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 <u>30 TAC 213</u>.

Administrative Review

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

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

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

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

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

Technical Review

- 1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
- 2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

- 3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
- 4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Brushy Creek Prologis				2. Regulated Entity No.: not yet assigned				
3. Customer Name: Prologis-Exchange TX, LLC				4. Customer No.: not yet assigned				
5. Project Type: (Please circle/check one)	New	Modii	Modification			nsion	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-1	Non-residential			8. Site (acres):		75.879 Acres
9. Application Fee:	\$8,000	10. P	Permanent BMP(s): Batch Detention, Wet Basin			n, Wet Basin		
11. SCS (Linear Ft.):	n/a	12. AST/UST (No. 7			o. Tar	Tanks): n/a		
13. County:	Williamson	14. W	14. Watershed:				Brushy Creek	

Application Distribution

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

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

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

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

	Sa	an 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

TCEQ-20705 (Rev. 02-17-17)

I certify that to the best of my knowledge, that the application is complete and accurate. This
application is hereby submitted to TCEQ for administrative review and technical review.

Clayton Strolle, P.E.

Print Name of Authorized Agent

O7/31/2024

Signature of Authorized Agent
Date

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

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

Date: 07/31/2024

Signature of Customer/Agent:

Project Information

 Current Regulated Entity Name: <u>Brushy Creek Prologis</u> Original Regulated Entity Name: ______ Assigned Regulated Entity Number(s) (RN): ______ Edwards Aquifer Protection Program ID Number(s): _____

The applicant has not changed and the Customer Number (CN) is: _____

The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

- 2. Attachment A: Original Approval Letter and Approved Modification Letters. A copy of the original approval letter and copies of any modification approval letters are attached.
- 3. A modification of a previously approved plan is requested for (check all that apply):

Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
 Any change in the nature or character of the regulated activity from that which was originally approved;

- A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
- Any development of land previously identified in a contributing zone plan as undeveloped.
- 4. Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification	Approved Project	Proposed Modification
Summary		
Acres	<u>75.879</u>	<u>75.879</u>
Type of Development	<u>Indust</u> rial	<u>Industrial</u>
Number of Residential	N/A	N/A
Lots		
Impervious Cover (acres)	<u>17.25</u>	<u>17.251</u>
Impervious Cover (%)	<u>22.733</u>	<u>22.735</u>
Permanent BMPs	Batch Detention	Wet Basin & Batch Detention
Other		
AST Modification	Approved Project	Proposed Modification
Summary		
Number of ASTs		
Other		
UST Modification	Approved Project	Proposed Modification
Summary		
Number of USTs		
Other		

5. Attachment B: Narrative of Proposed Modification. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6.	Attachment C: Current Site Plan of the Approved Project. A current site plan showing
	the existing site development (i.e., current site layout) at the time this application for
	modification is attached. A site plan detailing the changes proposed in the submitted
	modification is required elsewhere.
	The approved construction has not commenced. The original approval letter and
	any subsequent modification approval letters are included as Attachment A to
	document that the approval has not expired.
	The approved construction has commenced and has been completed. Attachment C
	illustrates that the site was constructed as approved.
	The approved construction has commenced and has been completed. Attachment C
	illustrates that the site was not constructed as approved.
	The approved construction has commenced and has not been completed.
	Attachment C illustrates that, thus far, the site was constructed as approved.
	The approved construction has commenced and has not been completed.
	Attachment C illustrates that, thus far, the site was not constructed as approved.
7.	Acreage has not been added to or removed from the approved plan.
	Acreage has been added to or removed from the approved plan and is discussed in
	Attachment B: Narrative of Proposed Modification.
8.	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 TCEO will distribute the additional

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.

Attachment A – Original Approval Letter and Approved Modification Letters

Jon Niermann, *Chairman* Bobby Janecka, *Commissioner* Catarina R. Gonzales, *Commissioner* Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 28, 2024

Mr. Michael Thompson Church of Jesus Christ of Latter-day Saints 50 E North Temple Street Salt Lake City, Utah 84150

Re: Approval of a Contributing Zone Plan (CZP) Church of Jesus Christ of Latter-day Saints; Located Northwest of Creek Vista Blvd. and E Park Street, Cedar Park, Williamson County Texas Edwards Aquifer Protection Program ID: 11003940, Regulated Entity No. RN111942744

Dear Mr. Thompson:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Westwood Professional Services on behalf of the applicant, Church of Jesus Christ of Latter-day Saints, on March 21, 2024. Final review of the application was completed after additional material was received on May 6, 2024, May 30, 2024, June 10, 2024 and June 17, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 10.58 acres. The project will include construction of a building, associated drives and utilities. The impervious cover will be 4.78 acres (45.2 percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional West Wastewater Treatment Plant.

TCEQ Region 11 · P.O. Box 13087 · Austin, Texas 78711-3087 · 512-339-2929 · Fax 512-339-3795

Mr. Michael Thompson Page 2 June 28, 2024

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a Batch Detention Basin designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 4161 pounds of TSS generated from the 4.78 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

STANDARD CONDITIONS

- 1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
- 2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

- 3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
- 4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
- 5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

- 6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.
- 7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity

has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

- 8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
- 9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

- 11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.
- 12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Arturo Maldonado Jr. of the Edwards Aquifer Protection Program at 512-239-7087 or the Regional Office at 512-339-2929.

Sincerely, a

Lori Wilson, Regional Director Austin Region Texas Commission on Environmental Quality

LW/am

Attachment B – Narrative of Proposed Modification

In regards to the 2022-39-SD site plan application at 1500 Brushy Creek Road in Cedar Park, we are proposing to make modifications to Pond 1 west of Building A and Pond 2 south of Building A. The proposed Pond 1 grading will change and the outfall will be adjusted to make the pond a wet basin rather than batch detention pond. Pond B is remaining batch detention but will be increasing slightly in size to allow the extra volume of water. With the small addition of flow, the outfall structure of Pond B will have minor adjustments.

Attachment C – Current Site Plan of the Approved Project

Westwood



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

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

PK-22 OVERALL SITE PLAN. PWGFILE: 5322-22.270 CASE ID: 2022-39-SD

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

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

Date: 8/20/2024

Signature of Customer/Agent:

Regulated Entity Name: Brushy Creek Prologis

Project Information

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

Contact Person: <u>Sidney Stratton</u> Entity: <u>Prologis-Exchange TX 2012 LLC</u> Mailing Address: <u>2021 Mckinney Avenue</u> City, State: <u>Dallas, Texas</u> Telephone: <u>(972)884-9292</u> Email Address: <u>sstratton@prologis.com</u>

Zip: <u>75201</u> Fax: <u>(972)488-9848</u>

TCEQ-10257 (Rev. 02-11-15)

5. Agent/Representative (If any):

Contact Person: Clayton Strolle, P.E.Entity: Westwood Professional ServicesMailing Address: 8701 N. Mopac Expwy, Ste 320City, State: Austin, TexasTelephone: 512-485-0831Email Address: clayton.strolle@westwoodps.com

- 6. Project Location:
 - The project site is located inside the city limits of <u>Cedar Park</u>.
 - The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
 - The project site is not located within any city's limits or ETJ.
- 7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

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

- 8. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
- 9. Attachment B USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:



- USGS Quadrangle Name(s).
- 10. Attachment C Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:



- Offsite areas
- Impervious cover
- \ge Permanent BMP(s)
- Proposed site use
- Site history
- $\underline{\times}$ Previous development
- 🔀 Area(s) to be demolished
- 11. Existing project site conditions are noted below:
 - Existing commercial site
 - Existing industrial site
 - Existing residential site

Existing paved and/or unpaved roads

Undeveloped (Cleared)

Undeveloped (Undisturbed/Not cleared)

- Other: _____
- 12. The type of project is:

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

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

Total disturbed area: 36.35 Acres

- 14. Estimated projected population: n/a
- 15. The amount and type of impervious cover expected after construction is complete is shown below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	393,126	÷ 43,560 =	9.02
Parking	97,437	÷ 43,560 =	2.24
Other paved surfaces	552,885	÷ 43,560 =	12.69
Total Impervious Cover	1,043,448	÷ 43,560 =	23.95

Table 1 - Impervious Cover

Total Impervious Cover 23.95 ÷ Total Acreage 75.879 X 100 = 31.56% Impervious Cover

- 16. Attachment D Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.
- 17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

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

🛛 N/A

18.	Туре	of	project:
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TXDOT road project. County road or roads built to county specifications. City thoroughfare or roads to be dedicated to a municipality. Street or road providing access to private driveways. 19. Type of pavement or road surface to be used: Concrete Asphaltic concrete pavement Other: 20. Right of Way (R.O.W.): Length of R.O.W.: _____ feet. Width of R.O.W.: feet. L x W =_____Ft² ÷ 43,560 Ft²/Acre = _____ acres. 21. Pavement Area: Length of pavement area: _____ feet. Width of pavement area: feet. $L \times W = Ft^2 \div 43,560 Ft^2/Acre = acres.$ Pavement area acres ÷ R.O.W. area acres x 100 = % impervious cover.

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

🗌 N/A

26. Wastewater will be disposed of by:

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

 Attachment F - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities. Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.
Sewage Collection System (Sewer Lines): The sewage collection system will convey the wastewater to the <u>Brushy Creek Regional</u> <u>West</u> (name) Treatment Plant. The treatment facility is:
🔀 Existing.

Existing.
Proposed.
N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	Size (Gallons)	Substance to be Stored	Tank Material	
1				
2				
3				
4				
5				
	*	То	tal v 1 5 - Gallon	c

lotal x 1.5 = _ Gallons

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

5 of 11

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

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

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

 Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

] All piping, hoses, and dispensers will be located inside the containment structure.

Some of the piping to dispensers or equipment will extend outside the containment structure.

The piping will be aboveground

] The piping will be underground

- 31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of:
- 32. Attachment H AST Containment Structure Drawings. A scaled drawing of the containment structure is attached that shows the following:
 - Interior dimensions (length, width, depth and wall and floor thickness).
 -] Internal drainage to a point convenient for the collection of any spillage.

Tanks clearly labeled

Piping clearly labeled

Dispenser clearly labeled

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

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

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = <u>120</u>'.

35. 100-year floodplain boundaries:

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

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

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

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

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

- 37. \square A drainage plan showing all paths of drainage from the site to surface streams.
- 38. 🖂 The drainage patterns and approximate slopes anticipated after major grading activities.
- 39. \square Areas of soil disturbance and areas which will not be disturbed.
- 40. 🔀 Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 41. Locations where soil stabilization practices are expected to occur.
- 42. Surface waters (including wetlands).

N/A

43. 🔀 Locations where stormwater discharges to surface water.

There will be no discharges to surface water.

44. Temporary aboveground storage tank facilities.

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

45. Permanent aboveground storage tank facilities.

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

46. \square Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

🗌 N/A

- 48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 - The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

🗌 N/A

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

🗌 N/A

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

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

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

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

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Attachment I - 20% or Less Impervious Cover Waiver. The site will be used for
multi-family residential developments, schools, or small business sites and has 20%
or less impervious cover. A request to waive the requirements for other permanent
BMPs and measures is attached.

The site will be used for multi-family residential developments, schools, or sma	Ш
business sites but has more than 20% impervious cover.	

imes	The site will not be used for multi-family residential developments, schools,	or small
	business sites.	

52. X Attachment J - BMPs for Upgradient Stormwater.

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

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

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

53. X Attachment K - BMPs for On-site Stormwater.

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

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

🗌 N/A

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

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

N/A

56. Attachment N - Inspection, Maintenance, Repair and Retrofit Plan. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
Prepared and certified by the engineer designing the permanent BMPs and measures
 Signed by the owner or responsible party Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
Contains a discussion of record keeping procedures
□ N/A
 57. Attachment O - Pilot-Scale Field Testing Plan. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached. N/A
58. Attachment P - Measures for Minimizing Surface Stream Contamination. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.
□ N/A
Responsibility for Maintenance of Permanent BMPs and

Measures after Construction is Complete.

- 59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- 60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

- 61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
- 62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Attachment A – Road Map



Attachment B – USGS / Edwards Contributing Zone Map



TCEQ\ARCHIVE\USGS MAP\QUAD MAP.DWG . 01 APPLICATION CZР JPQUINTANA 4/17/2023 1:43 PM M:\DWG-53\5322-22.270\SUBMITTALS\2023-04-10

BRUSHY CREEK PROLOGIS

Attachment C – Project Description

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

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

The project will consist of three industrial warehouse buildings, associated grading, drainage, utility, detention, parking, and water quality as enclosed in this application. The total impervious cover on the site is 23.95 acres. All proposed impervious cover is to be treated via wet basin and batch detention ponds.

Attachment D – Factors Affecting Surface Water Quality

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

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

Attachment E – Volume and Character of Stormwater

The existing site is composed of four drainage areas. Existing Drainage Area 1 consists of 7.50 acres with the 100 year storm runoff for the drainage area is 91.56 cfs. Existing Drainage Area 2 consists of 12.85 acres with the 100 year storm runoff for the drainage area is 156.87 cfs. Existing Drainage Area 3 consists of 10.24 acres with the 100 year storm runoff for the drainage area is 125.00 cfs. Existing Drainage Area 4 consists of 21.40 acres with the 100 year storm runoff for the drainage area is 261.24 cfs. The existing site flows over approximately 100% grass cover at roughly 2.5%. The base curve number utilized for the existing site is 80.

The proposed development generates an approximate 491.2 cfs and has a required TSS removal of 85% per TCEQ. The runoff from the site is generated from the streets, building roofs, driveways, parking, and other paved and impervious surfaces. The base curve number utilized for the proposed site is 80. Flow is directed from the previously listed impervious structures into catch basins to be piped into the two proposed batch detention ponds.

Attachment J – BMPs for Upgradient Stormwater

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

Attachment K – BMPs for On-site Stormwater

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

Attachment L – BMPs for Surface Streams

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

Attachment M – Construction Plans

OWNER

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

DEVELOPER

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

ARCHITECT

POWERS BROWN ARCHITECTURE 2100 TRAVIS STREET, SUITE #501 HOUSTON, TEXAS 77002

ENGINEER



CLAYTON STROLLE, P.E. 8701 N. MOPAC EXPY, SUITE 320 AUSTIN TX 78759 512.485.0831 CLAYTON.STROLLE@WESTWOODPS.COM

LANDSCAPE ARCHITECT



ADRIANNA TOBIAS 8701 N. MOPAC EXPY, SUITE 320 AUSTIN TX 78759 512.485.0831 ADRIANA.TOBIAS@WESTWOODPS.COM

LEGAL DESCRIPTION: LOT1, BLOCK 1, BUSHY CREEK INDUSTRIAL

FLOODPLAIN INFORMATION:

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

PROPOSED USE:

WAREHOUSING AND DISTRIBUTION, GENERAL

ACREAGE PHASE 1: BUILDING 1 - 140,059 SF BUILDING 2 - 122,474 SF BUILDING 3 - 124,675 SF PHASE 2 AT A LATER DATE

TOTAL PHASE 1 IMPERVIOUS COVER:

LOT, 1 BLOCK 1 EXISTING: 0.000 ACRES (0.00%) 21.76 ACRES (28.68%) PROPOSED: TOTAL BUILD OUT PHASE 2 AT A LATER DATE

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





GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER. TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.

2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE CITY OF CEDAR PARK CODE OF ORDINANCES.

3. THIS DEVELOPMENT PLAN SHALL COMPLY WITH THE CITY OF CEDAR PARK "STANDARD NOTES - SITE DEVELOPMENT" FOR FIRE PROTECTION (EFFECTIVE JUNE 28, 2022) AND THE LOCAL AMENDMENTS FOUND IN CHAPTER 5 OF THE CODE OF ORDINANCES.

4. THIS DEVELOPMENT PLAN SHALL MEET THE SPECIFICATIONS IN THE CITY OF AUSTIN DRAINAGE DESIGN CRITERIA MANUAL.

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

- 6. TDLR NUMBERS FOR SITE INCLUDE:
- 6.1. BUILDING A TABS2023012445
- 6.2. BUILDING B TABS2023012448
- 6.3. BUILDING C TABS2023012452
- 7. TCEQ EDWARDS AQUIFER PROGRAM ID. CAPMetro PERMIT NO. 8
- **REVISIONS/CORRECTIONS**

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.S	TOTAL # SHEETS IN PLAN SET	NET CHANGE TO IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) (%)	CITY OF GEORGETOWN APPROVAL/DATE	DATE IMAGED	CEDAR PA
								Signature required from all Dep
								Planning
								Engineering Services
								Industrial Pretreatment
								Fire Prevention
								Landscape Planner
								Addressing
								Site Development Permit Number 2022-39-

10:18 AM 3\5322-2:

CONSTRUCTION PLANS FOR BRUSHY CREEK PROLOGIS *75.879 ACRES*

CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS NOVEMBER 2022

PROJECT ZONING:

PROJECT ADDRESS:

SUBMITTAL DATE:

LI

1204 BMC DRIVE

03/13/2023

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

AND UTILITY IMPROVEMENTS.

NOTE: THE BOUNDARY OF THE 100 ATLAS 14 EVENT WILL BE STAKED AND THAT NO ACTIVITY WILL OCCUR INSIDE THE BOUNDARY.

