, FOREVER, YWISE BELONGING, PREMISES, OR ANY IES AND FOR MAKIN ESSORS AND ASSIGN LAR, THE SAID EAS ESSORS AND ASSIGN OR ANY PART THE	THE RIGHTS AND II TOGETHER WITH AL AND TOGETHER WIT PART THEREOF, FO IG CONNECTIONS T IS AND LEGAL REF EMENT AND RIGHTS IS, AGAINST EVERY REOF.
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n, 	/		-	**	

REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG **PARTNERS COMMERCIAL TRACT SECTION 1**

BEING AN 86.237 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

ΙAΥ,	RIG	HTS,	AND	PRIV	LEGES	S HEF	REIN G	RANTE	DSH		BE	USED	
l mi Jild	ING,	REM	IOVAL,	AND	PATE	ROLO	ON, UN	LITIES	AND	ASSO	CIA	MENT, TED	
io: Its.	PIPE	s, v Purt	ALVES ENAN(, VAL CES,	ILTS, AND /	MANH ANY M	HOLES, NECESS	CHAN SARY	INELS ACCES	, INL	lets Ies	THER	ETO

PTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, CE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE Y, TEXAS OR TRAVIS COUNTY, TEXAS.

SEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT ITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR

F-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, ONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH BLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY G USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE THE INTEGRITY OF THE FACILITIES THEREON.

FACILITIES ON THE EASEMENT TRACT;

ENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND ND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EASONABLY NECESSARY;

GRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE I THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF SOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD ROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND

THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO N, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER REVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE,

AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S DITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER

THE RIGHTS CONVEYED TO GRANTEE HEREIN; NSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS CESS TO PROPERTY ADJACENT TO THE EASEMENT;

O TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER HE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, TERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER;

REES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, REWOOD. SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT FUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE; ON OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND;

HICH WILL NABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

EASEMENT;

FILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DRS PRIVATE ROADS OR LANES ON THE LANDS;

, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE

ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL

EMENT FOR THE PURPOSES STATED HEREIN.

AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO ER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER OF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID IONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S AL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE

LONOTE DESCRIPTION:	
86.236 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY A-21	2, SITUATED IN THE CITY OF
UND ROCK, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1A, B	LOCK "A" REPLAT OF LOT 1.
OCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1 A SUBDIVISION	OF RECORD IN DOCUMENT NO.
07005697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, T	EXAS; SAID LOT 1A BEING A
RTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CPG ROUND ROC	K, LP AND SPG ROUND ROCK
, LP BY DEEDS OF RECORD IN DOCUMENT NOS. 2005040171 AND 20050430	SOU OF SAID OFFICIAL PUBLIC
LEORDS; SAID 60.230 AURE IRAC'I BEING MURE PARTICULARET. DESCRIBED LEORDS:	BT METES AND BOUNDS AS

BEGINNING. AT A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BASS PRO DRIVE (100' R.O.W.) AND THE WESTERLY RIGHT-OF-WAY LINE OF N. MAYS STREET (100' R.O.W.), BEING THE NORTHEASTERLY CORNER OF SAID LOT 1A;

THENCE, LEAVING THE SOUTHERLY LINE OF BASS PRO DRIVE, ALONG THE WESTERLY LINE OF N. MAYS STREET, BEING THE EASTERLY LINE OF SAID LOT 1A AND HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) S49'53'00"E, A DISTANCE OF 36.19 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

- 2) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 1'53'17", AN ARC LENGTH OF 44.49 FEET, AND A CHORD WHICH BEARS, S07'43'25"E, A DISTANCE OF 44.48 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 3) SOB'40'03"E, A DISTANCE OF 185.24 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2200.00 FEET, A CENTRAL ANGLE OF 24'22'51", AN ARC LENGTH OF 936.16 FEET, AND A CHORD WHICH BEARS, S03'31'22"W, A DISTANCE OF 929.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND
- 5) S15'42'48"W, A DISTANCE OF 138.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 6) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00 FEET, A CENTRAL ANGLE OF 25'27'32.76", AN ARC LENGTH OF 1021.99 FEET, AND A CHORD WHICH BEARS, S 02'59'01" W, A DISTANCE OF 1013.61 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE COMMON EASTERLY CORNER OF LOT 1, UNIVERSITY COMMONS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013093282 OF SAID OFFICIAL PUBLIC RECORDS AND SAID LOT 1A;

THENCE, LEAVING THE WESTERLY LINE OF N. MAYS STREET, IN PART ALONG THE NORTHERLY LINE OF LOTS 1, 3 AND 4 OF SAID UNIVERSITY COMMONS, IN PART ALONG THE NORTHERLY LINE OF SAID LOT 1A, BLOCK "A", REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION, SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007028499 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHERLY LINE OF SAID LOT 1A AND HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S83'17'48"W, A DISTANCE OF 382.83 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) N74'43'22"W, A DISTANCE OF 33.11 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 3) N52'44'31"W, A DISTANCE OF 153.59 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET, FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 4) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260.25 FEET, A CENTRAL ANGLE OF 27"15'46", AN ARC LENGTH OF 123.83 FEET, AND A CHORD WHICH BEARS, N66"22'25"W, A DISTANCE OF 122.67 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET:
- 5) N80'00'18"W, A DISTANCE OF 182.14 FEET TO A PK NAIL FOUND THE NORTHWESTERLY CORNER OF SAID LOT 3, FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 6) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET. A CENTRAL ANGLE OF 26'45'31", AN ARC LENGTH OF 359.61 FEET, AND A CHORD WHICH BEARS, S26'07'22"W, A DISTANCE OF 356,35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- 7) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 60"13'28", AN ARC LENGTH OF 451.98 FEET, AND A CHORD WHICH BEARS, S09"23'23"W, A DISTANCE OF 431.46 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET
- 8) S20'43'21"E, A DISTANCE OF 2.86 FEET TO A PK NAIL FOUND IN THE NORTHERLY LINE OF SAID LOT 4, FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 9) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1274.94 FEET, A CENTRAL ANGLE OF 16'53'49", AN ARC LENGTH OF 375.99 FEET, AND A CHORD WHICH BEARS, S74'20'15"W, A DISTANCE OF 374.62 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE CURVING EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES), BEING THE COMMON WESTERLY CORNER OF SAID LOT 1A, REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION, SECTION 1 AND SAID LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1;

THENCE, ALONG THE CURVING EASTERLY LINE OF INTERSTATE HIGHWAY 35, BEING THE WESTERLY LINE OF SAID LOT 1A, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1095.90 FEET, A CENTRAL ANGLE OF 0'33'23", AN ARC LENGTH OF 10.64 FEET, AND A CHORD WHICH BEARS, NO2'19'58"W, A DISTANCE OF 10.64 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;

