TIM HORTON'S ROUND ROCK
WATER POLLUTION ABATEMENT PLAN

Submitted to:

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753

Submitted by / Agent:

Eli Engineering, PLLC
700 Theresa Cove
Cedar Park, TX 78613
Office: (512) 658-8095
Attn: Gary Eli Jones, P.E.

Owner / Applicant:

TEXBREW INVESTMENTS, LLC
5505 SPREEN RD.
BRENHAM, TEXAS 77833
Voice: 936-870-6463
Attn: Mr. JIM KOLKHORST

1/31/2024

Registration No. F-17877

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. ThisEdwards 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. Whenan application is deemed administratively complete, the technical review period begins. The regional officewill distribute copies of the application to the identified affected city, county, andgroundwater conservation districtwhose 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 manholesshould 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 deficienciesnoted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendardays to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contactTCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contactTCEQ'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: Tim Horton's Round Rock						**2. Regulated Entity No.:**			
3. Customer Name: TexBrew Investments, LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	**New**		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	**WPAP**	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		**Non-residential**			7. **Site (acres):**			1.18 ac
9. Application Fee:	**$4000**		**10. Permanent BMP(s):**					**YES**	
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	**Williamson**		**14. Watershed:**					Lake Creek-Brushy Creek	

Application Distribution

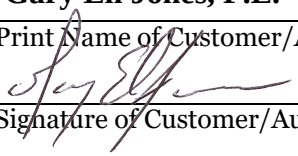
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, andgroundwater conservation district are required. Linear projects or large projects, which 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)	___	___	___
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

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. Gary Eli Jones, P.E. **Gary Eli Jones, P.E.** Print Name of Customer/Authorized Agent
 **1/26/2024** Signature of Customer/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent:Gary Jones, P.E. (agent)

Date: **1/26/2024**

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name:Tim Horton's Round Rock
2. County:Williamson
3. Stream Basin:Lake Creek
4. Groundwater Conservation District (If applicable):NA
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Jim Kolkhorst
   Entity: TexBrew Investments, LLC
   Mailing Address: 5505 Spreen Road
   City, State:Brenham, Texas Zip: 77833
   Telephone:936-870-6463 FAX: _____
   Email Address:jim@kolkhorstfoods.com

8. Agent/Representative (If any):

   Contact Person:Gary Jones<,P.E.
   Entity: Eli Engineering, PLLc
   Mailing Address: 700 Theresa Cove
   City, State:Cedar Park Zip:78613
   Telephone: 512-658-8095 FAX: NA
   Email Address:gejtexas@gmail.com

9. Project Location:

   ☐ The project site is located inside the city limits of _____.
   ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Round Rock.
   ☐ 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.

    Southwest of Great Oaks and RM 620 intersection next to Broadmore Nursing Faciltiy

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

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

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

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

    ☒ Survey staking will be completed by this date: current

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

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

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Uncleared)
- ☒ Other: Undeveloped with temporary driveway crossing lot

Prohibited Activities

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☐ TCEQ cashier
- ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

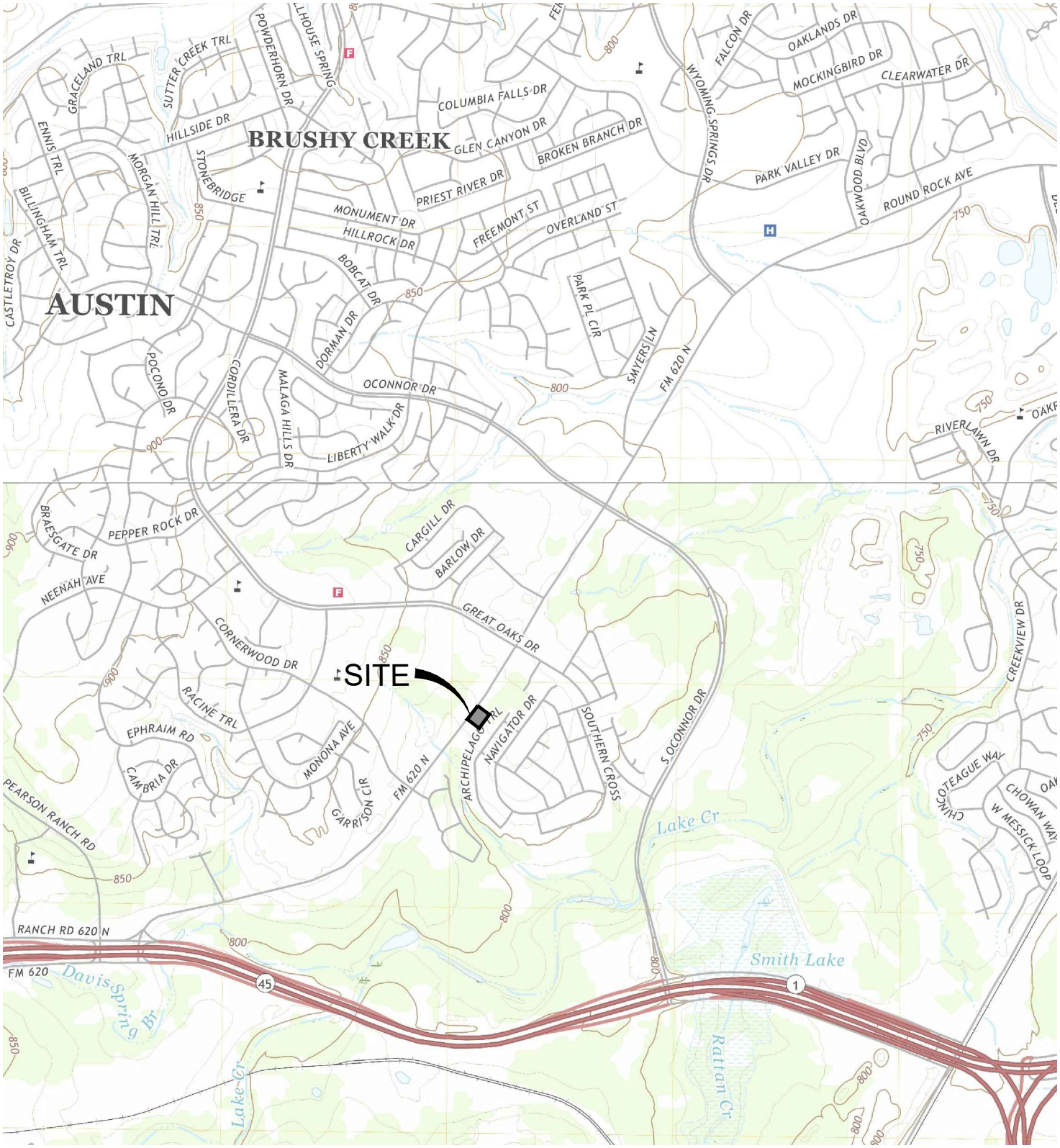
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

0 1000 2000

(SCALE IN FEET)
SCALE: 1"=2000

ATTACHMENT 'A' ROAD MAP	TIM HORTONS	SHEET 1 of 1	ELI ENGINEERING



0 1000 2000

(SCALE IN FEET)
SCALE: 1"=2000

ATTACHMENT 'B' USGS QUAD MAP	TIM HORTONS	SHEET 1 of 1	ELI ENGINEERING

ELI ENGINEERING

Firm # 17877

January 27, 2024

Ms. Lillian Butler
Texas Commission on Environmental Quality
12100 Park 35 Circle, Bld A, Rm 179
Austin, TX 78753

Re: Tim Horton's Round Rock
Edwards Aquifer Protection Plan Permit
Attachment C-Project Narrative

To Whom It May Concern:

Eli Engineering, PLLC is pleased to submit this Project Narrative accompanying the Water Pollution Abatement plan application for the Tim Horton's Round Rock project. This project, located at the just southwest of Great Oaks Drive and RM 620, Round Rock, Tx. The property was originally platted as part of the Highland Horizon Phase II as lot 4 Block O in 2009. The total acreage is 1.18 acres. The project consists of one buildings, associated parking and drive aisles, and sidewalks with a total of 0.52 acres of impervious cover. The site is currently undeveloped except for 225 lf of temporary driveway. The temporary driveway will remain and has been included in the overall impervious cover totals. The development proposes a batch detention design to remove expected pollutants.

Brushy Creek Municipal Utility District water and wastewater service on the lot and all dry utilities are in place as well.

The site received no off-site runoff and there is no proposed demolition.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

1/27/2024

Gary Eli Jones, P.E.
Authorized Agent

aci consulting
austin • denver

GEOLOGIC ASSESSMENT
FOR THE APPROXIMATELY 1.18-ACRE
TIM HORTONS ROUND ROCK TRACT

Williamson County, Texas

November 2023

Submitted to:
TexBrew, LLC
5505 Spreen Rd.,
Brenham, Texas 77833

Prepared by:
aci consulting
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci project #: 22-23-105

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

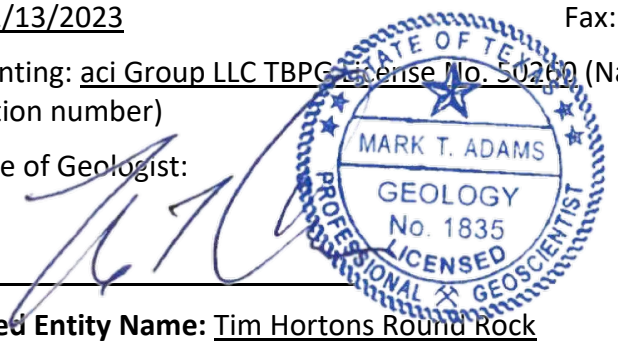
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Mark T. Adams Telephone: (512) 347-9000

Date: 11/13/2023 Fax: (512) 306-0974

Representing: aci Group LLC TBPG License No. 50260 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Tim Hortons Round Rock

Project Information

1. Date(s) Geologic Assessment was performed: 7/27/2023
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
EeB	D	0.92

** 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" = 20'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = 100'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

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

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

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

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TABLE OF CONTENTS

LIST OF ATTACHMENTS

November 2023

Geologic Assessment for the Tim Hortons Round Rock Tract located in Williamson County, Texas

1.0 INTRODUCTION

The Texas Commission on the Environmental Quality (TCEQ) regulates activities that have the potential to pollute the Edwards Aquifer through the Edwards Aquifer Protection Program. Projects meeting a certain criterion over the Edwards Aquifer Recharge Zone must submit an Edwards Aquifer Protection Plan (EAPP).

The purpose of this report is to identify all potential pathways for contaminant movement to the Edwards Aquifer and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed in the Edwards Aquifer Protection Plan (EAPP). This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards Aquifer Recharge Zone. Per the Rules, the Geologic Assessment must be completed by a Geologist licensed according to the Texas Geoscience Practice Act.

2.0 PROJECT INFORMATION

The Tim Hortons Round Rock Tract, hereafter referred to as the subject area or site, is located 0.17 miles southwest of the intersection of North Farm-to-Market (FM) Road 620 and Great Oaks Drive in the extraterritorial jurisdiction (ETJ) of Round Rock, Williamson County, Texas (**Attachment A, Figure 1**). Pedestrian investigations of the 1.18-acre tract were performed on July 27, 2023, by Andrew Marlow, G.I.T., and Marcos Cardenas, under the supervision of Mark Adams, P.G. with **aci consulting**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP). The site is approximately 1.18 acres in total. The proposed site use is for commercial development, a Tim Hortons coffeehouse and restaurant chain. The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental

Quality (TCEQ) matrix for Edwards Aquifer Recharge Zone features. The ranking of the features will determine their viability as "sensitive" features.

3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject property.

4.0 SOILS AND GEOLOGY

The following includes a site-specific description of the soils, geologic stratigraphy, geologic structure, and karstic characteristics as they relate to the Edwards aquifer. Also included in this section is a review of historic aerials for presence of geologic changes or changes to manmade features in bedrock.

Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (2023), one soil unit occurs within the project area (**Attachment A, Figure 2**):

- EeB— Eckrant stony clay, 0 to 3 percent slopes, stony

The Eckrant, stony component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on ridges on dissected plateaus. The parent material consists of residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrinkswell potential is moderate. This soil is not flooded. It is not

ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Georgetown (8%) and Doss (7%) are minor soil components that make up the remaining 15% of the map unit. These do not meet the criteria for hydric soils.

Geologic Stratigraphy

According to the *Geologic Map of the Austin Area, Texas*, one geologic unit occurs within the project area (**Attachment A, Figure 3**). These units and a description by Garner (1992) and a thickness given by the *Geologic Atlas of Texas, Austin Sheet* (Barnes, 1981) are as follows:

- Edwards Formation (Ked)

"Limestone and dolomite, light gray to tan, hard to soft, thin to thick bedded, fine to medium grained; fossil rudist and nodular chert common; solution collapse zone near middle"

Site-Specific Stratigraphic Column

Formation	Members	Thickness (Barnes, 1981)
Edwards Formation	Edwards Limestone	60-350 feet

Geologic Structure

The geologic strata associated with the Edwards Aquifer include the Georgetown Limestone Formation of the Washita Group, the Edwards Limestone Group, which is interfingered with the Comanche Peak Formation, followed by the Walnut formation, and finally the Glen Rose Formation of the Trinity Group. These Groups dip gently to the southeast and are a characterized by the Balcones Fault Escarpment, a zone of en echelon normal faults downthrown to the southeast. Locally, the dominant structural trend of faults within the area is 25°, as evidenced by the mapped fault patterns (**Attachment A, Figure 4**). Thus, all features that have a trend ranging from 10° to 40° are considered "on trend" and were awarded the additional 10 points in the Geologic Assessment Table.

The subject area is underlain by Edwards Limestone (Ked) (Garner 1992). The geology surrounding the site is all Edwards Limestone.

Karstic Characteristics

In limestone landscapes, karst is expressed by erratically developed cavernous porosity from dissolution of bedrock as water combined with weak acids moves through the subsurface. Karst terrains are typical of the Edwards Limestone, occurring across a vast region of Central Texas, including the Balcones Fault Escarpment. The features produced by karst processes include, but are not limited to, sinkholes, solution cavities, solution enlarged fractures, and caves. These features can eventually provide conduits for fluid movement such as surface water runoff, as "point recharge" to the Edwards Aquifer. Faults and manmade features within bedrock can also provide conduits for point recharge in many cases.

According to Edwards aquifer zone map produced by the TCEQ (2005), the entire subject area is within the northern segment of the Edwards aquifer Recharge Zone. Thus, all karst features identified as sensitive within the project limits have the potential to be point recharge features into the Edwards aquifer.

Review of Historic Aerials

Aerial photographs were reviewed for the site, and it was determined that the site was undeveloped prior to the 1941 aerial (**Attachment C**). In the 1954 aerial, vegetation clearing can be observed on and surrounding the subject area, as well as a paved road (FM 620) appearing to the northwest of the site. Minor changes between 1954 and 1981 can be seen in the aerials. FM 620 has been resurfaced, and Great Oaks Drive constructed by the 1981 aerial. O'Connor Drive and additional rural roads first appear in the 1995 aerial. Residential and commercial buildings first appear to the north, south, and west and continuously appear throughout the 2020 aerial. A continuance for Great Oaks Drive to the south appears by the 2010 aerial. FM 620 is expanded, and O'Connor Drive continues to the south by the 2016 aerial.

5.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci consulting** personnel on July 27, 2023. Two features (manmade features in bedrock and a karst feature) were noted on the site. Comprehensive descriptions and recommendations for each feature can be found in **Attachment B**. Based on assessment of each feature, it was determined that the one naturally occurring karst feature is non-sensitive, while the alignment of manmade features in bedrock has been deemed sensitive for the sole purpose of being brought to the attention of the engineer.

6.0 REFERENCES

Garner, L.E., K.P. Young, P.U. Rodda, G.L. Dawe, M.A. Rogers. 1992. Geologic Map of the Austin Area, Texas. Bureau of Economic Geology. Reprint 1992. Austin, Texas. 1:62,000.

Barnes, V.E. (project director) et. al., 1981. Geologic Atlas of Texas, Austin Sheet. The University of Texas at Austin, Bureau of Economic Geology. Scale 1:250,000

(SCS) Soil Conservation Survey. 1983. Soil Survey of Williamson County, Texas. United States Department of Agriculture. Texas Agriculture Experiment Station.

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

(TWDB) Texas Water Development Board. 2023. Water Data Interactive Groundwater Data Viewer. Accessed on July 27, 2023. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer

(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2023. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: July 27, 2023.