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PK FILE: 5322-22.270 CASE ID: 2022-39-SD
GENERAL NOTES: (REVISED MARCH 23, 2023)

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

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED. 3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF CEDAR PARK

DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: NONE. 4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO- REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE

FOUND AT: HTTP: //WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793. 5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON-NATIVE IS SPECIFICALLY APPROVED.

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

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

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

9. BURNING IS PROHIBITED

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

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

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

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

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

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

ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. 16. NO BLASTING IS ALLOWED ON THIS PROJECT.

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

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

19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS. 20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY, A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED

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

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

23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES. 24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION

OF VEHICULAR TRAFFIC TO ANY STREETS. 25. PRIOR TO PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND

REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION/SITE CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO

THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.

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

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

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

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

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

32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW

UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.

HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER. 34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.

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

36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL 12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO NOT USE TRAFFIC CONTROL BOXES. METER OR CHECK VALVE VAULTS. COMMUNICATION VAULTS. OR FOOT LIFTS PER 500 FEET OF INSTALLED PIPE. OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE. 13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER 37. THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL MAJOR SUBDIVISION, DEVELOPMENT PLAT LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES. 14. WHERE AND/OR SITE DEVELOPMENT ACTIVITIES REQUIRING LAND USE PERMITS AND APPROVALS WITHIN THE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY, UNLESS OTHERWISE EXCLUDED WITHIN THIS SECTION. THE SECTION ALSO APPLIES TO LAND DEVELOPMENT ACTIVITIES THAT ARE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY SMALLER THAN THE MAXIMUM SQUARE FOOTAGE EXEMPTED IF SUCH ACTIVITIES ARE PART OF A STRUCTURE. THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON LARGER COMMON PLAN OF DEVELOPMENT. IN ADDITION, ALL PLANS MUST ALSO BE REVIEWED BY EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE EITHER TCEQ (IF LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING AND/OR RECHARGE ZONES) ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR-OR THE CITY ON BEHALF OF LCRA (IF LOCATED WITHIN THE LAKE TRAVIS WATERSHED) TO ENSURE 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN THAT ESTABLISHED WATER QUALITY STANDARDS WILL BE MAINTAINED DURING AND AFTER DEVELOPMENT SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL OF THE SITE. TCEQ APPROVAL IS REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE. 505 - 115. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12" (INCHES) OR LESS.

STREET NOTES:

NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO

THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING

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

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

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

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

6. THE SUBGRADE MATERIAL WAS TESTED BY RONE ENGINEERING SERVICES, LTD, 4221 FREIDRICH LN# 195, AUSTIN, TX 78744, (512)462-2733 ON 03/10/2022 THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: SEE PAVING DETAILS SHEET 31.

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

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

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

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

11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000). 12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO.340 ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.

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

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

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

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

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

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

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

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

WASTEWATER NOTES:

REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL

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

4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP. 5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF

WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE

SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE. 7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC

PRESSURE PIPE OR C-900. 8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:

WASTEWATER- SDR-26

21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS. (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED.) 22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED. 9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS

33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO

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

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

(1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO

6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:

WATER - AWWA C900, DR 14

COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

MUELLER COMPANY, SUPER CENTURION 250

CLOW MEDALLION HYDRANT AMERICAN AVK COMPANY, SERIES 27 (MODEL 2780)

ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL

BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.

3. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2" IN DIAMETER WILL BE APPROVED.

OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.

CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBIE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.

FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.

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

13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.

1 ½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE

OF METER

CONSTRUCTION.

EXISTING UTILITIES.

COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS

10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E: REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM. 11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN

STANDARD SPECIFICATIONS.

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

17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK". 18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.

19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS. 20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK,

3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60. 21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.

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

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

24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.

25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE. 26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

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

4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE

THE CITY OF CEDAR PARK.

MINIMUM DR-14 12" DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12" DIA.

7. APPROVED 5 $\frac{1}{4}$ " FIRE HYDRANTS:

AMERICAN FLOW CONTROL, B84B

SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED

9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY

10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH

11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO

SINGLE G-148-233

DUAL DG-148-243 1" MFTFR YI 111 - 444

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

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

16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP. 17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN

SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER. 18. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES.

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

 UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTFY THE CITY WOU BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER FILE OT TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER FILE OT TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER FILES, IF A WATER VALVE. SO OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE. SALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES. A DUBBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE REPRESE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE 'LEAD FREE' ACCORDING TO HE UNDERS INSTALLED AFTER YANKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITIAL WILL BE READ COMPONENTS THAT ARE NOT CLEARLY DUBUTION ASSEMBLY DETAIL. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER AND ARY 4, 2014, ANALL BE LEAD FREE' COORDING TO HE WROPENTS ARE FIRE HYDRANTS. CURPONENTS T		A Mestvood Company A Mestvood Company A MoPACY = STE. 320 = AUSTIN, TX 78759 = 512.485.0831 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000
 STORM SEWER NOTES: 1. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTLITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BE ACKIFLI AROUND MANHOLES AND JUNCTON BOXES WITH CLASS A CONCRETE. 2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT. 3. THE LOCATION OF ANY EXISTING UTLITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTLITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPARED AT THE EXPENSE OF THE CONTRACTOR. 4. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTLITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED. 5. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK". 6. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITES. 7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS. 8. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60. 9. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTLE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SETURE TO A REATER TO A DENDS OF DRAINAGE PIPE. 10. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE. 11. ALL CURB INLETS SHALL HAVE AN ALMETEK 4" DISC 'NO DUMPING DRAINS TO WATERWAY'' MARKER. SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENQUING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT SEQUENCE OF CONSTRUCTION SH		NO. DATE REVISIONS NO. DATE DESCRIPTION BY 8701
 LEMPORTART ERUSION AND SEDMENTATION CONTROLS ARE TO BE INSTALLED SINDLATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES. THE GENERAL CONTRACTOR MUST CONTACT THE CITY INSPECTOR AT 512-401-5000, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN. ROUGH GRADE THE POND(S) AT 1002 PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERCENCY SPILLWAY MEETING THE ROUGHAUETINS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SCHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S). TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITES. UNDERGROUND UTILIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS. SITE DEPARTMENT AAS DECOMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SEEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SEEDIMENTATION CONTROLS MILL BE INSTALLED, MEED REQUIRED BY APPROVED SITE PLAN. V		BRUSHY CREEK PROLOGIS LOT 1, BLOCK 1 BRUSHY CREEK INDUSTRIAL GENERAL NOTES 1 OF 2
	2022–39–SD CITY APPROVAL STAMP	Image: Construction of the search of the

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

2 OF 15

Image: Standard Notes – Site Development Number: FP-2 Revision: 3 Effective Date: June 28, 2022 Pages: 3 21 Purpose A. This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet. B. 3. Please list all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below. 1. 4. This document is intended to provide an applicant (or a site development of all site development plan. List in the order and format shown below. 1. 5. Please list all of the following notes on the Fire Protection sheet contained within the site development groups and building construction and must be contemplated early in the development process. ERCC is the responsibility of the building owner or representative. 6. Testing must be in compliance with 2021 IFC Section 510. 2. 7. Testing must be in compliance with 2021 IFC Section 510. 3. 8. Any building over 50,000 square feet. 3. 8. Any building over 50,000 square feet. 3. 8. Any building over 50,000 square feet. 4. 8. Any building over 50,000 square feet. 4. 9. Testing must be completed after the building has the interior valls, elevator shafts, stari shafts, and or of completed, and remediation, if necessary, must be complete prior to issuance of a Certificate	CEDAR PARA	City of Cedar Park Fire Prevention Document	
Number: FP-2 Revision: 3 Effective Date: June 28, 2022 Pages: 3 1 Purpose A This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet. B Please. Bit all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below. 1. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated early in the development process. ERCC is required for all new and existing building. a. Testing for ERCC is the responsibility of the building owner or representative. b. Testing in equired for: i. Eulidings with any sub-grade floor, including parking. i. Arry building owner 50,000 square feet. ii. Any building owner 50,000 square feet. ii. Any building owner 50,000 square feet. ii. Exception: 1- and 2-family dwellings and townhomes. 4. Testing must be completand field the building has the interior valls, selevator shafts, stair shafts, and roof completed, and remediation, if necessary, must be complete prior to issuance of a Certificate of Occupancy. e. Remediation must be in compliance with 2021 IFC Section 510. i. Exception: Plans may state that testing and remediation will be in accordance with be allowed. Testing and remediation must be be in accordance with 2021 IFC Section 510. e.		Standard Notes – Site Development	
 JP Purpose A. This document is intended to provide an applicant for a site development plan with the list of common notes that must be included on the Fire Protection sheet. B. Please list all of the following notes on the Fire Protection sheet contained within the site development plan. List in the order and format shown below. Emergency Responder Radio Coverage (ERCC) is a critical component of all site development and building construction and must be contemplated carly in the development process. ERCC is required for all new and existing buildings. a. Testing for ERCC is the responsibility of the building owner or representative. b. Testing must be in compliance with 2021 IFC Section 510. c. Testing is required for: 	String The COMMUNT	Number: FP-2 Revision: 3 Effective Date: June 28, 2022 Pages: 3	
 2. Fire Apparatus Access Roads (Fire Lanes) a. Must comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B through I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code amendments). b. Must be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 pounds. i. Grass pavers and other alternative materials are not allowed. c. Must provide access to within 150 feet of all portions of the exterior of the building. i. Access allowance is extended to 175 feet for a fully-sprinkled building. d. Must have an unobstructed width of not less than 20 feet, except that at least 26 feet shall be required where hydrants are required along the fire lane or dead-end distances reach 500 feet or greater, or where required by other departments for mobility purposes. e. Must have a minimum inside turning radius of 25 feet, and a minimum outside turning radius of 50 feet 	 D.1 Purpose A. This documes common note B. Please list all development 1. Emergency R and building required for a a. Testi b. Testi c. Testi d. Testi eleva comp e. Remote 	 Number 1142 Revision 5 Encedve bate: Jule 28, 2022 Fages 5 name 114 and 114	3.
 i. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet. 	 2. Fire Apparatu a. Must throu amer b. Must poun c. Must d. Must be re 500 f e. Must radiu 	 access Roads (Fire Lanes) comply with 2021 International Fire Code (IFC) Chapter 5 and Appendices B gh I, L and N, and City of Cedar Park Code of Ordinances Section 5.01 (fire code dments). be constructed of asphalt or concrete to support an imposed vehicle load of 90,000 ds. a. Grass pavers and other alternative materials are not allowed. provide access to within 150 feet of all portions of the exterior of the building. be constructed width of not less than 20 feet, except that at least 26 feet shall quired where hydrants are required along the fire lane or dead-end distances reach eet or greater, or where required by other departments for mobility purposes. have a minimum inside turning radius of 25 feet, and a minimum outside turning s of 50 feet. The minimum radii must be carried throughout the turning movement, from and to all required fire lanes. Example: a fire lane that turns 180-degrees must have a median depth of at least 50 feet. 	4.

 Must not have a dead-end of more than 150 feet without an approved turn-around at the dead-end. Drawings for approved turn-arounds may be found in the 2021 IFC, Appendix D as amended. Must be 26 feet wide if the dead end is 500 feet or longer. Must be 26 feet wide if the dead end is 500 feet or longer. Must be 26 feet wide if the dead end is 500 feet or longer. Must be 26 feet wide if the dead end is 500 feet or longer. Must be 26 feet wide if the dead end requires 96-foot diameter cul-de-sac, 120-foot hammerhead, or the alternative to the hammerhead. S0-500-foot dead end requires 96-foot diameter cul-de-sac T51-1000-foot dead end requires 108-foot diameter cul-de-sac Dead-ends over 1000 feet not allowed. Shall not exceed a grade of more than 10% along any section of fire lane. Shall not exceed an algebraic difference of more than 8% along the angles of approach and departure, measured on a rolling 50-streth of fire lane. This includes transitions across sidewalks and eross-connecting streets, drives, and fire lanes. Must be marked with red traffic paint or dye along both sides of the fire lane in an continuous stripe a minimum of 4 inches wide. Stripe must use the curb face where available, and must continue along the pavement where no curb face is present. Must steenel TIRE LANE TOW WAY ZONE in white letters a minimum of 3 inches high, no further than 35 feet between stencils. Place on curb face where available. Compacted base may be used as fire apparatus access road during construction if approved by the Fire Prevention Division. Permission must be granted in writing. Compacted base may be used as fire apparatus access road during const	 c. No smoking allows combustible construction the building u d. Site and building site. e. Standpipe for fire p construction reacher floor below the hig f. Buildings shall not construction process required fire protection g. All construction vere contractors shall be h. Buildings under co i. At each statii. In every sto iii. Anywhere at 5. Fire Hydrants a. Fire hydrants shall be and C, including all the beat of the hydrant used to building, and must be c. Hydrants shall be instant of feet. d. Hydrants shall be instant of feet. d. Hydrants are required system, measured as substitute for the hydrig. f. The 5" cap must face 6. Approved Fire Apparatus Tu a. Drawings for approvamended. i. 150-500-foo hammerhead ii. 501-750-foo iii. 751-1000-fo iv. Dead-ends of
ire Protection During Construction	
a. In addition to the fire lane, all fire hydrants need to be installed, tested, and functional prior to the onset of vertical construction, and prior to the delivery of	
combustible materials.	

b. No burning of materials on site allowed.

on Chief Matt Simpson Cedar Park Fire Department Page 2 of 3

Battalion Chief Matt Simpson City of Cedar Park Fire Department



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES 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. 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 ON-

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

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE 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. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF

BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES

50% OF THE BASIN'S DESIGN CAPACITY. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE

PREVENTED FROM BEING DISCHARGED OFFSITE. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.

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.

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: 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; ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS
- ORIGINALLY APPROVED; ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE
- EDWARDS AQUIFER: OR ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE	SAN ANTONIO REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A	14250 JUDSON ROAD
AUSTIN, TEXAS 78753-1808	SAN ANTONIO, TEXAS 78233-4480
PHONE (512) 339-2929	PHONE (210) 490-3096
FAX (512) 339-3795	FAX(210) 545-4329

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

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

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

13. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROPOSED REGULATED PROJECT

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

14. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE: THE NAME OF THE APPROVED PROJECT;

THE ACTIVITY START DATE; AND

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

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

6. IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WASTEWATER LINE TRENCHING ACTIVITIES, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPLICANT MUST IMMEDIATELY NOTIFY THE APPROPRIATE REGIONAL OFFICE OF THE TCEQ OF THE FEATURE DISCOVERED. A GEOLOGIST'S ASSESSMENT OF THE LOCATION AND EXTENT OF THE FEATURE DISCOVERED MUST BE REPORTED TO THAT REGIONAL OFFICE IN WRITING AND THE APPLICANT MUST SUBMIT A PLAN FOR ENSURING THE STRUCTURAL INTEGRITY OF THE SEWER LINE OR FOR MODIFYING THE PROPOSED COLLECTION SYSTEM ALIGNMENT AROUND THE FEATURE. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE TCEQ-0596 (REV. JULY 15, 2015) PAGE 2 OF 6

EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY WHILE MAINTAINING THE STRUCTURAL INTEGRITY OF THE LINE.

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

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

ALL MANHOLES CONSTRUCTED OR REHABILITATED ON THIS PROJECT MUST HAVE WATERTIGHT SIZE ON SIZE RESILIENT CONNECTORS ALLOWING FOR DIFFERENTIAL SETTLEMENT. IF MANHOLES ARE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN, THE COVER MUST HAVE A GASKET AND BE BOLTED TO THE RING. WHERE GASKETED MANHOLE COVERS ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE OR FOR MORE THAN 1500 FEET, ALTERNATE MEANS OF VENTING WILL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE.

THE DIAMETER OF THE MANHOLES MUST BE A MINIMUM OF FOUR FEET AND THE MANHOLE FOR ENTRY MUST HAVE A MINIMUM CLEAR OPENING DIAMETER OF 30 INCHES. THESE DIMENSIONS AND OTHER DETAILS SHOWING COMPLIANCE WITH THE COMMISSION'S RULES CONCERNING MANHOLES AND SEWER

LINE/MANHOLE INVERTS DESCRIBED IN 30 TAC §217.55 ARE INCLUDED ON PLAN SHEET __ OF _ IT IS SUGGESTED THAT ENTRANCE INTO MANHOLES IN EXCESS OF FOUR FEET DEEP BE ACCOMPLISHED BY MEANS OF A PORTABLE LADDER. THE INCLUSION OF STEPS IN A MANHOLE IS PROHIBITED. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN

NINF FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).

WHERE SEWERS LINES DEVIATE FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE ALL CURVATURE OF SEWER

PIPE MUST BE ACHIEVED BY THE FOLLOWING PROCEDURE WHICH IS RECOMMENDED BY THE PIPE MANUFACTURER: N/A

IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE N/A SPECIFIC CARE MUST BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC §217.54.