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MATSI SEC. A DESIANCE OF 38.18 FEET TO A 1/2 NON REAR ROLE OF 2000 FEET, A CENTRAL ANGLE OF 2730127. A ARC LENGTH OF 355.22 FEET TO A 1/2 NON ROL WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 20200 FEET, A CENTRAL ANGLE OF 2730127. AN ARC LENGTH OF BIS3A FEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 272030'Z, AN ARC LENGTH OF BIS3A FEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 2720372, AN ARC LENGTH OF 483.21 FEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 2720372, AN ARC LENGTH OF 483.21 FEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 2720372, AN ARC LENGTH OF 483.21 FEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 2720372, TEET, AND A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 2720372, TEAL BEARS, AND EQUINDS. MUSTIN, TOWES 78723 THE (121) 224 DOIL HER CONT OF BECOMMENT, CONTAINING AN AREA OF 88.230 ADRES (3,756,477 SQUARE DIA SCIENCE OF 472180 FEET NO. A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF 472180 FEET NO. A CHORD WHICH BEARS, ST9350'ET, A DESTANCE OF 472180 FEET NO. A CHORD WHICH BEARS, SUB 300 Austin, Towas 78723 THE (121) 2240121500 Drawn by A88 Approved by JIE FIE: V \22201/2010/smr/ey/drawlings\222012150.02_1001.mg	N0204'45"W, A DISTANCE OF 16.97 FEET TO A "X" CUT IN CONCRETE FOUND AT THE COMMON MESTREY CORPERT OF SAD LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1 AND LOT 3A OF SAD REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1 AND LOT 3A OF SAD REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1: NEE, LEAVING THE CASTERLY LINE OF INTERTATE HIGHWAY 35, IN PART ALCING THE SOUTHERS 1, AND D REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1, BEING THE TRAY LINES SAD LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, TRAY, 1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWELVE (12) COURSES AND ANCES: ALCING A NON-TANCENT CURVE TO THE LEFT, HANKG A RADUS OF 1247.244 FEET, A CONTRAL ANGLE OF 1447.14", AN ARC LINGHTOF 521.94 FEET, AND A CHORD WICH BEARS, N7516327.4 A DISTANCE OF 1447.14", AN ARC LINGHTOF 521.94 FEET, AND A CHORD WICH BEARS, N251630"E, A DISTANCE OF 1447.14", AN ARC LINGHTOF 521.94 FEET, AND A CHORD WICH BEARS, N251630"E, A DISTANCE OF 1447.14", AN ARC LINGHTOF 521.94 FEET, AND A CHORD WICH BEARS, N25178'0F, A DISTANCE OF 28.35 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT, HAN'NG A RADUS OF 20.00 FEET, A CENTRAL ANGLE OF 28.35 FEET TO A 1/2 INCH IRON ROD WITH "STATE" CAP FOUND, FOR THE POINT OF CURVATURE OF A DISTANCE OF 28.35 FEET TO A 1/2 INCH IRON ROD WITH "STATEC" CAP SET, FOR THE POINT OF CURVATURE OF A 28.35 FEET TO A 1/2 INCH IRON ROD WITH "STATEC" CAP SET, FOR THE POINT OF CURVATURE OF A 28.35 FEET TO A 1/2 INCH IRON ROD WITH "STATEC" CAP SET, AT THE NORTHEASTERLY COMPERS CURVE TO THE RIGHT, HAVING A RADUS OF 742.50 FEET, A CENTRAL ANGLE OF 73.75 FEET TO A 1/2 INCH IRON ROD WITH "STATEC" CAP SET AT THE NORTHEASTERLY CORPERS CURVE TO A 1/2 INCH IRON ROD WITH "STATEC" CAP SET AT THE NORTHEASTERLY CORPERS OF STATE ALCING SAD CLEMENT OF A 12.80 FEET, AND A CHORD WHICH BEARS, NI35213"E, A DISTANCE OF 73.75 FEET TO A 1/2 IN	YL ENGINEERING INING • DESIGN • MANAGEMENT	reupe Diva., June 200, Austin 1A 70729 xas Firm Registration No. F-678 Tel. 512-454-2400 www.bleylengineering.com	RYAN CONROE HOUSTON Revision Date By App Comment
AV8.96 PEET TO THE POINT OF BELEMINING, OUNTAINING AN AREA OF 86.236 ACRES (3,756,477 SQUARE FFETT) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.	POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 27'30'12", AN ARC LENGTH OF 355.22 FEET, AND A CHORD WHICH BEARS, N70'25'32"E, A DISTANCE OF 351.82 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT; ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 56'51'30", AN ARC LENGTH OF 813.74 FEET, AND A CHORD WHICH BEARS, N85'06'11"E, A DISTANCE OF 780.76 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT; ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 26'22'03", AN ARC LENGTH OF 483.21 FEET, AND A CHORD WHICH BEARS, S79'39'06"E, A DISTANCE OF	PLA PLA		AUSTIN E
	478.95 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 86.236 AGRES (3,756,477 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.	Plat 2	Homewood Suites Round Rock 285 Bass Pro Drive	Kound Kock, Lexas 78665 Williamson County

ha has a second of the second ی می به و عود بنی خبری سب n stranger and the second s STATE OF TEXAS)(COUNTY OF WILLIAMSON)(COMMERCIAL TRACT SECTION 1". TEXAS LIMITED PARTNERSHIP) BRIAN J. MCDADE, VICE PRESIDENT AND TREASURER 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204 SPG ROUND ROCK NS, L.P., A TEXAS LIMITED PARTNERSHIP BRIAN J. MCDADE, VICE PRESIDENT AND TREASURER 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204 STATE OF INDIANA COUNTY OF MARION)(Sina M. Pennington NOTARY PUBLIC, STATE OF INDIANA PRINTED NAME: <u>Tina M. Pennington</u> MY COMMISSION EXPIRES: <u>712112023</u> SHEET 3 OF 3 V: \2220\active\222012150\survey\drawings\222012150v02_pl01.dwg Jun 8, 21 3: 42 PM by aburklund

REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG **PARTNERS COMMERCIAL TRACT SECTION 1**

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BEING AN 86.237 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



FN NO FN20-134(ABB) Project No.

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DOC #Po			
NOTES: SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZON	ING AND DEVELOPMENT CODE, CHAPTER		
NG DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROO 9, 60 and 124. KS Shall be constructed in accordance with part 11	CK, TEXAS, 2018, AS AMENDED AND		
6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED E DESIGN AND CONSTRUCTION STANDARDS.	OR AS APPROVED BY THE PUD AND		
E EASEMENT DEDICATED BY PLAT SHALL ENSURE DRAINAGE	CONVEYANCE OF RUNOFF FLOWS FROM		
ROUND ROCK RIGHT-OF-WAY, LOT 4A AND LOT 5A. MAIN IN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE E EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1	TENANCE OF THE DRAINAGE FACILITIES E OWNER OF LOT 1A. AND MU-2 ZONING DISTRICTS. A		
DT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALC DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN	ONG THE STREET SIDE PROPERTY LINE IS HEREON.		mment
N-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EAS SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS	EMENT ABUTTING AND ALONG THE BABUTTING IH35.		CO App
			By ,
OUND ROCK CERTIFICATIONS:			Date
OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED	TO BE FILED FOR RECORD BY THE		vision
TO OVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF	ITE GITT OF ROUND ROCK.		
NDERSON, CHAIRMAN IND ROCK PLANNING & ZONING		ש <u>ר</u>	8729 STON
		MEN	TX 7 78 Tous
		AGE A	4ustin o. F-6 .com
DF TEXAS)(MAN MAN	200, ∠ ion N(-2400 ering. ROE
WILLIAMSON)(CY RISTER, CLERK OF THE COUNTY COURT OF SAID COUN INSTRUMENT IN WRITING, WITH ITS CERTEICATION OF AUTH	ITY, DO HEREBY CERTIFY THAT THE	IGN .	Suite vistrat 2-454 2-454 2-454 mgine
1th AUGUST - 21 - 3:	57 August Puese and a second in		3lvd., m Reg el. 51. bleyle
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HAND AND SEAL OF THE COUNTY COURT OF SAID COUNT EORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.	IY, AT		5 1022
ER, CLERK, COUNTY COURT COUNTY, TEXAS			STIN
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RECORDERS MEMORANDUM All or parts of the text on this page was not	Austin, Texas 78723 Tel. (512) 328-0011 Fax (512) 328-0325		S R o Driv count
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TCEQ WPAP Notes