ATTACHMENT A

Site Maps

P:\Project Folders\22-23-105 Highland Horizon Lot 4, Block O\gis\maps\Working_MC.aprx

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

100 50 0 100 Feet

1:1,200 1 inch = 100 feet

Subject Area

aci consulting austin • denver

Tim Hortons Round Rock

aci Project No.: 22-23-105

Figure 1: Site Location

November 2023

P:\Project Folders\22-23-105 Highland Horizon Lot 4, Block O\gis\maps\Working_MC.aprx

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

100 50 0 100 Feet

1:1,200 1 inch = 100 feet

Subject Area

aci consulting austin • denver

Tim Hortons Round Rock

aci Project No.: 22-23-105

Figure 2: Soils

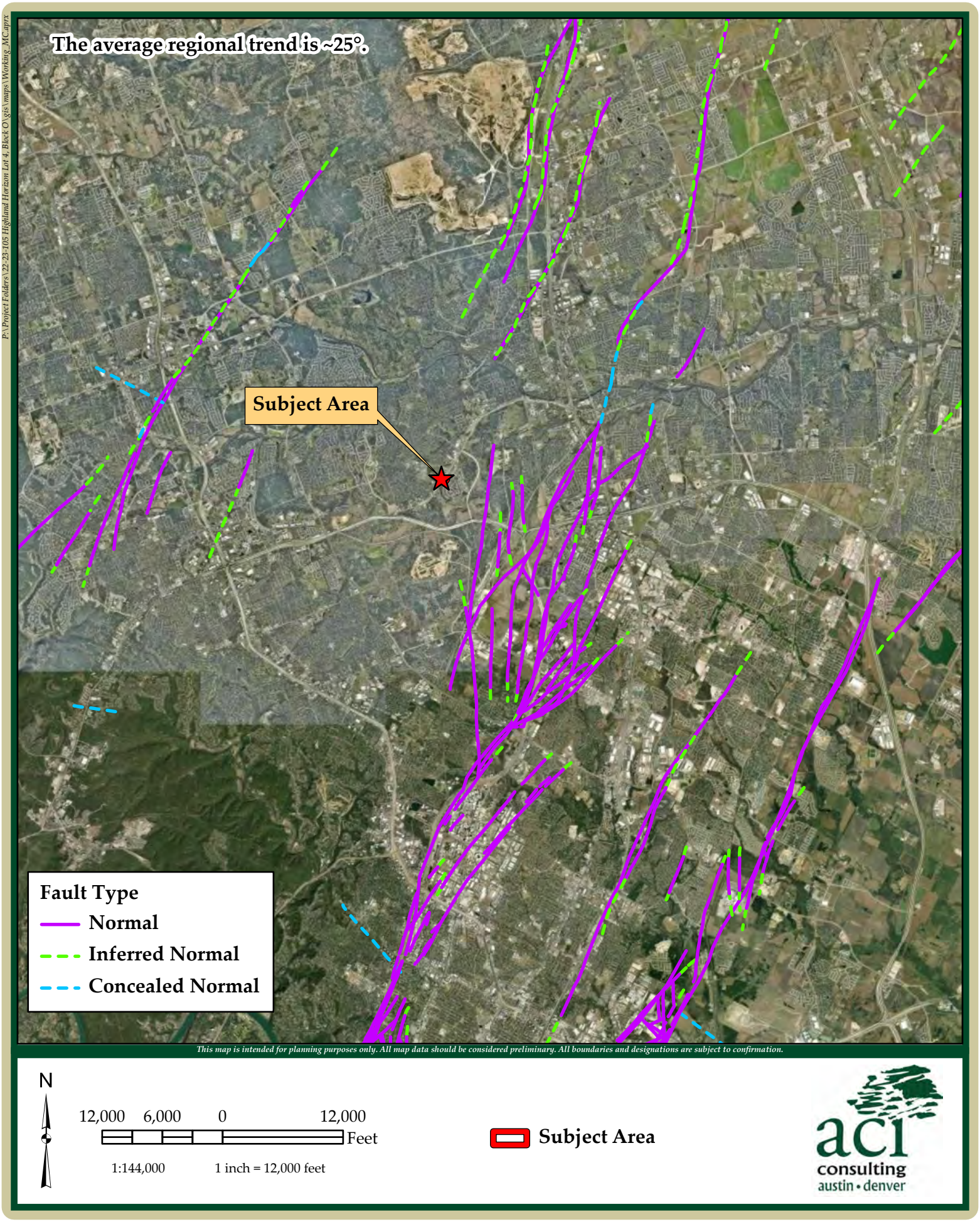
November 2023

Tim Hortons Round Rock

aci Project No.: 22-23-105

Figure 3: Geology

November 2023



Tim Hortons Round Rock

aci Project No.: 22-23-105

Figure 4: Regional Trend

November 2023

ATTACHMENT B

Geologic Table
Geologic and Manmade Feature Map (Figure 5)
Feature Descriptions and Recommendations

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Tim Hortons Round Rock

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
F-01	30.490865	-97.727117	SF	20	Ked	10	0.25	1	18	10	-	-	O	7	37	X		X		Hilltop
MB-01	30.490844	-97.726686	MB	30	Ked	?	?	?	-		-	-	?	10	40		X	X		Hilltop

* DATUM: NAD 1983 State Plane 4203

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

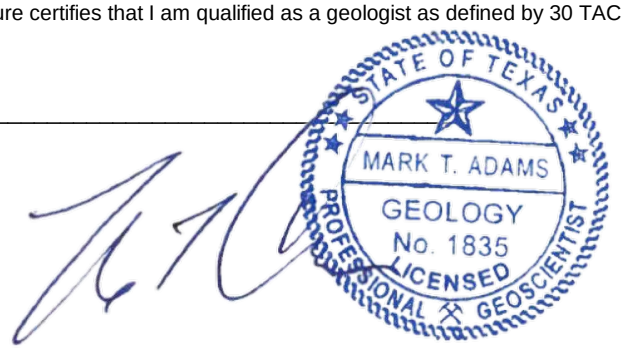
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

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

Date 11/13/2023

Sheet __1___ of __1____



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

P:\Project Folders\22-23-105 Highland Horizon Lot 4, Block O\gis\maps\Figure5_MC.aprx

Edwards Aquifer Zones (TCEQ 2005)

Edwards Aquifer Recharge Zone

Geology

Ked Edwards Limestone

MB-01

Ked

F-01

Geologic Features

F-01

MB-01

Williamson County TX, Maxar, Microsoft

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

N

STATE OF TEXAS
MARK T. ADAMS
GEOLOGY
No. 1835
LICENSED
PROFESSIONAL GEOSCIENTIST

20 10 0 20 Feet

1:240 1 inch = 20 feet

Subject Area

There are no FEMA Flood Hazard Zones within the subject area.
There are no mapped flowlines (NHD), water bodies (NHD), or wetlands (NWI) within the subject area.

aci consulting
austin • denver

Tim Hortons Round Rock
Figure 5: Geologic Feature Map

aci Project No.: 22-23-105
November 2023

F-01

GPS: 30.490865, -97.727117

This feature is a solution-enlarged fracture located in the Edwards Limestone in an area of low topographic relief. F-01 is approximately 10 feet in length, by 3 inches wide, with approximately 1 foot of vertical development; however, there were no drains or portals noted beneath the initial surface expression. The feature appears to be on trend at approximately 18°. The infill material within the feature is loose organic material before reaching bedrock or a plugged surface. It was also noted that the edges of the fracture are sharp, suggesting a recent fracture or that minimal amounts of water reach the feature. Additionally, along the edges of the feature, the fracture is nearly filled to the top with organic material (leaf litter, twigs, and natural debris), suggesting that there is little to no vertical leaching within the feature. Due to the urban development (roadways, commercial structures, and stormwater infrastructure) surrounding the site, the catchment area for the feature is determined to be less than 1.6 acres. After considering the small catchment area and minimal permeability of the feature, it was determined that the infiltration rate for F-01 is low and it was assigned a point value of 7 points. Thus, this feature is non-sensitive and requires no protective setbacks.

Recommendation: There are no protective setbacks required for this feature.

F-01

MB-01

GPS: 30.490844, -97.726686

MB-01 is a linear cluster of manmade features in bedrock including utility power poles, water utilities, and a gas line. This feature is located in an area of low topographic relief, within the Edwards Limestone Formation. The dimensions of MB-01 are unknown. The infill material for MB-01 is unknown. Due to the urban development (roadways, commercial structures, and stormwater infrastructure) surrounding the site, the catchment area for the feature is determined to be less than 1.6 acres. MB-01 is a manmade feature in bedrock and was assigned a point value of 10 points for the sole purpose of being brought to the attention of the engineers; however, no setbacks are required for this feature.

Recommendation: This feature is sensitive and should be brought to the attention of the engineer but does not require any protective setbacks.

MB-01

ATTACHMENT C

Historic Aerial Photographs

Prepared for:

ACI CONSULTING
1001 Mopac Circle
Austin, TX 78746

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Aerial Photographs

Highland Horizon

TX

Williamson County

ES-138138

Monday, November 22, 2021

Date: 2020
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
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Date: 2016
Source: USDA

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 2010
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 2004
Source: USDA

Feet
0 250 500 1,000

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1995
Source: USGS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1981
Source: USGS

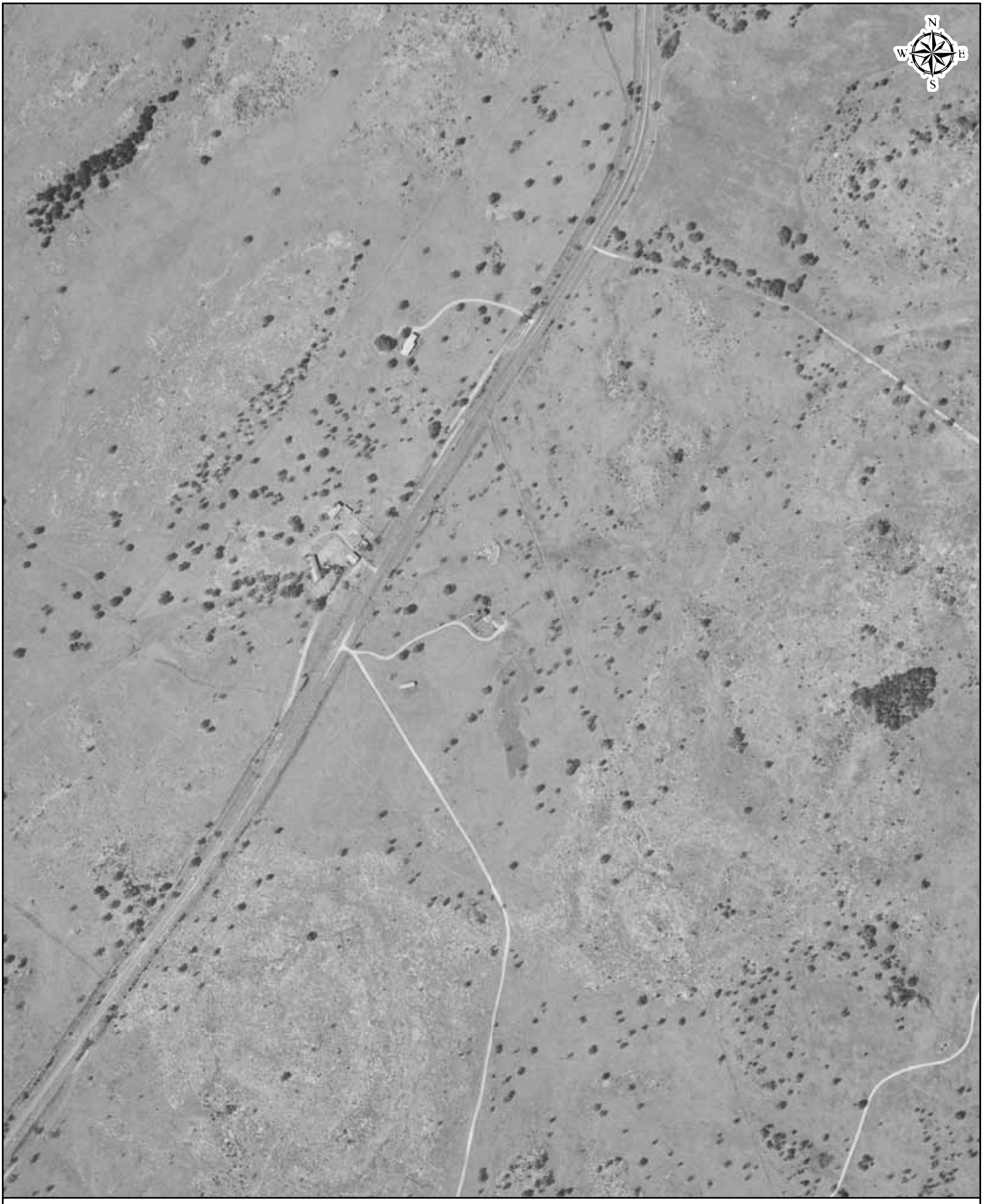
0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1973
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1967
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1954
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Date: 1941
Source: ASCS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

AERIAL SOURCE DEFINITIONS

Acronym	Agency
NASA	National Aeronautics & Space Administration
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
SCS	Soil Conservation Service
USBR	United States Bureau of Reclamation
Fairchild	Fairchild Aerial Surveys
TXDOT	Texas Department of Transportation
BLM	Bureau of Land Management
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
TNRIS	Texas Natural Resources Information System

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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.

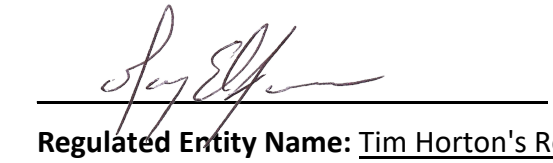
Signature

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:Gary Jones, P.E (agent)

Date: **1/26/2024**

Signature of Customer/Agent:



Regulated Entity Name: Tim Horton's 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):1.18

3. Estimated projected population:6

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	1600	÷ 43,560 =	0.04
Parking	21046	÷ 43,560 =	0.45
Other paved surfaces	1312	÷ 43,560 =	0.03
Total Impervious Cover	23958	÷ 43,560 =	0.52

Total Impervious Cover 0.52 **÷ Total Acreage** 1.18 **X 100 =** 44**% 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 ÷ 43,560 Ft^2/Acre = _____acres.

10. Length of pavement area:_____ feet.

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

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:

100% Domestic	350 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 350	

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 06/16/2009.
- ☐ 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 Brushy Creek Regional WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20'.

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): FIRM Panel 48491C0630F dated December 20,2019

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

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

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

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

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

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

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

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

25. ☒ Locations where soil stabilization practices are expected to occur.

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A

Factors which could affect the quality of surface water and groundwater are the parking and use of motor vehicles on the site. This includes the emission of certain hydrocarbon based substances as well as the tracking of silt. Also, the maintenance of irrigated areas could affect the quality of surface and groundwater through runoff of chemical fertilizers or pesticides.

ATTACHMENT B

The peak storm water before construction for the Tim Horton's Round Rock improvements has been calculated to be 6.2 cfs for the 25-yr. storm event and 8.7 cfs for the 100-yr. storm event given that the development is currently rangeland/woodland over soils group D at 1 - 2 percent or less slopes. The character of existing runoff is that of rural range land.

After construction the character of the runoff will change such that hydrocarbon residues from vehicles, fertilizers, and pesticides may be present. A batch detention pond on the lot will capture most of the foreign elements. The proposed pond detains the peak runoff for the 2, 10, 25 and 100 year storm and releases are designed to less than the existing conditions.

BATCH DETENTION POND		
Contributing Drainage Area =	Hortons	
Total Drainage Area =	1.18	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	0.52	acre
Post-Development I.C. Fraction =	0.44	
$L_{M\ TOTAL\ PROJECT}$ =	453	lbs
A_C =	**1.08**	acre
A_I =	**0.48**	acre
A_P =	**0.60**	acre
L_R =	**496**	lbs
Desired L_M this basin =	453	lbs
Fraction of Annual Runoff (F) =	0.91	
Rainfall Depth =	1.80	inch
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	2328	cubic ft
Off-site area draining to BMP =	0.00	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	466	cubic ft
Total Capture Volume Required =	2794	cubic ft
Total Capture Volume Provided =	2794	cubic ft

BATCH DETENTION POND - DRAWDOWN CALCUALTIONS

Stage (ft amsl)	Cumulative Storage (cf)	Head (ft)	Relative Volume (cf)	Total Volume (cf)	Relative Time To Drain (hr)	Cumulative Time To Drain (hr)	Outflow Velocity (fps)
825.00	0	0.01	0	0	0.00	0.00	0.00
826.0	1200	1.00	1200	1200	0.77	0.77	4.98
826.7	2794	1.66	1594	2794	0.79	1.56	6.41

Complete Drawdown Time **1.56** **hr**

*Elevation of Downstream WSE = 825 ft asml

*Orifice Diameter (inches) = 4 in

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: Gary Jones, P.E. (agent)

Date: 1/26/2024

Signature of Customer/Agent:

_____

Regulated Entity Name: _____

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

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

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

☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Tributary of Lake Creek

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

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

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

TNRCC REGULATORY GUIDANCE

Pollution Cleanup Division
RG-285
June 1997

SUBJECT: Small-Business Handbook for Spill Response

Purpose

The purpose of this handbook is to help small businesses to comply with the Texas Natural Resource Conservation Commission's (TNRCC's) Spill Rule. From this document, you will learn when and how to report a spill and how to enlist the aid of the TNRCC and other authorities, as needed, in responding to a spill. This handbook is for guidance only; it does not replace or supersede the official rules and regulations.

The purpose of the Spill Rule, which is found in Title 30 Texas Administrative Code (30 TAC) Chapter 327, is to deal responsibly with threats to human health or the environment posed by incidents that may cause the contamination of groundwater or surface water. The rule sets guidelines for initial notification, response actions, and follow-up reports that the responsible person must follow when a discharge or spill occurs.

The Spill Rule—in a Nutshell

The Spill Rule requires the party responsible for causing a spill that by its nature and size presents the threat of contaminating groundwater or surface water to:

- control and contain the spill (or see that this is done);
- clean up the results of the spill (or see that this is done);
- notify the appropriate authorities, which may range from the local fire department to the TNRCC, depending on the threat posed by the spill;
- make follow-up reports to the TNRCC about the continuing progress or completion of the cleanup.

To explain how to comply with the Spill Rule, this document will address the following questions:

- What is a spill (as far as the Spill Rule is concerned)?
- What should I do when the spill is serious?
- What about less serious spills?
- What kinds of spills need to be reported?
- What should my report say?
- Who can tell me what is in my spill?
- How can the TNRCC help me?
- What happens when I report a spill?
- What kinds of spills are not covered by this rule?
- Where do I look for more information?

What Is a Spill?

As defined in the rule, a spill is any incident in which oil, hazardous substances, industrial waste, or "other substances" contaminate or may contaminate surface water or groundwater in the state of Texas. Because substances spilled on the ground may find their way into groundwater, lakes, rivers, or streams, the definition includes spills on the ground as well as spills that go directly into water.

The definition of a "discharge or spill" is broad; it covers just about any accidental action or oversight that leads to the possible contamination of water. The following examples represent only a few of the many different kinds of incidents that this definition covers:

- A worker at a pest control service discovers that liquid pesticide has leaked from a storage tank into the ground.
- A landscaper rinses tanks that held herbicide, and then the rinse water escapes into a storm sewer.
- A truck loaded with avocados overturns, spilling its cargo and its fuel on the highway.
- A worker at a boat repair shop accidentally pours a solvent-based varnish remover on pavement. Most of the solvent evaporates quickly.
- A trenching crew hits a buried pipeline, causing oil to leak into the surrounding soil.

For simplicity, the term "spill" will be used in this document to refer to any incident covered by the definition

given in 30 TAC Section (§) 327.2 for *discharge or spill.* Certain kinds of incidents that might threaten water supplies are covered by other rules or are under the authority of other agencies. Incidents that are not covered by the Spill Rule are described at the end of this document.

What Should I Do When the Spill Is Serious?

