PAPE-DAWSON ENGINEERS

November 13, 2024

Mr. Franklin Anciano
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Re: Stor Parkside – Georgetown Administrative NOD

Dear Mr. Anciano:

We have reviewed your comments dated December 2, 2024, for the above-referenced project and offer the following responses.

Water Pollution Abatement Plan Application Form (TCEQ-0584):

1. Attachment C - Suitability Letter from Authorized Agent. The suitability letter must come from the County.

   Response: Please see attached suitability letter from Williamson County.

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Andrew Belton, P.E.
Vice President

Attachments

P:\134\22\01\Word\Letters\241213_TCEQ Comment Response NOD.docx

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335

J. Terron Evertson, PE, DR, CFM

WILLIAMSON COUNTY
1848

December 11, 2024

HPI Parkside Storage, L.L.C.
711 Broadway, Suite 250
San Antonio, Texas 78215

RE: 654 CR 176, Georgetown, TX 78628
AW0140 AW0140 – Church, J.t. Sur., ACRES 2.5

The above referenced property is located within the Edwards Aquifer Recharge Zone.

Based on the surrounding subdivisions and the soil survey for Williamson County and planning material received, this office is able to determine that the soil and site conditions of this lot is suitable to allow the use of on-site sewage facilities (OSSF). It should be noted that this office has not actually studied the physical properties of this site. Site specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc…, will need taken into account in planning any OSSF.

These OSSF's will have to be designed by a professional engineer or a registered sanitarian. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an authorization to construct an OSSF may be issued. The owner will be required to inform each prospective buyer, lessee or renter of the following in writing:

- That an authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- That a notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved and if any restrictions or conditions have been placed on the approval.

If this office can be of further assistance, please do not hesitate to call.

Sincerely,

Doug McPeters, OS 8626
Williamson County - OSSF

OS 8626

Stor Parkside - Georgetown

Water Pollution Abatement Plan

October 2024

PAPE-DAWSON ENGINEERS

Transportation | Water Resources | Land Development | Surveying | Environmental

Stor Parkside - Georgetown

Water Pollution Abatement Plan

October 2024

PAPE-DAWSON ENGINEERS

PAPE-DAWSON ENGINEERS

10/21/2024

Ms. Lillian Butler
Texas Commission on Environmental Quality (TCEQ)
Region 11
12100 Park 35 Circle, Bldg A, Rm 179
Austin, Texas 78753

Re: Stor Parkside - Georgetown
Water Pollution Abatement Plan

Dear Ms. Butler:

Please find included herein the Stor Parkside - Georgetown Water Pollution Abatement Plan. This Water Pollution Abatement Plan has been prepared in accordance with the regulations of the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Recharge Zone.

This Water Pollution Abatement Plan applies to an approximate 2.501-acre legal limit with a 2.709-acre project limit. The site has 0.11-acres of existing grandfathered impervious cover as shown on the 1985 aerial in the Exhibits section. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees ($4,000) and fee application are included. If you have questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Andrew Belton, P.E.
Vice President

Attachments

P:\134\22\01\Word\Reports\WPAP\2024 - WPAP Cover Letter.docx

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

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

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Stor Parkside - Georgetown						**2. Regulated Entity No.:**			
3. Customer Name: HPI Parkside Storage, L.L.C.						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		2.501	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Aqua-Filter			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Turkey Creek-Brushy Creek			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, 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

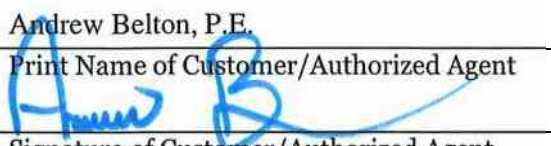
For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	✔
Region (1 req.)	___	___	✔
County(ies)	___	___	✔
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ✔ Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

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

Andrew Belton, P.E.
Print Name of Customer/Authorized Agent



Signature of Customer/Authorized Agent

10/11/2024
Date

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

ELECTRONICALLY RECORDED 2024080723
Williamson County, Texas Total Pages: 7

NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That **KENNETH E. KIRK** and **THERESA M. KIRK**, jointly and severally (together, "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by **HPI PARKSIDE STORAGE, L.L.C.**, a Texas limited liability company ("Grantee"), the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, the property (the "Real Property") described on Exhibit A, attached hereto and hereby made a part hereof, together with (i) all structures, fixtures, buildings and improvements situated on the Real Property (such buildings, structures, fixtures and improvements being herein called the "Improvements"), (ii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Real Property and the Improvements, (iii) all rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Real Property and in and to any strips or gores of real estate adjoining the Real Property, (iv) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing, and (v) any and all oil, gas and minerals lying in or about the Real Property (all of the above being collectively referred to herein as the "Property").