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. 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 construction 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. before construction 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 City or Design Engineer may require. represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation A written notice of construction must be submitted to the TCEQ regional office at least 48 Services Office prior to final acceptance. hours prior to the start of any regulated activities. This notice must include: - the name of the approved project; have been signed and recorded. - the activity start date; and - the contact information of the prime contractor. All contractors conducting regulated activities associated with this project must be provided satisfaction of the City Engineer. 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 authorities activities, the contractors are required to keep on-site copies of the approved plan and approval letter. described as follows: If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during Benchmark Description & Elevation construction, all regulated activities near the sensitive feature must be suspended BM#1: Triangle cut in concrete curb, immediately. The appropriate TCEQ regional office must be immediately notified of any Elevation 799.76' NAVD88 sensitive features encountered during construction. Construction activities may not be BM#2: Found Square BM in concrete curb, resumed until the TCEQ has reviewed and approved the appropriate protective measures in Elevation 798.71' NAVD88 order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality. **Datum Information** 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. 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 Trench Safety Notes: 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. for each project will be provided by the contractor. 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, Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite. copies submitted to the City of Round Rock. 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 Aguifer Street and Drainage Notes: 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, shall be a minimum of 30" below subgrade. stabilization measures shall be initiated as soon as possible. 11. The following records shall be maintained and made available to the TCEQ upon request: request for an alternate grading scheme is made to and accepted by the City of Round Rock Development - the dates when major grading activities occur; Services Department. - the dates when construction activities temporarily or permanently cease on a portion of the site: and during construction to maintain job and public safety. - 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: Asphalt Thickness Normal Duty Pavement any physical or operational modification of any water pollution abatement structure(s). Α. Heavy Duty Pavement including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures; 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 improvements proposed as a part of this project. to prevent pollution of the Edwards Aquifer; C. any development of land previously identified as undeveloped in the original water determined to be present. pollution abatement plan. Austin Regional Office San Antonio Regional Office 12100 Park 35 Circle, Building A 14250 Judson Road Storm Sewer Notes Austin, Texas 78753-1808 San Antonio, Texas 78233-4480 Phone (512) 339-2929 Phone (210) 490-3096 to do this work. Fax (512) 339-3795 Fax (210) 545-4329 installed with o-ring watertight gaskets. THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS. Manual

All construction shall be in accordance with the City of Round Rock Standard Specifications Manual.

- Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal that are damaged or removed shall be repaired or replaced at contractor's expense. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any
- discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans are appropriate. Manhole frames, covers, valves, cleanouts, etc., shall be raised to finished grade prior to final paving
- The Contractor shall give the City of Round Rock civil inspector 48 hours notice before beginning each phase of
- 6. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. Revegetation of all disturbed or exposed areas shall consist of sodding or seeding, at Contractor's option. However, the type of revegetation must equal or exceed the type of vegetation present
- Prior to any construction, the Design Engineer shall convene a pre-construction meeting between himself/herself, the City of Round Rock, the Contractor, other utility companies, any affected parties and any other entities the
- 8. The Contractor and the Design Engineer shall keep accurate records of all construction that deviates from the plans. The Design Engineer shall furnish the City of Round Rock accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the Development
- The Round Rock City Council shall not be petitioned for acceptance until all necessary easement documents
- 10. When construction is being carried out within easements, the Contractor shall confine their work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the
- 11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate
- 12. Available benchmarks (City of Round Rock Datum) that may be utilized for the construction of this project are

General Notes

- Vertical Datum is based on Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1. (Document Number 2021121731 O.P.R.W.C.T.) City of Round Rock Brass Disk Found Elevation 852.72' (NAVD 88/GEOID 12A)
- In accordance with the Laws of the State of Texas and U.S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized
- 2. In accordance with the U.S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
- If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and
- All testing shall be done by an independent laboratory at the Owner's expense. Any retesting shall be paid for by the Contractor. A City inspector shall be present during all tests. Testing shall be coordinated with the City inspector and he shall be given a minimum of 24 hours notice prior to any testing.
- Backfill behind the curb shall be compacted to obtain a minimum of 95% maximum density to within 3" of top of curb. Material used shall be primarily granular with no rocks larger than 6" in the greatest dimension. The remaining 3" shall be clean topsoil free from all clods and suitable for sustaining plant life. Depth of cover for all crossings under pavement including gas, electric, telephone, cable tv, water services, etc.,
- Street right-of-way shall be graded at a slope of 1/4" per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4" per foot slope be less than 10 feet unless a specific
- Barricades built to City of Round Rock standards shall be constructed on all dead-end streets and as necessary
- All reinforced concrete pipe (RCP) shall be minimum Class III.
- The paving section is designed in accordance with the geotechnical investigation performed by GEOTECH NAME. The paving section is to be constructed as follows:

6"

The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans. Refer to the geotechnical investigation further guidance in the construction of the

- Where plasticity index is over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are
- 1. The City standard specification manual current at the time of bidding shall cover material and methods used
- All stormsewer pipe shall be class III reinforced concrete pipe and shall meet the requirements of the City of Round Rock Standard Specifications, current edition unless otherwise noted. All piping joints shall be
- 3. All storm sewers shall be designed per the City of Round Rock Drainage and Construction Standards
- The pipe slopes are shown on these plans for guidance only. The contractor shall use the inverts, flowlines, and elevations shown on these plans to install pipes. All storm sewer wyes and bends shall be pre fabricated.

Water and Wastewater Notes

- Pipe material for water mains shall be PVC (AWWA C-900, min. Class 200), or Ductile Iron (AWWA C-100, min. Class 200). Water services (2" or less) shall be polyethylene tubing (black, 200 psi, DR 9). Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. Class 150), SDR 26
- Pressure-Rated, or Ductile iron (AWWA C-100, min. Class 200). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 of D3034, max. DR-26), Ductile Iron (AWWA C-100, min. Class 200). Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42"
- minimum, and depth of cover for all lines under pavement shall be a minimum of 30" below subgrade.
- All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min., Class 200). All iron pipe and fittings shall be wrapped with minimum 8-mill polyethylene and sealed with duct tape or equal accepted by the City Engineer.
- . The Contractor shall contact the civil inspector to coordinate utility tie-ins and notify the inspector at 48 hours prior to connecting to existing lines.
- All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed.
- The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by any person using water.
- Line flushing or any activity using a large quantity of water must be scheduled with the water & wastewater superintendent.
- 10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material). and necessary labor required for sterilization procedure. The sterilization procedure shall be monitored by City of Round Rock personnel. Water samples will be collected by the City of Round Rock to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Round Rock.
- Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Round Rock not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Round Rock, to pay the testing fee for each water sample. For City of Round Rock testing fees please call the Environmental Services Lab at 512-218-5559.
- 12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Round Rock personnel.
- 13. The Contractor shall coordinate testing with the City of Round Rock Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.
- 14. The Contractor shall not open or close any valves unless authorized by the City of Round Rock. 15. All valves boxes and covers shall be cast iron.
- 16. All water service, wastewater service, and valve locations shall be appropriately marked, as follows:
 - Water Service "W" on top of curb Wastewater Service "S" on top of curb

Valve

Tools for making the curb shall be provided by the Contractor. Other appropriate means of marking service and valve locations shall be provided in areas without curbs. Such means of marking shall be as specified by the Engineer and accepted by the City of Round Rock.