12 NEW SEWAGE COLLECTION SYSTEM LINES MUST BE CONSTRUCTED WITH STUB OUTS FOR THE	CONNECTION OF	(iii) A BARREL SECTION LENGTH MUST EQUAL AT LEAST 75% OF THE INSIDE	GRADING & DRAINAGE GENERAL NOTES
ANTICIPATED EXTENSIONS. THE LOCATION OF SUCH STUB OUTS MUST BE MARKED ON THE GROUN	ND SUCH	(iv) EACH SIZE MANDREL MUST USE A SEPARATE PROVING RING.	1. REFER TO GEOTECHNICAL REPORT 19106100.094 BY MLA GEOTECHNICAL
THAT THEIR LOCATION CAN BE EASILY DETERMINED AT THE TIME OF CONNECTION OF THE EXTENS	SIONS. SUCH	 (C) METHOD OPTIONS. (i) AN ADJUSTABLE OR FLEXIBLE MANDREL IS PROHIBITED. 	2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STAND
BOTH THE SEWER LINE AND THE EXTENSION. AT THE TIME OF ORIGINAL CONSTRUCTION, NEW STU	B-OUTS MUST	(ii) A TEST MAY NOT USE TELEVISION INSPECTION AS A SUBSTITUTE FOR A	FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES. 3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GR
BE CONSTRUCTED SUFFICIENTLY TO EXTEND BEYOND THE END OF THE STREET PAVEMENT. ALL S	TUB-OUTS	(iii) IF REQUESTED, THE EXECUTIVE DIRECTOR MAY APPROVE THE USE OF A	GREATER THAN 2%. 4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDE
ANTICIPATED AT THE TIME OF ORIGINAL CONSTRUCTION OR THAT ARE TO BE CONNECTED TO AN E	EXISTING SEWER	DEFLECTOMETER OR A MANDREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.	5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED (
LINE NOT FURNISHED WITH STUB OUTS MUST BE CONNECTED USING A MANUFACTURED SADDLE A	ND IN	(2) FOR A GRAVITY COLLECTION SYSTEM PIPE WITH AN INSIDE DIAMETER 27 INCHES AND GREATER. OTHER TEST METHODS MAY BE USED TO DETERMINE VERTICAL DEFLECTION.	SPECIFICATIONS:
ACCORDANCE WITH ACCEPTED PLUMBING TECHNIQUES. TCEO-0596 (REV_JULY 15, 2015) PAGE 3 OF 6		(3) A DEFLECTION TEST METHOD MUST BE ACCURATE TO WITHIN PLUS OR MINUS 0.2%	6.A. RCP C-76, CLASS III 6.B. ADS N-12
IF NO STUB-OUT IS PRESENT AN ALTERNATE METHOD OF JOINING LATERALS IS SHOWN IN THE DET	AIL ON PLAN	 (4) AN OWNER SHALL NOT CONDUCT A DEFLECTION TEST UNTIL AT LEAST 30 DAYS AFTER THE FINAL 	6.C. HANCOR HI-Q 6.D. CONTECH ALUMINIZED ULTRA FLOW
SHEET OF (FOR POTENTIAL FUTURE LATERALS).		BACKFILL. (5) GRAVITY COLLECTION SYSTEM PIPE DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%).	6.E. LANE ENTERPRISES HOPE OR APPROVED EQUAL 7 LINESS NOTED STORM STRUCTURES TO BE "FORTERRA PIPE AND PRECAST"
ON PLAN SHEET OF AND MARKED AFTER BACKFILLING AS SHOWN ON THE PEAN AND PR	OFILE SHEETS	(6) IF A PIPE SECTION FAILS A DEFLECTION TEST, AN OWNER SHALL CORRECT THE PROBLEM AND	 Bindless Noted, Storing Stretchicks to be Fortering the And Freedom Store Final Paving, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OF
SHEET OF		16. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.	 REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIRE ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE
13. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND FOR ELEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321. CLASSES IA, IB, IL OR III.	BACKFILL	(a) ALL MANHOLES MUST PASS A LEAKAGE TEST. (b) AN OWNER SHALL TEST FACH MANHOLE (AFTER ASSEMBLY AND BACKEILLING) FOR LEAKAGE	CONTRACTOR'S EXPENSE.
RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSE	ËS	SEPARATE AND INDEPENDENT OF THE COLLECTION SYSTEM PIPES, BY HYDROSTATIC EXFILTRATION	COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM O
A, B OR C.		(1) HYDROSTATIC TESTING.	12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF CITY OF AUSTIN I
AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CC	IE. IF A	(A) THE MAXIMUM LEAKAGE FOR HYDROSTATIC TESTING OR ANY ALTERNATIVE TEST METHODS IS 0.025 GALLONS PER FOOT DIAMETER PER FOOT OF MANHOLE DEPTH	THE STANDARD CITY SPECIFICATIONS. 13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED
STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE A	ATTACHMENTS	PER HOUR.	14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS
MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTII CONFORMING WITH THE PROVISIONS OF 30 TAC \$213.5(C)(3)(E).	FIED AS	WASTEWATER PIPES COMING INTO A MANHOLE WITH AN INTERNAL PIPE PLUG, FILL	15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY TH
15. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57. THE ENGINEER MUS	T RETAIN	THE MANHOLE WITH WATER, AND MAINTAIN THE TEST FOR AT LEAST ONE HOUR. (C) A TEST FOR CONCRETE MANHOLES MAY USE A 24-HOUR WETTING PERIOD BEFORE	16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELC
COPIES OF ALL TEST RESULTS WHICH MUST BE MADE AVAILABLE TO THE EXECUTIVE DIRECTOR UP	PON REQUEST.	TESTING TO ALLOW SATURATION OF THE CONCRETE.	WATER & SANITARY SEWER GENERAL NOTES
TO THE APPROPRIATE REGIONAL OFFICE WITHIN 30 DAYS OF TEST COMPLETION AND PRIOR TO US	E OF THE NEW	(A) TO PERFORM A VACUUM TEST, AN OWNER SHALL PLUG ALL LIFT HOLES AND EXTERIOR	1 ALL CONCRETE SHALL BE CLASS "A" (3000 PSI) LINI ESS OTHERWISE NOTE
COLLECTION SYSTEM. TESTING METHOD WILL BE:		(B) NO GROUT MUST BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING.	 ALL WATER MAINS SHALL BE PVC COOD, DR 18, CLASS 235. FIRE PROTECTI- ACCORDANCE WITH THE DEVICE AND, OF CLEAR AND CONTRACT ON THE PROTECTION OF THE PROTECTION OF
MUST SPECIFY AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST. A TEST	MUST	(C) STUB-OUTS, MANHOLE BOOTS, AND PIPE PLUGS MUST BE SECURED TO PREVENT MOVEMENT WHILE A VACUUM IS DRAWN.	CONTRACTOR.
CONFORM TO THE FOLLOWING REQUIREMENTS:		(D) AN OWNER SHALL USE A MINIMUM 60 INCH/LB TORQUE WRENCH TO TIGHTEN THE	 WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE R ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW I
(1) LOW PRESSURE AIR TEST. (A) A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN		(E) A TEST HEAD MUST BE PLACED AT THE INSIDE OF THE TOP OF A MAINFALE.	5. SANITARY SEWER PIPE SHALL BE PVC SDR-35. 6 WHEN WATER AND SANITARY SEWER MAINS SERVICES AND LATERAL
AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-828, ASTM C924, OR ASTM F-1417 OR C	THER PROCEDURE	AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUS
APPROVED BY THE EXECUTIVE		(F) THERE MUST BE A VACUUM OF 10 INCHES OF MERCURY INSIDE A MANHOLE TO	6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DIS
SUBPARAGRAPH (C) OF THIS PARAGRAPH OR EQUATION C.3 IN SUBPARAGRAPH		(G) A TEST DOES NOT BEGIN UNTIL AFTER THE VACUUM PUMP IS OFF.	6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATIO 7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEG
		(H) A MANHOLE PASSES THE LEST IF AFTER 2.0 MINUTES AND WITH ALL VALVES CLOSED, THE VACUUM IS AT LEAST 9.0 INCHES OF MERCURY.	 CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGG 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL AFTER CLIRE AND
(D) FOR SECTIONS OF COLLECTION SYSTEM PIPE LESS THAN 36 INCH AVERAGE INSIDE DIAMETER, THE FOLLOWING PROCEDURE MUST APPLY, UNI FSS A PIPE IS TO BE		17. ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 \$213.5(C)(3)(I), AFTER INSTALLATION OF AND PRIOR TO COVERING AND CONNECTING A PRIVATE SERVICE	AC THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE
TESTED AS REQUIRED BY PARAGRAPH (2) OF THIS SUBSECTION.		LATERAL TO AN EXISTING ORGANIZED SEWAGE COLLECTION SYSTEM, A TEXAS LICENSED PROFESSIONA	L 10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A F
(I) A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE		PRIVATE SERVICE LATERAL AND THE CONNECTION TO THE SEWAGE COLLECTION SYSTEM, AND CERTIFY	THAT IT IS GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SH/
PIPE.		CONSTRUCTED IN CONFORMITY WITH THE APPLICABLE PROVISIONS OF THIS SECTION. THE OWNER OF T COLLECTION SYSTEM MUST MAINTAIN SUCH CERTIFICATIONS FOR FIVE YEARS AND FORWARD COPIES T	HE CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAW O THE 11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC ARFAS
(II) ONCE THE PRESSURE IS STABILIZED, THE MINIMUM TIME ALLOWABLE FOR		APPROPRIATE REGIONAL OFFICE UPON REQUEST. CONNECTIONS MAY ONLY BE MADE TO AN APPROVED	12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS (6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STAN
COMPUTED FROM THE FOLLOWING EQUATION:		Sewage collection statem.	UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STAND/
EQUATION C.3 0.085 * <i>D</i> * <i>K</i>	GENERAL NOTES		THE STANDARD CITY SPECIFICATIONS.
T =Q 1 WHERE:	. ALL WORK, UNLES	S OTHERWISE NOTED, SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION STANDARD	 VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFT UTILITY CONTRACTOR SHALL POUR A 24"X24"X6" CONCRETE BLOCK AROU
T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN	CITY OF GEORGET	WN STANDARD CONTRUCTION SPECIFICATIONS	 CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR I
22 22 24 24 24 24 24 25 26 26 26 26 26 26 26 26 26 26	2. PRIOR TO ANY CO SPECIFICATIONS FO	NSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD R PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS,	FIRE GENERAL NOTES
D = AVERAGE INSIDE PIPE DIAMETER IN INCHES	THE CITY STANDAR THE PROPER COM	DS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO LETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH	AT THE CONCLUSION OF CONSTRUCTION AND AS PART OF THE PROCESS FOR THE (
L = LENGTH OF LINE OF SAME SIZE BEING TESTED, IN FEET	ALL STANDARDS A	ND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF	AND TESTED AND A COPY OF THE REPORT SHALL BE EMAILED INTO THE FIRE DEPAR
Q = RATE OF LOSS, 0.0015 CODIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE	SPECIFICATIONS.		
(C) SINCE A K VALUE OF LESS THAN 1.0 MAY NOT BE USED, THE MINIMUM TESTING	RECORDED BY OT	IERS. CONTRACTOR SHALL VERIFY ELEVATIONS SHOWN AND ENSURE THAT NEESSARY CROSSING	SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST
	WILL BE THE RESP	EEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT INSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.	DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAIN
DIAMETER(INCHES) (SECONDS) FOR MINIMUM TIME LENGTH	DISCREPANCIES.	ERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY	CONDITION. C. HYDRANT FLOW CODING STANDARDS.
(FEET) (SECONDS/FOOT) 4	HYDRANTS, ETC. (ONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF	FLOW COLOR GREATER THAN 1500 GPM BLUE
8 454 298 1.520	CONSTRUCTION OF	G AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE THE PAVING FOR THIS DEVELOPMENT.	1000 TO 1500 GPM GREEN 500 TO 999 GPM ORANGE
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	5. 5.1. PROTECT ANI	MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE	LESS THAN 500 GPM RED NOT WORKING BLACK OR BAGGED
15 850 159 5.342 10 1000 177 7.007	OPEN IN EACH 5.2. PROVIDE AND	DIRECTION; MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND	PAVING GENERAL NOTES
<u>21 1190 114 10.471</u>	INTERSECTIN 5.3. MAINTAIN NO	STREETS OR ALLEYS; RMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL. INCLUDING. WHERE	1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTE
<u>14 1360 100 13.676</u> 17 1530 88 17.309	NECESSARY, DRAINAGE FA	NTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW	 ALL CONCRETE SHALL CONFORM TO CITY OF GEORGETOWN STAN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPI
<u>30</u> 1700 80 21.369	5.4. MAINTAIN ALL	WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON	 SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STAN ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STAN
33 1870 72 25.856		L AS PROVIDED IN THE GENERAL CONDITIONS.	OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFIC AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
(A) AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE	AS REQUIRED.		 THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE F MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS \$
(B) IF ANY PRESSURE LOSS OR LEAKAGE HAS OCCURRED DURING THE FIRST 25% OF A	TRENCH SAFETY.	IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING	 TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE EN OPERATIONS FOR 30 MINUTES OR MORE
TESTING PERIOD, THEN THE TEST MUST CONTINUE FOR THE ENTIRE TEST DURATION AS	9. REFER TO ARCHITE 9. REFER TO ARCHITE	CTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS. CTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.	 ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIF ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIF D DESERVE THE EXISTING TRANSVERSE BEINEODOING STEEL TO THE
(C) WASTEWATER COLLECTION SYSTEM PIPES WITH A 27 INCH OR LARGER AVERAGE	0. BARRICADING AND TRAFFIC CONTROL	PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM DEVICES AND LATEST UPDATES.	8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND
INSIDE DIAMETER MAY BE AIR TESTED AT EACH JOINT INSTEAD OF FOLLOWING THE	1. EXACT SAWCUT F ACCORDANCE WITH	AVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.	9. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHE IN THE PLANS OR GEOTECH REPORT.
(D) A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33	DEMOLITION GENE	RAL NOTES	 BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH. ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.	1. CONTRACTO	R IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.	12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN F
(A) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT	NOTEE		
EXCEED 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS AT	3. SAVCUTAN		SLOPE NO GREATER THAN 2%.
	FROM BACK	DF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO	SLOPE NO GREATER THAN 2%.
UPSTREAM MANHOLE.	FROM BACK REMAIN UNL 4. CONSULT T	TREMOVE ALL LAISTING DIAVE AFFROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO ESS OTHERWISE NOTED. IE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND 1. AUCH ARE TO REMAIN	SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUINING SLOF SLOPE NO GREATER THAN 2%. EPROTECTION NOTES APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED. UNDER GROUND FIRE LI
UPSTREAM MANHOLE. (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER I EVEI	FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT V 5. COORDINAT	FIRE	APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS
 UPSTREAM MANHOLE. (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL. (C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT PROVIDENT AND AND AND ADDRESS AND ADDRES	FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT \ 5. COORDINAT RELOCATION 6. ALL UTILITIE	FIRE FIRE OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIR ESS OTHERWISE NOTED. 1 IE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND 1 /HICH ARE TO REMAIN. 1 E WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR 2 OF EXISTING UTILITIES. 3	SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOP SLOPE NO GREATER THAN 2%. EPROTECTION NOTES APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORD APPURTENANCES.
 UPSTREAM MANHOLE. (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL. (C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM 	FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT \ 5. COORDINAT RELOCATION 6. ALL UTILITIE REQUIREME 7. CONTRACTO	FIR FIR OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIR OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIR OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIR SS OTHERWISE NOTED. 1. HE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND 1. /HICH ARE TO REMAIN. 2. WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR 2. OF EXISTING UTILITIES. 3. S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY 3. ITS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS. 4. R TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES. 5	SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOF SLOPE NO GREATER THAN 2%. EPROTECTION NOTES APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWI INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORD APPURTENANCES. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEME ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED B
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 UPSTREAM MANHOLE. (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL. (C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE, OR AT LEAST TWO FEET ABOVE EXISTING GROUNDWATER LEVEL, WHICHEVER IS GREATER. (D) FOR CONSTRUCTION WITHIN A 25-YEAR FLOOD PI AIN. THE INFII TRATION OR EXFILTRATION 	FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT \ 5. COORDINAT RELOCATION 6. ALL UTILITIE REQUIREME 7. CONTRACTC PROPOSED 9. CONTRACTC FROM THE F	FIR FIR OF CURB. SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIR DESS OTHERWISE NOTED. 1. HE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND 1. /HICH ARE TO REMAIN. 2. S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY 3. S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY 3. S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY 4. S TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES. 5. R TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES. 5. R TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO 6. R IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS 7. ROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL 7.	APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWI INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORD ACCORD ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEME ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED B BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. AL ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI OR
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JULY 15, 2015) PAGE 5 OF 6 HEI INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED. AN OWNER SHALL RETEST A PIPE FOLLOWING A REMEDIATION ACTION. (b) IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS A REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED: (1) FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL. (A) MANDREL SIZING. (I) A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (DD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (DD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER IS NOT SPECIFIED IN THE ASTMS, AMERICAN WATER WORKS ASSOCIATION, UN-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPROPRIATE STANDARD, THE MANDREL, MUST HAVE AN OD EQUAL TO 95% OF THE ID OF A PIPE. IN THIS CASE, THE ID OF THE PIPE, FOR THE PURPOSE OF DETERMINING THE OD OF THE MANDREL, MUST EQUAL BE THE AVERAGE OUTSIDE DIAMETER MINUS TWO MINIMUM WALL THICKNESSES FOR OD CONTROLLED PIPE AND THE AVERAGE INSIDE DIAMETER FOR ID CONTR	 FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT I PAVEMENT I 5. COORDINAT RELOCATION 6. ALL UTILITIE REQUIREME 7. CONTRACTCO PROPOSED 9. CONTRACTCO FROM THE F REQUIREME 10. ALL TREES UNLESS OT DEMOLITION LANDSCAPE 11. ANY DAMAG APPROVED DEMOLITION LANDSCAPE 11. ANY DAMAG APPROVED DEMOLITION AREA, CUT 3 EXPOSED RO SITE IN ACCI SITE IN ACCI SITE IN ACCI 3. CONTRACTCO GRADING SL 14. AREAS EXC. COMPACTEI 15. CONTRACTCI SUBSTANTIA 16. ALL WORK, WORKS CO STANDARD O 17. THE HORIZCO FROM DATA UTILITY MA DEMOLITION 18. THE CONTR REGARDING 19. BARRICADIN ON UNIFORN 20. CONTRACTCO BUILDINGS A 21. CONTRACTCO WITHIN THE 22. CONTRACTCO WITHIN THE 23. CONTRACTCO WITHIN THE 	 ALENDER ALE, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIRE CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO FIRE DIMENSIONAL CONTROL, PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND INTH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY S SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY S REDULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES R TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES R TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES. R TO PLUG ALL EXISTING REVOXAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS R TO RETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO TILITIES. R TO POPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS IN THE PROPERTY SHALL BE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY OR GRADING, RTEE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY PLANS FOR TREE REMOVAL AND PROTECTION DETAILS. PONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPARED IMMEDIATELY BY AN TREES UNRGEON AT THE OWNER'S DIRECTION. ROTTS EXPOSED AND/OR RDAMAGED DURING THE CONDRA SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED THER EXPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE PROANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN TABILIZED. COMPLETON, SUBLE FOR STABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE RUS DENONSIBLE FOR SCURITY OF THE SITE DURING DEMOLITION ACTIVITIES A	 SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOP SLOPE NO GREATER THAN 2%. EPROTECTION NOTES APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWI INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORE APPURTENANCES. ALL TES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEME ALL UNDERGOUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION. ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE FUSIED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND ALL UNDERGOUND SHALL BE SUBJECT TO NELS ON STAIL DE WITHIN 3 FT, AND WHERE T FDCS. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO 1 WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM. Y OF GEORGETOWN GENERAL NOTES THES ECONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED EN THE SEC CONSTRUCTION PLANS WHEN PREPARED, SEALED, SIGNED, AND DATED EN THE SINCECT TO THE STANDARD CONSTRUCTION SPRICHCENTS AND DE REQUIREMENTS AND CODES. 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JULY 15, 2015) PAGE 5 OF 6 THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED. AN OWNER SHALL RETEST A PIPE FOLLOWING A REMEDIATION ACTION. (b) IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBE PIPE, DEFLECTION TESTING IS A REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED: (1) FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL. (A) MANDREL SIZING. (i) A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (D) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (D) OR AVERAGE ID OF A PIPE, AS SPECIFIED IN THE APPROPRIATE STANDARD BY THE ASTMS, AMERICAN WATER WORKS A SSOCIATION, UNI-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPENDIX. (ii) IF A MANDREL MUST HAVE AN OU SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OU SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OU SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OU SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MU	 FROM BACK REMAIN UNL 4. CONSULT T PAVEMENT \ 5. COORDINAT RELOCATION 5. COORDINAT RELOCATION 6. ALL UTILITIE REQUIREME 7. CONTRACTCO PROPOSED 9. CONTRACTO FROM THE F REQUIREME 10. ALL TREES UNLESS OT DEMOLITION LANDSCAPE 11. ANY DAMAG APPROVED DEMOLITION LANDSCAPE 11. ANY DAMAG APPROVED DEMOLITION AREA, CUT S EXPOSED RG CONTRACTCO GRADING SL 14. AREAS EXC, COMPACTEI 15. CONTRACTCO SUBSTANTIA 16. ALL WORK, WORKS CO STANDARD O 17. THE HORIZO FROM DATA UTILITY MA DEMOLITION 18. THE CONTR REGARDING 19. BARRICADIN ON UNIFORM 20. CONTRACTCO BUILDINGS A 21. CONTRACTCO CONTRACTCO WITHIN THE 22. 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THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY THE SECONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY THE SECONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY THE SECONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DETAILS IN THE STRUCELT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN THE SECONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROV WASTEWATER MAINS AND SERVICE LINES SHALL BE SUG 20 PVC VENTRUCATION PLAN APPROVED SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN THE SIDE CONSTRUCTION PLANS SHALL BE TABLED AND COATED BY THE CONSTRUCTION PLANS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TEST TCEQ REQUIREMENTS. WASTEWATER MANHOLES SH
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FOOTS EXPOSED AND/OR DAMAGED MITHON ON THE SUBTING OPERATIONS SHALL BE CONTROL PLASED ON THE EXISTING ONE ONTROL MEADWERD WITH AN APPROVED TREE PAINT, AND TOPSOL AND MULCH PLACED OVER THE OTARIA REAS TO ALLOW FOR POSITIVE DRAINAGE. NATEL BORD STATILAS AND ARD PROCECTOR DENSITY. R IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL TRES SURGED STABLARD AND RECORDE ON STRUCTURES AND AND RECORDER OSTIVE. NATHA DAVERTIONS. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR P	 SI DEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOP SLOPE NO GREATER THAN 2%. EPROTECTION NOTES APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LI PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWI INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS. 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TY OF GEORGETOWN GENERAL NOTES THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY THE SENDIECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DE REQUIREMENTS AND CODES. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN THE STIC CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROV WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BE MAXIMUM DISTANCE BETWEEN WASTWATER MANHOLES IS 500 FERT. WASTEWATER MAIND SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TEST TCCQ REQUIREMENTS

FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE DARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT

EATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO

RAL, STATE, AND LOCAL GUIDELINES. GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL). ATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S

SIZED AS SHOWN, OR APPROVED EQUAL. R MINUS 0.03 FOOT.

UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT

CITY OF GEORGETOWN STANDARDS AND SHALL BE MECHANICALLY F 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH CITY OF STATED IN THE STANDARD CITY SPECIFICATIONS. TEM 510 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN

IN ALL INLET TOPS NEAR THE OUTLET PIPE. TO CITY OF GEORGETOWN, CLASS "A" (3000 PSI) UNLESS OTHERWISE HE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE CATED AT CONTRACTOR'S EXPENSE.

ON SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN DTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION

EQUIREMENTS. MPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.

S ARE INSTALLED. THEY SHALL BE INSTALLED NO CLOSER TO EACH ST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT IAPTERS SHALL APPLY: TANCES.

ON OF WATERLINES. INNING CONSTRUCTION

ING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF STANDARD CITY SPECIFICATIONS. E STANDARD CITY SPECIFICATIONS

POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. ACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE ALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY

OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN DARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 ARD CITY SPECIFICATIONS.

M 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN FER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE ND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE. I EXISTING SERVICES THROUGHOUT CONSTRUCTION. RELOCATED AT CONTRACTOR'S EXPENSE.

CITY TO ACCEPT THIS PHASE, THE FIRE HYDRANTS SHALL BE FLOWED TMENT AND THE HYDRANTS SHALL BE PAINTED AND COLOR CODED. MUST BE SET PRIOR TO FIRE HYDRANT FLOW TESTING.

ED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S) OR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT ITING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW

DARDS, UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN ECIFICATIONS. DARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS. DARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED,

ATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED. ND OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND

MUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS HE MAXIMUM EXTENT POSSIBLE. HAVE THE SAME COMPRESSIVE STRENGTH ES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED

Y CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT PLACED PRIOR TO PAVING BEING PLACED. PE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS

NES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE

N REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE DANCE WITH NFPA 24 INSTULLATION OF PRIVATE SERVICE MAINS AND THEIR

ENT. THRUST BLOCKING WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24. Y THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO), ALL JOINTS AND THRUST

WITNESSED BY GEORGETOWN FMO L JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS

HEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE

A TEXAS LICENSED PROFFESIONAL ENGINEER. THEREFORE BASED ON NS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY TAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL

N EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY. VED SITE PLAN. NDS.

TED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ

TTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS. 0 PSI FOR 2 HOURS. ATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC

NTRACTOR AT 150 PSI FOR 4 HOURS. AND THRUST BLOCKED

TO CITY STANDARDS AND SPECIFICATIONS. EQ AND THE CITY.

SE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC

ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE MPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT Y BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. (IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.



2022-39-SD



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

BRUS IND LOT

72.54'

80.48'

52.04'

63.86'

31.93'

94.62'

66.38**'**

86.16'

60.79**'**

88.65'

31.93'

23.27'

28.22'

61.05'

45.51'

53.25'

53.86'

75.30'

1.05 ACRES

YEAR

BRUSHY CREEK ROAD (VARIABLE WIDTH RIGHT-OF-WAY) CITY OF AUSTIN - RAILROAD R.O.W. (100' WIDE RIGHT-OF-WAY) (RAILROAD DEEDS 27/394, 92/541, 270/408, 447/565 AND 1417/282) -5/8-INCH CAPPED IRON ROD FOUND STAMPED "BGT 10120700" └ 10' P.U.E. <u>N</u> 6<u>8°</u>08<u>'53" E</u> 10<u>10</u>.8<u>1'</u> (HEREBY DEDICATED) LINE TABLE LINE TABLE LINE TABLE LINE BEARING LENGTH LINE BEARING LENGTH LINE BEARING LENGTH S 71°33'54" W L1 S 22°06'05" E 28.59**'** L10 71.40' L2 S 79°41'43" W 20.90' L11 S 60°39'36" W 58.27**'** L28 S 38°29'46" W L3 S 63°26'06" W 50.48' L12 S 42°30'38"W 91.88' S 50°51'37"W L29 L4 S 56°18'36" W 61.05' L13 S 45°00'00" W 87.81' L30 S 49°23'55" W L5 S 72°53'50" W 76.77**'** L14 S 53°07'48" W 84.67**'** S 45°00'00" W L31 L6 S 66°10'33" W 55.89' L15 S 48°21'59" W 67.97**'** L32 S 45°00'00" W L7 N 90°00'00" W 39.51**'** L16 S 56°06'57"W 81.59' L33 S 17°21'14" W S 60°56'43" W L8 58.11' L17 S 57°40'01" W 73.87' L34 S 19°53'07" W L9 S 51°20'25" W 72.28' L18 S 39°17'22" W 80.22' S 31°36'27"W L35 1 * " * " L19 S 57°31'44" W 73.59' S 21°48'05" W L36 L20 S 77°00'19" W 75.30**'** L37 S 26°28'09" W L21 S 74°44'42" W 64.36' L38 S 45°00'00" W L22 S 61°23'22" W 70.72**'** S 14°02'10" W L39 S 52°51'41" W L23 56.64' L40 S 53°07'48" W L24 S 60°56'43" W 58.11' L41 S 33°41'24" W L25 S 41°59'14" W 75.94' S 07°07'30"E L42 L26 S 63°26'06" W 88.35' L43 -S 32°00'19" W L27 S 55°18'17" W 89.24' S 18°19'24" W L44 S 12°59'41" W L45 100 YEAR FLOODPLAIN こんり LOT 1, BLOCK 75.879 ACRES (3,305,268 SF) SPECIAL WARRANTY DEED PROLOGIS-EXCHANGE TX 2012, LLC - 100 YEAR A DELAWARE LIMITED LIABILITY COMPANY FLOODPLAIN (DOCUMENT NO. 2022088358) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT PÚBLIC EASEMENT 20' WÁSTEWATER EASEMENT (VOLUME 1619 PG 272) WILLIAMSON COUNTY (DOC NO. 2006065107) 87.484 ACRES 7.5' P.U. EXHIBIT A

inal (PLAT								
SHY US 1, B					IRS 1/ W/ (C.M.) CC — — — PF — — — EA — — — EA — — PI — — — PI	2-INCH IRON RO /"WESTWOOD" CA ONTROLLING MON ROPERTY LINE ASEMENT LINE ETBACK LINE JBLIC UTILITY EA OUNDARY CORNEF	D P SET JMENT SEMENT LINE		
$ \begin{array}{c} PUBLIC ACC (HEREBY DE \hline 126.71^{+} \\ \hline 126.71^{+} \\ $	CESS EASEME EDICATED) 5 R 3 $C3$ C^{A} $C5$ $C3$ C^{A} $C9$	NT /8-INCH CAPPED OD FOUND STAMP BGT 10120700"	$ \begin{array}{c} \Delta = 16^{\circ} \\ \text{IRON} & R = 1,8 \\ \text{ED} & L = 53 \\ T = 268 \\ CB = N 76^{\circ}2 \\ CD = 53^{\circ}2 \\ L66 \\ L70 \\ \end{array} $	30'34" 50.22' 3.13' 8.43' 24'38" E 1.29'		O YEAR FLOODPL	AIN (DOC NO AIN 6.12 AIN CH CAPPED I VD STAMPED "BG	AF HUSSAIN 2014091096) 4 ACRES RON ROD T 10120700" 10' P.U.E.	GRAPHIC S 1"
		LINE TAB	LE		LINE TAB	PLE			590.49'
	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		L69 -	
	L46	S 50°11'40" W	44.08'	L64	S 21°50'30" E	7.33'			
	L47	S 18°26'06" W	89.24'	L65	N 74°32'46" E	55.46'			
	L48	S 24°19'45" W	99.03'	L66	N 74°32'09" E	245.68'			
	L59	N 68°08'53" E	10.00'	L67	N 84°39'53" E	718.98'			
	L60	S 21°50'30" E	71.44'	L68	S 22°06'05" E	25.07'			
	L61	S 68°09'30" W	10.00'	L69	S 84°39'53" W	692.63'			
	L62	N 21°50'30" W	71.44'	L70	S 74°32'09" W	279.79'			
	L63	N 68°08'07" E	39.95'	L71	S 74°32'46" W	56.58'			

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

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

7.5' P.U.E. 500 YEAR 500 FLOODPLAIN 0.911 ACRE LOWER COLORADO RIVER AUTHORITY PUBLIC EASEMENT 20' WASTEWATER EASEMENT AND RIGHT-OF-WAY (DOC. NO. 1999074253) K 1/1 🥓 · V/. L1. 41

WESTWO	bd	two	Wes
320 TBI	l. Mopac Expy, Suite 320	485-0831 8701 N	Phone (512)
TBPLS FI	, TX 78759	937-5150 Austin,	Toll Free (888)
<i>بر</i>	<i>scale</i>	<i>снескед вү</i>	<i>drawn by</i>
05/08	1"=100'	ЕТВ	LHR