Whenever a spill or discharge involves an imminent threat to human health, notify local emergency authorities *immediately* and cooperate with them in responding to the spill. "Local emergency authorities" usually means the local fire department and law enforcement agency, but could also mean the local fire marshal, health department, or emergency planning committee.

The rule also calls for the responsible person to take certain reasonable steps to respond to the spill:

- Get to the scene, or make sure that hired response personnel get to the scene.
- Begin efforts to stop the discharge or spill.
- Minimize the impact of the spill to public health, surface water, and the ground or subsurface soil.
- Neutralize the effects of the incident.
- Remove the discharged or spilled substances.
- Manage wastes associated with the spill and cleanup.

What about Less Serious Spills?

Spills that do not present an imminent threat to human health still must be cleaned up. Even if the spill is small enough that a reporting requirement is not triggered, the person responsible for the spill must make sure that the spill is cleaned up.

What Kinds of Spills Need to Be Reported?

Whether a spill needs to be reported to the TNRCC depends on the material spilled, how much of it is spilled, and where it is spilled. General guidelines for determining whether a spill must be reported, based on this rule and federal standards, appear in Table 1. Spills involving less than 1 pound of material, except for oil spills, do not need to be reported to the TNRCC. They must be reported to local authorities if they pose an imminent threat to public health.

If the amount of material spilled or discharged within any 24-hour period is equal to or greater than the amount indicated in Table 1, the rule calls for the party responsible for the spill to notify the TNRCC within 24 hours. There are three ways to satisfy this reporting requirement by phone:

- Call **1-800-832-8224** (the Environmental Response Hot Line). This line is answered 24 hours a day.
- Call the TNRCC Spill Reporting Hot Line, which is also answered 24 hours a day, at 512/463-7727.
- During regular business hours, call the TNRCC regional office that serves the county in which the spill occurred.

The Spill Rule also allows the responsible person to use other reasonable methods to provide this initial notification.

Spills of a Single Hazardous Substance
Whenever an individual hazardous substance is spilled, determining whether a reportable quantity has been spilled only involves developing a reliable estimate of how much material was spilled and comparing that value with the reportable quantity (RQ) found in the column headed "Final RQ" in Table 302.4 of Title 40 Code of Federal Regulations (40 CFR) Part 302.

Spills of Mixtures
Whenever a mixture that contains a hazardous substance is spilled, a federal rule, often called the Mixture Rule, is used to determine whether a reportable quantity has been spilled. The wording of the Mixture Rule makes it particularly important for small businesses to know as much as possible about the composition of the materials they use or handle.

According to the Mixture Rule, if a mixture is known to contain a hazardous substance, but the amount of that substance in the mixture is not known, then all of the material spilled is assumed to be the hazardous substance for the purpose of determining whether a reportable spill has occurred. On the other hand, if the composition of the mixture is known, that information is used to determine whether the amount of mixture spilled contains a reportable quantity of the hazardous substance.

To see how the Mixture Rule works, let's look at two possible outcomes involving the spill of 1 quart of an insecticide containing aldrin. The RQ for aldrin is 1 pound.

First possible outcome. Assume that the person responsible for the spill knows only that the insecticide contains aldrin, not *how much* aldrin is in the insecticide. According to the Mixture Rule, all of the material spilled must be assumed to be aldrin under these circumstances. A quart of a solution weighs about 2 pounds, which is greater than the RQ for aldrin. This spill must be reported.

Second possible outcome. Now assume that the person responsible for the spill knows that the insecticide contains not more than 1 percent aldrin by weight. According to the

Mixture Rule, this person should then calculate how much aldrin could have been in the quart of solution spilled:

2 lb solution × 1 lb aldrin/100 lb = 0.02 lb aldrin

If aldrin is the only hazardous substance in the mixture, then this spill does not have to be reported according to the Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA). Be sure to do this sort of calculation for all the substances in the mixture, even if the product label describes them as "inert" or "filler."

The difference between the outcomes in the above example is not *what* was spilled, but *what was known* about the material that was spilled. Because one business had more information available about the materials it uses, its employee was able to determine that the spill was insignificant without contacting the TNRCC.

Table 1. Reportable Quantities (RQs) According to the Spill Rule

	Site of Spill	
Type of Spill	**On Land**	**In Water**
Hazardous substance		
If CERCLA RQ = 1–100 lb	CERCLA RQ	CERCLA RQ
If CERCLA RQ > 100 lb	CERCLA RQ	100 lb
Crude oil	210 gal	Enough to form a sheen
Used oil or petroleum product		
At a PST exempt facility*	210 gal	Enough to form a sheen
All others	25 gal	Enough to form a sheen
Oil other than crude oil, used oil, or petroleum product	210 gal	Enough to form a sheen
Other substances	No RQ	100 lb
Industrial solid waste	No RQ	100 lb

NOTE: This table applies only to the reporting of spills and discharges according to the Spill Rule, 30 TAC §§327.1–327.5. To find values of CERCLA RQs for hazardous substances, please refer to 40 CFR Table 302.4.

*The term "PST exempt facility" refers to facilities that are exempt from the Aboveground Storage Tank Program. Petrochemical plants, petroleum refineries, and electricity generation, transmission, and distribution facilities are some examples of PST exempt facilities.

What Should My Report Say?

There are a number of different levels of reporting, so let's go through them one at a time.

Initial Notification

Within 24 hours, report the following information as best it is known:

- Your name, address, and telephone number (as the person making the report)
- The date, time, and location of the spill
- A specific description of the substance or substances spilled
- An estimate of how much was spilled
- The duration of the incident
- The name of the body of water affected or threatened by the spill
- The source of the spill
- A description of the extent of actual or potential water pollution or harmful impacts to the environment
- An identification of any environmentally sensitive areas or natural resources at risk
- The name, address, and telephone number of the responsible person (if not you)
- The name, address, and telephone number of the contact person at the site of the spill (if not you)
- A description of any action that has been taken, is being taken, or will be taken to contain and respond to the spill
- Any known or anticipated health risks
- The identity of any governmental authorities or agencies that are already responding to the spill
- Any other information that may be significant to the response action

The Spill Rule requires only that you provide all of the

above information that you know—by phone, in person, or in writing. The rule does not require that a written report be on a standard form. You may decide to develop your own form, but the rule also allows you to use the reporting form of any other agency that requires you to report the spill.

If you use the reporting form of another agency and it does not provide all of the information described above, you must add the rest of the required information on a separate sheet.

Update Notification
If anything happens that would trigger a change in the response to the spill—for better or for worse—notify the agency as soon as possible.

Correction of Records
If you report a spill and later decide that the spill did not have to be reported, you may send the regional office a letter to show your reasoning. Be sure to include all the information staff will need to understand your new decision.

If, after reviewing your letter, the regional office staff agrees that the spill was not reportable, that determination will be added to the agency records. If staff disagrees with your decision, the agency will notify you (that is, the responsible person) within 30 days.

Other Required Notice
In addition to notifying the TNRCC and local governmental authorities, make a reasonable attempt to notify the owner and occupants of any property adversely affected by the spill. Provide this notice as soon as possible, but no later than two weeks after discovering the spill.

Notifying the TNRCC satisfies the federal requirement to notify the State Emergency Response Commission, but does not satisfy the notification requirements of any permit or any other local, state, or federal law.

Reporting the spill to the Environmental Response Hot Line (1-800-832-8224) satisfies the initial notification requirements of the Spill Rule and the Texas Water Code. Depending on the material spilled, there may be other reporting requirements.

Who Can Tell Me What Is in My Spill?

It is the responsibility of a business to ensure that its employees know the nature and contents of the materials they handle or use. It is not feasible for any document to cover the full range of possible combinations of substances. The manufacturer or supplier of a product may be a good source of information about the contents and specific formulation of a proprietary mixture.

Often it is not necessary to know the precise formula of a mixture to know how to classify it under the Spill Rule. The TNRCC regional office is one of a number of possible resources that could help you classify at least some materials into broad reporting categories according to the Spill Rule and CERCLA.

How Can the TNRCC Help Me?

Through your local regional office, the Small Business Assistance Program (1-800-447-2827), and the Emergency Response Section (512/239-2507), the TNRCC can help you prepare for spills before they happen as well as respond to them appropriately when they do.

If minor but reportable spills are an unavoidable part of your business, you might call your regional office to investigate the possibility of making one report on a regular schedule (e.g., once a month) to cover all minor spills that occur in that time frame. Depending on the individual situation, the regional manager may approve such an alternative notification plan for a fixed installation. *Such a plan would require the written approval of the regional manager.*

Your regional manager may also permit you to notify the agency by fax of spills that occur during regular business hours. If you do get permission to notify by fax, you may want to prepare a form that employees can fill out quickly when a spill occurs. You could print information that will not change (e.g., location of the facility, the name of the surface water affected, if any, etc.) as part of the form itself.

What Happens When I Report a Spill?

A number of things:

- Of greatest importance, you ensure that all resources that are available and needed to minimize the impact of the spill are put to use.
- Based on the information you provide, the regional staff of the TNRCC can help you to determine whether the spill is serious and, regardless of whether it is serious, the best ways to control the spill and minimize the damage it may cause.
- If necessary, the TNRCC can help coordinate the response to a spill that poses an imminent threat to public health or sources of water.
- You reduce the range of penalties that could be assessed against you or your business as a result of the spill.

Reporting a spill is not the same as admitting that pollution

has occurred (see "Correction of Records" above).

Does This Rule Cover *All* Spills?

No, it doesn't. Certain spills would fall under the jurisdiction of other agencies in the state of Texas. The following kinds of spills, discharges, or emissions are covered by other rules:

- Oil spills in or near coastal waters. The Railroad Commission of Texas (RRC) regulates such spills when they are relatively small (240 barrels or less). The Texas General Land Office (GLO) has jurisdiction for larger incidents affecting coastal waters. The term *coastal waters* basically includes the Gulf of Mexico and all of its bays, inlets, and estuaries, as well as portions of their navigable tributaries. A detailed definition of *coastal waters* appears in the GLO Rules, 31 TAC §19.2. When reporting a spill, don't worry about this difference in jurisdiction. Use the Environmental Response Hot Line (1-800-832-8224) to report the spill, and your report will be forwarded to the appropriate agency.
- Spills or waste discharges regulated by the RRC. This essentially means incidents related to the exploration, production, and development of oil, gas, geothermal resources, and uranium. Specific details can be found in the Texas Water Code §26.131.
- Emissions only to air. If you spill a liquid and it then evaporates, the spill is not an "emission only to air." A spill that evaporates is covered by the Spill Rule and may be covered by other regulations.
- Lawful discharges or waste disposal. This category includes the lawful placement of waste or accidental discharge of material into a solid waste management unit registered or permitted under 30 TAC Chapter 335 Subchapter A; any discharge that is covered by a specific permit, order, or rule issued under U.S. or Texas law, if that permit, order, or rule provides another specific reporting requirement; and discharges or spills that are continuous and stable in nature, and are reported to the U.S. Environmental Protection Agency according to 40 CFR §302.8.
- The lawful application of fertilizers, pesticides, or other materials to land or water.
- Certain activities associated with aboveground and underground storage tanks, which are covered by Texas Water Code Chapter 26 Subchapter I.
- Discharges or spills that occur during the normal course of rail transportation.

Related Literature

Consider reviewing the following documents or having them available as reference materials.

State of Texas Oil and Hazardous Substances Spill Contingency Plan. This document, currently being developed by the cooperation of all state agencies that participate in spill response, is a compilation of all state rules that cover spills. When it is available, you may obtain copies from the TNRCC Publications Unit (512/239-0028).

State of Texas Coastal Oil Spill Prevention and Response. 31 TAC Chapter 19. This document comprises the GLO's oil spill rules.

The following documents are available from the U.S. Government Printing Office:

Title 40 Code of Federal Regulations Part 302. This is a portion of the federal law dealing with the handling of hazardous substances.

National Oil and Hazardous Substances Pollution Contingency Plan. 40 CFR Part 300. This document covers all federal rules on spills.

Emergency Planning and Notification. 40 CFR Part 355. The regulation establishes the list of extremely hazardous substances, threshold planning quantities, and facility notification responsibilities necessary for developing and implementing state and local emergency response plans.

Hazardous Chemical Reporting and Community Right-to-Know. These regulations establish reporting requirements that provide the public with important information about the hazardous chemicals in their communities.

Toxic Substances Control Act. 40 CFR Parts 700–766. Several specific constituents, such as PCBs and dioxins, require additional regulation because of their direct impact on human health and the environment. The TSCA specifies procedures for handling these materials. Additional reporting may also be required.

REPORTABLE QUANTITIES (RQ)

Refer to: (https://www.tceq.texas.gov/response/spills/spill_rq.html)

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in **40 CFR 302.4** (PDF)	**30 TAC 327**
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	**Texas General Land Office**
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	**30 TAC 327**
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	**30 TAC 327**
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	**Railroad Commission of Texas**
Industrial solid waste or other substances	into water	100 lbs	**30 TAC 327**
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	**30 TAC 334** .75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under **40 CFR 302**	**30 TAC 327**
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	**30 TAC 327**

ATTACHMENT B

Potential sources of contamination from this site during construction include trash, hydrocarbon residue, emissions from vehicles, silt runoff from disturbed areas, and silt tracked onto surrounding paved surfaces by construction traffic.

ATTACHMENT C

Sequence of Activities and Area of Disturbance:

Activity	Area
Clearing and Grubbing	~0.6 ac. (Driveways and building pad) beginning of project, silt fence will retain silt
Fill/Grading	~ 0.5 ac. After grading, silt fence will retain silt
Utility Installation	> .1 ac. After utility installation, silt fence will retain silt
Paving/Infrastructure	~0.4 ac. After finished grading, silt fence will retain silt

ATTACHMENT D

Temporary Best Management Practices (TBMP):

The TBMP's are to be installed prior to any site construction activities and will remain in place for all construction activities. These include the installation of a stabilized construction entrance, silt fencing, inlet protection, rock berms, and tree protection.

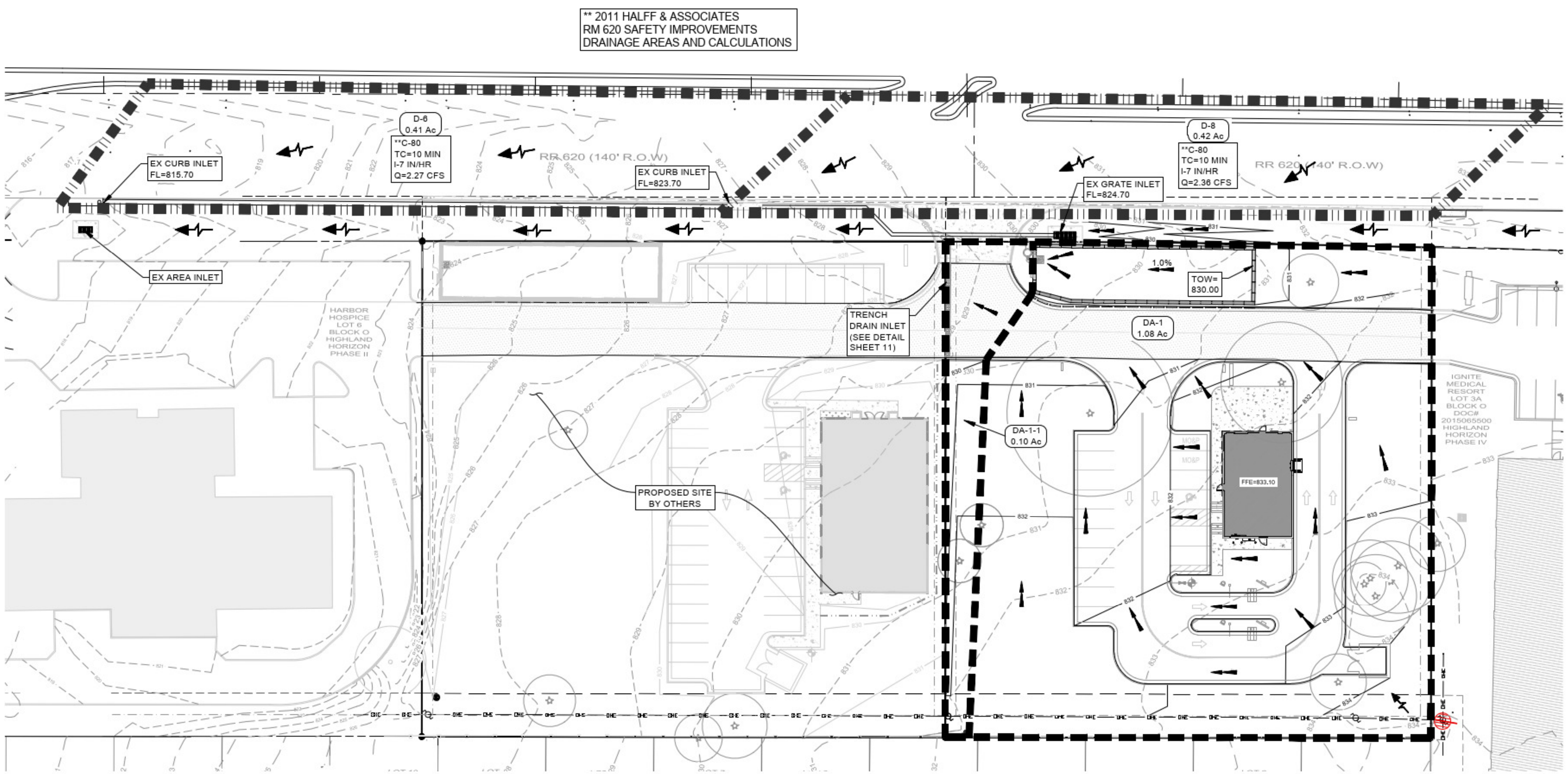
ATTACHMENT F

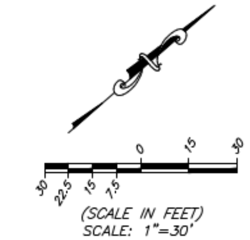
Silt fencing will be placed on the down gradient side of any exposed soils in order to limit the discharge of silt and pollutants from exposed areas on the site. After installation of inlets inlet protection will be placed to retard silt runoff. Revegetation will occur according to standard TCEQ standard construction notes.

There are no drainage areas greater than 10 acres.

ATTACHMENT G

Drainage area maps are part of the construction plans.