The conveyance of the Property is being made by Grantor and accepted by Grantee subject to the exceptions set forth in Exhibit B attached hereto and incorporated herein by reference, to the extent that they are valid and subsisting and affect the Property (the "Permitted Encumbrances").

By acceptance of this Deed, Grantee is taking the Property **"AS IS WHERE IS" CONDITION WITHOUT OTHER REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, EXCEPT AS SET FORTH IN THE PURCHASE AND SALE AGREEMENT DATED AS OF MARCH 12, 2024, BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE (AS SUCCESSOR TO HIXON PROPERTIES INCORPORATED), AS BUYER (the "PSA"). EXCEPT AS PROVIDED IN THE PSA, GRANTEE IS RELYING SOLELY UPON ITS OWN INVESTIGATION OF THE PROPERTY FOR ITS PHYSICAL CONDITION AND CHARACTER AND NOT UPON REPRESENTATIONS BY GRANTOR.**

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its heirs, successors and assigns, forever; and Grantor does

hereby bind itself, its heirs, successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its heirs, successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

All ad valorem taxes and assessments for the Property for the year in which this deed is executed have been prorated by the parties as of the effective date of this deed.

IN TESTIMONY WHEREOF, this instrument is executed to be effective as of the 10th day of October, 2024.

Kenneth E. Kirk

Theresa M. Kirk

THE STATE OF TEXAS §

§

COUNTY OF Williamson §

This instrument was acknowledged before me on October 9, 2024 by Kenneth E. Kirk.

[SEAL]

KELLY MOSLEY
My Notary ID # 128958047
Expires April 13, 2028

Notary Public in and for
the State of Texas
Printed Name:_____
My commission expires:_____

THE STATE OF TEXAS §

§

COUNTY OF Williamson §

This instrument was acknowledged before me on October 9, 2024 by Theresa M. Kirk.

[SEAL]

KELLY MOSLEY
My Notary ID # 128958047
Expires April 13, 2028

Kelly Mosley
Notary Public in and for
the State of Texas
Printed Name:_____
My commission expires:_____

After Recording, Return To:

HPI Parkside Storage, L.L.C.
711 Broadway, Suite 250
San Antonio, TX 78215

EXHIBIT A
TO SPECIAL WARRANTY DEED

(Property Description)

Tract 1:

BEING 2.500 OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF ALL OF A CALLED 1.998 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO KENNETH E. KIRK AND THERESA M. KIRK, RECORDED IN DOCUMENT NO. 9667430 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (O.R.W.C.T.) AND ALL OF A CALLED 0.539 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KENNETH E. KIRK AND THERESA M. KIRK, RECORDED IN DOCUMENT NO. 2018002225 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with illegible cap found in the existing Southeast right-of-way line of Parkside Parkway (120' R.O.W.) for the most Westerly corner of the remainder of said 1.998 acre tract and the common Northerly corner of a called 2.235 acre tract described in a General Warranty Deed to Haseeb Hamayun & Ammad Ata, recorded in Document No. 2024008638 of said O.P.R.W.C.T., and also being the Southerly common corner of a called 0.040 of one acre tract of land described in a Deed to Williamson County, Texas recorded in Document No. 2018086519 of said O.P.R.W.C.T., and of a called 0.155 of one acre tract of land described in a Possession and Use Agreement for Transportation Purposes recorded in Document No. 2018098003 of said O.P.R.W.C.T.;