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

	BRUSHY CR INDUSTRI	EEK AL	OWNER'S SIGNATURE BLOCK	K
	STANDARD PLAT NOTES (REVISED: NOVEMBER 2 2021)	ADDITIONAL PLAT NOTES	KNOW ALL MEN BY THESE PRESENTS LOT 1, BLOCK 1	
1	CONSTRUCTION DI ANS AND SDECIEICATIONS FOR ALL SUDDIVISION INADDOVEMENTS SHALL DE DEVIEWED AND ADDOVED	1. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.	COUNTY OF {	DIRECTOR
1.	BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.	2. SIDEWALK SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF BMC DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT	L PROLOGIS-EXCHANGE TX 2012 LLC A DELAWARE LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN 75 879 ACRE TRACT OF LAND SHOWN HEREON AND	I. AMY LINK. DIRE
		SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH	DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022088358 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN	THIS
2.	ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS,	ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.	HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON: DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN. WHICH SHALL RUN WITH THE LAND: AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK	PLAT TO BE FILEL
	AND GENERALLY ACCEPTED ENGINEERING PRACTICES.	 SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE. 	THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM	
а	ON-SITE STORM WATER OF ALTY/DETENTION FOR THIS SUBDIVISION SHALL BE PROVIDED ON LOT 1 TO REDUCE POST-DEVELOPMENT PEAK RATES OF	5. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE	PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS	
•	DISCHARGE OF THE 2,10,25 AND 100-YR. STORM EVENTS	FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH	BRUSHY CREEK INDUSTRIAL.	AIMY LINK, DIREC
л		CASE FIVE (5) FOOT PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN- AND ONE-HALF PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES	TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF, 20	
4.	SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS	6. THIS TRACT IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND A PART OF THE TURKEY CREEK-BRUSHY CREEK WATERSHED.		
	AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.	7. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.	2021 MCKINNEY AVE STE. 1050	
		8. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.	DALLAS, TX 75201	
5.	NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER	9. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER	STATE OF {	
		10. SIGHT LINE AREAS MUST BE FREE OF VISUAL ORSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION	KNOW ALL MEN BY THESE PRESENTS	
6.	THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION	OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.	COUNTY OF {	
	STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.	11. A RIGHT TURN DECELERATION LANE WILL BE CONSTRUCTED ON EASTBOUND BRUSHY CREEK ROAD CONCURRENTLY WITH ANY ACCESS DRIVEWAY ON THIS LOT	BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED,	PLANNING
_		WHICH PROVIDES ACCESS FROM BRUSHY CREEK ROAD AT A DRIVEWAY ALIGNED WITH GUPTON WAY.	KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.	
7.	SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.	12. ANY NEW ACCESS TO LOT 1 FROM BROSHY CREEK ROAD WHICH CROSSES THE RAIL CROSSING AT-GRADE IS REQUIRED TO PROVIDE ALL SUPPLEMENTAL SAFETY MEASURES AS REQUIRED BY CAPITAL METRO IN ORDER TO MAINTAIN THE TRAIN HORN QUIET ZONE.		RECORD WITH TH
8.	WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE	 DEVELOPMENT OF THIS LOT WHICH PROVIDES ACCESS TO BRUSHY CREEK ROAD FROM A DRIVEWAY ALIGNED WITH GUPTON WAY SHALL PROVIDE AND INSTALL A TRAFFIC SIGNAL FOR THE INTERSECTION OF BRUSHY CREEK ROAD AT THE INTERSECTION OF GUPTON WAY AND INSTALL IT TO THE APPROVAL OF THE CITY'S 	NOTARY DURUCINI AND EOR THE STATE OF TEVAS	
	EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.	TRAFFIC SIGNAL ENGINEER/AND PUBLIC WORKS DIRECTOR OR REPRESENTATIVE.		
9.	NO BUILDINGS. FENCES. LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN. EXCEPT AS APPROVED BY THE	14. REFER TO RESTRICTIVE COVENANT DOCUMENT NUMBER 2006057921 CONVEYS RESTRICTIONS ON SUBJECT TRACT PROHIBITED USES INCLUDING: SCRAP YARDS,	MY COMMISSION EXPIRES ON:	BOBBI HUTCHINS
	CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.	WRECKING YARDS, JUNKYARDS, AND SEXUALLY ORIENTED OR "ADULT" BUSINESSES.		
10.	PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF	RECORDED AT CABINET EE, SLIDE 397 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.		
	CEDAR PARK.	DESCRIPTION OF PROPERTY SURVEYED (AS SURVEYED)		CYNTHIA SNEED,
11.	ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.	STATE OF TEXAS:	ENGINEER'S CERTIFICATION	
		COUNTY OF WILLIAMSON: CITY OF CEDAR PARK:		
12.	FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.	75 879 ACRES of land in the City of Cedar Park. Williamson County, Texas, being out of the Samuel Damon Survey. Abstract 170, said 75 879 acres being all of Lot 3 of the Replat of the RMC Lumber	ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD	
		Subdivision Number Two recorded in the Williamson County Official Public Records as Document 2013063845, and all of that tract of land described as 68.341 acres in the deed from National Instruments Corrocation to Prologis-Exchange TX 2012 LIC dated Lily 25 2022 and recorded in the Williamson County Official Public Records as document 202208858	HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0470F, REVISED DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.	
13.	IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ADJACENT TO THE STREET ROW ON ALL LOTS, A FIVE (5) FOOT WIDE PUBLIC STREET ROW ON ALL LOTS, A FIVE (5) FOOT WIDE PUBLIC STREET ROW ON ALL LOTS, A FIVE (5) FOOT WIDE PUBLIC ALL ONG FACH SIDE LOT LINE, A SEVEN AND ONE HALF (7.1/2) FOOT WIDE	BEGINNING at the south corner of said Lot 3 of the Replation Number Subdivision Number Two, said corner also being the west corner of Lot 3, Block A of the BMC Lumber Subdivision Number One	THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS	
	P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.	(UPR Document 2013063845), said corner being marked with a round 5/8" fron rod; THENCE along the northeast line of BMC Drive and the southwest line of said Lot 3 as follows:	TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, TEXAS, THIS DAY OF, 20	
14		• with a curve turning to the left with an arc length of 41.93', with a radius of 505.06', with a chord bearing of N 19°07'02" W, with a chord length of 41.92', to the end of said curve, said point being marked with a found 1/2" capped iron rod:		
14.	COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE FAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.	• N 21°26'30" W 537.48' to the west corner of said Lot 3 and the south corner of Lot 2, said corner being marked with a found 1/2" iron rod;		
15.	DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.	THENCE N 48"35'12" E 902.21" along the northwest line of said Lot 3 and the southeast line of said Lot 2 to the southwest line of said 68.341 acre tract, from said point a 1/2" capped iron rod found marking the north corner of said Lot 3 and the east corner of Lot 2 bears N 48"35'12" W 1.89';	REGISTERED PROFESSIONAL ENGINEER	WILLIAMS
16		THENCE N 22°12'01" W 833.03' along the southwest line of said 68.341 acre tract, at 414.36' passing 1.21' southwest of a 1/2" iron rod found marking the north corner of Lot 2 and the east corner of Lot 1, continuing along the southwest line of said 68.341 acre tract to the southeast right-of-way of the City of Austin Railroad (DR Volume 27, Page 394, DR Volume 92, Page 541, DR Volume 270, Page 408, DR	NO. 108906 STATE OF TEXAS	
10.	WILLIAMSON COUNTY, MAP REVISED DATE DECEMBER 20, 2019.	Volume 447, Page 565, and OPR Volume 1417, Page 282), said point being the west corner of said 68.341 acre tract, said corner being marked with a found nail. from said corner a 1/2" iron rod found marking the north corner of Lot 1 bears S 23°37'46" E 1.14';		STATE OF TEXAS
47		THENCE along the southeast right-of-way of said railroad and the northwest line of said 68.341 acre tract as follows:		
17.	TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.	being marked with a found 1/2" iron rod;		
18.	ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS	Nos us 23" E 1010.81 to the beginning of another curve, said point being marked with a found 1/2" iron rod; with a curve turning to the right with an arc length of 533.13', with a radius of 1850.22', with a chord bearing of N 76°24'38" E, with a chord length of 531.29', to the end of said curve, said point	SURVEYOR'S CERTIFICATION	
	STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.	being marked with a found 1/2" iron rod; • N 84°39'53" E 590.49' to the north corner of said 68.341 acre tract, said corner being marked with a found 1/2" iron rod;	STATE OF TEXAS	I, NANCY RISTER,
19.	THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ	THENCE \$ 22°06'05" E 581.48' along the northeast line of said 68.341 acre tract, at 552.89' passing a found 1/2" iron rod, continuing to the center of Brushy Creek;	KNOW ALL MEN BY THESE PRESENTS	ITS CERTIFICATE
	EDWARDS AQUIFER RULES.	I HENCE along the meanders of the center of Brushy Creek approximately as follows: S 22°06'05" E 28.59'; S 79°41'43" W 20.90'; S 63°26'06" W 50.48'; S 56°18'36" W 61.05';		M., AND DUL
20.	THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A	S 72°53'50" W 76.77'; S 66°10'33" W 55.89'; N 90°00'00" W 39.51'; S 60°56'43" W 58.11';	I, MICHAEL JACK NEEDHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM	DOCUMENT NO.
	NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.	S 45°00'00" W 87.81'; S 53°07'48" W 84.67'; S 48°21'59" W 67.97'; S 56°06'57" W 81.59';	SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT	TO CERTIFY WHI
21.	PRIOR TO SUBDIVISION/SITE PLAN APPROVAL. THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF	S 57°40'01" W 73.87'; S 39°17'22" W 80.22'; S 57°31'44" W 73.59'; S 77°00'19" W 75.30'; S 74°44'42" W 64.36'; S 61°23'22" W 70.72'; S 52°51'41" W 56.64'; S 60°56'43" W 58.11';	PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN	NANCY RISTER C
	SUBDIVISIONS/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW	S 41°59'14" W 75.94'; S 63°26'06" W 88.35'; S 55°18'17" W 89.24'; S 38°29'46" W 72.54';	ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CHAPTER 12 OF THE CITY OF CEDAR PARK, TEXAS CODE OF ORDINANCES REF. SECTION. 12.06.002(15).	
	AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).	S 10 5 1 7 W 05.45, S 19 5 3 5 W 52.04; S 45 00 00 W 05.60; S 45 00 00 W 51.95; S 17°21'14" W 94.62'; S 19°53'07" W 66.38'; S 31°36'27" W 86.16'; S 21°48'05" W 60.79';		COUNTY COURT
22.	ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE	S 26°28'09" W 88.65'; S 45°00'00" W 31.93'; S 14°02'10" W 23.27'; S 53°07'48" W 28.22'; S 33°41'24" W 61.05'; S 07°07'30" E 45.51'; S 32°00'19" W 53.25'; S 18°19'24" W 53.86';		
	IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR A WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE	S 12°59'41" W 75.30'; S 50°11'40" W 44.08'; S 18°26'06" W 89.24'; S 24°19'45" W 99.03';	Ø IVICHALL JACK NEEDHAWI Ø REGISTERED PROFESSIONAL SURVEYOR	BY:
	PURSUANT TO SECTION 1.01.009	menue to 22 12 01 to 731.57 along the southwest line of said 00.541 acre tract, at 115.00 passing a found nail, continuing to the southeast line of said Lot 3, from said point a 1/2" iron rod found marking the east corner of said Lot 3 bears N 29°35'58' E 2.80';	NO. 5183 STATE OF TEXAS	
23.	NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC	THENCE 5 29"32'56" W 1096.80' along the southeast line of said Lot 3 to the point of beginning, this tract having an area of 75.879 acres (3,305,268 square feet), as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas reflect the application of a combined scale factor of 1.00012 and thus represent surface		
	WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.	measurements. Set stakes are 1/2" rebar with Westwood plastic identifier caps. Westwood PROFESSIONAL SERVICES, INC.		
		Toll Free (888) 937-5150 Austin, TX 78759 TBLS FIRM REGISTRATION NO. LS-10074301	0033 0-23	
		DRAWN BY CHECKED BY SCALE DATE JOB NUMBER	NDW / DW	



CTOR OF DEVELOPMENT SERVICES INK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF DE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAN IK, DIRECTOR OF DEVELOPMENT SERVICES DATE	F CEDAR PARK, TEXAS, DO HER AMSON COUNTY, TEXAS. 	EBY CERTIFY ATTEST AND AUTHORIZE ROVED FOR FILING OF ES OF THE MEETING OF 0, A.D.				a Westwood company 11 N. MOPACY EXPY = STE. 320 = AUSTIN. TX 78759 = 512.485.0831	TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000
A SNEED, SECRETARY DATE					ВY	870	
			STRIAL PARK		NOIL		
IAMSON COUNTY CLERK'S CERTIFICATION IF TEXAS { KNOW ALL MEN BY THE OF WILLIAMSON { If RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, D TIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN M	ON SE PRESENTS DO HEREBY CERTIFY THAT THE F 1Y OFFICE ON THE DAY OF	OREGOING INSTRUMENT IN WRITING, W	TTH SOAD, 4 BUILDING INDU	REVISIONS	DESCRIP		
IND DULY RECORDED THIS THE DAY OF, 20, ENT NO TIFY WHICH, WITNESS MY HAND AND SEAL OF OFFICE ON TH RISTER, CLERK	, A.D., AT O'CLOCK,M., I HIS, THE OF, 20	IN THE OFFICIAL PUBLIC RECORDS OF SAI	D COUNTY IN		DATE		
COURT OF WILLIAMSON COUNTY, TEXAS			01.47 : BI				
	Phone(512) 485-0831 (888) 937-51508701 N. Austin,DRA WN BY LHRCHECKED BY ETB	Mopac Expy, Suite 320 TS 78759 TBPLS FIRM REGISTR SCALE 04 TE 05/08/2023 O5/08/2023	ISTRATION NO. F-11756 ATION NO. LS-10074301 JOB NUMBER 5322-22.270	BRUSHY CREEK PROLOGIS	LOT 1. BLOCK 1	BRUSHY CREEK INDUSTRIAL	PLAT SHEET 3 OF 3
		2022–39– CITY APPROVAL	-SD _ STAMP	THE DOCL SUPER 10890 OF FE ENGIN	CLAYTO SEAL A MENT ASION OF 6 ON09/ SEALED ER NOO DNSIBLE NSE UI IEERING	PPEARING WAS AUTH CLAYTON J. 05/2023 DOCUMENT NDER THI PRACTICE	G ON THIS ORIZED BY STROLLE, P.E. ALTERATION NT WITHOUT TO THE ER IS AN E TEXAS E ACT.





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PK FILE:	5322-22.270	CASE ID:	2022-39) 9—SD

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OPOSED	STAGING	&	STORAGE

POSED	STAGING	&	STORAGE	
A				

		BRUSH	BRUSH	OVERALL
)	2022–39–SD CITY APPROVAL STAMP			
		DESIGN	DRAWN	DATE
		CJS	JJS	SEPT 2023
		SHEET N	NO.	
			9	
			g	OF 157
	PK FILE: 5322-	22.270 C	ASE ID:	2022-39



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NOTE: VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.



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

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





	+	+
		REFER TO SH
BRUSHY CREEK ROAD	+	FOR ROADWA
(VARIABLE WIDTH RIGHT-OF-WAY)	+	



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



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



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

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

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

2022-39-SD CITY APPROVAL STAMP

	Overland Flow Concentrated Flow Channel Flow																					
	Flowpath	ath Overland Flow							Sn	allow Concen	frated Floy	w				Channel Flow					ι Τ. [']	1
Basin ID	Length (ff)	Length	Slope	Surface Cover	Velocity	*Manning's n	Τo	Length	Slope	Surface Type	Velocity	*K	Ts	Length	Slope	Туре	*K	Velocity	T _h	Tc	(Design)	Τι
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft / ft)		(ft)	(ft/s)	(min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
EX 1	457	100	0.019	SHORT GRASS PRAIRIE	0.191	0.15	8.73	357	0.020	UNPAVED	2.28	16.1	2.61	0	0.000				0.00	11.34	11.34	6.81
EX 2	1751	100	0.021	SHORT GRASS PRAIRIE	0.199	0.15	8.39	1651	0.026	UNPAVED	2.60	16.1	10.60	0	0.000				0.00	18.99	18.99	11.39
EX 3	1126	100	0.031	SHORT GRASS PRAIRIE	0.232	0.15	7.18	1026	0.030	UNPAVED	2.79	16.1	6.13	0	0.000				0.00	13.31	13.31	7.99
EX 4	775	100	0.032	SHORT GRASS PRAIRIE	0.235	0.15	7.09	675	0.023	UNPAVED	2.44	16.1	4.61	0	0.000				0.00	11.69	11.69	7.02

NOTE:			
POND	MODELE	ED WITH	HEC-
SPLIT	INTO DI	FFEREN	IT DRA

10:32 AM 33\5322-22.2

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

	DRAINAGE AREA TABLE											
DRAINAGE AREA ID	AREA (acres)	С	Tc (min)	l ₂ (in/hr)	Q ₂ (cfs)	l ₁₀ (in∕hr)	Q ₁₀ (cfs)	∣ ₂₅ (in/hr)	Q ₂₅ (cfs)	∣ ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
DA 1	7.50	0.95	15.51	5.76	41.04	6.48	46.17	10.10	71.96	12.85	91.56	
DA 2	12.85	0.95	13.81	5.76	70.32	6.48	79.10	10.10	123.30	12.85	156.87	
DA 3	10.24	0.95	8.77	5.76	56.03	6.48	63.04	10.10	98.25	12.85	125.00	
DA 4	21.40	0.95	9.20	5.76	117.10	6.48	131.74	10.10	205.33	12.85	261.24	
DA 5	6.17	0.95	5.95	5.76	33.76	6.48	37.98	10.10	59.20	12.85	75.32	
OS 1	3.71	0.95	10.00	5.76	20.30	6.48	22.84	10.10	35.60	12.85	45.29	
OS 2	14.00	0.95	10.00	5.76	76.61	6.48	86.18	10.10	134.33	12.85	170.90	

	TIME OF CONCENTRATION CALCULATIONS														
Overland Flow Shallow Concentrated Flow Channel Flo							Channel Flow								
Cover	Velocity	*Manning's n	To	Length	Slope	Surface Type	Velocity	*K	Ts	Length	Slope	Туре	*K	Velocity	T _h
	(ft /s)		(min)	(f†)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)
)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
ASS PRAIRIE	0.216	0.15	7.70	745	0.010	UNPAVED	1.61	16.1	7.71	0					0.00
ASS PRAIRIE	0.174	0.15	9.60	531	0.017	UNPAVED	2.10	16.1	4.22	0					0.00
ASPHALT, GRAVEL, OR BARE SOIL)	1.637	0.01	1.02	944	0.010	PAVED	2.03	20.3	7.75	0					0.00
ASPHALT, GRAVEL, OR BARE SOIL)	1.853	0.01	0.90	1759	0.010	PAVED	2.03	20.3	14.44	0					0.00
ASS PRAIRIE	0.286	0.15	5.84	15	0.018	UNPAVED	2.16	16.1	0.12	0					0.00
ASS PRAIRIE	0.188	0.15	4.42	0		UNPAVED		0.0	0.00	940	0.017	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	8.94	1.75
ASS PRAIRIE	0.188	0.15	4.42	0		UNPAVED		0.0	0.00	775	0.017	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	8.94	1.44