"V" on top of curb

- 7. Contact City of Round Rock Planning and Development Services Department at 512-218-6428 for assistance in obtaining existing water and wastewater locations. 18. The City of Round Rock Fire Department shall be notified 48 hours prior to testing of any building sprinkler piping
- in order that the Fire Department may monitor such testing. 19. Sand, as described in Specification Item No, 510 Pipe, shall not be used as bedding for water and wastewater
- lines. Acceptable bedding materials are pipe bedding stones, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification.

eve Size	Percent Retained by Weight
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

- 20. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.
- 21. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 217, as applicable. Whenever TCEQ and City of Round Rock Specifications conflict, the more stringent shall apply.

General Construction Notes

- All improvements shall be made in accordance with the released site plan. contact the Project Manager or Construction Manager for any plan changes.
- All responsibility for the adequacy of these plans remains with the Engineer who prepared them. Contractor shall call DIG-TESS at 800-344-8377 for utility locations prior to any work in city easements or street
- right-of-way. All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration (OSHA). Copies of the OSHA Standards may be purchased from the U.S. Government Printing Office; information and related reference materials may be purchased from OSHA, 611 E. 6th Street, Austin, Texas.

Contractor to coordinate with TXU gas and electric for gas and electric connections.

Grading Notes

- If contractor finds a discrepancy with the topographic information on these plans, he/she should contact the engineer/surveyor immediately.
- All areas disturbed by construction shall be restored and graded to drain.
- Any temporary spoils stockpile must be located outside of any tree driplines and in the temporary spoils are designated on the approved plans. All surplus material will be disposed of offsite. All debris and excess material shall be removed from the site in a manner not to damage the owner's
- property prior to acceptance of the project. The Geotechnical Engineer shall approve all fill material provided prior to placing and compaction. The
- plasticity index must be less than 15 unless otherwise noted.
- Unless noted otherwise, spread fill material in 8-inch lifts and compact each lift 95% to 105% of the maximum density, as determined by the SDHPT test method TEX 113-E, within ± 3% of the optimum moisture content for all placement of fill material. A Geotechnical Engineer must prepare geotechnical recommendations and provide a copy to the Civil Engineer for placement of fill or berms, drainage swales, channels, filter ponds, detention ponds, and other similar areas.
- All slopes greater than 3 to 1 shall be stabilized by rip rap or other approved methods. A Structural Engineer must provide details for concrete or rock rip rap. Earth slopes greater than 3 to 1 will require recommendations form a Geotechnical Engineer.

Construction Summary						
		Water				
Pipe Size	Туре	Length (If)	Vol (gal)			
8	C900	811	4764.45			
6	DI	52	171.84			
		Valves				
Size			tal	Brand		
1	12		2			
8		3				
6		5				
4	4		1			
Fire Hydrants						
Total		Brand				
4	1					

Wastewater						
Pipe Size	Туре	Length (If)	Vol (gal)			
8	SDR26	214	1257.20			
	Wastewater Manholes					
Si	ze	Qty				
Z	1'	2	2			
		_				
Sidewalk						
Total	lf					
5'	60					

Erosion & Sedin 1. Erosion co Erosion an 2. All slopes and season 3. Silt fences employed installations required if, 4. All tempora the Design structures 5. All mud, d areas used <u>Traffic Marking</u> 1. Any method during cor Highways, 2. All paveme with the Te Bridges an <u>Handicap Parkin</u> 1. All handica Specificatio 2. Each acces surface at state "Rese The maxim 3. All curb rar 4. The slopes	mentation Control Notes ontrol measures, site work, and restor d Sedimentation Control Ordinance. shall be sodded or seeded with appro- n in which they are applied. s, rock berms, sedimentation basins during construction to prevent point s shall be regularly inspected by the C in the opinion of the City Engineer, the ary erosion control measures shall no n Engineer. It shall be the responsib and to remove each structure as appro- lirt, rocks, debris, etc., spilled, tracked d by the public shall be cleaned up imm <u>Notes</u> ods, street markings, and signs necess instruction shall conform to the Texa latest edition. ent markings, markers, paint, traffic bu- exas Department of Transportation St id, the Texas Manual of Uniform Traffic ing and Accessible Route Notes apped parking spaces are to be sign ons for van-accessible parking. ssible parking space must be identified the head of the parking space. the sign ons for van-accessible parking. ssible parking space and cross slope mps will have a detectable warning texas afor accessible routes cannot exceed	ration work shall be in oved grass, grass mix s, and similarly recog t source sedimentatic City of Round Rock for ey are warranted. t be removed until fina- ility of the Contractor oved by the Design En- ed or otherwise deposenediately. sary for warning motor as Manual of Uniforn uttons, traffic controls, candard Specifications c Control Devices for S need as per City of Ro d by a sign centered a sign must include the ust not be obscured by e for the handicapped (ture extending the full 5.0% along the horizo	n accordance with the City of Round Ro stures, or ground cover suitable to the ar gnized techniques and materials shall on loading of downstream facilities. Su effectiveness. Additional measures may al inspection and approval of the project to maintain all temporary erosion cont igneer. bited on existing paved streets, drives a sites, warning pedestrians, or diverting traf in Traffic Control Devices for Streets and and signs shall be installed in accordan for Construction of Highways, Streets, a Streets and Highways, latest editions.	ck ea be ch be by rol nd fic nd ce nd s g d s.			Domment
	<u>O</u> t	ther Notes					By App
not guaranteed contractor is re- construction for engineer immed Sequence of Co 1. Install erc 2. Contact O 3. Evaluate requireme 4. Rough gr 5. Construc 6. Construc 7. Complete 8. Revegeta concurrer 9. Project E receipt of 10. Upon rev	to be exact or complete. The information provesses in order to avoid damage diately.	mation is based on s type and location, in ing those utilities. An e-construction coordina Review construction s trols as per general no elopers contract for the rrence letter to the City uirements remove tem	Ite plan drawings provided by client. The cluding depth, of all utilities affected by utility conflicts should be reported to the control of the control		1ANAGEMENT 0, Austin TX 78729	4 NUO. F-070 400 ing.com	E HOUSTON Revision Date
	Ponchmark	Legend	Property Line		GN • M uite 20(-454-24 -454-24 gineeri	ONRO
() () ₩ ₩ ••••	Property Pin Existing Easement Record Information Existing Concrete Existing Light Pole Existing Power Pole & Down Guy	▲твм —	Temporary Benchmark Easement Wastewater Cleanout Wastewater Double Cleanout Inlet Curb Inlet	EYL EN	NNING • DESI n Felipe Blvd., S	Texus Firm Neg Tel. 512 www.bleyler	JRYAN U
E UGE ΔT ΔTV OHE T FO	Existing Electric Meter Existing Underground Electric Existing Telephone Pedestal Existing Cable TV Pedestal Existing Overhead Electric Line Existing Telephone Line	□ □ ↓ □ □ OHE 0 0 + E	Trench Drain Transformer Pad Building FDC Water Tee Overhead Electric Line ADA Accessible Route	BL	PLA 7701 Sa		AUSTIN
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WW W W W W W W W W W	 Existing Wastewater Line Existing Water Line Existing Water Valve Existing Water Meter Existing Fire Hydrant Existing Irrigation Box Existing Water Plug Existing Sign Existing 100 yr Existing Storm Drain Line Existing Contour Erosion Hazard Zone Tree 	Image: Signal state Image: Signal st	Gas Meter Wastewater Manhole Water Line Water Valve Water Valve Water Meter Irrigation Meter Fire Hydrant Water Reducer Water Plug Water Plug Water Flush Valve 100 yr Floodplain Storm Drain Line Contour Tree to be Removed	General & TCFO WDAP Notes		Homewood Suites Round RC 285 Bass Pro Drive Round Rock, Texas 78665	
					JASON BASSIC	K. RODGERS 87881 SISTERED DNAL ENGINE	/23
				Desigr CAD: Proiec	n: CS JW, CS t No:	Review: JI	R
				She	et: 5	of 23	3