THENCE with the existing Southeast right-of-way line of said Parkside Parkway being the Southeasterly line of said 0.040 of one acre tract and then the Southwesterly line of a called 1.593 acre tract described in a Deed to Williamson County, Texas recorded in Document No. 2019023431 of said O.P.R.W.C.T., and partially with the common Northwesterly line of the remainder of said 1.998 acre tract and then partially with the common Northwesterly line of said 0.539 of one acre tract, along a curve to the **Left** having a radius of **1,105.00** feet, at an arc length of **85.29** feet passing a 1/2-inch rebar with cap stamped "PAPE DAWSON" for the common corner of the remainder of said 1.998 acre tract, of said 0.593 of one acre tract, of said 0.040 of one acre tract, and of said 1.593 acre tract and continuing for a total arc length of **409.50** feet, a delta angle of **21°13'59"**, and a chord which bears **North 25°20'16" East,** a distance of **407.16** feet to a 1/2-inch rebar with cap stamped "PAPE DAWSON" found for the Northerly corner of said 0.539 of one acre tract and the common Westerly corner of a called 27.924 acre tract of land described in Warranty Deed with Vendor's Lien to Georgetown Eco Lands, LLC, recorded in Document No. 2021121357 of said O.P.R.W.C.T.;

THENCE **South 21°04'38" East,** with Easterly line of said 0.539 acre tract and the common Westerly line of said 27.924 acre tract, a distance of **230.93** feet to a 1/2-inch rebar found for the Easterly common corner of said 0.539 of one acre tract and of the remainder of said 1.998 acre tract;

THENCE **South 21°27'14" East,** with the Easterly line of the remainder of said 1.998 acre tract and the common Westerly line of said 27.924 acre tract, a distance of **294.73** feet to a cotton spindle found for the Easterly common corner of said 1.998 acre tract and of said 2.235 acre tract;

THENCE with the common line of the remainder of said 1.998 acre tract and of said 2.235 acre tract, the following two (2) courses and distances:

1. **South 68°48'08" West** a distance of **297.30** feet to a 1/2-inch rebar found;
2. **North 20°58'32" West** a distance of **245.57** feet to the **POINT OF BEGINNING** and containing 2.500 acre, more or less.

Tract 2: The access easement covering the lands described below:

BEING a strip of land situated in the John T. Church Survey, Abstract No.140, Williamson County, Texas, along the East line of that certain 2.00 acre tract of land conveyed by deed to Charlie Bess Davis, et al, as recorded in Volume 419, Page 495, Deed Records, Williamson County, Texas. Surveyed on the ground in the month of October, 1979, under the supervision of R.T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an existing fence corner post in the North line of County line No. 176 marking the S.E. corner of said Davis 2.00 acre tract, for the S.E. corner hereof;

THENCE N 19 deg. 00' W, 109.76 feet, with the East line of said Davis 2.00 acre tract to an iron pin found marking the N.E corner of said Davis 2.00 acre tract, also being the S.E. corner of a certain 54.059 acre tract of land conveyed by deed to Pedro G. Zamora, as recorded in Vol. 530, Page 283, Deed Records of Williamson County, Texas, for the N.E. corner hereof;

THENCE S 71 deg. 19'W, 22.00 feet, with the North line of said Davis 2.00 acre tract, also being the South line of said Zamora tracts, across the North end of the existing lane to a fence corner post, for the N.W. corner hereof;

THENCE S 21 deg. 36 30" E. 110.00 feet, with the existing fence line along the West side of said lane to an existing fence corner post in the said North line of County Road No. 176, for the S.W. corner hereof.

THENCE N 71 deg. 00' E, 17.00 feet, with said North line of said County Road No. 176, crossing the South end of said lane, to the place of BEGINNING and containing 0.05 acre of land.

EXHIBIT B
TO SPECIAL WARRANTY DEED

(Permitted Encumbrances)

1. Maintenance Agreement dated October 16, 1987, recorded at Volume 1594, Page 408, Official Records of Williamson County, Texas

2. Upper Brushy Creek Water Control and Improvement District Notice to Purchaser recorded at Document No. 2018002226, Official Public Records of Williamson County, Texas

3. 30 foot wide access easement as set out in Warranty Deed recorded at Volume 1594, Page 393, Official Records of Williamson County, Texas

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024080723

Pages: 7 Fee: $45.00
10/10/2024 12:38 PM
AFAULKNER

Nancy E. Rister, County Clerk
Williamson County,Texas

GENERAL INFORMATION FORM (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Belton, P.E.