PK-5322-22.270-DAMS-PR.DWR FILE: 5322-22.270 CASE ID: 2022-39-SD

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	DRA		SE AR	EA TAB	BLE	
DRAINAGE AREA ID	AREA (acres)	С	Tc (min)	l ₂₅ (in/hr)	Q ₂₅ (cfs)	COMMENTS
DA 1	1.63	0.95	5	11.79	18.26	
DA 2	0.88	0.95	5	11.79	9.86	
DA 3	0.40	0.95	5	11.79	4.48	
DA 4	0.43	0.95	5	11.79	4.82	
DA 5	0.38	0.95	5	11.79	4.26	
DA 6	1.03	0.95	5	11.79	11.54	
DA 7	1.17	0.95	5	11.79	13.10	
DA 8	0.36	0.95	5	11.79	4.03	
DA 9	1.83	0.95	5	11.79	20.50	
DA 10	0.36	0.95	5	11.79	4.03	
DA 11	0.37	0.95	5	11.79	4.14	
DA 12	0.37	0.95	5	11.79	4.14	
DA 13	0.37	0.95	5	11.79	4.14	
DA 14	0.37	0.95	5	11.79	4.14	
DA 15	0.21	0.95	5	11.79	2.35	
DA 16	1.37	0.95	5	11.79	15.34	
DA 17	0.87	0.95	5	11.79	9.74	
DA 18	0.87	0.95	5	11.79	9.74	
DA 19	1.25	0.95	5	11.79	14.00	
DA 20	0.30	0.95	5	11.79	3.36	
DA 21	1.17	0.95	5	11.79	13.10	
DA 22	1.02	0.95	5	11.79	11.42	
DA 23	1.02	0.95	5	11.79	11.42	
DA 24	1.02	0.95	5	11.79	11.42	
DA 25	1.54	0.95	5	11.79	17.25	
DA 26	1.31	0.95	5	11.79	14.67	
DA 27	0.58	0.95	5	11.79	6.50	
DA 28	0.65	0.95	5	11.79	7.28	
DA 20	0.20	0.05	5	11 70	7.05	

	DRA	AINA	GE AF
DRAINAGE AREA ID	AREA (acres)	С	Tc (min)
DA 30	0.37	0.95	5
DA 31	0.40	0.95	5
DA 32	1.01	0.95	5
DA 33	1.02	0.95	5
DA 34	0.15	0.95	5
DA 35	1.47	0.95	5
DA 36	0.21	0.95	5
DA 37	0.27	0.95	5
DA 38	27.53	0.95	5
DA 39	0.55	0.95	5
DA 40	7.55	0.95	5
DA 41	4.25	0.95	5
DA 42	0.63	0.95	5
DA 43	0.81	0.95	5
DA 44	0.13	0.95	5
DA 45	6.41	0.95	5
0S 1	0.50	0.95	5
OS 2	0.24	0.95	5
OS 3	0.27	0.95	5
0S 4	0.31	0.95	5
0S 5	0.29	0.95	5
0S 6	0.23	0.95	5
0S 7	0.10	0.95	5
0S 8	0.10	0.95	5
0S 9	0.10	0.95	5
OS 10	0.10	0.95	5
00.11	0.00	0.05	E

/2023 10:38 AM DWG-53\5322-22.270\DWG\CIVIL C3D 2018\532

BENCHMARK LIST

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

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

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

BENCHMARK LIST

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

ELEVATION=853.90'

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

ELEVATION=859.87'

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

	S 00300'SO' V SAZZ SI S E	CH LINE - SEE SHEET 3.	845.00 845.00 40 40 40 50 50 50 50 50 50 50 50 50 50 50 50 50
			0 20 GR/ GR/ B. EMO PPO PPO IS WWO ICV® FHO CO MHO TSC I TSPO TELE I MHO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSPO TSC I TSC I TSO I TSC I TS
CI		REFER GENE	40 APHIC SC APHIC SC AP
2022–39– TY APPROVAL		OPOSED DRAINAGE OPOSED 100-YR F SHEET 2 FOR RAL NOTES	BO CALE IN FEE =40' CALE IN F
-SD _ STAMP			120 T VALVE TROL CAP SET IENT ELEVATION TION CURB ELEVATION CURB ELEVATION CURB ELEVATION CURB ELEVATION CURB ELEVATION CURB ELEVATION CURB ELEVATION
THE DOCL SUPER 10890 OF A PROP RESP OFFE ENGIN DES CL	BRUSHY CREEK PROLOGIS	REVISIONS	
CLAYT SEAL JMENT VISION OF SEALER NO ONSIBLE ER NO ONSIBLE INSE U VEERING	LOT 1. BLOCK 1	NO. DATE DESCRIPT	
APPEARING WAS AUTHO CENTER 108906 CENTER 108906 CENTER VAL APPEARING WAS AUTHO CATON J. STR VAL CATON J. STR CATON J. STR	BRUSHY CREEK INDUSTRIAL		a Westwood company 8701 N. MOPACY EXPY = STE. 320 = AUSTIN, TX 78759 = 512.485.0831
ON THIS BRIZED BY STROLE, P.E. LTERATION T WITHOUT TO THE R IS AN TEXAS ACT. DATE SEPT 2023	GRADING PLAN 4 OF 6		TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

AM 2 10: 40 3\5322

10: 40 3\5322

1. RETAINING WALLS SHALL BE BUILT WITH WEEP HOLES. 2. BARS SHALL CONFORM TO ITEM 303.2.9 OF NCTCOG SPECIFICATIONS. 3. BAR LAPS SHALL BE 30 DIAMETERS.

4. ALL EXPOSED SURFACES EXCEPT DRIVEWAY AND WALK SHALL RECEIVE A CARBORUNDUM OR APPROVED PAINTED FINISH. 5. DRIVEWAY AND WALK SHALL RECEIVE A NON-SKID WOOD FLOAT FINISH.

6. EXPOSED EDGES AND CORNERS TO BE ROUNDED OR CHAMFERED AS INDICATED HERIN. (CHAMFER ON BACK OF WALL MAY BE ELIMINATED TO PERMIT MOWING). 7. WEEP HOLES SHALL BE FORMED BY FIBER DUCT 3" O.D. 8. WEEP HOLES OR PERFORATED DRAIN SYSTEM MAY BE DELETED FOR RETAINING

WALLS NOT EXCEEDING 3' IN HEIGHT WHEN APPROVED BY THE ENGINEER. 9. EXPANSION JOINTS TO BE PLACED IN WALL ON 45' CENTERS MAXIMUM. (SEE

10. EXPANSION JOINTS SHALL BE CONSTRUCTED BETWEEN STREET CURB AND RETAINING WALL FOOTINGS ABUTTING BACK OF CURBS WHEN RETAINING WALL HEIGHT EXCEEDS 5' (SEE DETAIL "A"). FOR WALLS LESS THAN OR EQUAL TO 5' IN HEIGHT, SIDEWALK LUGS SHALL BE CONSTRUCTED AT BACK OF CURB INTEGRAL WITH THE RETAINING WALL FOOTING. (NO EXPANSION MATERIAL) 11. ALL CONCRETE TO BE CLASS C 3600 PSI CONCRETE.

1. DOWELS SHALL BE COATED WITH BOND BREAKER ON WALL FOOTING

- AND BE OF A QUALITY AND DESIGN TO PROVIDE FREE MOVEMENT OF THE DOWEL.
- 4. ENTIRE DOWEL AND SLEEVE ASSEMBLY WITH JOINT FILLER MATERIAL OF JOINTS SHALL BE 45' MAXIMUM. SHALL BE SECURED IN POSITION PARALLEL WITH THE FOOTING SURFACE BY A METHOD APPROVED BY THE ENGINEER PRIOR TO POURING OPERATION.

NOTE: THE DOWELS SHALL BE SPACED 1'-O" MAXIMUM BEGINNING 1'-O" ABOVE FOOTING. A MINIMUM OF 2 DOWELS TO BE USED IN EACH JOINT. THE SLEEVE FOR DOWEL SIDE SHOWN.
 SPACING SHALL BE 12" ON CENTER, NO. 6 DOWEL BARS.
 THE SLEEVE FOR DOWEL SHALL HAVE AN INSIDE DIAMETER OF 7/8"
 THE SLEEVE FOR DOWEL SHALL HAVE AN INSIDE DIAMETER OF 7/8"
 A MINIMUM OF 2 DOWELS TO BE USED IN EACH JUNIT. THE SLEEVE FOR DOWEL
 SHALL HAVE AN INSIDE DIAMETER OF 7/8"
 AND BE OF A QUALITY AND DESIGN TO PROVIDE FREE MOVEMENT OF THE DOWEL. THE ENTIRE DOWEL AND SLEEVE AND SLEEVE FOR DOWEL SHALL HAVE AN INSIDE DIAMETER OF 7/8" EXPANSION JOINT SHALL EXTEND THROUGHOUT THE STEM AND WALK SECTION IN CONTINUOUS VERTICAL PLANE. ALL OTHER DETAILS TO BE AS ABOVE. SPACING

"B"-EXPANSION JOINT IN WALL

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

2022-39-SD

CITY APPROVAL STAMP

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

Texas Commission on Environmental Quality				6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348	Pages 3-34
TSS Removal Calculations 04-20-2000		Dr	ect Name: Brushy Crook Industr		
UU Nemoval Valculations V4-20-2003		Pro	Brenered	Rainfall Depth = 1.38 inches	
		Date	Prepared: 9/5/2	Post Development Runoff Coefficient = 0.54	
				On-site Water Quality Volume = 2//50 cubic feet	
dditional information is provided for cells with a red triang	le in the up	per right corner.	Place the cursor over the cell.		
ext shown in blue indicate location of instructions in the Technica	al Guidance N	Manual - RG-348.		Calculations from RG-348 Pages 3-36 to 3-37	
haracters shown in red are data entry fields.					
haracters shown in black (Bold) are calculated fields. Cha	anges to the	ese fields will rem	ove the equations used in the st	Off-site area draining to BMP = 0.00 acres	
	ingeo to the			Off-site Imperious cover draining to BMP = 0.00 acres	
The Required Load Reduction for the total project:	Calculations fr	rom PC 349	Pages 3 27 to 3 30	Imperious fraction of off-site area = 0	
. The Required Load Reduction for the total project.	Calculations II	10111 KG-346	Pages 3-27 to 3-30	Off-site Runoff Coefficient = 0.00	
				Off-site Water Quality Volume = 0 cubic feet	
Page 3-29 Equation 3.3: L _M =	27.2(A _N x P)				
				Storage for Sediment = 5550	
where: L _{M TOTAL PROJECT} =	Required TSS	removal resulting from	the proposed development = 80% of incre	Total Capture Volume (required water quality volume(s) x 1.20) = 33300 cubic feet	
A _N =	Net increase in	n impervious area for t	e project	The following sections are used to calculate the required water quality volume(s) for the selected BMP.	
P =	Average annua	al precipitation, inches		The values for BMP Types not selected in cell C45 will show NA.	
Site Data: Determine Required Load Removal Based on the Entire Proje	ct			8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-	-46 to 3-51
County =	williamson				
I otal project area included in plan * =	10.8/	acres		Required Water Quality Volume for extended detention basin = 33300 cubic feet	
Total post development impervious area within the limits of the plan* =	0.00	acres			
Total post-development impervious area within the limits of the plan =	0.32	40103			
	32	inches			
	UL.	inches			
	00040	•			
LM TOTAL PROJECT =	20846	Ibs.			
The values entered in these fields should be for the total project area	a.				
Number of drainage basins / outfalls areas leaving the plan area =	2			$-5' \times 5'$ JUNCTION BOX	
				/ with GRATE	
Drainage Basin Parameters (This information should be provided for	each basin).				
. Brundge Bush i utumeters (mis mornation should be provided to	cuch bushij.				
Drainage Basin/Outfall Area No. =	DA 1	•			
Total drainage basin/outfall area =	10.24	acres			~
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres		I.SH X 4 W ORIFICE (ON 3 SIDES	
Post-development impervious area within drainage basin/outfall area =	7.51	acres		25 YR WSE: 844.80'	
Post-development impervious fraction within drainage basin/outfall area =	0.73				
L _{MTHIS} BASIN =	6537	lbs.		<u>10 YR WSE: 844.50'</u>	
Indicate the proposed BMP Code for this basin.				2 YR WSE: 844.20'	
Proposed BMP =	Batch Detent	tron		YI II	
Removal efficiency =	91	percent			
October 1 Marine 1990 Land Damard (1.) (and the Desire of David	hard a set of the set				
. Calculate Maximum ISS Load Removed (L _R) for this Drainage Basin	by the selecte	ed BMP Type.			
	-	N D (A 040)	0.54		
RG-348 Page 3-33 Equation 3.7: L _R =	(BIMP efficience	cy) x P x (A ₁ x 34.6 + 7	_P X 0.54)		
8 1011 (St. 1)	Statute of the second second second			24" RCP STORM DRAIN	
where: A _C =	Total On-Site	drainage area in the B	P catchment area		
A ₁ =	Impervious are	ea proposed in the BM	catchment area		
A _P =	Pervious area	remaining in the BMP	atchment area	FL OF STRUCTURE=840.10	
L _R =	TSS Load rem	noved from this catchm	nt area by the proposed BMP		
Δ ₀ =	10.24	acres			
	7.54	acres			
A _l =	0.70	acies			
A _P =	2.73	acres			
L _R =	7610	lbs			
Calculate Fraction of Annual Runoff to Treat the drainage basin / ou	tfall area	2		NOT TO SCALE	
Desired L _{M THIS BASIN} =	6537	lbs.			
	-	-			