TIM HORTON'S
AREA CALCULATIONS

AreaID	Area (ac)	IC (ac)	C 25 yr	C 100 yr	Tc (min)	I - 25 (in/hr)	I - 100 (in/hr)	Q - 25 (cfs)	Q - 100 (cfs)
1	1.08	0.48	0.54	0.61	5	11.10	14.20	6.5	9.4
1.1	0.1	0.04	0.67	0.74	5	11.10	14.20	0.7	1.1

POND STORAGE and DISCHARGE

ELEVATION FT	STORAGE CF	AC-FT		Orifice CFS
825	0	0.000		
826	1200	0.028		
826.66	2794	0.068	WQ LEVEL	
827	3600	0.083		0.8
828	6000	0.138		4.1
829	8400	0.193		5.8
829.8	10320	0.240		6.9

EXISTING CONDITIONS:

		Area	IC		Hydrologic Soils		Tc	Tc used = Tc Lag	Q2	Q10	Q25	Q100
Existing Conditions	Existing E1 and E2 Total	1.18	15.20		D	80.0	23.4	14.0	**2.60**	**4.70**	**6.20**	**8.70**
								Existing Off-site Runoff:	**2.60**	**4.70**	**6.20**	**8.70**

DEVELOPED CONDITIONS: USING % OF IMPEVIOUS COVER

Drainage Area	Description	Area (ac.)	Area (sq. miles.)	I.C. (%)	Hydrologic Soils Group	SCS CN	Tc (min)	Tc used = Tc Lag (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Lot 4	Area to Pond	1.18	0.0018	46.6	D	80.0	5.0	3.0	**5.50**	**8.90**	**11.20**	**15.30**
Detention Release	Area from Pond	1.18	0.0018	46.6	D	80.0	0.0	0.0	**3.00**	**4.70**	**5.50**	**6.80**
								Total Released Runoff:	**3.00**	**4.70**	**5.50**	**6.80**

LEGEND

- EXISTING DRAINAGE AREA BOUNDARY
- PROPOSED STUDY AREA BOUNDARY
- EXISTING Tc FLOW PATH
- ZZ 0.0 Ac — DRAINAGE SUB-AREA LABEL
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Dec 20, 2023

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095

Tim Hortons
16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717
SITE PLAN IMPROVEMENTS
EXISTING AND PROPOSED DRAINAGE AREA MAP

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: CFH
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

NO. | DATE | REVISION | BY

SHEET 14 OF 20

ATTACHMENT I

Inspection and Maintenance of BMP's

Maintenance Plan and Schedule for Temporary Erosion Controls
Silt Fences and Rock Berms

PROJECT NAME Tim Horton's Round Rock

ADDRESS 16201 RM 620

CITY, STATE ZIP Round Rock, TX 78681

SILT FENCES, Temporary rock berms, tre3e protection, and stabilized construction entrance.

Weekly: For silt fences and temporary rock berms, accumulated silt shall be removed when it reaches a depth of 6 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

Repair and replace any damaged section resulting from construction activity or other cases and temporary rock berms.

After Rainfall: Fences shall be checked for structural damage from stormwater flows immediately after a significant ($\geq$ 0.5 inch) rainfall as soon as ground conditions make fences accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted without vehicles and temporary repairs made until equipment can be brought in without major surface damage.

Remove accumulated silt when depth reaches 6 inches and dispose of as indicated in Weekly maintenance.

Adjust fence configuration if necessary after rainfall event to accommodate conditions defined by stormwater flows.

Record Keeping: Project superintendent shall have a log for entering site inspections both weekly and rainfall events. Results of inspections including damage and recommended repairs shall be noted, along with inspection personnel data and date remedial action taken.

Tree protection shall remain in place and erect at all times.

Stabilized construction entrances shall be removed and replaced when they cease to function and mud is tracked off the site.

Also see E & S notes and details contained in the construction plans for further details.

BUFFERS: There are no cave buffers on this lot.

ATTACHMENT J

Interim soil stabilization shall be instituted whenever an area has been disturbed and there is a lapse of 14 consecutive days when no construction activities have occurred on that location or if any area is not scheduled for final construction activities to occur later than 14 days after last disturbance.

Permanent soil stabilization shall occur at the first practical opportunity after the completion of construction activities in an area. Records must be kept as to when each soil stabilization measure was instituted in each area.

See E & S notes and details in construction plans.

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.

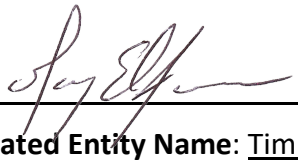
Signature

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: Gary Jones, P.E. (agent)

Date: **1/26/2024**

Signature of Customer/Agent



Regulated Entity Name: Tim Horton's 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.

   ☐ N/A

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

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

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

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

8. ☐ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☒ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)
☒ TCEQ construction notes
☒ All geologic features
☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☐ N/A

ATTACHMENT B

There is no up-gradient runoff that passes through the tract.

ATTACHMENT C

Construction plans include detailed design and calculations for a batch detention pond to intercept on-site storm water runoff and remove pollutants. See plans for details.

The total site area is 1.18 acres with 0.52 acres of impervious cover. A small 0.1 acres with 0.04 ac of impervious cover bypasses the pond and is released untreated. The 1.08 ac drainage area with 0.48 ac of impervious cover routed to the batch detention pond over compensates for the bypass area. The 1.08 ac drainage area captured is held for minimum of 12 hours and will drawn down in less than 48 hours. Calculations are included on the plan set.

See attached maps for project areas and areas to the water quality pond.

ELI ENGINEERING

Firm # 17877

January 27, 2024

Ms. Lillian Butler
Texas Commission on Environmental Quality
12100 Park 35 Circle, Bld A, Rm 179
Austin, TX 78753

Re: Tom Horton - Round Rock
Attachment D - BMP's for Surface Streams

To Whom It May Concern:

There are no BMP's or measures needed to prevent pollutants from entering surface streams on this project due to there not being surface streams on or adjacent to the property.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

January 27, 2024

Ms. Lillian Butler
Texas Commission on Environmental Quality
12100 Park 35 Circle, Bld A, Rm 179
Austin, TX 78753

Re: Tim Horton – Round Rock
Attachment F - Construction Plans

To Whom It May Concern:

Construction plans and design calculations for the proposed permanent BMP and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMP and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

THIS PROPERTY LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. THIS PROPERTY DOES NOT LIE WITHIN THE CONTRIBUTING ZONE.

NO PORTION OF THIS PROJECT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0630F, EFFECTIVE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY TEXAS.

BENCH-MARK:

TBM #1 - MAG NAIL IN INLET ALONG CURB ON EAST SIDE OF RANCH ROAD 620, 102.0' SOUTHWEST OF FOUND SPINDLE IN DRIVEWAY, AT COMMON WEST LOT CORNER OF LOTS 4 & 5 HIGHLAND PHASE II, BLOCK O, ELEV=827.48'

ZONING:

TYPE OF CONSTRUCTION: SITE PLAN IMPROVEMENTS

LEGAL DESCRIPTION:
LOT 4, BLOCK O, HIGHLAND HORIZON PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET FF, SLIDE 293 AND DOCUMENT NO. 2009010851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.).

SUBMITTAL DATE CHART:

FULL SUBMITTAL: _____

RESUBMITTAL #1: _____

CONTACTS & UTILITIES*

ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F:512-532-0560 gejtexas@gmailcom	WATER & WASTEWATER BRUSHY CREEK M.U.D. WATER & WASTEWATER 16318 GREAT OAKS DRIVE ROUND ROCK, TEXAS 78681 PHONE: 512-255-7871
SURVEYOR WATERLOO SURVEYORS, INC. P.O. BOX 160176 AUSTIN, TEXAS 78716 TBPLS #1012440 512-481-9602 CONTACT: THOMAS P. DIXON, R.P.L.S.	ARCHITECT MS CONSULTANTS, INC. 2221 SCHROCK ROAD COLUMBUS, OH 43229 PHONE: 614-898-7100 FAX: 614-8987570
APPLICANT TEXBREW, LLC 5505 SPREEN ROAD BRENHAM, TEXAS 77833 CONTACT: JIM KOLKHORST PHONE: 936-870-6463	FIRE PROTECTION WILLIAMSON COUNTY ESD #2 SAM BASS FIRE DEPARTMENT 16248 GREAT OAKS DRIVE ROUND ROCK, TEXAS 78681 PHONE: 512-255-0100
ELECTRIC ONCOR ELECTRIC DELIVERY 350 TEXAS AVENUE ROUND ROCK, TEXAS 78664 PHONE: 817-215-4547	TELEPHONE AT&T 247 WEST 3RD STREET AUSTIN, TEXAS 78701 PHONE: 512-870-5214
GAS ATMOS ENERGY 2101 KENT STREET TAYLOR, TEXAS 76574 PHONE: 512-365-2626	TV AND INTERNET SPECTRUM 12012 NORTH MOPAC EXPY AUSTIN, TEXAS 78758 PHONE: 844-316-8554

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS, NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM, CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL SITE NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, WILLIAMSON COUNTY AND BRUSHY CREEK M.U.D. MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

- IN THE EVENT THE CONTRACTOR OR SURVEYOR OBTAINS A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; ELI ENGINEERING AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN ELI ENGINEERING AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.

- ELI ENGINEERING HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY ELI IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. ELI SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.

Tim Hortons

SITE PLAN IMPROVEMENTS

16201 RANCH ROAD 620 NORTH
AUSTIN, TX 78717

ELI ENGINEERING, P.L.L.C.

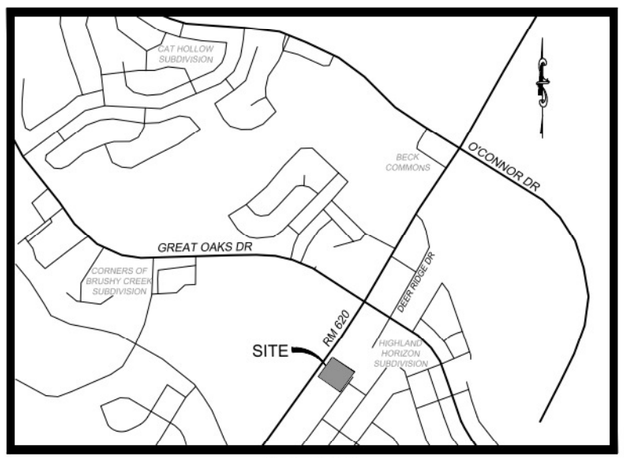
I, GARY ELI JONES, P.E. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS · GARY ELI JONES · # 79198 · REGISTERED PROFESSIONAL ENGINEER

Dec 20, 2023

GARY ELI JONES, P.E.

NUMBER	DATE	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	APPROVAL - DATE



SITE MAP
SCALE: 1"=1000'

INDEX:

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS

_____
WILLIAMSON COUNTY ENGINEER — DATE

_____
WILLIAMSON COUNTY CERTIFICATE OF COMPLIANCE PERMIT NUMBER

_____
BRUSHY CREEK M.U.D. — DATE

Texas 811 — Know what's below. Call before you dig.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS · GARY ELI JONES · # 79198 · REGISTERED PROFESSIONAL ENGINEER
Dec 20, 2023

TBPELS FIRM No. 17877

ELI ENGINEERING

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-858-8095

gejtexas@gmail.com

16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

Tim Hortons

SITE PLAN IMPROVEMENTS

COVER SHEET

DRAWING SCALE: HORIZ.= VTS VERT.= 1:1
SURVEYED:
FILE NAME: CFH
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET
1
OF
20

C:\Users\Vionna\Desktop\Projects\GEJ--EU\Tim Hortons Highland\CAD\PLAN SHEETS\EJ_Tim HORTONS_COVER.dwg Dec 20, 23 12:38 pm

GENERAL CONSTRUCTION NOTES

PAVEMENT DESIGN SECTION

The pavement section will consist of either asphalt or reinforced concrete paving. The design is based on light vehicular traffic with the occasional 80,000-pound vehicle (fire/garbage truck). Below are the recommended paving thicknesses and construction considerations.

Parking Areas – Light Passenger Vehicle

A. Asphalt Option

Material	Thickness
Crushed Limestone Base	8.0 inches
Hot Mix Asphaltic Concrete	1.5 inches

B. Reinforced Concrete Option

Material	Thickness
Crushed Limestone Base	6.0 inches*
Reinforced Concrete	5.0 inches

*Note: The crushed limestone base may be omitted if the concrete paving thickness is increased to 6 inches.

PAVEMENT CONSTRUCTION CONSIDERATIONS

Pavement should be constructed and tested to meet the following requirements:

1. Reinforced Concrete – Concrete shall have a minimum compressive strength of 4,000 PSI at 28 days using 5 sacks of cement per cubic yard. Slump shall not exceed 6 inches. Control joints should be spaced a maximum of 12.5 feet on center for 5-inch-thick concrete and 15 feet on center for 6-inch- thick concrete or greater. Isolation joints should be used around lighting standards, area drains, and curb inlets, between pavement and sidewalks, and between buildings. Expansion (isolation) joints are not required except at fixed objects or structures and unsymmetrical areas where joint grids are difficult. Reinforcing steel is optional, and if used should consist of No. 3 bars on 18-inch centers or an equivalent wire mesh. The reinforcing steel will help to hold edges of uncontrolled cracks together. Saw cut contraction joints should be at least ¼ of the slab depth or 1inch deep when using early entry saws and cut as soon as concrete is hardened. For unsealed joints the width is 1/10 inch to 1/8 inch. Joint sealant manufacturers' recommendations should be followed for the depth and width of sealed joints. For more information on concrete pavement and joint design please refer to ACI 330R-01 "Guide for Design and Construction of Concrete Parking Lots".
2. Hot Mix Asphaltic Concrete – All materials and placement of asphalt shall conform to all specifications and test methods outlined in City of Austin Standard Specifications Items No. 301S, No. 302S, and No. 340S. Asphalt shall be compacted to a minimum of 91% and a maximum of 96% in accordance with TxDOT test method TEX-207-F/TEX-227-F.
3. Crushed Limestone Base – The crushed limestone base shall conform to City of Austin Standard Specifications Item 210S and shall be obtained from an approved source and shall be free of all deleterious materials. The crushed stone base shall be compacted to a density to at least 100% of the maximum dry density as determined by TxDOT test method TEX-113-E. The base material should extend 36 inches behind the curb line.
4. Compacted Subgrade – The pavement subgrade should be prepared by removing any fill material and a minimum of the top 12 inches of brown fat clay, and any organics. The exposed subgrade should be compacted to at least 95% of the maximum dry density as determined by TxDOT test method TEX-113-E. Moisture content should be within 3% of optimum.
4. Testing – All subgrade preparation and base compaction should be inspected and tested by an Engineering/Testing Laboratory. The minimum testing frequency for subgrade and base densities is one test per 2,000 square feet or a minimum of 3 tests per site visit per lift. Slump tests, temperature measurement, air content and cylinders made for compressive strengths tests should be made during concrete placement.
5. Drainage – The parking lot shall be sloped or crowned for good drainage.

SELECT FILL

Select fill as called for on the plans shall meet one of the following requirements (% Passing or % Retained) as verified by the Engineer when properly slaked and tested by standard laboratory methods:

	% Retained	Or	% Passing
2 ½" Screen	0%		100%
1 ½" Screen	0% - 25%		75% - 100%
7/8" Screen	15% - 55%		45% - 85%
No. 4 Sieve	45% - 75%		25% - 55%
No. 40 Sieve	60% - 90%		10% - 40%

Material passing the No. 40 sieve shall have a minimum plasticity index of 3 and shall not have a plasticity index of greater than 18.

COMPACTION OF FILL

Select fill shall be placed in lifts not to exceed 8 inches loose measure and compacted to 95% or greater of the maximum dry density as determined in accordance with TxDOT test method TEX 113E. Field densities shall be checked in accordance with ASTM D-6938 (Nuclear Gauge) to ensure compliance with project specifications.

Select fill should be processed and moisture conditioned as needed to meet requirements of project moisture specifications.

Samples of fill shall be furnished to the testing laboratory seven days prior to installation to permit time for specification compliance, inspection, and approval.

GENERAL NOTES

1. If blasting is planned by the Contractor, a blasting permit must be secured from Williamson County prior to commencement of any construction. Blasting will not be permitted within 15 feet of any existing utility lines or structures without prior written consent of the Engineer.
2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., that are damaged or removed shall be repaired or replaced by the contractor at no cost to the Owner.
3. 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.
4. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. Re-vegetation of all disturbed or exposed areas shall consist of sodding, seeding, at the Contractor's option. However, the type of re-vegetation must equal or exceed the type of vegetation present before construction unless otherwise requested by the property owner.
5. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans herein. The Engineer shall furnish Williamson County accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of Brushy Creek MUD prior to final acceptance.
6. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.

   Available Benchmark Basis: is described as follow:

   TBM #1 - An 'X' cut into curb along R.M. 620 R.O.W., 203' north of centerline of Great Oaks Drive, elev=819.29'

   TBM #2 - A mag nail along curb at southeast corner of Little Oak Way, 32.48' northeast of centerline of Deer Ridge Drive, elev=806.74'
7. Backfill behind 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 material 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.
8. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 30" below subgrade.
9. The subgrade material for the streets shown herein was tested by _____.

Street	Crushed Limestone Base Thickness	HMAC Thickness
Concrete Pavement		5" light duty

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.

EROSION AND SEDIMENTATION CONTROL NOTES

1. Erosion control measures, site work and restoration work will be done in accordance with the City of Austin Erosion and Sedimentation Control Ordinance.
2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
3. Brush berms, hay bales, sedimentation basins and similar recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by Williamson County for effectiveness. Additional measures may be required if, in the opinion of the County Engineer, they are warranted.
4. All temporary erosion control measures will not be removed until final inspection and approval of the project by the Engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structure and to remove each structure as approved by the Engineer.

TRAFFIC MARKING NOTES

1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
2. The pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas State Department of Highways and Public Transportation Standard Specification for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

TRENCH SAFETY NOTES

1. In accordance with the Laws of the State of Texas and the U.S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard or 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 for this project shall be provided by Contractor as required in Section 509 of the City of Austin Standard Specifications.
2. In accordance with the U.S. Occupational Safety and Health Administration regulations, when employees are required to be 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.
3. If trench safety system details were not provided 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 submitted to and accepted by the City of Round Rock, and, a bed item for implementation of trench safety systems is added to the contract by change order.