Date: 10/18/24

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Stor Parkside - Georgetown
2. County: Williamson
3. Stream Basin: San Gabriel River - Brazos River Basin
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: C. Hunter Kingman
   Entity: HPI Parkside Storage, L.L.C.
   Mailing Address: 711 Broadway, Suite 250
   City, State: San Antonio, TX Zip: 78215
   Telephone: (210)225-3053 FAX: _____
   Email Address: Cbrown@hixonprop.com

8. Agent/Representative (If any):

   Contact Person: Andrew Belton, P.E.
   Entity: Pape-Dawson Cosulting Engineers, LLC
   Mailing Address: 2000 NW Loop 410
   City, State: San Antonio, TX Zip: 78215
   Telephone: (210) 375-9000 FAX: _____
   Email Address: ABelton@pape-dawson.com

9. Project Location:

   ☐ The project site is located inside the city limits of Georgetown.
   ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Georgetown.
   ☐ The project site is not located within any city's limits or ETJ.

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

    From TCEQ regional office (12100 Park 35 Cir, Austin, TX 78753) proceed southwest aproximatley 1.2 miles to IH-35. Travel north on IH-35 for approximatley 14.3 miles and take exit 259 B toward TX-26 Spur/Austin Ave/SE Inner Loop. Proceed along IH-35 frontage rd N for approxmatley 0.6 miles and turn left onto SE Inner Loop. Travel approximatley 427ft and continue onto S I-35 Frontage Rd. Continue for approximately 400ft and slight right onto Southwest Byp. Continue for approxmately 1.6 miles and turn left onto Ranch Rd 2243/Leander Rd. Travel for approxmately 3.8miles and turn left onto Parkside Pkwy. Travel for approximately 0.2 miles and the site is located southeast of the Kyle Joseph Dr & Parkside Pkwy interseciton.

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

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

    ☒ Project site boundaries.
    ☒ USGS Quadrangle Name(s).

☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
☒ Drainage path from the project site to the boundary of the Recharge Zone.

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

☒ Survey staking will be completed by this date: when advised of TCEQ site visit.