- 1129 P 1130 P 1131 P 1132 P 1147 P M Live Oak H = Heritage P= Protected M= Mulitple R= ROW

881 P







Site Data Table						
Zoning:	PUD 124					
	s.f.	acres	%			
Site Area:	127,674	2.93	100.0			
Existing Impervious Coverage:	0	0.00	0.0			
Impervious Coverage:	95,882	2.20	75.1			
Allowable Impervious Coverage:	114,907	2.64	90.0			
		•	•			

		Parking Table	
Landuse	Hotel Rooms and Staff	Parking Ratio	I
Hotel	126 Rooms Staff = 5	1 per Bedroom + 1.5 Per 2 Employees	
Conference Space	2,260 sf	1/150 sf over 2,000 sf	
		Total	









	Existing Drainage Area Calculations														
Label	Area	IC			Тс	Lag Time	Atlas 14, 24 hr Storm Water Flows (c								
	acres	acres	%	3C3 CN	min	min	2-yr	10-yr	25-yr	100-yr					
Ex 1	2.93	0.00	0.0	80	9.36	5.62	5.64	11.47	15.94	24.25					
ydrologic Soil G	roup = D														

		Curve Nun	nber Calculations										ТІМ
	AREA (A	AC.) PER LAND	USE (SOIL TYPE D)				OVERL	AND SHEE	T FLOW			SHALL	OW CONCE
Drainage Area	Total Area	Open Space (Lawns, Etc.) CN = 80 (Good)	Impervious (Paved) CN =98	Composite CN Value	Drainage Area ID	Ľ	Length	\mathbf{P}_2	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")
F 1	2.02	2.02	0.00	22.0	Name	none	ft	inches	ft/ft	min	ft/ft	ft	type
EX 1	2.93	2.93	0.00	80.0	EX 1	0.150	100.00	3.97	0.0330	7.20	0.0270	344.00	Unpaved
Pro 1	2.93	0.73	2.20	93.5	PRO 1	0.150	100.00	3.97	0.0200	8.80	0.0200	84.00	Paved



Developed Drainage Area Calcu														
Labol	Area		IC		Тс									
Laber	acres	acres	%	SCS CIV	min									
Pro 1 (Homewood)	2.93	2.20	75	93.5	11.83									
DA 1 (RRMF)	2.91	2.33	80	94.4	5.00									



Texas Comr	nission on Environmental Quality						
ISS Removal	Calculations 04-20-2009			Date Prepared:	Homewood 2/22/2023	Suites	
Additional info	ormation is provided for cells with a red triang	ile in the up al Guidance M	oer right c Janual - R(orner. Place the	cursor over t	he cell.	
Characters sh	own in red are data entry fields.						
Characters sh	own in black (Bold) are calculated fields. Cha	anges to the	se fields v	vill remove the e	quations use	d in the s	spread
1 The Required	load Reduction for the total project:	Calculations fr	om RG-348		Pages 3-27 to 3	30	
I. me Required					1 4905 0 21 10 0	00	
	Page 3-29 Equation 3.3: L_{M} =	27.2(A _N x P)					
where:	LM TOTAL PROJECT =	Required TSS	removal resu	Iting from the propose	d development =	80% of inc	reased lo
	A _N	Net increase in	n impervious	area for the project			
	P =	Average annua	al precipitation	n, Inches			
Site Data: De	etermine Required Load Removal Based on the Entire Proje	ct Williamson					
	Total project area included in plan * =	2.93	acres				
Prec Total post-	levelopment impervious area within the limits of the plan * = development impervious area within the limits of the plan * =	0.00	acres				
rotal post	Total post-development impervious cover fraction * =	0.75	uoreo				
	P =	32	inches				
	L _{M TOTAL PROJECT} =	1916	lbs.				
* The values ent	ered in these fields should be for the total project area	a.					
Numb	or of drainage basing / suffells areas locking the plan area						
	er of dramage basins / outlans areas reaving the plan area -	· · ·					
Z. Drainage Basi	n Parameters (Inis Information should be provided for	each basin):					
	Drainage Basin/Outfall Area No. =	Pro DP					
	Total drainage basin/outfall area =	2.93	acres				
Predevel	opment impervious area within drainage basin/outfall area =	0.00	acres				
Post-developr	nent impervious fraction within drainage basin/outfall area =	0.75	acres				
	L _{M THIS BASIN} =	1916	lbs.				
3. Indicate the pr	oposed BMP Code for this basin.						
	Proposed BMP -	Wet Basin					
	Removal efficiency =	93	percent				
					Aqualogic Cartrio	dge Filter	
					Contech StormF	ilter	
					Constructed We	tland	
					Grassy Swale		
					Retention / Imga Sand Filter	tion	
					Stormceptor		
					Vegetated Filter Vortechs	Strips	
					Wet Basin		
4. Calculate Max	imum TSS Load Removed (L _R) for this Drainage Basin	by the selecte	ed BMP Type	<u>e.</u>	Wet Vault		
	PG 349 Dage 3 33 Equation 3 7: 1	(BMD officione		34.6 ± 0.54			
	NG-346 Fage 3-35 Equation 5.7. LR -		y) x F x (Al)	(54.0 + Ap X 0.54)			
where:	A _C =	Total On-Site	drainage area	in the BMP catchme	nt area		
	A ₁ =	Empervious are	a proposed in	the BMP catchment	area		
	μ L _R =	TSS Load rem	oved from thi	s catchment area by t	the proposed BM	2	
				-			
	Α _C =	2.93	acres				
	A _P =	0.73	acres				
	L _R =	2278	lbs				
5. Calculate Frag	tion of Annual Runoff to Treat the drainage basin / our	tfall area					
	Desired L _{M THIS BASIN} =	1916	lbs.				
	F =	0.84					
6. Calculate Cap	ture Volume required by the BMP Type for this drainag	ge basin / outfa	all area.	Calculations from RG	-348	Pages 3-	34 to 3-3
	Rainfall Depth =	1.26	inches				
	Post Development Runoff Coefficient = On-site Water Quality Volume =	0.56	cubic feet				
		Calculations fr	om RG-348	Pages 3-36 to 3-37			
	Official area decision to DMD	400.70	20100				
	Off-site Impervious cover draining to BMP =	79.53	acres				
	Impervious fraction of off-site area =	0.79					
	Off-site Water Quality Volume =	280746	cubic feet				
	Storage for Sediment =	57654					