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

TCEQ-0592 (Rev. July 15, 2015) Page 2 of 2

SEQUENCE OF CONSTRUCTION

1. CONDUCT PRE-CONSTRUCTION CONFERENCE WITH DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND BRUSHY CREEK M.U.D.
2. INSTALL ALL EROSION CONTROL.
3. ESTABLISH SUBGRADE ON SITE.
4. CONSTRUCT DRIVEWAYS AND INSTALL ALL UNDERGROUND UTILITIES
5. CONSTRUCT BUILDING PAD(S) PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
6. PROCESS AND COMPACT SUBGRADE TO FINAL GRADES.
7. INSTALL PAVING
8. FINAL BUILDING
9. INSTALL ALL LANDSCAPE AND IRRIGATION, RE-VEGETATE ALL DISTURBED AREAS.
10. REMOVE TEMPORARY EROSION CONTROL SUBSEQUENT TO ESTABLISHMENT OF VEGETATION.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
Dec. 20, 2023

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gelitexas@gmail.com

16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

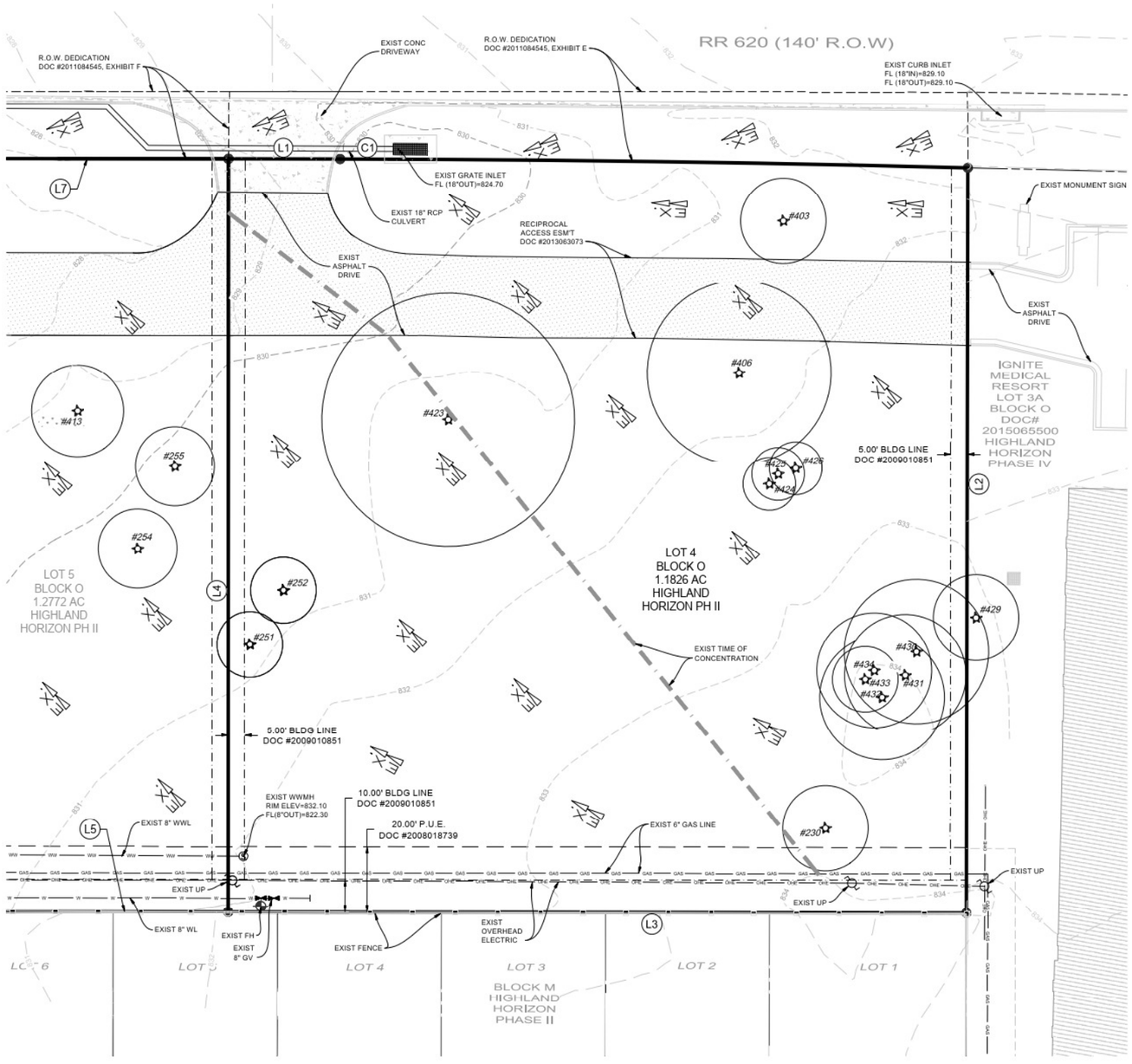
Tim Hortons

SITE PLAN IMPROVEMENTS

GENERAL NOTES (1 OF 4)

DRAWING SCALE: HORIZ.– VTS VERT.= 1:1
SURVEYED:
FILE NAME: CPH
DATE:
DRAWN: EB/JTC
DESIGNED: EB

SHEET 2 OF 20



Line Table		
Line #	Length	Direction
L1	34.00	N35° 06' 11"E
L2	227.11	S54° 53' 14"E
L3	224.98	S35° 05' 18"W
L4	229.48	N54° 58' 17"W
L5	242.50	N35° 03' 38"E
L7	242.39	N35° 03' 18"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	191.33	7930.00	001.38	S35° 47' 52"W	191.33

NOTES:

1) THIS PROPERTY LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. THIS PROPERTY DOES NOT LIE WITHIN THE CONTRIBUTING ZONE.

2) NO PORTION OF THIS PROJECT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0630F, EFFECTIVE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY TEXAS.

3) LEGAL DESCRIPTION: LOT 4, BLOCK O, HIGHLAND HORIZON PHASE II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET FF, SLIDE 293 AND DOCUMENT NO. 2009010851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.).

4) BENCHMARK: MAG NAIL IN INLET ALONG CURB ON EAST SIDE OF RANCH ROAD 620, 102.0' SOUTHWEST OF FOUND SPINDLE IN DRIVEWAY, AT COMMON WEST LOT CORNER OF LOTS 4 & 5 HIGHLAND PHASE II, BLOCK O, ELEV=827.48'

TREE LIST		
R=REMOVAL	LO=LIVE OAK	
T#	TYPE	SIZE
230	LO	13"
251	LO	7",6"
252	LO	7",6"
255	LO	12"
403	ELM	13"
406	LO	28"
423	LO	20",19",18"
(R) 424	LO	8"
(R) 425	LO	8"
(R) 426	LO	8"
429	LO	8",7",3"
430	LO	22"
431	LO	14",9"
432	LO	13",12"
433	LO	10"
434	LO	13",9"

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- EXISTING CONTOURS
- EXISTING TIME OF CONCENTRATION LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING GAS
- EXISTING WATER
- EXISTING WASTEWATER
- EXISTING UTILITY POLE
- EXISTING DIRECTION OF STORMWATER
- TREE (TO REMAIN) — TRUNK LOCATION, CRITICAL ROOT ZONE
- TREE (TO REMOVE) — TRUNK LOCATION, CRITICAL ROOT ZONE

ID	Sheet Flow							ID	Shallow Concentrated Flow								Shallow Concentrated Flow							Tc computed (min)
	USFL (ft)	DSFL (ft)	L (ft)	s (ft/ft)	n	P2 (in)	time (min)		USFL (ft)	DSFL (ft)	L (ft)	s (ft/ft)	Surface	time (min)			USFL (ft)	DSFL (ft)	L (ft)	s (ft/ft)	Surface	time (min)		
E1	834	832.6	100	0.014	0.40	3.97	22.24	1	832.6	830	110	0.024	Unpaved	0.74			830	829	62	0.016	paved	0.4		23.40

(SCALE IN FEET)
SCALE: 1"=20'

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Dec 20, 2023

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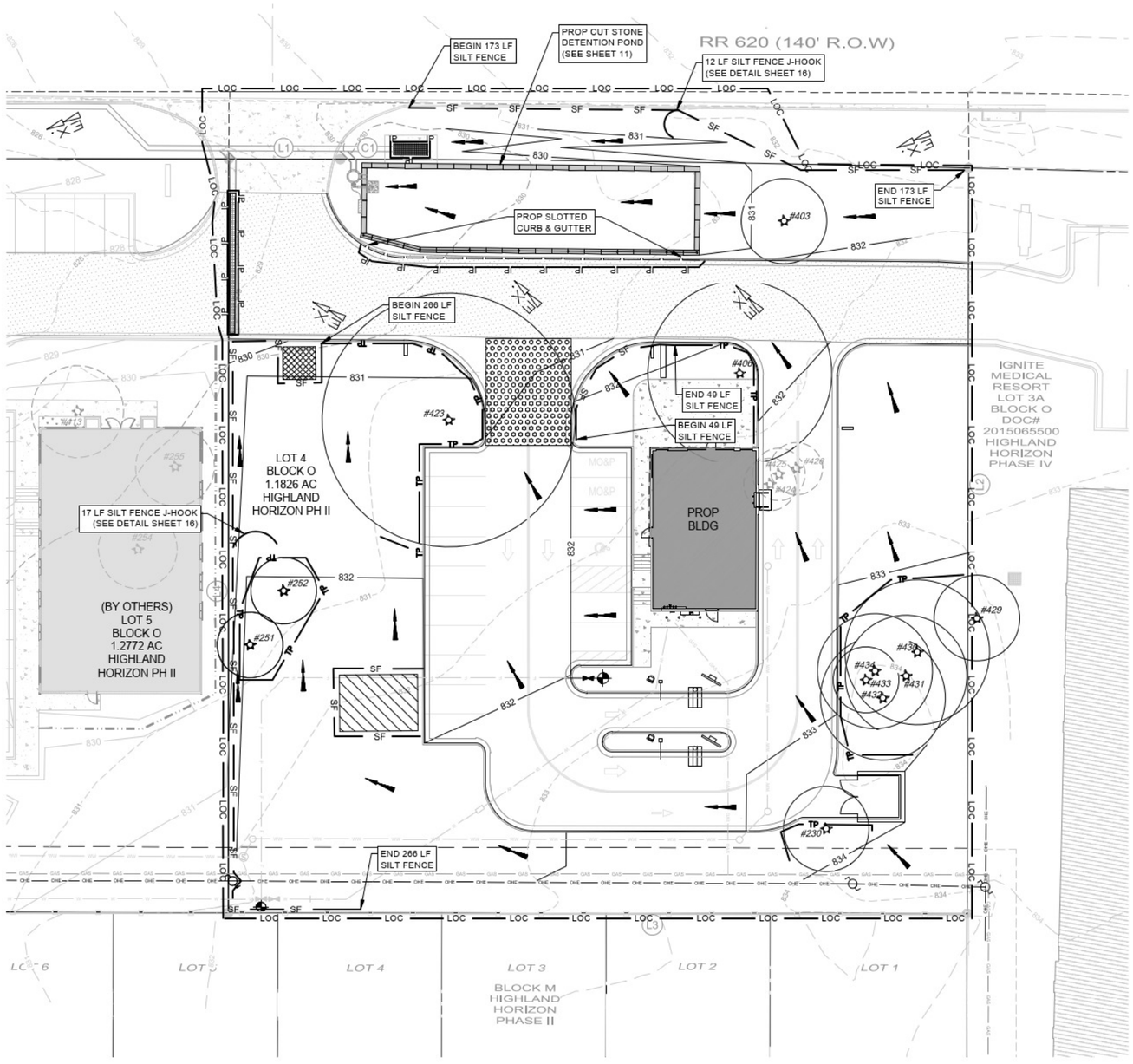
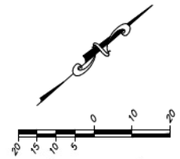
Tim Hortons
16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

SITE PLAN IMPROVEMENTS
EXISTING TREE, TOPO AND BOUNDARY SURVEY

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: CFH
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 8 OF 20





(SCALE IN FEET)
SCALE: 1"=20'

LEGEND

- LIMITS OF CONSTRUCTION — LOC
- LIMITS OF CONSTRUCTION & SILT FENCE — LOC/SF
- SILT FENCE — SF
- TREE PROTECTION — TP
- STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION — IP
- EXISTING DIRECTION OF STORMWATER — EX.
- PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)
- TREE (TO REMAIN) — TRUNK LOCATION, CRITICAL ROOT ZONE
- TREE (TO REMOVE) — TRUNK LOCATION, CRITICAL ROOT ZONE

NOTES:

1) BRUSHY CREEK M.U.D. WILL PROVIDE THIRD-PARTY INSPECTIONS ON CONNECTIONS TO THE DISTRICT SYSTEMS. THE DISTRICT WILL ALSO INSPECT EROSION AND SEDIMENTATION CONTROLS. INSPECTIONS WILL NEED TO BE REQUESTED IN WRITING FROM KELLY YOUNG AT k.young@bcmud.org.

2) EROSION CONTROL FOR OWNER/DEVELOPER CONSTRUCTION IS OUTLINED ON THIS SHEET. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION AND REMOVAL OF EROSION CONTROL SHOWN ON THIS SHEET.

3) SEE SHEET 16 FOR EROSION CONTROL AND TREE PROTECTION DETAILS.

TREE LIST

R=REMOVAL LO=LIVE OAK

T#	TYPE	SIZE
230	LO	13"
251	LO	7",6"
252	LO	7",6"
255	LO	12"
403	ELM	13"
406	LO	28"
423	LO	20",19",18"
(R) 424	LO	8"
(R) 425	LO	8"
(R) 426	LO	8"
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430	LO	22"
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Know what's below. Call before you dig.

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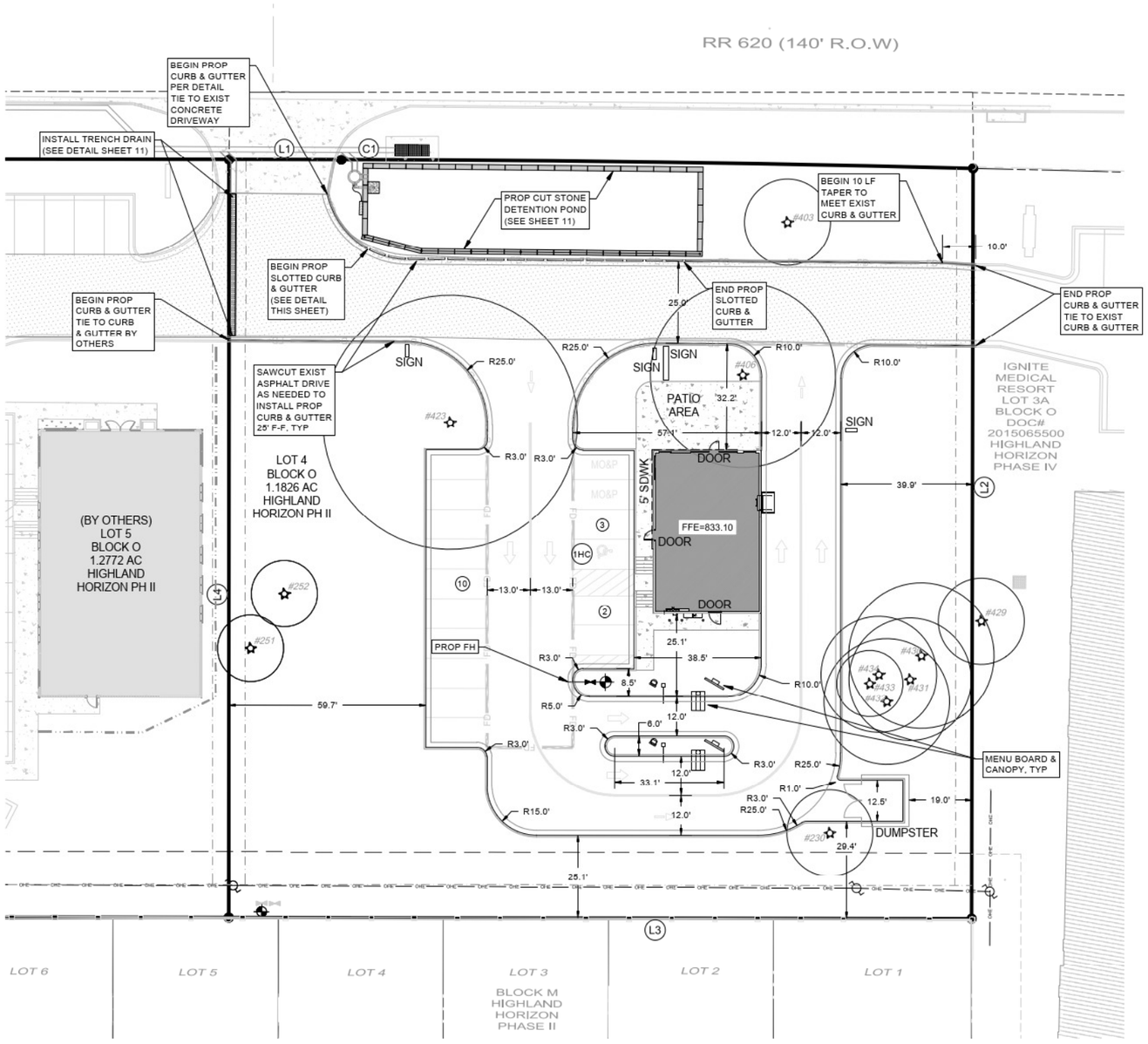
Tim Hortons

SITE PLAN IMPROVEMENTS

EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION PLAN

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	CFH
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

SHEET 9 OF 20



LEGEND

- CONCRETE SIDEWALK/PAVEMENT
- LANDSCAPE AREA
- INTERNAL CIRCULATION ROUTE
- ADA ACCESSIBLE ROUTE
- FIRELANE ACCESS
- EASEMENTS
- SETBACK LINES

(SCALE IN FEET)
SCALE: 1"=20'

NOTES:

1) ALL DIMENSIONS ARE TO PROPOSED FACE OF CURB OR PROPOSED FACE OF BUILDING UNLESS OTHERWISE NOTED.

2) STANDARD PARKING SPACES ARE 9' x 18.5', TYP.