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

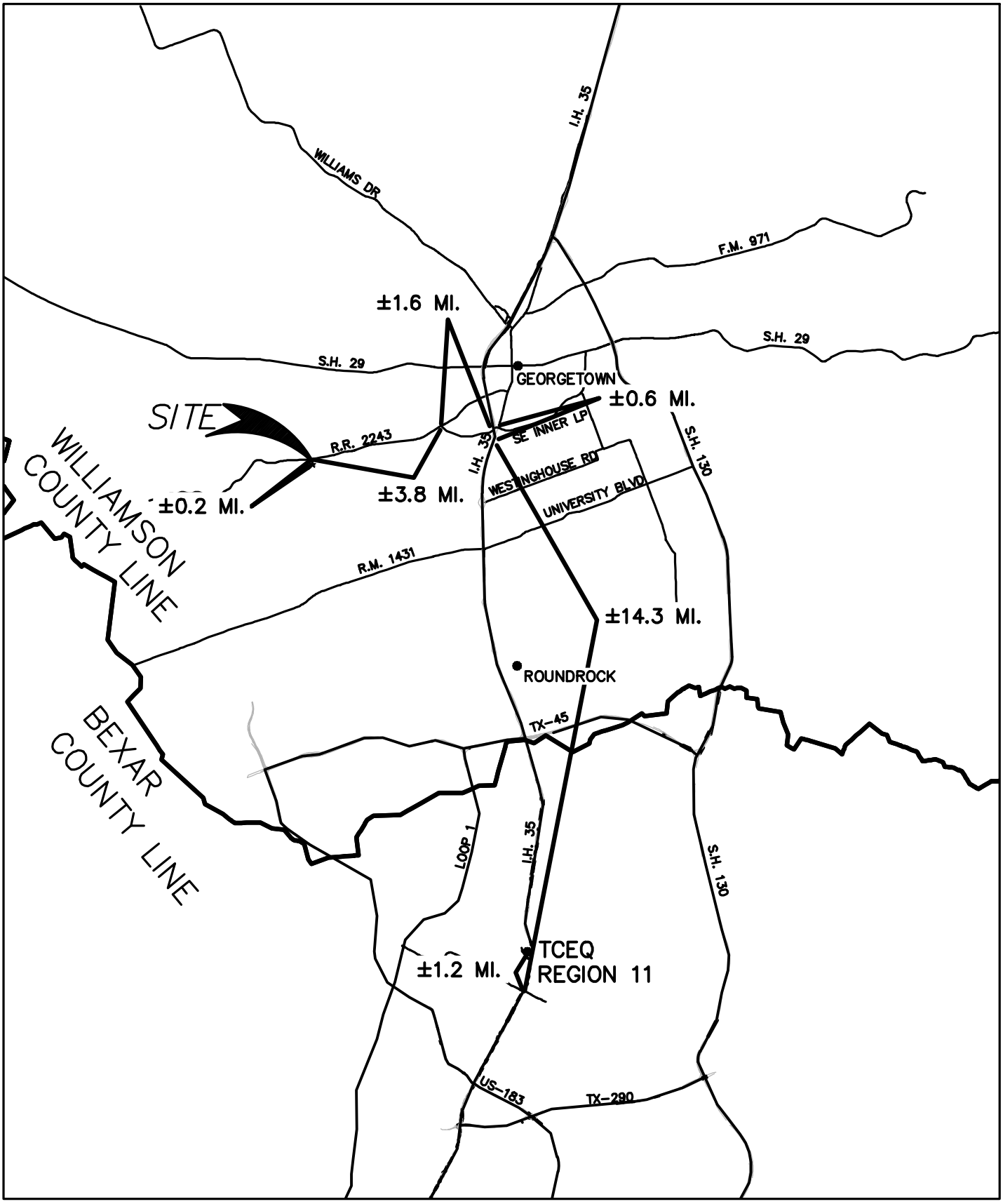
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

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

ATTACHMENT A

STOR PARKSIDE - GEORGETOWN
Water Pollution Abatement Plan

NOT TO SCALE



Pape-Dawson Consulting Engineers, LLC.