25 YR - INI FT CALCULATION TABLE

			23 1				IADLE							
ON-SITE														
Inlet Name	Sub-Basin Area (acres)	Q₂₅ (cfs)	Inlet Size (ft)			Inlet Type	A _g (sf)	h (ft)	Q(cap.)* (cfs)	Q(cap.)- Q(25) (cfs)	Qcap. > Q25 Yes / No			
A1	0.57	5.47	3.0	Х	3.0	Curb Inlet	6.78	0.50	11.54	6.06	Yes			
A2	0.62	5.95	3.0	Х	3.0	Grate Inlet	6.78	0.50	11.54	5.58	Yes			
A3	0.03	0.29	2.0	Х	2.0	Grate Inlet	3.01	0.50	5.13	4.84	Yes			
A4	0.06	0.46	2.0	x	2.0	Grate Inlet	3.01	0.50	5.13	4.67	Yes			
A5	0.08	0.77	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	4.36	Yes			
A6	0.22	2.15	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	2.98	Yes			
B1	0.39	3.75	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	1.38	Yes			
B2	0.39	3.39	2.0	x	2.0	Grate Inlet	3.01	0.50	5.13	1.74	Yes			
B3	0.05	0.48	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	4.65	Yes			
B4	0.21	2.02	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.11	Yes			
<u>Formulas:</u> Notes:		Q i = C*L*H^(3/2)											

* Inlet Capacity of a Grate Inlet is reduced by fifty (50) percent to allow for clogging.

	INLET POST-DEVELOPED RATIONAL METHOD RUNOFF CALCULATIONS																	
						2-Year Storm				10-Year Storm			25-Year Storm			100-Year Storm		
Inlet / Sub- Basin Name	Sub-Basin Area (ac)	Impervious Cover (%)	Impervious Area (ac)	Pervious Area (ac)	T _c (min)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	
A1	0.57	97.00	0.55	0.02	5	0.74	6.24	2.62	0.82	9.13	4.24	0.87	11.10	5.47	0.95	14.20	7.73	
A2	0.62	97.00	0.60	0.02	5	0.74	6.24	2.85	0.82	9.13	4.62	0.87	11.10	5.95	0.95	14.20	8.41	
A3	0.03	97.00	0.03	0.00	5	0.74	6.24	0.14	0.82	9.13	0.22	0.87	11.10	0.29	0.95	14.20	0.41	
A4	0.06	60.00	0.04	0.02	5	0.57	6.24	0.21	0.64	9.13	0.35	0.68	11.10	0.46	0.77	14.20	0.65	
A5	0.08	97.00	0.08	0.00	5	0.74	6.24	0.37	0.82	9.13	0.60	0.87	11.10	0.77	0.95	14.20	1.08	
A6	0.22	85.00	0.19	0.03	5	0.68	7.24	1.08	0.76	10.13	1.69	0.81	12.10	2.15	0.89	15.20	2.99	
B1	0.39	97.00	0.38	0.01	5	0.74	6.24	1.79	0.82	9.13	2.90	0.87	11.10	3.75	0.95	14.20	5.29	
B2	0.39	80.00	0.31	0.08	5	0.66	6.24	1.60	0.73	9.13	2.61	0.78	11.10	3.39	0.87	14.20	4.81	
В3	0.05	97.00	0.05	0.00	5	0.74	6.24	0.23	0.82	9.13	0.37	0.87	11.10	0.48	0.95	14.20	0.68	
B4	0.21	97.00	0.20	0.01	5	0.74	6.24	0.96	0.82	9.13	1.56	0.87	11.10	2.02	0.95	14.20	2.85	
Notes:																		

The rational method was used for these calculations. The rainfall intensities are from the City of Round Rock Atlas-14 data.












Water Notes

- 1. Contractor shall verify horizontal and vertical location of existing utilities prior to construction.
- Contractor shall verify location of existing line, point of connection and notify engineer of any conflicts/discrepancies prior to installation of improvements.

Call Before You Dig!!

Release of this application does not constitute a verification of all data, inform applicant. The engineer of record is solely responsible for the completeness, a submittal, whether or not the application is reviewed for Code compliance by

construction.

t. Ga							
	Match Lines S	ee Sheet	5				on Date By App Comment
810 809 808 807 806 806 805 804 804 803					BLEYL ENGINEERING PLANNING • DESIGN • MANAGEMENT 7701 San Felipe Blvd Suite 200. Austin TX 78729	Texas Firm Registration No. F-678 Tel. 512-454-2400 www.bleylengineering.com	AUSTIN BRYAN CONROE HOUSTON Revis
802 801 800 799 798 798 797 797 796 795 795 794 794 793 3+75 4+00			^{20'} Scale 1" = 2 Vertical 1" =	40' 2'	Water Line Plan & Profile 1	Homewood Suites Round Rock 285 Bass Pro Drive	Kound Kock, Texas / 8005 Williamson County
rks e cut in concrete curb, 76' NAVD88 Square BM in concrete curb, 71' NAVD88 on <u>record information only</u> and assistance in determining exist s of utility crossings prior to be nation and calculations supplie , accuracy and adequacy of hi city engineers.	d may not ing utility eginning ed by the s/her				Design: CS CAD: JW, C Project No: Sheet:	DN K. RODGER 87881 BOSTERED SONAL ENGL STAT 7042 4 of	2/21/23 JR 20 23





Water Notes

- 2. Contractor shall verify location of existing line, point of connection and notify engineer of any
- conflicts/discrepancies prior to installation of improvements.