3) SEE SHEET 17 FOR FIRELANE SIGNAGE AND STRIPING DETAILS.

4) SEE SHEET 19-20 FOR SITE SPECIFIC BUILDING SIGNAGE AND DETAILS.

5) GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.

6) SEE SHEET X FOR PROJECT BENCHMARK AND ALL EXISTING EASEMENT INFORMATION.

Line Table		
Line #	Length	Direction
L1	34.00	N35° 08' 11"E
L2	227.11	S54° 53' 14"E
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423	LO	20",19",18"
(R) 424	LO	8"
(R) 425	LO	8"
(R) 426	LO	8"
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430	LO	22"
431	LO	14",9"
432	LO	13",12"
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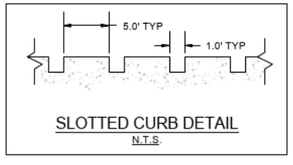
434	LO	13",9"



SLOTTED CURB DETAIL
N.T.S.

Texas 811
Know what's below. Call before you dig.

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18201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

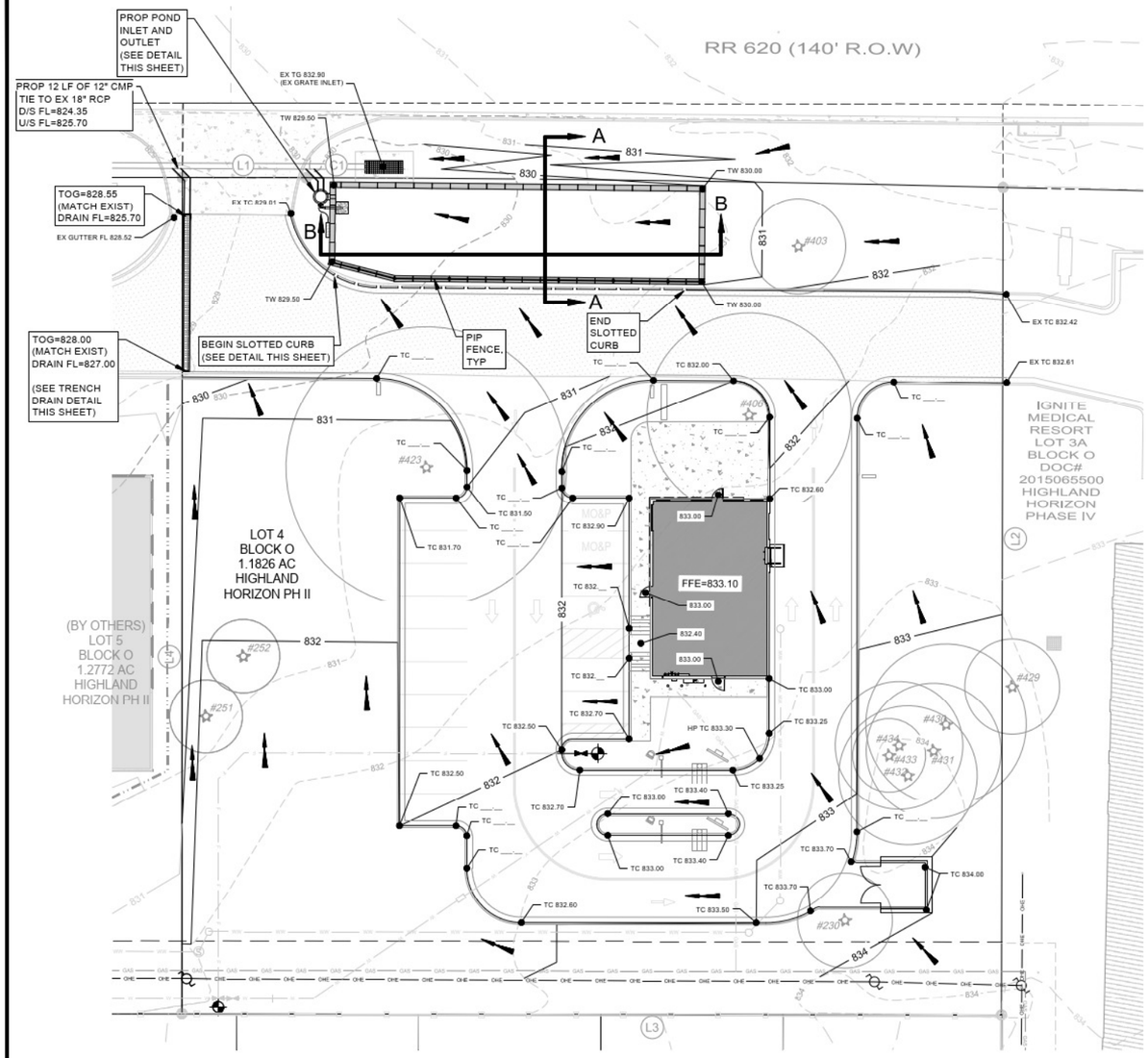
Tim Hortons

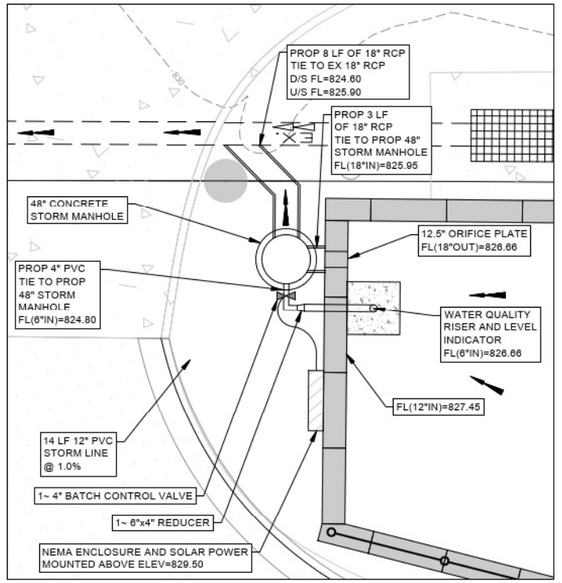
SITE PLAN IMPROVEMENTS

SITE PLAN AND DIMENSIONAL CONTROL PLAN

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	CFH
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

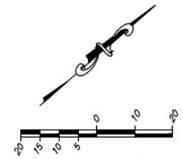
SHEET
10
OF
20





POND INLET AND OUTLET DETAIL

SCALE: 1"=5'



(SCALE IN FEET)
SCALE: 1"=20'

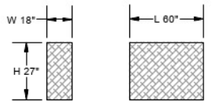
LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- 000 PROPOSED CONTOURS
- 000 EXISTING CONTOURS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- PROPOSED REDUCER
- W EXISTING WATER
- F PROPOSED FIRE LINE
- W PROPOSED WATER
- W PROPOSED (PRIVATE) METER
- EX. EXISTING DIRECTION OF STORM WATER (GRADING PLAN)
- PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)
- 000.00 PROPOSED SPOT ELEVATION

TG=TOP OF GRATE
TC=TOP OF CURB
TW=TOP OF WALL
BW=BOTTOM OF WALL
HP=HIGH POINT
LP=LOW POINT
FG=FINISHED GRADE

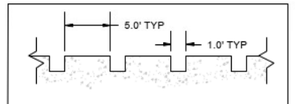
NOTES:

1) REFER TO SHEET 13-12 FOR WATER QUALITY POND DETAILS AND CALCULATIONS.
2) REFER TO SHEET 8 FOR EXISTING EASEMENT INFORMATION.



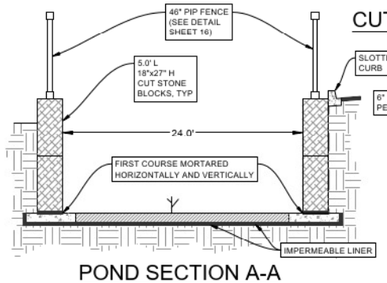
CUT STONE BLOCKS

N.T.S.



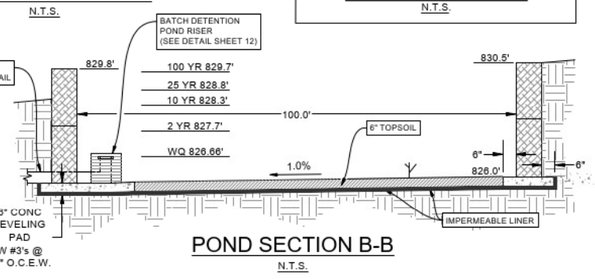
SLOTTED CURB DETAIL

N.T.S.



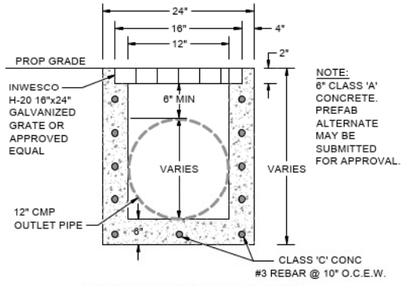
POND SECTION A-A

N.T.S.



POND SECTION B-B

N.T.S.



TRENCH DRAIN DETAIL

N.T.S.

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gaj@eae@gmail.com

16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

Tim Hortons

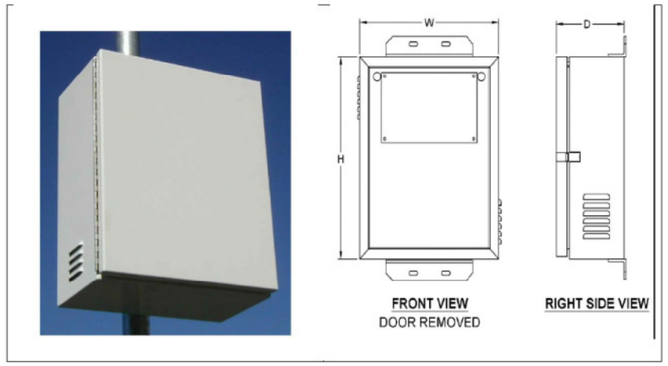
SITE PLAN IMPROVEMENTS

SITE GRADING AND POND PLAN

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	CFH
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

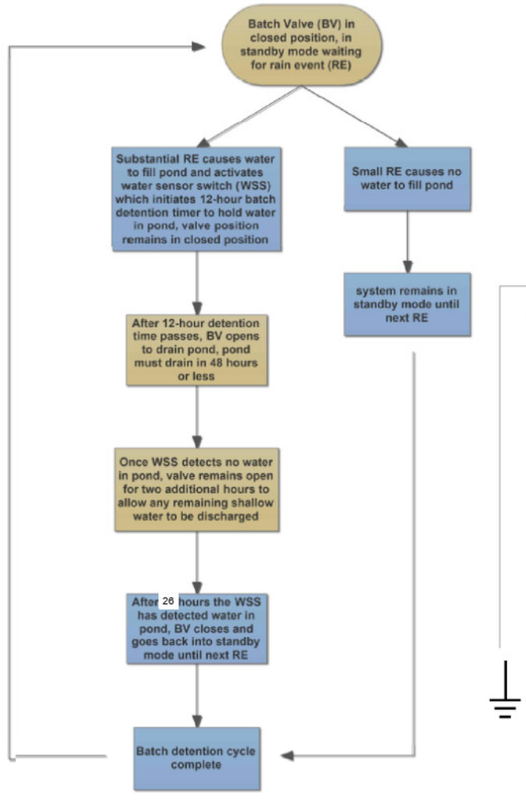
SHEET
11
OF
20

Ground Mount Controller and Battery Enclosure



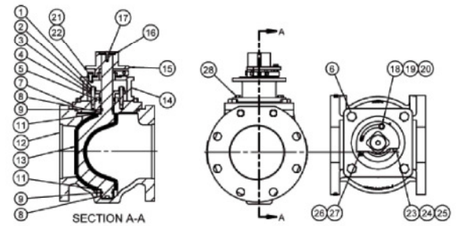
- Standard boxes are fabricated from .125" thick 5052--H32 aluminum
- Heavy--duty stainless steel continuous
- Heavy--duty stainless steel continuous hinge
- Seams are continuously welded and then sanded smooth
- Adjustable tension stainless steel padlock hasp
- Removable component mounting plate
- Standard finish is a bright white polyester powder--coat inside and out
- Two 7/8" diameter wire holes
- Built to NEMA 3R specifications
- Filtered or screened ventilation louvers
- Hinged front door with PORON door gasket
- Supplied with u--bolts (when pole specified)

Batch Valve Programmable Logic Flow Chart



800 SERIES MATERIAL LIST

2.5" to 12", 212F Max Temp., 175 psi Max Press, Bi-Directional



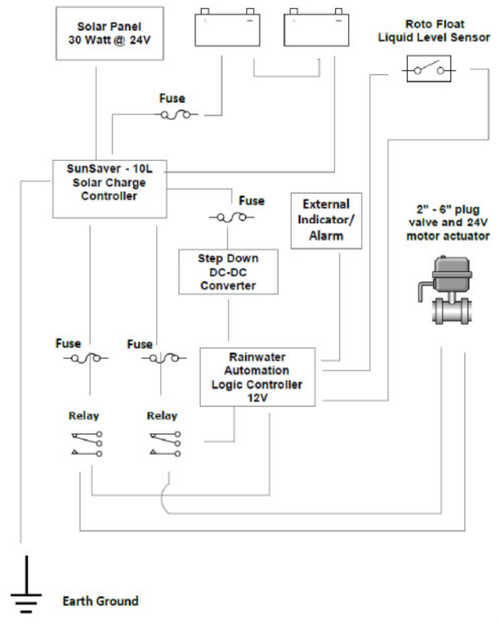
Item	Description	Material	Item	Description	Material
1	Gland Stud	Stainless Steel	15	Torque Collar	A536 GR 65-45-12
2	Hex Nut	Stainless Steel	16	Flat Washer	Q235-A Zinc Plated
3	Flat Washer	Stainless Steel	17	Socket Head Capscrew	Stainless Steel
4	Gland	ASTM A126 CL B	18	Hex Head Capscrew	Stainless Steel
5	V-Ring Set	NBR	19	Hex Nut	Stainless Steel
6	Hex Head Capscrew	Stainless Steel	20	Flat Washer	Stainless Steel
7	Cover	ASTM A126 CL B	21	Socket Head Capscrew	Stainless Steel
8	Bearing	SST, Sintered	22	Lock Washer	Stainless Steel
9	O-Ring	NBR	23	Socket Head Capscrew	Stainless Steel
10	O-Ring	NBR	24	Hex Nut	Stainless Steel
11	Thrust Washer	PTFE	25	Flat Washer	Stainless Steel
12	Body	ASTM A126 CL B	26	Hex Head Capscrew	Stainless Steel
13	Plug Molded	A536 GR 65-45-12 +NBR	27	Hex Nut	Stainless Steel
14	Torque Collar Adapter (Buried)	ASTM A126 CL B	28	Hex Head Capscrew	Stainless Steel

800 SERIES Cv Data (GPM@1PSI)

Size	2.5	3	4	5	6	8	10	12
Cv	425	680	1190	2000	2400	4600	5800	9100

Crispin/K-Flo Valves, 600 Fowler Ave., Berwick PA 18603 T: 800-247-VALV W: www.kflovalves.com

Circuit Block Diagram



PROMATION ENGINEERING

Precision Actuation for Industry

Actuator Specifications	P4		P5		P6	
Torque "lb/Nm	3500"lbs/400Nm		4400"lbs/500Nm		5750"lbs/650Nm	
Supply Voltage	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc
Max Inrush Current	16.1A	9.2A	13.5A	9.0A	12.5A	8.5A
Running Current	16.1A	8.5A	14.1A	7.5A	12.3A	7.0A
Motor	DC Brush Type					
Runtime (90°@60Hz/vdc)	16 sec		22 sec		28 sec	
Runtime (90°@50Hz)	16 sec		22 sec		28 sec	
Duty Cycle	75%					
Motor Starts	1200 per hour					
Weight	47lbs/22kg					
Mechanical Connections	ISO5211 F10 8pt 35mm					
Electrical Entry	(2) 3/4" NPT					
Electrical Terminations	12-16ga					
Environmental Rating	NEMA 4/4X					
Manual Override	7.6" Handwheel					
Control	On/Off-Jog, Proportional					
Actuator Case material	Aluminum Alloy, Powder coated					
Motor Protection	230°F/110°C Thermal F* Class *Totally Enclosed Non-Ventilated Motors					
Ambient Temperature Operating Range	-22°F to +125°F -30°C to +52°C					

TCEQ CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ONSITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. 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.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

Texas 811 — Know what's below. Call before you dig.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
Dec. 20, 2021

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
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Tim Hortons
16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

SITE PLAN IMPROVEMENTS

POND DETAILS AND CALCULATIONS (1 OF 2)

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: CFH
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 12 OF 20

C:\Users\Home\Desktop\Projects\ELI-ELI\Tim Hortons Highland\CAD\PLAN SHEETS\ELI_TH--HIGHLAND_GRADING.dwg Dec 20, 23 1:03 pm

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Hortons
Date Prepared: 12/13/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.18	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.52	acres
Total post-development impervious cover fraction * =	0.44	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	453	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = 1 "PR DA-1"

Total drainage basin/outfall area =	1.08	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.48	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	420	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	1.08	acres
A_I =	0.48	acres
A_P =	0.60	acres
L_R =	496	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 453 lbs.

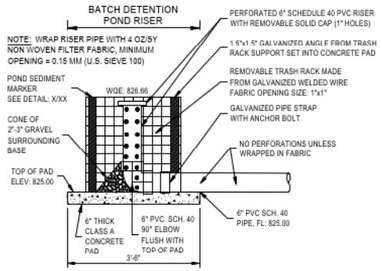
F = 0.91

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

Rainfall Depth =	1.80	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	2328	cubic feet

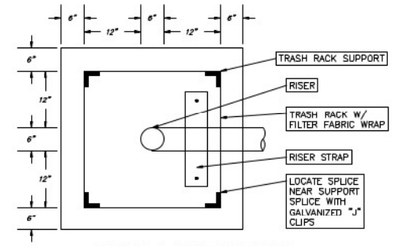
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	466	
Total Capture Volume (required water quality volume(s) x 1.20) =	2794	cubic feet



WATER QUALITY RISER PIPE SECTION

A NTS



BATCH DETENTION POND RISER PIPE

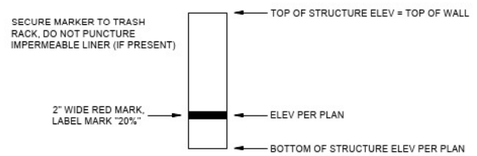
B NTS

NOTES:

1. POST THE FOLLOWING SIGN UNDER THE VISIBLE ALARM FOR EMERGENCY CONTACT:

EMERGENCY CONTACT:
OWNER: XXX-XXX-XXXX
TCEQ: 512-339-2929

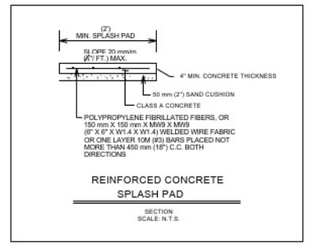
2. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



WATER QUALITY POND SEDIMENT MARKER

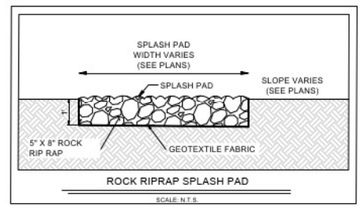
N.T.S.