Texas Commission on Environmental Quality		6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfal	area. Calculations from RC	G-348 Pages 3-34 to 3-36	PO
TSS Removal Calculations 04-20-2009	Project Name: Brushy Creek Industrial Date Prepared: 9/5/2023	Rainfall Depth = 1.44 ir	ches		
Additional information is provided for cells with a red triangle in the up	per right corner. Place the cursor over the cell	On-site Water Quality Volume = 64001 c	ubic feet		CONVERGE
Text shown in blue indicate location of instructions in the Technical Guidance I	Manual - RG-348.	Calculations from	RG-348 Pages 3-36 to 3-37		SMAR
Characters shown in black (Bold) are calculated fields. Changes to the	ese fields will remove the equations used in the spreadsheet.	Off-site area draining to BMP = 0.00 a	cres		Uptream Storm
1. The Required Load Reduction for the total project: Calculations fr	rom RG-348 Pages 3-27 to 3-30	Impervious fraction of off-site area = 0 Off-site Runoff Coefficient = 0.00			# Pond 2
Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$		Off-site Water Quality Volume = 0 c	ubic feet		[L
where: L _{M TOTAL PROJECT} = Required TSS	removal resulting from the proposed development = 80% of increased load	Storage for Sediment =12800Total Capture Volume (required water quality volume(s) x 1.20) =76801	ubic feet		
P = Average annua	al precipitation, inches	The values for BMP Types not selected in cell C45 will show NA.	e selected BMP.	smartPON	D Valve with Berm
Site Data: Determine Required Load Removal Based on the Entire Project County = Williamson		8. Extended Detention Basin System Designed as Rec	uired in RG-348	Pages 3-46 to 3-51	
I otal project area included in plan * = 75.87 Predevelopment impervious area within the limits of the plan * = 0.00 Total post-development impervious area within the limits of the plan* = 23.95	acres acres	Required Water Quality Volume for extended detention basin = 76801 c	ubic feet		
Total post-development impervious cover fraction * = 0.32 P = 32	inches			VVQv Depth: 5'	
L _{M TOTAL PROJECT} = 20846	lbs.	с 5'Х 5'J	UNCTION BOX	Dia.: 6"	*)
* The values entered in these fields should be for the total project area.		WITH GRA	TE	Material: P	
Number of drainage basins / outfalls areas leaving the plan area = 2			UCTURE=8 <u>38.00</u> E: 837.90	Inv. Elev.:	0.15
2. Drainage Basin Parameters (This information should be provided for each basin):		25 YR WSE	: 837.40'		
Drainage Basin/Outfall Area No. = DA 4			837.10'		
Total drainage basin/outfall area = 21.41 Predevelopment impervious area within drainage basin/outfall area = 0.00	acres		836.60'	N S SIDES)	3
Post-development impervious area within drainage basin/outfall area = 16.44 Post-development impervious fraction within drainage basin/outfall area = 0.77	acres				
L _{M THIS BASIN} = 14309	lbs.				
3. Indicate the proposed BMP Code for this basin.	Ron			General Project Data	Brushy Creek Industrial Water (
Removal efficiency = 91	percent	24" RCP STORM DRAIN - Y H	4'W ORIFICE	Location:	Cedar Park Require
4. Calculate Maximum TSS Load Removed (L _R) for this Drainage Basin by the select	ted BMP Type.			Engineer:	Clayton Strolle, P.E. Sedime
RG-348 Page 3-33 Equation 3.7: $L_R = (BMP \text{ efficience})$	cy) x P x (A ₁ x 34.6 + A _P x 0.54)		<u>UCTURE=831.40</u>	Date:	4/25/2023
where: A _C = Total On-Site A _I = Impervious are	drainage area in the BMP catchment area ea proposed in the BMP catchment area				
A _P = Pervious area L _R = TSS Load rem	remaining in the BMP catchment area noved from this catchment area by the proposed BMP		(POND 2 1)	smartPOND Valve	SPECIFICATION
A _c = 21.41	acres			Continuously Monitored Automat	ed Stormwater System with Va
$A_{\rm I} = 16.27$ $A_{\rm P} = 5.14$	acres acres			1. Introduction The following specifications describe the components: general functions: and applications of a smart90MD Continue site Maniford Automated Statementer System (CAMSS) with	6. In Case of Failure
$L_{\rm R} = 16474$	lbs			Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater	6.1 Removal of motor and monual direct control
Desired Ly THIS BASIN = 14309	lbs.			smartPOND Valve Applications in Stormwater Management	and motor bracket removed, the output shaft on the butter
F = 0.87				dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely.	7.1 Perforated Riser
				For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use. 2.1 Pre-Programmed Control	The smartPOND valve system includes a stackable perforate an 8-inch steel perforated square tube within a 24" round s connect. The steel tube is perforated with 1-inch holes eve
				Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.	7.2 Trash Cage The trash cage attaches to the perforated riser with a coup
				2.1.1 Batch Detention Function for Stormwater Quality The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed profiles and the improvement day, the notaer will stend by and will for a water collection away. At the first size of water collection, the unit will being a 12-bear detention.	other contaminants from entering and clogging the perfora
PROGRAMMABLE LOGIC FLOW CHART	TRASH CAGE WITH PERFORATED RISE	R PIPE Parts List Item smartPOND Valve Component		timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0°, the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.	The driveshaft/valve stem of the smartPOND system may b stem will connect the valve to the above ground controls.
smartPOND gate closed in vertical position (default) and standing by		1 30" DIAMETER CAGE WITH 1 ¹ / ₂ " GALVANIZED MESH SCREEN		2.1.2 Predevelopment Hydrograph Function for Flood Control The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve	8. Maintenance
Water Level sensor indicates	SmartPOND SmartPOND	2 8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WIT VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARK		reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.	The smartPOND valve includes a grease fitting on the valve avoid grosse melting out of the groove in warmer temperat
new water collection event		3 3 ½ X 3 ½ X 4" CONCRETE PAD (BY OTHERS) 4 6" PVC OUTFALL PIPE (BY OTHERS)	stor	2.1.3 Hazmat Function for Spill Containment smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.	8.2 Flange Bolts There are 6 bolts connecting the smartPOND valve's flange
begins and gate remains in vertical position	-4'	5 WEATHERPROOF ELECTRONIC BOX		2.2 Real Time Monitoring smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of	should be tightened evenly. 8.3 Perforated Riser
After 12-hour detention is complete, matter 12-hour detention is complete, complete (and complete)	2 -3'	7 PEDESTAL		the unit and the data that comes along with it. From the real time monitoring app, a user can: • Control the valve, either open or close • See the water level	Silt, sediment, and debris can build up around the perforate the drainage capacity of the perforated riser. To access the perforations.
gate to match current water level, smartPOND continues with then executes a topwater drawdown 12-hour detention timer at a rate of 45 hours to 0° position uninterrupted		8 ACTUATOR 9 MOTOR	VIA	 See if trash or debris is surrounding the inlet Get maintenance alerts (Low Bottery, Valve Failure, Etc.) Maintenance alerts (and 	8.4 Trash Cage As a part of routine maintenance, it is advisable to remove
		10 6" VALVE	- ()	3. Components	8.5 Solar Panel On all investiges white it is paragraph to confirm that the se
Once gate & water levels = 0" gate remains at full-open position for additional 2 hours		3 12 SOLAR PANEL	FOR ADDITIONAL SHOPPING TO VALUESE CONTACT CONVERSIONT WATER	3.1 Hardware and Configuration	keep the surface clean of bird litter, insect nests and debris
Drawdown complete		13 OUTLET PIPE (BY OTHERS) 14 30" DRAIN BASIN	TECHNOLOGIES 1-880-711-5428 www.convergentivator.com	configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.	Over time, battery terminals may corrode. Check annually
		15 VALVE STEM 16 QUICK DISCONNECT VALVE STEM	CONVERGENT	For above ground appreations, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six %" bolts and then switched to the "ON" position.	The smartPOND valve is shipped in a near-fully assembled of via straps or steel bands to said pallet at all times. The sola The solar
CONTROL STRUCTURE DETAILS	smartPOND Valve with Control Structure			For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.	 Installation
			lils	 Betronics and Software Specifications Main board - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards 	to install the smartPOND valve can be installed in a near-completely to install the smartPOND valve with the key being structure
12		(12) (6)	eta	 Motor Controller Board - The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board. Motor - The smartPOND valve's motor operates on 12 and is and has two wires connections to the control motor direction. It is mounted on a bracket and connection to the main board. 	9.1 Structural Support If the smartPOND valve is mounted to a steel pipe in an abo concrete signs, it is recommended that the waleht of the up
		9	D A	 directly to the valve with a driveshaft. Battery - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the colors charge controller in the battery. 	actuator should be fastened to the surface of the concrete 30. Important Safety Information and Warrison
(6)		8	Va	 Solar Panel - The solar panel of the smartPOND valve is 12-volts with 15 watt changing capability. It connects to a solar change controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals. 	 Aways keep hands clear of the valve and motor wh Turn the power switch off when doing any electrical
				 Sensors Pressure Transducer - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool. 	Aways use proper PPE and confined space protocol
			Str ON	 Volve position sensor - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve. (Optional) Cell data modern - A cellular data modern will be required for real time control and alert options as well as predevelopment hydrograph functions. 	Manufacturer/Supplier/Reseller shall be an established sto and functional for the past 3 or more years.
	amert holde			Phytrocorton Sensor - This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.	A. Acceptable smortPOND Valve "smart8ATCH" Automated Batch Detention System
		14	art Itro	If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).	B. Acceptable System Supplier
	2			4.1 Accessing unit data To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data name for that unit will be displayed.	Convergent Water Technologies, Inc. (800)711-5428 www.convergentwater.com
		13 - 13	у Ц	4.2 Sending a command To send a removie command to the for utility to the state that the formula is the sender of	C. Authorized Value Added Reseller Construction EcoServices
	*********		vit	To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.	(800)456-1000 www.ecosvs.com
	3		-	 Arests The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light. Low battery Even battery	 Quality Assurance and Performance Specifications The quality of all system components and all other appurt is to be set of the set of the system components.
			O DEVELOPMENT	Loss of function Valve malfunction Hydrocarbon contamination (optional)	size and quality.
			3/11/2022 sective.	If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via test or email.	
NOTI	E: ENGINEER OF RECORD TO REVIEW. APPROVE AND ENDORSE FINAL	SITE SPECIFIC DESIGN		NOTE: ENGINEER OF RECORD TO REVIEW, APPR	OVE AND ENDORSE FINAL SITE SPECIFIC



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BENCHMARK LIST

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

ELEVATION=853.90'

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

ELEVATION=859.87'

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





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Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention

- Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.
- Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
- Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
- Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5

years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

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

Wet Basins

- Mowing. The side-slopes, embankment, and emergency spillway of the basin should be mowed at least twice a year to prevent woody growth and control weeds.
- Inspections. Wet basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for subsidence, erosion, leakage, cracking, and tree growth. The condition of the emergency spillway should be checked. The inlet, barrel, and outlet should be inspected for clogging. The adequacy of upstream and downstream channel erosion protection measures should be checked. Stability of the side slopes should be checked. Modifications to the basin structure and contributing watershed should be evaluated. During semi-annual inspections, replace any dead or displaced vegetation. Replanting of various species of wetland vegetation may be required at first, until a viable mix of species is established. Cracks, voids, and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage. The inspections should be carried out with as-built pond plans in hand.
- Debris and Litter Removal. As part of 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 riser, and the outlet should be checked for possible clogging.
- *Erosion Control.* The basin side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary. Similarly, the riprap protecting the channel near the outlet may need to be repaired or replaced.
- Nuisance Control. Most public agencies surveyed indicate that control of insects, weeds, odors, and algae may be needed in some ponds. Nuisance control is probably the most frequent maintenance item demanded by local residents. If the ponds are properly sized and vegetated, these problems should be rare in wet ponds except under extremely dry weather conditions. Twice a year, the facility should be evaluated in terms of nuisance

control (insects, weeds, odors, algae, etc.). Biological control of algae and mosquitoes using fish such as fathead minnows is preferable to chemical applications.

- Structural Repairs and Replacement. Eventually, the various inlet/outlet and riser works in the wet basin will deteriorate and must be replaced. Some public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, while concrete barrels and risers may last from 50 to 75 yr. The actual life depends on the type of soil, pH of runoff, and other factors. Polyvinyl chloride (PVC) pipe is a corrosion resistant alternative to metal and concrete pipes. Local experience typically determines which materials are best suited to the site conditions. Leakage or seepage of water through the embankment can be avoided if the embankment has been constructed of impermeable material, has been compacted, and if anti-seep collars are used around the barrel. Correction of any of these design flaws is difficult.
- Sediment Removal. Wet ponds will eventually accumulate enough sediment to significantly reduce storage capacity of the permanent pool. As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the pond. Sediment accumulated in the sediment forebay area should be removed from the facility every two years to prevent accumulation in the permanent pool. Dredging of the permanent pool should occur at least every 20 years, or when accumulation of sediment impairs functioning of the outlet structure.
- Harvesting. If vegetation is present on the fringes or in the pond, it can be periodically harvested, and the clippings removed to provide export of nutrients and to prevent the basin from filling with decaying organic matter.

Engineer Signature

Clayton Strolle Printed Name

Director, Commercial Title

04/12/2023 Date

Sidney Stratton Printed Name

Development Manager Title

04/17/2023

Date

Sidney Stratton



Attachment P – Measures for Minimizing Surface Stream Contamination

The Prologis-Exchange TX. LLC entity is proposing one batch detention basin and one wet basin based on 75.879 acres of contributing area, encompassing 28.68% impervious cover across the site. Throughout construction, silt fencing, inlet protection and rock berms will be utilized to keep sediment out of the surface stream to the north of the site. Post development, the stormwater will be diverted off impervious structures and piped into the water quality basins. The batch detention basin and wet basin will act as the primary treatment for TSS removal.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

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

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

Date: 07/31/2024

Signature of Customer/Agent:

Regulated Entity Name: Brushy Creek Prologis

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

	 A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site. A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site. A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer. A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or
8.	construction. 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. \square All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- 22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A – Spill Response Actions

In accordance with the Edwards Aquifer Technical Guidance on Best Management Practices Operators, the following actions will be followed to ensure appropriate measures are taken in the case of a spill:

<u>Education</u>

- Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.
- Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

<u>Cleanup</u>

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

<u>Minor Spills</u>

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
- Contain the spread of the spill.
- Recover spilled materials.
- Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Spills, Discharges, and Releases

- Report an environmental emergency, discharge, spill, or air release. Links to rules, law, technical assistance, waste management, State Emergency Response Commission.
- Please contact TCEQ emergencies for reportable quantities using the link below: <u>https://www.tceq.texas.gov/response/spills/spill_rq.html</u>

To report and environmental emergency, discharge, spill, or air release, control:

<u>State</u>

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 --- 24 hours a day
- TCEQ Regional Office, Monday-Friday, 8 a.m. 5 p.m.

<u>Federal</u>

• National Response Center: 1-800-424-8802 (notifying the NRC does not constitute to the state)

Attachment B – Potential Sources of Contamination

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

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



Attachment C – Sequence of Major Activities

The following sequence of construction is included in the construction plans:

- Temporary erosion controls, silt fencing and tree protection fencing to be installed. Estimated area disturbed = 75.879 ac Estimated timing = 1 week
- Pre-construction meeting to be held on-site.
 Estimated area disturbed = n/a ac
 Estimated timing = 1 day
- Demolition of existing materials.
 Estimated area disturbed = 75.879 ac
 Estimated timing = 6 weeks
- Site staking and rough grading. Estimated area disturbed = 75.879 ac Estimated timing = 6 weeks
- 5. Storm sewers to be installed. Estimated area disturbed = 75.879 ac Estimated timing = 8 weeks
- Water, wastewater and paving improvements to begin. Estimated area disturbed = 75.879 ac Estimated timing = 8 weeks
- Temporary erosion control measures to be inspected on a regular basis; any sediment buildup to be removed.
 Estimated area disturbed = n/a
 Estimated timing = 1 week
- Site to be cleaned up and revegetated. Estimated area disturbed = 75.879 ac Estimated timing = 6 weeks
- Temporary erosion controls to be removed after permanent restoration of site is established.
 Estimated area disturbed = n/a
 Estimated timing = 1 week

Attachment D – Temporary Best Management Practices and Measures

The following temporary best management practices will be conducted to prevent pollution of surface water, groundwater, and stormwater in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices.

Temporary Vegetation

Vegetation will be used as a temporary stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation will be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Dust Control

Dust control will prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Temporary Construction Entrance/Exit

The temporary gravel construction entrance will provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of way, street, alley, sidewalk or parking area. The stabilized construction entrance will reduce or eliminate the tracking or flowing of sediment onto public rights of-way. This practice should be used at all points of construction ingress and egress.

Silt Fence

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. Proposed silt fences will be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out.

Inlet Protection

All proposed inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types. Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre, and the basin slope is less than five percent. This type of protection is not applicable in paved areas. Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes: • Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Attachment F – Structural Practices

Stormwater will be routed through the proposed silt fence and inlet protection for pollutant removal. The proposed permanent BMPs are to be constructed as to intercept stormwater flowing from the parking lots, streets, building roofs, and other impervious areas. The silt fence will provide temporary sedimentation control during construction prior to the permanent BMPs being finalized. No part of the site or placement of the structural practices will be encumbered by floodplain as shown on FEMA #48491C0470F & 48491C0610F.

Attachment G – Drainage Area Map



	Flowpath			Overland Flow	Shallow Concentrated Flow								Channel Flow				1 1	Т	1			
Basin ID	Length (ff)	Length	Slope	Surface Cover	Velocity	*Manning's n	Τo	Length	Slope	Surface Type	Velocity	*K	Ts	Length	n Slope	Туре	*K	Velocity	T _h	Т _с	c (Design)	Τι
		(ft)	(ft /ft)		(ft /s)		(min)	(ft)	(ft/ft)		(ft /s)		(min)	(ft)	(ft /ft)		(ft)	(ft /s)	(min)	(min)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
EX 1	457	100	0.019	SHORT GRASS PRAIRIE	0.191	0.15	8.73	357	0.020	UNPAVED	2.28	16.1	2.61	0	0.000				0.00	11.34	11.34	6.81
EX 2	1751	100	0.021	SHORT GRASS PRAIRIE	0.199	0.15	8.39	1651	0.026	UNPAVED	2.60	16.1	10.60	0	0.000				0.00	18.99	18.99	11.39
EX 3	1126	100	0.031	SHORT GRASS PRAIRIE	0.232	0.15	7.18	1026	0.030	UNPAVED	2.79	16.1	6.13	0	0.000				0.00	13.31	13.31	7.99
EX 4	775	100	0.032	SHORT GRASS PRAIRIE	0.235	0.15	7.09	675	0.023	UNPAVED	2.44	16.1	4.61	0	0.000				0.00	11.69	11.69	7.02

NOTE:			
POND	MODELED	WITH	HEC
SPLIT	INTO DIFF	ERENT	DR/

		-	-	DF	RAINA	GE ARE	Α ΤΑ	BLE
DRAINAGE AREA ID	AREA (acres)	С	Tc (min)	l ₂ (in/hr)	Q ₂ (cfs)	l ₁₀ (in/hr)	Q ₁₀ (cfs)	ا ₂₅ (in/
EX 1	7.03	0.30	7	5.61	11.83	8.40	17.72	10.3
EX 2	28.03	0.30	13	4.44	37.34	6.62	55.67	8.1
EX 3	36.31	0.30	11	4.76	51.85	7.11	77.45	8.7
EX 4	4.51	0.30	8	5.04	6.82	8.03	10.86	9.9
0S 1	2.65	0.30	10	4.94	3.93	7.39	5.88	9.1
0S 2	0.12	0.30	10	4.94	0.18	7.39	0.27	9.1



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

	DRAINAGE AREA TABLE														
DRAINAGE AREA ID	AREA (acres)	С	Tc (min)	l ₂ (in/hr)	Q ₂ (cfs)	l ₁₀ (in∕hr)	Q ₁₀ (cfs)	∣ ₂₅ (in/hr)	Q ₂₅ (cfs)	l ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS			
DA 1	7.50	0.95	15.51	5.76	41.04	6.48	46.17	10.10	71.96	12.85	91.56				
DA 2	12.85	0.95	13.81	5.76	70.32	6.48	79.10	10.10	123.30	12.85	156.87				
DA 3	10.24	0.95	8.77	5.76	56.03	6.48	63.04	10.10	98.25	12.85	125.00				
DA 4	21.40	0.95	9.20	5.76	117.10	6.48	131.74	10.10	205.33	12.85	261.24				
DA 5	6.17	0.95	5.95	5.76	33.76	6.48	37.98	10.10	59.20	12.85	75.32				
OS 1	3.71	0.95	10.00	5.76	20.30	6.48	22.84	10.10	35.60	12.85	45.29				
OS 2	14.00	0.95	10.00	5.76	76.61	6.48	86.18	10.10	134.33	12.85	170.90				

			TI	ME OF CC	NCENTR	ATION CALCULA	TIONS										
Overland Flow			Shallow Concentrated Flow							Channel Flow							
Cover	Velocity	*Manning's n	To	Length	Slope	Surface Type	Velocity	*К	Ts	Length	Slope	Туре		Velocity	Th		
	(ft /s)		(min)	(ft)	(ft /ft)		(ft/s)		(min)	(ft)	(ft /ft)		(ft)	(ft /s)	(min)		
)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)		
SS PRAIRIE	0.216	0.15	7.70	745	0.010	UNPAVED	1.61	16.1	7.71	0					0.00		
SS PRAIRIE	0.174	0.15	9.60	531	0.017	UNPAVED	2.10	16.1	4.22	0					0.00		
ASPHALT, GRAVEL, OR BARE SOIL)	1.637	0.01	1.02	944	0.010	PAVED	2.03	20.3	7.75	0					0.00		
ASPHALT, GRAVEL, OR BARE SOIL)	1.853	0.01	0.90	1759	0.010	PAVED	2.03	20.3	14.44	0					0.00		
SS PRAIRIE	0.286	0.15	5.84	15	0.018	UNPAVED	2.16	16.1	0.12	0					0.00		
SS PRAIRIE	0.188	0.15	4.42	0		UNPAVED		0.0	0.00	940	0.017	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	8.94	1.75		
SS PRAIRIE	0.188	0.15	4.42	0		UNPAVED		0.0	0.00	775	0.017	NATURAL TRAP CHANNEL, B=10, Y= 6, SS=3:1	68.56	8.94	1.44		

Attachment H – Temporary Sediment Pond Plans and Calculations

A rough cut water quality pond will be utilized for the temporary sedimentation removal on-site and is to be graded in accordance with the following plan sheet provided. Revegetation or placement of underdrain piping shall not be carried out until the site construction phase is complete.