Project No: STAT 70420

Sheet: **18** of **23**

SDP-2304-0002











Mitigated by payment into the tree fund: 0"= \$0

									Г
		LANDSCA	PE CA	LCULATIC	NS		Date		
		TOTAL SITE AREA			REQUIRED	PROVIDED 127,747sf			
.)))	• • •	INTERIOR PARKIN		SCAPE	REQUIRED	PROVIDED	-		
	• •	Island TreesEnd Island Tree	s		8 16	8 16	L L		
_		 Perimeter Parki Median Island T 	ng Trees (in lie rees	eu of island)			criptic		
0		PARKING LOT ALC Bass Pro Drive,	NG PUBLIC	STREET LANDSCAF (233lf-31lf drive)	E REQUIRED	PROVIDED 202lf	Desc		
8" P1	o	 Large Tree (1 p Small Tree 	er 40lf) (1 per 60lf)	(4	5 4	5 4			
709 ·		Shrub/Orna North Mays Stre I arge Tree	amental Grass eet, Zoning (Pl (1 per 40lf)	5 (1 per 4lf) JD) (459lf-29lf drive)	51	62 430lf 11			
W		••• 5 Earge Free ••• 5 Exis •• Small Tree	ting+6 Propos (1 per 60lf)	ed=11 Provided	7	7	Rev		
W		•• Shrub/Orna	amental Grass	6 (1 per 4lf)	108	118	_	Consultant Seal	
		Category (2)	AIMENT :(163 lf X 3= 4	89 FTPs)	REQUIRED	533			
		LANDSCAPE FEAT	JRE	QUANTITY	POINTS CREDITED	PROVIDED			
		Specimen Tree Medium or Large Tre	e		60 ea. 30 ea.	pts pts			
· · ·		Ornamental Tree Large Shrub Small Shrub		 18 65	15 ea. 5 ea. 3 ea	pts 90 pts 195 pts			
		Groundcover Plantin Groundcover-Decora	g ative	124	2 per sf 1 per sf	248 pts pts	Compa	ny Name and Address	
rive		Perennials & Annual Irrigated Container P	s lants		.5 per sf 5 per sf	pts pts	. <u> </u>	com com Ave. 701	
		Decorative Paving Shade Structure	Vince		2.5 per sf 30 ea. 23 ea	pts pts	S. Bla 2-897	airLAa airLAc gress J FX 78	
		Site Furniture Bike Rack	I VIIIES		30 ea. 20 ea.	pts pts pts	illiam 12) 52	o@Bl¦ vw.Blá 0 Con e 200 istin, ⁻	
ass Mo		Trash Receptacle			20 ea.	pts	(£ ≤	Au Sto	-
$\mathbb{R}^{\mathbb{N}}$		FTPs East Facade:	(200 lf X 3= 6	00 FTPs)		925			
-1 <u>7</u> "		Specimen Tree		QUANTITY 	60 ea. 90 ea	PROVIDED pts pts			
		Ornamental Tree Large Shrub		 6	15 ea. 5 ea.	pts 30 pts			
		Small Shrub Groundcover Plantin	g	77 332sf	3 ea. 2 per sf	231 pts 664 pts			
		Groundcover-Decora Perennials & Annual	ative s		1 per sf .5 per sf	pts pts			
		Decorative Paving	lants		5 per st 2.5 per sf 30 ea	pts pts pts			
	· ·	Shade Structure with Site Furniture	i Vines		33 ea. 30 ea.	pts pts			
		Bike Rack Trash Receptacle			20 ea. 20 ea.	pts pts			
	•	SCREENING	etention Ponc	(with walls)	REQUIRED	PROVIDED	-		
		•• Large Tree •• Small Tree	(1 per 40lf) (1 per 30lf)						
	8" PVC	Large ShruAlternative	b (1 per 8lf) Screening						
S49°		●●●Limes ●●●Chain	tone & or Text link /Vines (1 p	ured Walls per 8lf @ 5gal)	lf 	lf 			 -
07'	_	Water Quality/L •• Large Tree Dumpsters & Tr	(1 per 40lf) ash Receptac	(with berms)	N/A N/A	IT If		FCT & CD	
17"E 6.12		Masonry W Small Shru	/all bs (1 per 3lf)		If 	If 		AIR SAY	አ
		Ground-mounte • Large Shru	d Equipment bs (1 per 4lf)		N/A 	lf 	NDSC		
<u> </u>	M	 Substations, Wa Masonry Wasser Small Ever 	ater/Wastewat /all green Tree (1	er Stations	N/A 	If 		TTIM . T	1
/		•• Large Shru • Outdoor Storag	bs (1 per 4lf) e						
$\left\{ \right\}$		Limited Sto •••Small	orage Evergreen Tre	ee (1 per 12lf)	N/A 	lf 	Dece	ember 11, 2023	
		•••Large •• General St	Shrubs (1 pe orage	r 4lf)	 N/A	 If	Projec	ct Name and Address	
		Loading Areas	Evergreen Tre	ee (1 per 30lf)	 N/A	 If			
		Masonry WMedium or	/all Large Tree (1	per 40lf)				si v ⊕	
		Small Tree Large Shru	(1 per 15lf) bs (1 per 4lf)				:	and	
=		•••(1188)	575% Evergre	en opecies)		lf		Tex: Tex:	
<u>IE</u>	BOTANICA	L NAME	CONT	CAL	SIZE	QTY			
	Taxodium dist	tichum	-	3"Cal	6` H min	15		DeW Stree ound	
	Quercus virgir Quercus polyr	niana morpha `Monterey`	-	3"Cal 3"Cal	6` H min 6` H min	6 15	_	100 Aays Re	
							-	L ² Z	
kogee	Lagerstroemia Cercis canade	a indica `Muskogee` ensis mexicana	-	2"Cal 2"Cal	6` H min 6` H min	7 3			
<u>IE</u>	BOTANICA	L NAME	CONT	SIZE		QTY			_
nicio	Artomicia x `P	Powis Castle'	5 gal			26		Sheet Title	
ue Velvet`	Dietes bicolor Yucca rostrata	a `Blue Velvet`	5 gal 5 gal			30 1			
у	Sabal minor Ilex cornuta `E	Burfordii Nana`	5 gal 5 gal			27 105		<u>Pla</u>	
	Rosa aciculari Feijoa sellowia	is `Knock Out` ana	5 gal 5 gal			55 65		Ipe	
i	Hesperaloe pa Salvia greggii Dasviirion torri	arvinora `Pink` anum	o gai 5 gai 5 gai			62 56 22		SCé	
rado'	Leucophyllum Yucca pendul	frutescens `Silverado` a	5 gal 5 gal 5 gal			13 6		and	
1E	BOTANICA	L NAME	CONT	SIZE	SPACI	NG QTY		۲, ۲	
							Design By:	Will Blair	_
	Liriope musca Tetraneuris so	ri `Big Blue` caposa	1 gal 1 gal		30" o.c. 24" o.c.	18 162	Checked By Issue Date:	7: xxxx 09/21/2023	_
Purple	Lantana mont	evidensis `Purple`	1 gal		30" o.c.	55	Project Num	aber: 23065-LP	
<u>/1</u>	BOTANICA	L NAME	CONT		SPACI	<u>NG QTY</u>		20	
	Liriope musca	ri	6"		18" o.c.	941	SDP-	2304-0002	2

LANDSCAPE PLANTING SPECIFICATIONS

1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.

2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately

3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information

4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas. 5) Tree pits are to be the same depth as the root ball and 24" wider. Tree pits shall be 50% excavated soil and 50% prepared soil. Prior to planting, the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree. 6) Trees should be positioned in the center of the tree pits, back filled with soil (mix of 50% prepared and 50% excavated) until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Improved soils should contain a minimum 20% organic content.

7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery" Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.

8) It is the landscape contractor's responsibility to provide plants free of disease or pests.

9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.

10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil mix or plant material.

11) All planting beds should have improved soil containing a minimum 20% organic content tilled into them to a depth of six (8) inches.

12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.

13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add improved soils containing a minimum 20% organic content tilled to a minimum depth of four (4) inches to the turf area. Rake area to a finish grade (1" below walks and curbs).