C NTS



REINFORCED CONCRETE SPLASH PAD

SECTION
SCALE: N.T.S.



ROCK RIPRAP SPLASH PAD

SCALE: N.T.S.

BATCH DETENTION POND

Contributing Drainage Area =	Hortons	
Total Drainage Area =	1.18	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	0.52	acre
Post-Development I.C. Fraction =	0.44	
$L_{M\ TOTAL\ PROJECT}$ =	453	lbs
A_C =	**1.08**	acre
A_I =	**0.48**	acre
A_P =	**0.60**	acre
L_R =	**496**	lbs
Desired L_M this basin =	453	lbs
Fraction of Annual Runoff (F) =	0.91	
Rainfall Depth =	1.80	inch
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	2328	cubic ft
Off-site area draining to BMP =	0.00	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	466	cubic ft
Total Capture Volume Required =	2794	cubic ft
Total Capture Volume Provided =	2794	cubic ft

BATCH DETENTION POND - DRAWDOWN CALCUALTIONS

Stage (ft amsl)	Cumulative Storage (cf)	Head (ft)	Relative Volume (cf)	Total Volume (cf)	Relative Time To Drain (hr)	Cumulative Time To Drain (hr)	Outflow Velocity (fps)
825.00	0	0.01	0	0	0.00	0.00	0.00
826.0	1200	1.00	1200	1200	0.77	0.77	4.98
826.7	2794	1.66	1594	2794	0.79	1.56	6.41

Complete Drawdown Time **1.56** hr

*Elevation of Downstream WSE = 825 ft asml
*Orifice Diameter (inches) = 4 in

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NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Dec 20, 2023

ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
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TBPELS FIRM No. 17877

16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717

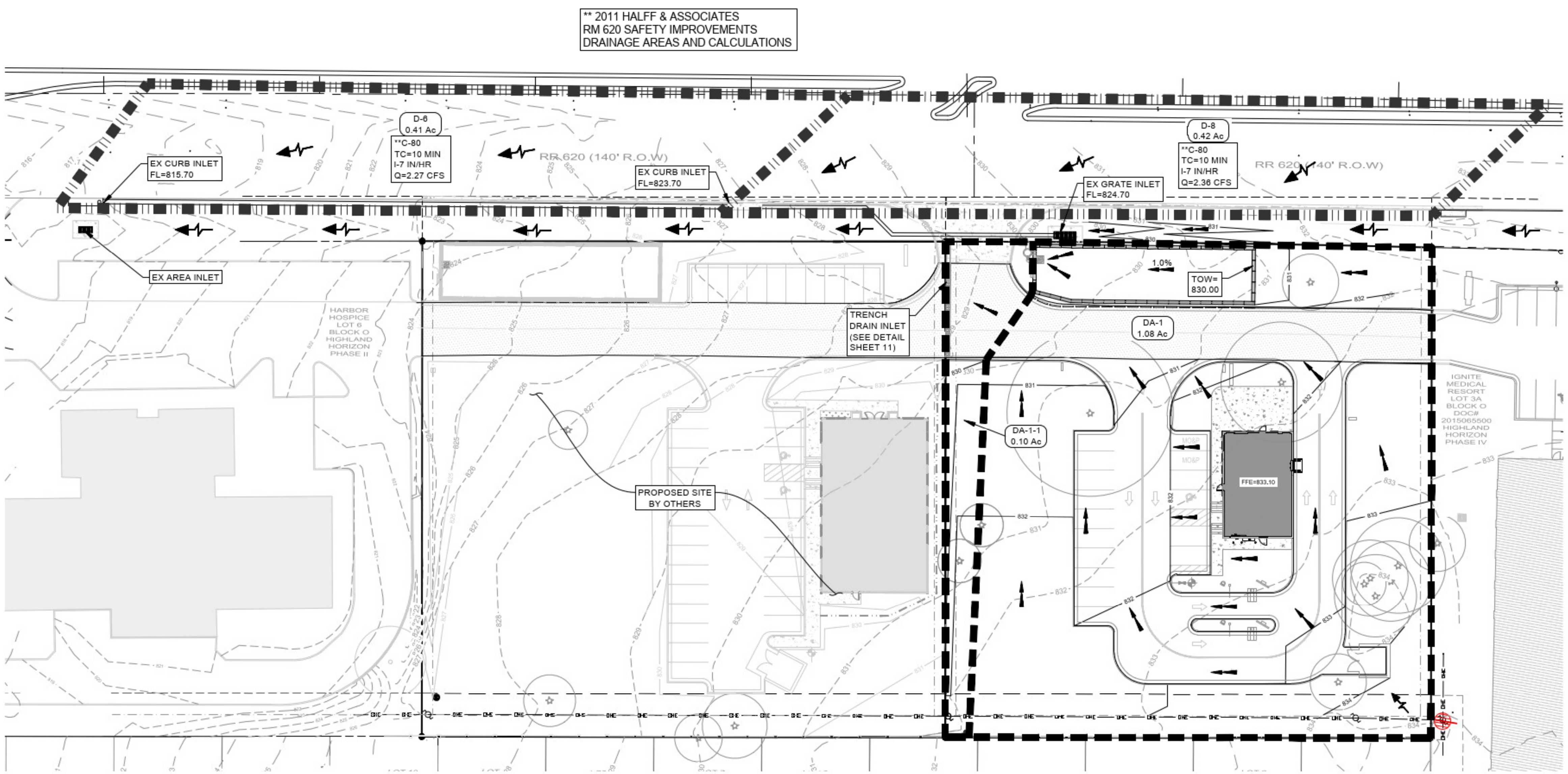
Tim Hortons

SITE PLAN IMPROVEMENTS

POND DETAILS AND CALCULATIONS (2 OF 2)

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	CFH
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

SHEET
13
OF
20



(SCALE IN FEET)
SCALE: 1"=30'

TIM HORTON'S
AREA CALCULATIONS

AreaID	Area (ac)	IC (ac)	C 25 yr	C 100 yr	Tc (min)	I - 25 (in/hr)	I - 100 (in/hr)	Q - 25 (cfs)	Q - 100 (cfs)
1	1.08	0.48	0.54	0.61	5	11.10	14.20	6.5	9.4
1.1	0.1	0.04	0.67	0.74	5	11.10	14.20	0.7	1.1

POND STORAGE and DISCHARGE

ELEVATION FT	STORAGE CF	AC-FT		Orifice CFS
825	0	0.000		
826	1200	0.028		
826.66	2794	0.068	WQ LEVEL	
827	3600	0.083		0.8
828	6000	0.138		4.1
829	8400	0.193		5.8
829.8	10320	0.240		6.9

EXISTING CONDITIONS:

		Area	IC		Hydrologic Soils		Tc	Tc used = Tc Lag	Q2	Q10	Q25	Q100
Existing Conditions	Existing E1 and E2 Total	1.18	15.20		D	80.0	23.4	14.0	**2.60**	**4.70**	**6.20**	**8.70**
								Existing Off-site Runoff:	**2.60**	**4.70**	**6.20**	**8.70**

DEVELOPED CONDITIONS: USING % OF IMPEVIOUS COVER

Drainage Area	Description	Area (ac.)	Area (sq. miles.)	I.C. (%)	Hydrologic Soils Group	SCS CN	Tc (min)	Tc used = Tc Lag (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Lot 4	Area to Pond	1.18	0.0018	46.6	D	80.0	5.0	3.0	**5.50**	**8.90**	**11.20**	**15.30**
Detention Release	Area from Pond	1.18	0.0018	46.6	D	80.0	0.0	0.0	**3.00**	**4.70**	**5.50**	**6.80**
								Total Released Runoff:	**3.00**	**4.70**	**5.50**	**6.80**

LEGEND

- EXISTING DRAINAGE AREA BOUNDARY
- PROPOSED STUDY AREA BOUNDARY
- EXISTING Tc FLOW PATH
- ZZ 0.0 Ac — DRAINAGE SUB-AREA LABEL
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION

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STATE OF TEXAS
Dec 20, 2023

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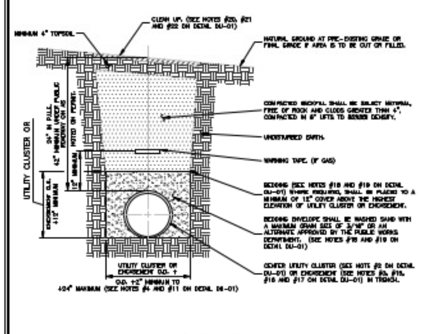
SITE PLAN IMPROVEMENTS
EXISTING AND PROPOSED DRAINAGE AREA MAP

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: CFH
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 14 OF 20

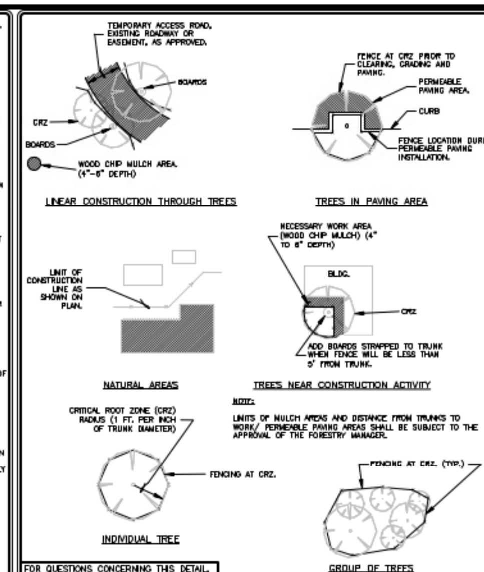


APPROVED 04-01-10 DATE	CITY OF ROUND ROCK	DRAWING NO: DU-02
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	UNPAVED AREA TRENCH (UAT) DETAIL	

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE: TREE PROTECTION TREE WELLS (EC-02), TREE PROTECTION TREE LOCATION (EC-03) AND TREE PROTECTION FENCE-CHAIN LINK (EC-04).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   - 6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   - 6B. CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   - 6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   - 6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   - 7A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
   - 7B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   - 7C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   - 7D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
11. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
12. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE FORESTRY MANAGER, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
18. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
19. THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND ROUND ROCK TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
21. PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET USING THE TECHNIQUES DESCRIBED IN THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL.
22. DEVIATIONS FROM THE ABOVE REQUIREMENTS AND NEGLIGENT DAMAGE TO TREES MAY BE CONSIDERED AS ORDINANCE VIOLATIONS.

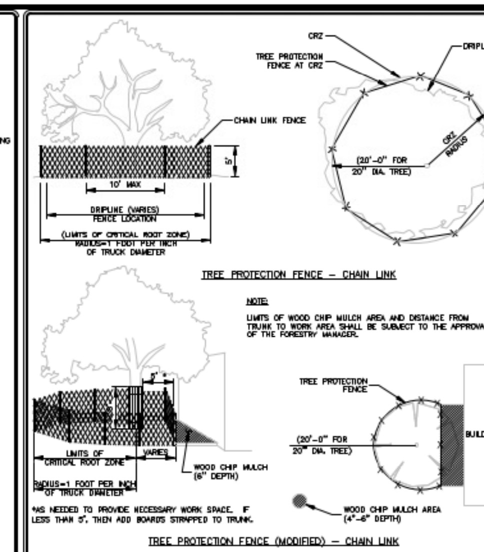
FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-01
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION NOTES	



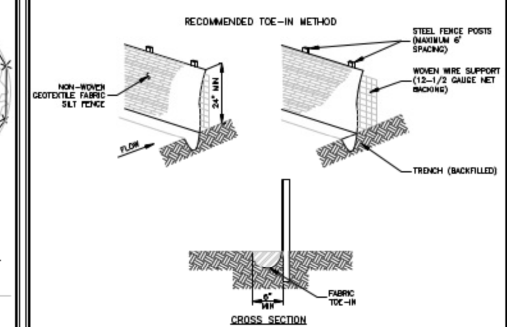
FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-03
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION FENCE LOCATIONS	



FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

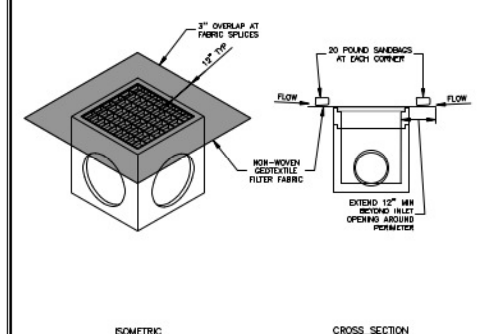
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-04
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION FENCE CHAIN LINK	



NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

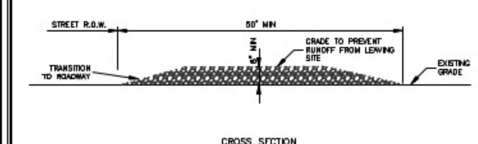
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-10
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	SILT FENCE DETAIL	



NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-15
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	AREA INLET PROTECTION DETAIL	



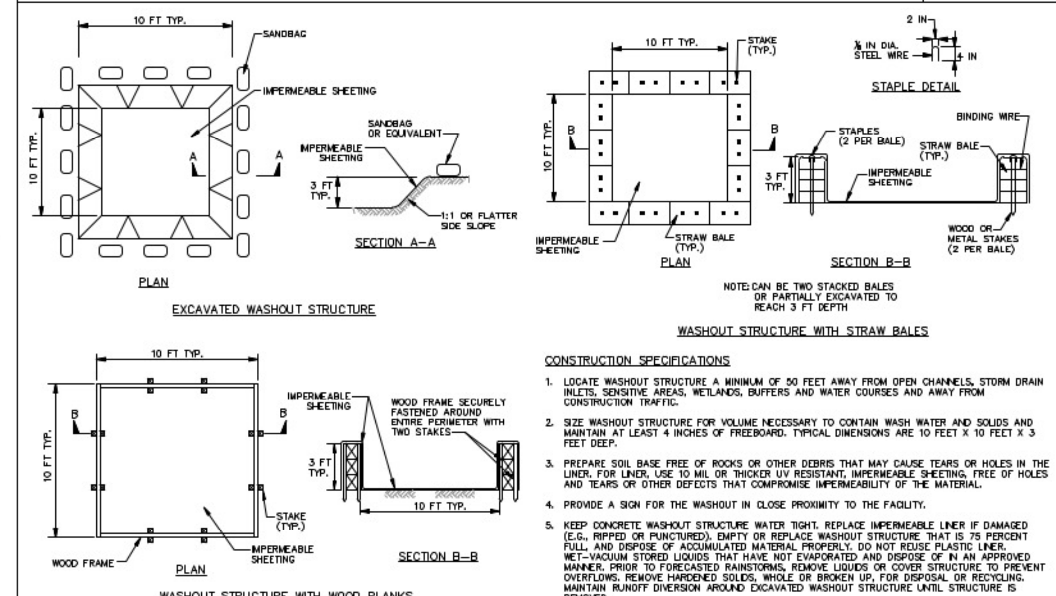
NOTES:

1. STONE SIZE SHALL BE 3" – 5" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-09
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	STABILIZED CONSTRUCTION ENTRANCE DETAIL	

ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CW

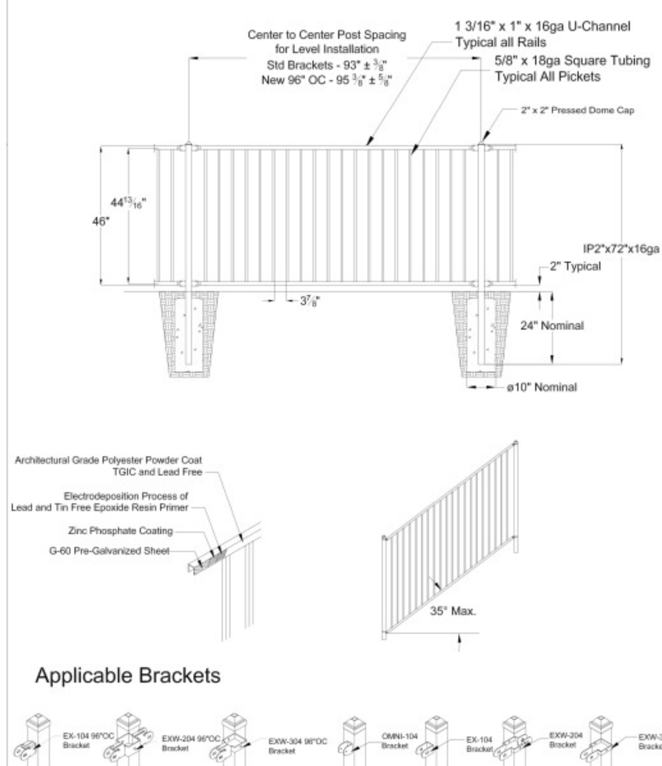


CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

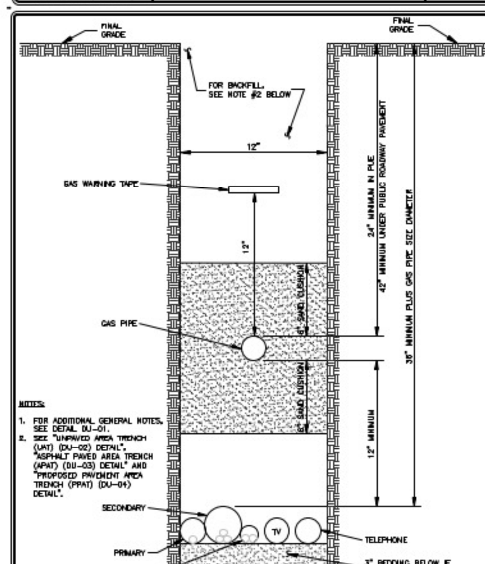
CONCRETE WASHOUT DETAILS

N.T.S.