Attachment I – Inspection and Maintenance for BMPs

The following inspection and maintenance guidelines for the temporary best management practices will be followed in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices. Inspections of the Temporary BMPs will be documented in an inspection report. Inspection reports will document maintenance activities, sediment removal and modifications to the sediment and erosion controls.

Temporary Vegetation

- 1. Temporary vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- 2. Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- 3. If the vegetated cover is less than 80%, the area should be reseeded.

Dust Control

1. When dust is evident during dry weather, reapply dust control BMPs.

Temporary Construction Entrance/Exit

- 1. Inspect all fencing weekly, and after any rainfall.
- 2. Remove sediment when buildup reaches 6 inches.
- 3. Replace any torn fabric or install a second line of fencing parallel to the torn section. (4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- 4. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

<u>Silt Fence</u>

- 1. Inspect all fencing weekly, and after any rainfall.
- 2. Remove sediment when buildup reaches 6 inches.
- 3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
- 4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- 5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Inlet Protection

- 1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- 2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- 3. Check placement of device to prevent gaps between device and curb.
- 4. Inspect filter fabric and patch or replace if torn or missing.

5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Area

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.
Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Seeding of the disturbed areas will be on-going after completion of the rough grading process. Temporary seeding will be utilized until permanent landscaping is installed. Seeding will occur on any areas that are undisturbed for a period of 14 days. If construction progress is stopped for a period of 14 days, soil stabilization practices must be initiated by the contractor. Permanent landscaping will be provided as soon as final grades are achieved and the final paving and building operations are completed. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQOffice Use Only Permit No: CN: RN:



Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

e PERMIT S

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number:
 - Name printed on Check:
- If payment was made via ePay, provide the following:
 - Voucher Number:
 - A copy of the payment voucher is attached to this paper NOI form.

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	· · · · · · ·		T.L. T. T. T. T. T. T. T.	- 0) /

If Yes, provide the authorization number here: TXR15

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? RN111942744

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Prologis-Exchange TX, LLC

c) What is the contact information for the Operator (Responsible Authority)?

	Prefix (Mr. Ms. Miss): Ms.									
	First and Last Name: Sidney Stratton	Suffix:								
	Title: Development Manager Credentials:									
	Phone Number: (972)884-9292 Fax N	Number: (972)488								
	E-mail: sstratton@prologis									
	Mailing Address: 2021 Mckinney Avenue									
	City, State, and Zip Code: Dallas, Texas, 78	8613								
	Mailing Information if outside USA: (97)	2)884-9292								
	Territory:									
	Country Code: Posta	l Code:								
d)	Indicate the type of customer:									
	🗆 Individual	🗆 Federal Government								
	🛛 Limited Partnership	County Government								
	🗆 General Partnership	□ State Government								
	🗆 Trust	□ City Government								
	□ Sole Proprietorship (D.B.A.)	□ Other Government								
	🛛 Corporation	□ Other:								
	🗆 Estate									
e)	Is the applicant an independent operator?	🗆 Yes 🛛 No								

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

- f) Number of Employees. Select the range applicable to your company.
 - □ 0-20

□ 251-500

□ 21-100

□ 501 or higher

- ⊠ 101-250
- g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number.

Federal Tax ID:

Texas Secretary of State Charter (filing) Number:

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

□ Yes, go to Section 3

⊠ No, complete this section

Prefix (Mr. Ms. Miss): Mr.
First and Last Name: Clayton Strolle Suffix:
Title: Director, Commercial Credential: P.E.
Organization Name: Westwood Professional Services
Phone Number: 512-485-0831 Fax Number:
E-mail: clayton.strolle@westwoodps.com
Mailing Address: 8701 N. Mopac Expwy, Ste. 320
Internal Routing (Mail Code, Etc.):
City, State, and Zip Code: Austin, Texas, 78759
Mailing information if outside USA:
Territory: Click here to enter text
Country Code: Postal Code:

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN N?A

(Refer to Section 3.a) of the Instructions)

- b) Name of project or site (the name known by the community where it's located): Brushy Creek Prologis
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Three industrial warehouses.
- d) County or Counties (if located in more than one): Williamson County
- e) Latitude: 30.504649 Longitude: -97.797276
- f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name:

City, State, and Zip Code:

Section B:

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

City (or city nearest to) where the site is located: Cedar Park

Zip Code where the site is located: 78613

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
 - Yes, do not submit this form. You must obtain authorization through EPA Region 6.

🛛 No

- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

🛛 No

- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 4225
- d) What is the Secondary SIC Code(s), if applicable?
- e) What is the total number of acres to be disturbed? 17.25
- f) Is the project part of a larger common plan of development or sale?

TCEQ-20022(3/6/2018)

🗆 Yes

- No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.
- g) What is the estimated start date of the project? July 2023
- h) What is the estimated end date of the project? January 2024
- i) Will concrete truck washout be performed at the site?
- j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Brushy Creek
- k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A
- 1) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

□ Yes 🖾 No

If Yes, provide the name of the MS4 operator:

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☑ Yes, complete the certification below.

□ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edward's Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.

SECTION 5. NOI CERTIFICATION

- a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).
- b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.
- c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000).

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Sidney Stratton

Operator Signatory Title: Development Manager

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _Date: 04/17/2023

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

- Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- □ Check number and name on check is provided in this application.

If using ePay:

The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

□ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

- Customer Number (CN) issued by TCEQ Central Registry
- ☑ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- ☑ Name and title of responsible authority signing the application.
- ☑ Phone number and e-mail address
- ⊠ Mailing address is complete & verifiable with USPS. <u>www.usps.com</u>
- ☑ Type of operator (entity type). Is applicant an independent operator?
- \boxtimes Number of employees.
- ☑ For corporations or limited partnerships Tax ID and SOS filing numbers.
- Application contact and address is complete & verifiable with USPS. <u>http://www.usps.com</u>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- □ Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- Site/project name and construction activity description
- \boxtimes County

- ⊠ Latitude and longitude <u>http://www.tceq.texas.gov/gis/sqmaview.html</u>
- Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

- ☑ Indian Country Lands –the facility is not on Indian Country Lands.
- Construction activity related to facility associated to oil, gas, or geothermal resources
- ☑ Primary SIC Code that best describes the construction activity being conducted at the site. <u>www.osha.gov/oshstats/sicser.html</u>
- Estimated starting and ending dates of the project.
- Confirmation of concrete truck washout.
- Acres disturbed is provided and qualifies for coverage through a NOI.
- \boxtimes Common plan of development or sale.
- \boxtimes Receiving water body or water bodies.
- \boxtimes Segment number or numbers.
- \boxtimes MS4 operator.
- \boxtimes Edwards Aquifer rule.

CERTIFICATION

- Certification statements have been checked indicating Yes.
- Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Agent Authorization Form For Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213

Effective June 1, 1999

I Sidney Stratton Print Name					
	Development Manager	,			
	Title - Owner/President/Other				
of	Prologis Corporation/Partnership/Entity Name	,			
have authorized	Clayton Strolle, Director, Commercial Print Name of Agent/Engineer	_			
of	Westwood Professional Services Print Name of Firm	_			

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

I also understand that:

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

SIGNATURE PAGE:

anature

04/17/2023

Date

THE STATE OF TELES §

County of Dellas

BEFORE ME, the undersigned authority, on this day personally appeared <u>Sidney Stratton</u> 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 17^{He} day of <u>April</u>, <u>2023</u>.



NOTARY PUBLIC ped or Printed Name of Notary

MY COMMISSION EXPIRES: 02/05/2026

Application Fee Form

Texas Commission on Environmer	ntal Quality								
Name of Proposed Regulated Entity: <u>Brushy Creek Prologis</u>									
Regulated Entity Location: Cedar Park Texas; Williamson County									
Name of Customer: <u>Sidney Stratton</u>									
Contact Person: Clayton Strolle, Di	rector, Co Phon	ne: <u>512-485-0831</u>							
Customer Reference Number (if is	sued):CN <u>n/a</u>								
Regulated Entity Reference Number	er (if issued):RN <u>n/a</u>								
Austin Regional Office (3373)									
🗌 Hays	Travis	\boxtimes w	illiamson						
San Antonio Regional Office (3362	2)								
Bexar	Medina		valde						
 Comal	 Kinney								
Application fees must be paid by c	heck. certified check. c	or money order, payab	le to the Texas						
Commission on Environmental Ou	uality. Your canceled c	heck will serve as you	receipt. This						
form must be submitted with you	r fee payment. This p	avment is being submi	itted to:						
		an Antonio Dogional O	ffice						
Austin Regional Office		an Antonio Regional O Wornight Dolivory to: 1	CEO Cachior						
		Jvernight Delivery to: TCEQ - Cashier							
Revenues Section	1	12100 Park 35 Circle							
	В	Sullaing A, 3rd Floor							
P.U. BOX 13088	μ	(ustin, 1X /8/53							
Austin, 1X 78/11-3088	(:	512)239-0357							
Site Location (Check All That Appl	y):								
Recharge Zone	Contributing Zone	Transi	tion Zone						
Type of Plan	า	Size	Fee Due						
Water Pollution Abatement Plan, 0	Contributing Zone								
Plan: One Single Family Residentia	l Dwelling	Acres	\$						
Water Pollution Abatement Plan, 0	Contributing Zone								
Plan: Multiple Single Family Reside	ential and Parks	Acres	\$						
Water Pollution Abatement Plan, (Contributing Zone								
Plan: Non-residential		75.879 Acres	\$ 8,000						
Sewage Collection System	L.F.	\$							
Lift Stations without sewer lines	Acres	\$							
Underground or Aboveground Sto	rage Tank Facility	Tanks	\$						
Piping System(s)(only)		Each	\$						
Exception		Each	\$						
Extension of Time		Each	\$						
11 ~									
Signature:	Date	: 07/25/2024							

120

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



TCEQ Core Data Form

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

SECTION I: General Information

	1. Uti											
1. Reason fo	1. Reason for Submission (If other is checked please describe in space provided.)											
New Per	rmit, Regis	tration or Authori	zation (Core I	Data Fo	orm sho	ould be	subm	itted v	with the	program applicatio	n.)	
🗌 Renewa	Renewal (Core Data Form should be submitted with the renewal form)								Other			
2. Customer	Referenc	e Number <i>(if i</i> ss	sued)	Follow	v this lir	nk to se	arch	3. R	egulate	d Entity Reference	e Number (if issued)
CN				for CN <u>C</u> e	l or RN entral R	numbe egistry*	<u>rs in</u> *	RN 111942744				
SECTION	II: Cu	stomer Info	ormation									
4. General C	ustomer I	nformation	5. Effective	Date f	ior Cus	stome	r Infori	matio	on Upda	t es (mm/dd/yyyy)		
New Cust	omer Legal Nar	ne (Verifiable wit	h the Texas S	Update Secretar	to Cus y of St	stomer ate or	Inform Texas	nation Comp	ı ptroller c	Change in f Public Accounts)	Regulated E	Entity Ownership
The Custo	mer Nan	ne submitted	here may l	be up	dated	auto	matic	ally	based	on what is cu	rrent and	active with the
Texas Sec	retary of	r State (SUS)	or Texas C	ompt	roller	of Pl		ACC	ounts	СРА).		
6. Customer	Legal Nai	ne (If an individual	l, print last nam	e first: e	eg: Doe,	John)		4	<u>lf new Cι</u>	istomer, enter previ	ious Custom	er below:
Prologis-E	Exchang	e TX, LLC										
7. TX SOS/CI	PA Filing	Number	8. TX State	Tax ID	Tax ID (11 digits)			9	9. Feder	al Tax ID (9 digits)	10. DUN	S Number (if applicable)
08046605	86		3208556	9849								
11. Type of C	Sustomer:	🛛 🖂 Corporati	ion		Individual				Partnership: 🔲 General 🛛 Limited			
Government:	City 🗌	County 🔲 Federal [] State 🗌 Othe	r		Sole Proprietorship Other:						
12. Number o 0-20	of Employ] 21-100	rees	251-500		501 ar	nd high	ier	13. Independently Owned and Operated? er Yes				ited?
14. Custome	r Role (Pr	oposed or Actual) -	- as it relates to	the Reg	gulated	Entity I	isted on	this f	form. Plea	nse check one of the	following	
Owner Operator Owner & Operator Occupational Licensee Responsible Party Voluntary Cleanup Applicant Other:												
	2021 N	AcKinney Av	venue, Ste	1050								
15. Mailing Address:											1	
	City Dallas State TX							ZIP	752	01	ZIP + 4	
16. Country I	16. Country Mailing Information (if outside USA)						17. E	-Mail	I Addres	S (if applicable)		
						sstr	sstratton@prologis.com					
18. Telephon	e Numbe	r		19. E	xtensi	on or (Code			20. Fax Numbe	r (if applical	ble)
(972) 884-9229								()	-			

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)

 New Regulated Entity
 Update to Regulated Entity Name
 Update to Regulated Entity Information

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

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

Prologis-Exchange TX, LLC

23. Street Address of	1204 B	MC Drive								
the Regulated Entity:		_							_	
(NO PO Boxes)	City	Cedar Par	·k State	TX	ZIF	v 7	8613	ZIP + 4		
24. County	William	nson								
	E	Inter Physical	Location Des	cription if no	street a	ddress is	provided.			
25. Description to Physical Location:	The site	The site is located parallel to Forest Oaks Park across Brushy Creek Road.								
26. Nearest City						Sta	ate	Nea	rest ZIP Code	
27. Latitude (N) In Decin	nal:	30.504649	° N	28	. Lonai	tude (W) li	n Decimal:	-97.7972	76°W	
Degrees	Minutes		Seconds	De	grees	()	Minutes		Seconds	
30		30	16.7	3	ç	97	2	47	50.19	
29. Primary SIC Code (4 digits) 30. Secondary SIC Code (4 digits) (5 or 6 digits) 32. Secondary SIC Code (4 digits)						econdary NA digits)	ICS Code			
4225 53531										
33. What is the Primary	Business o	of this entity?	(Do not repeat t	he SIC or NAICS	description	n.)				
Industrial.						,				
				2021 Mcł	(inney /	Ave, Ste 1	050			
34. Mailing										
Address:	City	Dallas	Sta	te TX	;	ZIP	75201	ZIP + 4		
35. E-Mail Address	:		ł	sstr	atton@	prologis.c	om		l	
36. Teleph	r	37. Ext	37. Extension or Code			38. Fax Nu	mber <i>(if appli</i>	cable)		
(972) 8	384-9229						() -		
39. TCEQ Programs and ID form. See the Core Data Form) Numbers	Check all Program	ns and write in ance.	the permits/regis	tration n	umbers that	will be affected	by the updates	submitted on this	
Dam Safety	Distric	ts	Edward	Edwards Aquifer			Inventory Air	Industrial Hazardous Waste		
			n/a				·			
Municipal Solid Waste	New S	ource Review Air				Petroleum	Storage Tank	D PWS		
Sludge Storm Water			Title V	Air		Tires		Used Oil		
Voluntary Cleanup Waste Water			U Waster	vater Agriculture		Water Righ	ts	Other:		
SECTION IV: Pre	parer II	nformation	<u>1</u>							
40. Clayton Strolle 41. Title: Director. Commercial										
12 Telephone Number 13 Ext (Code 14 Eax Number 15 E-Mail Address										
47 Lelennone Number	43 Ext /Cov	de 11 F:	ay Number	45 F	(512) 485-0831 () - clayton strolle@westwoodns.co					
(512) 485-0831	43. Ext./Co	de 44. Fa	ax Number) -	45. E	ton.st	rolle@w	vestwoodps	5.CO		
42. Telephone Number (512)485-0831	43. Ext./Co	de 44. Fa) -	45. E	ton.st	rolle@w	vestwoodps	5.CO		

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

Company:	Westwood Professional Services	Job Title: Director,			Commercial	
Name (In Print):	Clayton Strolle			Phone:	(512) 485- 0831	
Signature:	At the	÷.		Date:	07/31/2024	