15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.

16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.

17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas. 18) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance. 19) Remove all tags, ribbons and wires from all newly installed plant material.





owner's authorized representative. where required according to the city approved plan for the site. 4) 120 VAC electrical power source at controller location shall be provided by others. The C) Street right-of-way between a property line and curb or street pavement adjoining the property shall be contractor shall make the final connection from the electrical source to the controller. maintained by the adjacent landowner. 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified D) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optim this section. Failure to replace dead or diseased plant material within 30 days of written notification by the with minimal overspray onto walks, streets, walls, etc. city shall constitute a violation of the zoning ordinance. 7) Head location is the responsibility of the irrigation contractor, with the understanding the E) It shall be unlawful for any person to damage required landscaping through tree topping, over pruning landscape areas will receive adequate water to provide for vigorous growth of vegetation or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved 8) Irrigation contractor will replace or repair all items damaged by his work. by the zoning administrator and that the work was performed in compliance with said approved plan. In 9) All work shall be installed in accordance with applicable codes and ordinances for the the event that required landscaping has been so severely damaged due to tree topping, over pruning or Round Rock, Texas and the National Electrical Code and all governing authorities chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of 10) The irrigation contractor is responsible for reporting any deficiency in water pressure written notice from the city. affect the operation of the irrigation system.

CITY IRRIGATION SPECIFICATIONS

pints shall be installed in approved valve boxes. All required landscape areas shall be irrigated by an underground automatic system that may include a 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees drip irrigation system. This system shall adhere to manufacturer specifications and the rules and necessary notices for the completion of work. regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenchi by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the dripline of existing trees. following:

15) Extreme care shall be exercised in excavating and working near utilities. Contractor A) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds the location and condition of all utilities and be responsible for damage to any utilities. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cov walkway, buildings)

B) Sprinkler heads shall have matched precipitation rates within each control valve circuit. C) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.

including the capacity of being set to water every five days. All automatic irrigation system D) Valves and circuits shall be separated based on water use requirements, so that turf areas can be equipped with a rain sensor shutoff device. watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality provided for all large and medium size trees. www.tceq.texas.gov, (512) 239-1000 E) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas

3/4" = 1'-0"

F) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. G) All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device. H) Bubblers for trees should be visible and staked into position so that they are at least 12" from tree trunks and no further than 24" from tree trunks.



Contractors:

email info@blairla.com with RFIs, submittals, & inspection scheduling Schedule inspections at least 2 weeks in advance

LANDSCAPE MAINTENANCE REQUIREMENTS

A) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition. B) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping

material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material

ADDITIONAL IRRIGATION SPECIFICATIONS

1) Irrigation contractor will provide pipes for sleeves and specify locations for placement general contractor prior to pouring concrete or laying asphalt.

2) Irrigation contractor will install all backflow prevention devices and all piping between connection and the backflow preventer as per local governing authorities. 3) Find location of backflow preventer, and automatic controller location shall be approve

11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC. 12) All remote control valves, gate valves, quick couplers and control wire and computer

barricade trenches when the contractor is not on the site. Take all necessary precautions and prevent injury to any persons on the site.

17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar



	REFERENCE NOTE SPECIFICATIONS	ate
of sleeves by the point of	 LAWN AREAS - SOD / HYDROMULCH / SEED MIX 1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended. 	
ed by the e irrigation	 STEEL EDGE Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod. 	iption
d. um coverage hat all	MULCHES / GRAVELS / RIVER ROCK / BOULDERS 3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs. 4. Decomposed Granite, 4" deep compacted.	Descr
l.	barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the	
City of	existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed	Rev
that would	or infrestorie is present.	Consultant Seal
s. Contractor		
cable pull		
and give all		
ng below the		Company Name and Address
shall verify		E E E
ver or s to protect		iam S. Blair 2) 522-8979 @BlairLA.cc w.BlairLA.cc Congress A Congress A 2000 tin, TX 7870
program, ns shall be		(512) 100 Ste Aus
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	AERIAL GUY	A A A A A A A A A A A A A A A A A A A
	CABLES TO CONNECT TRUNKS:	William S. Blair
	9 GA CABLE W/ CLEAR PLASTIC	Project Name and Address
	COATING THRU COATI	
	TIE.	e l
		to Drives
		<mark>I Su</mark> ass Pl , Texe
		OOC Rock
	SEE PLANT PIT	Stree
	STAKING DETAIL	Hon Rays
	THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM BOOTBALL FOR BOSKING FORM	-'z
	PLANTING AT PLANTING AT TURF AREAS.	
	KEEP TURF CLEAR FOR A 18" RADIUS CIRCLE AROUND THE FROM BASE OF TREE.	Sheet Title
	LAYER OF SHREDDED BARK.	
	1" TO ALLOW FOR MULCH.	
	AT LAWN.	Ition
		cula
		Calc Spe
	PLANT TABLETS AS NOTED OR SPECIFIED.	
	BACKFILL MIX, SEE 2X ROOTBALL NATIVE SOIL MIX	Design By: Will Blair Checked By: xxxx
	48" AT 24" BOX FIRMLY COMPACTED. 60" AT 30" BOX PLANT PIT DETAIL 72" AT 36" BOX	Issue Date: 09/21/2023 Project Number: 23065-LP
DUNDATION © 2014 CE FREE TO USE	TREF PLANTING MULTI-STAKE	21

SDP-2304-0002

FX-PL-FX-GROU-01

1'' = 1'-0'



SCHEDULE	E - NOT F	OR USE	IN CONSTRU	UCTION DOCUMEN	ITS							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
	Α	5	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX1_LED_P4 _40K_R3.ies	16359	0.95	133.14	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	В	2	Lithonia Lighting	RSX4 LED P6 40K R3	RSX Area Luminaire Size 4 P6 Lumen Package 4000K CCT Type R3 Distribution		1	RSX4_LED_P6 _40K_R3.ies	68660	0.95	545.663 1	TYPE III, SHORT, BUG RATING: B4 - U0 - G5
•	С	2	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX1_LED_P4 _40K_R3.ies	16359	0.95	266.28	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	D	0	Lithonia Lighting	RSX1 LED P4 40K R5	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX1_LED_P4 _40K_R5.ies	16795	0.95	133.14	TYPE VS, BUG RATING: B4 - U0 - G2

from any street right- line.					
Note					
1 ALL EXTEDIOD CAL					

AFG.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.6 fc	18.2 fc	0.0 fc	N/A	N/A
Property line	+	1.0 fc	5.3 fc	0.0 fc	N/A	N/A

2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0"

3. VALUE NEXT TO LUMINAIRE LABEL DRAWING

REPRESENTS OVERALL MOUNTING HEIGHT.

document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this document for any purpose.

The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture.

Please contact Spectrum Lighting San Antonio for a complete fixture schedule.

Date

Scale

REV 1

09/26/2023

Not to Scale

Drawing No.

Summary



WHEN THERE IS ONLY ONE LAYER OF VERTICAL REINF, PLACE VERTICAL – REBAR THIS FACE OF WALL

+-- "W" --+



This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting. Elizabeth Ledy PE 132471 20231/2/19 FIRM REG. # F-8601