The product design contained on this drawing is proprietary to Fortress Iron, LP, Richardson, Texas, USA, and is not to be copied electronically or manually, or reproduced in any manner, or divulged to other sources, without the expressed written permission of an authorized representative of Fortress Iron L.P.

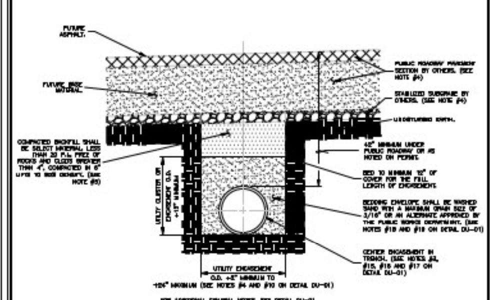
Fortress Fence PO Box# 831268 Richardson, TX 75081	Style: VERSAI FT/FB2	Description: FT/FB2-VERSAI-46" RES 90.5
	Height: 46"	Rev #: 0 · Rev Date: 7/01/12
	Panel Length: 90.5"	Scale: Do Not Scale
	Class: Residential	Drawn By: B B · Date: 7/01/12



NOTES:

1. FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01.
2. SEE "UNPAVED AREA TRENCH (UAT) (DU-02) DETAIL", "ASPHALT PAVED AREA TRENCH (APAT) (DU-03) DETAIL" AND "PROPOSED PAVEMENT AREA TRENCH (PPAT) (DU-04) DETAIL".

APPROVED 04-01-10 DATE	CITY OF ROUND ROCK	DRAWING NO: DU-07
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	RANDOM LAY JOINT TRENCH DETAIL (ELECTRIC, TELEPHONE, CABLE AND GAS)	



NOTES:

1. THIS DETAIL IS APPLICABLE WHERE FUTURE PAVEMENT IS SCHEDULED TO BE INSTALLED WITHIN TWO YEARS.
2. ALL TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
3. ENCASEMENT MUST EXTEND 10' PAST THE PROPOSED BACK OF CURB.
4. WORK ON INSTALLATION MUST BE COMPLETE THROUGH CLEAN UP BEFORE WORK RELATED TO PAVEMENT INSTALLATION IS SCHEDULED TO START, EXCEPT IN THE CASES THAT THE ROAD CONTRACTOR HAS AGREED TO ROUGH CUT BEFORE UTILITY TRENCHING OR THE SAME CONTRACTOR IS PERFORMING BOTH UTILITY AND ROAD WORK.
5. SPOILS MAY BE USED IF THEY MEET SELECT MATERIAL STANDARDS. THE INSPECTOR MAY STOP BACKFILL OPERATIONS UNTIL THE CONTRACTOR OBTAINS LAB TEST RESULTS IF THERE IS ANY QUESTION OF ACCEPTABILITY.

APPROVED 04-01-10 DATE	CITY OF ROUND ROCK	DRAWING NO: DU-04
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	PROPOSED PAVEMENT AREA TRENCH (PPAT) DETAIL	

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS · GARY ELI JONES · 79198 · REGISTERED PROFESSIONAL ENGINEER · Dec 20, 2023

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

16201 RANCH ROAD 620 NORTH, AUSTIN, TEXAS 78717
Tim Hortons
SITE PLAN IMPROVEMENTS
STANDARD DETAILS (1 OF 3)

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	CFH
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

SHEET 16 OF 20

ELI ENGINEERING

Firm # 17877

January 27, 2024

Ms. Lillian Butler
Texas Commission on Environmental Quality
12100 Park 35 Circle, Bld A, Rm 179
Austin, TX 78753

Re: Tim Horton's Round Rock
Attachment G-Inspection, Maintenance, Repair and Retrofit Plan

To Mr. Kolkhorst:

TCEQ requires the property owner to keep operation, maintenance, and inspections records of the BMP features including the grassy swale and batch detention pond.

General Guidelines:

- Accessibility: You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions.
- Material Disposal: Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18" tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain

Maintenance Guidelines for Batch Detention Basins
Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken

not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

All maintenance and repairs made to the BMP should be documented along with the inspection report.

Sincerely,

Gary Eli Jones, P.E.
Agent

Concurrence & Acceptance:

Jim Kolkhorst
Owner

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

I JIM KOLKHORST,
Print Name

OWNER,
Title - Owner/President/Other

of TEXBREW INVESTMENTS, LLC.,
Corporation/Partnership/Entity Name

have authorized GARY ELI JONES, P.E.
Print Name of Agent/Engineer

of ELI ENGINEERING, PLLC.
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:

Jim Kirkhart
Applicant's Signature

1/31/24
Date

THE STATE OF Texas §
County of Washington §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Kirkhart known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 31st day of January, 2024.

Dana Beck
NOTARY PUBLIC

Dana Beck
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/29/26

DANA BECK
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #1180526-4
Expires December 29, 2026

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Tim Horton's Round Rock
Regulated Entity Location: _____
Name of Customer: TexBrew Investments
Contact Person: Jim Kolkhorst Phone: 936-870-6463
Customer Reference Number(if issued):CN _____
Regulated Entity Reference Number(if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.18Acres	$4000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: **1/26/2024**

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I:General Information

1. Reason for Submission(*If other is checked please describe in space provided.)*

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.)*

☐ Renewal*(Core Data Form should be submitted with the renewal form)*

☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN		**RN**

SECTION II:Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	

☒New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* *If new Customer, enter previous Customer below:*

TEXBREW INVESTMENTS, LLC.

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805236455	32091758733		

11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	**13. Independently Owned and Operated?**
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒Owner ☐ Operator ☐ Owner & Operator
☐Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐Other:

15. Mailing Address:	TEXBREW INVESTMENTS, LLC.							
	5505 SPREEN RD							
	City	BRENHAM	**State**	TX	**ZIP**	77833	**ZIP + 4**	6602

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	jim@kolkhorstfoods.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(936)870-6463		( ) -

SECTION III:Regulated Entity Information

21. General Regulated Entity Information*(If 'New Regulated Entity" is selected,a newpermitapplication 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.)*

TIM HORTON'S ROUND ROCK

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	16201 RM 620							
	City	AUSTIN	**State**	TX	**ZIP**	78681	**ZIP + 4**	
24. County	WILLIAMSON							

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

25. Description to Physical Location:	400 feet southwest of RM 620 and Great Oaks Intersection

26. Nearest City	State	Nearest ZIP Code

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

27. Latitude (N)In Decimal:	30.490732		28. Longitude (W)In Decimal:	-97.727392	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	29	29.6352	97	43	38.6112

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
5810			

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

RESTURANTS

34. Mailing Address:	**5505 SPREEN ROAD**

	City	BRENHAM	State	TX	ZIP	77833	ZIP + 4	

35. E-Mail Address:	Jim Kolkhorst <jim@kolkhorstfoods.com>

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(936) 870-6463		( ) -

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	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

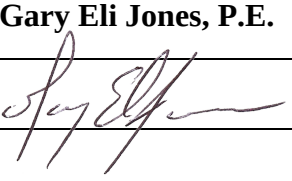
SECTION IV:Preparer Information

40. Name:	GARY JONES, P.E.	41. Title:	AGENT

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 658-8095		( ) -	gejtexas@gmail.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, Field6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Eli Engineering, PLLC	Job Title:	Member	
Name *(In Print)*:	Gary Eli Jones, P.E.		Phone:	(512)658-8095
Signature:			Date:	1/26/2024

ELECTRONICALLY RECORDED 2023094569
Williamson County, Texas Total Pages: 7

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NO. OR YOUR DRIVER'S LICENSE NO.

Stewart Title of Austin, LLC
(03) 2083139-MOH

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

HIGHLAND 620 LAND INVESTMENT, LTD., a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by **TexBrew Investments, LLC**, a Texas limited liability company ("**Grantee**"), whose address is 5505 Spreen Road, Brenham, Texas 77833, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the land described on the attached Exhibit A (the "**Land**"), and all improvements located thereon (collectively, the "**Property**").

This conveyance is made and accepted subject to those encumbrances and exceptions (the "**Permitted Exceptions**") set forth on the attached Exhibit B, but only to the extent that they validly encumber the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

For the same consideration stated above, Grantor does hereby grant and convey to Grantee all Grantor's right, title and interest, if any, in and to (i) all easements, rights and appurtenances pertaining to the Land, including any interest of Grantor in adjacent streets, alleys, easements and rights-of-way; and (ii) all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Land.

GRANTEE ACKNOWLEDGES AND AGREES THAT EXCEPT THOSE GRANTOR WARRANTIES EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE AND THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR SELLS AND CONVEYS TO GRANTEE AND GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS". GRANTEE HAS NOT RELIED AND WILL NOT RELY ON, AND GRANTOR HAS NOT MADE AND IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTEES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PROPERTY INFORMATION PACKAGES DISTRIBUTED WITH RESPECT TO THE PROPERTY) MADE OR FURNISHED BY GRANTOR, OR ANY PROPERTY MANAGER, REAL ESTATE BROKER, AGENT OR THIRD PARTY REPRESENTING OR PURPORTING TO REPRESENT GRANTOR, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE, EXPERIENCED AND SOPHISTICATED GRANTEE OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF

GRANTEE'S CONSULTANTS IN PURCHASING THE PROPERTY AND HAS MADE AN INDEPENDENT VERIFICATION OF THE ACCURACY OF ANY DOCUMENTS AND INFORMATION PROVIDED BY GRANTOR. GRANTEE HAS HAD THE OPPORTUNITY TO CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY SOLELY UPON SAME. GRANTEE ACKNOWLEDGES THAT GRANTOR HAS AFFORDED GRANTEE A FULL OPPORTUNITY TO CONDUCT SUCH INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMED NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NON-EXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS MATERIALS ON OR DISCHARGED FROM THE PROPERTY AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO. GRANTEE ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL OR ADVERSE ENVIRONMENTAL, HEALTH OR SAFETY CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. EACH OF GRANTOR AND GRANTEE HEREBY WAIVES ANY AND ALL RIGHTS OR REMEDIES IT MAY HAVE OR BE ENTITLED TO, DERIVING FROM DISPARITY IN SIZE OR FROM ANY SIGNIFICANT DISPARATE BARGAINING POSITION IN RELATION TO THE OTHER.

GRANTEE WAIVES ITS RIGHT TO RECOVER FROM, AND FOREVER RELEASES AND DISCHARGES GRANTOR, GRANTOR'S HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS (COLLECTIVELY, THE "**RELEASEES**") FROM ANY AND ALL DEMANDS, CLAIMS (INCLUDING, WITHOUT LIMITATION, CAUSES OF ACTION IN TORT), LEGAL OR ADMINISTRATIVE PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, PENALTIES, FINES, LIENS, JUDGMENTS, COSTS OR EXPENSES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND COSTS), WHETHER DIRECT OR INDIRECT, KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN (COLLECTIVELY, "**CLAIMS**"), THAT MAY ARISE ON ACCOUNT OF OR IN ANY WAY BE CONNECTED WITH THE PROPERTY, THE PHYSICAL CONDITION THEREOF, OR ANY LAW OR REGULATION APPLICABLE THERETO (INCLUDING, WITHOUT LIMITATION, CLAIMS UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED (42 U.S.C. SECTION 6901, ET SEQ.), THE RESOURCES CONSERVATION AND RECOVERY ACT OF 1976 (42 U.S.C. SECTION 6901, ET SEQ.), THE CLEAN WATER ACT (33 U.S.C. SECTION 1251, ET SEQ.), THE SAFE DRINKING WATER ACT (49 U.S.C. SECTION 1801, ET SEQ.), THE HAZARDOUS TRANSPORTATION ACT (42 U.S.C. SECTION 6901, ET SEQ.), AND THE TOXIC SUBSTANCE CONTROL ACT (15 U.S.C. SECTION 2601, ET SEQ.)). WITHOUT LIMITING THE FOREGOING, GRANTEE IS DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED GRANTOR AND ALL OTHER RELEASEES FROM ANY AND ALL CLAIMS, MATTERS ARISING OUT OF LATENT OR PATENT DEFECTS OR PHYSICAL CONDITIONS, VIOLATIONS OF APPLICABLE LAWS (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL LAWS) AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS AFFECTING THE PROPERTY. AS PART OF THE PROVISIONS OF THIS PARAGRAPH, BUT NOT AS A LIMITATION THEREON, GRANTEE HEREBY AGREES, REPRESENTS AND WARRANTS THAT THE MATTERS RELEASED HEREIN ARE NOT LIMITED TO MATTERS WHICH ARE KNOWN OR DISCLOSED, AND GRANTEE HEREBY WAIVES ANY AND ALL RIGHTS AND BENEFITS WHICH IT NOW HAS, OR IN THE FUTURE MAY HAVE CONFERRED UPON IT, BY VIRTUE OF THE PROVISIONS OF FEDERAL, STATE OR LOCAL LAW, RULES AND REGULATIONS. GRANTEE AGREES THAT SHOULD ANY CLEANUP, REMEDIATION OR REMOVAL OF HAZARDOUS SUBSTANCES OR OTHER ENVIRONMENTAL CONDITIONS ON OR ABOUT THE PROPERTY BE REQUIRED AFTER THE DATE OF THIS DEED, SUCH CLEAN-UP, REMOVAL OR

REMEDIATION SHALL NOT BE THE RESPONSIBILITY OF GRANTOR.

Taxes on the Property for the year 2023 have been prorated between Grantor and Grantee, and taxes for 2023 and subsequent years shall be assumed by Grantee as of the date of the delivery of this deed.

[*Remainder of page intentionally left blank; Signature appears on following page*]

GRANTOR:

HIGHLAND 620 LAND INVESTMENT, LTD., a Texas limited partnership

By: HRI-GP NO. 2, LLC, a Texas limited liability company, its sole General Partner

By: _____
Name: Jeremy M. Hahn
Title: SVP | Treasurer

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on November 10, 2023, by Jeremy M. Hahn, SVP | Treasurer of HRI-GP NO. 2, LLC, a Texas limited liability company, sole general partner of Highland 620 Land Investment, Ltd., a Texas limited partnership, on behalf of said company and limited partnership.

[seal of notary]

RACHEL JACOBS
NOTARY PUBLIC
STATE OF TEXAS
ID# 125378606
EXPIRES 7-7-2025

_____
NOTARY PUBLIC in and for the State of Texas

After recording return to Grantee:
TexBrew Investments, LLC
5505 Spreen Road
Brenham, TX 77833

EXHIBIT A

DESCRIPTION OF LAND

Lot 4, Block O, HIGHLAND HORIZON PHASE II, an addition to the City of Austin, Williamson County, Texas, according to the map or plat recorded under Cabinet FF, Slides 293-296 of the Plat Records of Williamson County, Texas; SAVE AND EXCEPT to those portions out of Lot 4 conveyed to the State of Texas, filed under Document No. 2011084545 of the Official Public Records of Williamson County, Texas.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The following restrictive covenants of record: Those recorded in/under Plats recorded in Cabinet FF, Slides 293-296, of the Plat Records of Williamson County, Texas; and Document No(s). 2013063079, 2015066426, 2015070309, 2016022454, 2016058353, 2021020356, 2021158841, 2022010288 and 2022039526 in the Official Public Records of Williamson County, Texas.

2. Building setback line(s) as shown and/or described on the Plat recorded in/under Cabinet FF, Slides 293-296 and Doc No. 2009010851 in the Official Public Records of Williamson County, Texas.

3. Easements as shown on plat recorded in/under Cabinet FF, Slides 293-296 and Doc No. 2009010851 of the Map/Plat Records, Williamson County, Texas.

4. Public Utility Easement, Right of Way and/or Agreement by instrument filed March 11, 2008, recorded in/under Document No. 2008018739 of the Official Public Records of Williamson County, Texas, and as shown on Plat recorded in/under Cabinet FF, Slide 293 of the Plat Records of Williamson County, Texas.

5. Reciprocal Access Easement, Right of Way and/or Agreement by instrument filed July 5, 2013, recorded in/under Document No. 2013063073 of the Official Public Records; and as affected by Temporary Driveway Easement recorded in/under Document No. 2016058354 of the Official Public Records of Williamson County, Texas.

6. Joint Access Easement, Right of Way and/or Agreement by instrument filed July 30, 2015, recorded in/under Document No. 2015065498 of the Official Public Records, Williamson County, Texas.

7. Designation of Common Properties and Wall Easements, Right of Way and/or Agreement by instrument filed November 6, 2015, recorded in/under Document No. 2015098379 of the Official Public Records, Williamson County, Texas.

8. All terms, conditions, and provisions of that certain Boundary Line Agreement and Quitclaim, recorded in/under Document No. 2007007592 of the Official Public Records of Williamson County, Texas.

9. All terms, conditions, and provisions of that certain Agreement regarding tax valuation, recorded in/under Document No. 2007066341 of the Official Public Records of Williamson County, Texas.

10. All terms, conditions, and provisions of that certain Deed Recordation Affidavits for an Edwards Aquifer Protection Plan, recorded in/under Document No(s). 2007082085, 2009053609 and 2015058322 of the Official Public Records of Williamson County, Texas.

11. All terms, conditions, and provisions of that certain Memorandum of Participation Agreement Relative to U.S. Fish and Wildlife Service Permit (Permit No. TE-181840-0), recorded in/under Document No. 2011009313 of the Official Public Records of Williamson County, Texas.

12. All terms, conditions, and provisions of that certain Bill of Sale and Assignment, recorded in/under Document No. 2013095802 of the Official Public Records of Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2023094569

Pages: 7 Fee: $46.00
11/15/2023 02:06 PM
JDISHER

Nancy E. Rister, County Clerk
Williamson County,Texas

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me deposes and says:

(1) That my name is __JIM KOLKHORST_____ and that I own the real property described below.

(2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

(4) The said real property is located in __WILLIAMSON_____ County, Texas, and the legal description of the property is as follows:

_____
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, _____.

_____
NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this __ day of _____, _____..

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____