ATTACHMENT A
Road Map

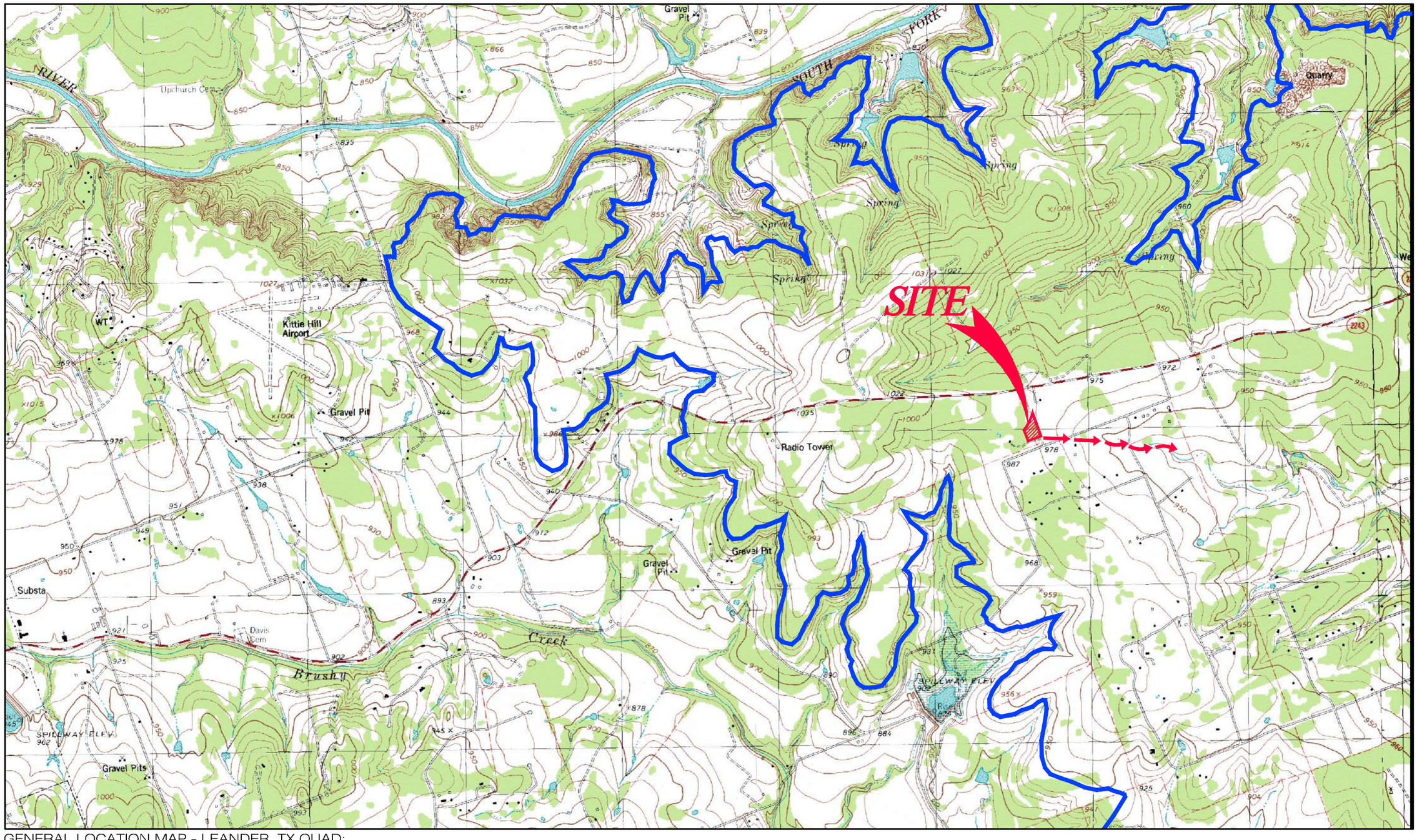
Date: Oct 18, 2024, 5:03pm User ID: ESantillan
File: P:\134\22\01\Design\Environmental\WPAP\ATT-A.dwg

ATTACHMENT B

STOR PARKSIDE- GEORGETOWN
Water Pollution Abatement Plan

N

SCALE: 1" = 2000'



Date: Oct 18, 2024, 4:59pm User ID: ESantillan
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GENERAL LOCATION MAP - LEANDER, TX QUAD;
DRAINAGE FLOW → →
Pape-Dawson Consulting Engineers, LLC.

USGS/EDWARDS RECHARGE ZONE MAP
Sheet 1 of 1
ATTACHMENT B

ATTACHMENT C

Attachment C – Project Description

Stor Parkside - Georgetown Water Pollution Abatement Plan (WPAP) proposes the construction of a commercial building with associated parking on the 2.501-acres legal tract outside the City of Georgetown and within the ETJ, in Williamson County, Texas. The site is located approximately southeast of the Parkside Pkwy and Kyle Joseph Dr intersection. The site is bound by the Parkside Pkwy (ROW) to the northwest, single-family residential property to the northeast, commercial property to the east, and single-family residential property to the south. The site is a residential development and lies within the Turkey Creek-Brush Creek watershed and does not contain 100-year floodplain. There were no naturally occurring sensitive geological features identified in the Geologic Assessment.

This WPAP proposes demolition of the existing structures with additional clearing, grading, excavation, installation of utilities and drainage improvements, construction of one (1) Aqua-Filter® filter, one detention pond, one (1) three-story building and associated parking. The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) Aqua Filter designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. The site has 0.11-acres of existing grandfathered impervious cover as seen on the 1985 aerial provided in the Exhibits section of this report. Approximately 1.71-acres of impervious cover, or 68% of the 2.50-acre legal limits are proposed for construction in this WPAP. In Watershed "A," approximately 1.52-acres of impervious cover from the building, parking, and sidewalk will be treated by the Aqua-Filter; leaving 0.180-acres of untreated impervious cover from the proposed access drive, sidewalk, and deceleration lane along the Parkside Pkwy frontage from Watershed "B". The 0.18-acres of uncaptured impervious cover will be overtreated by the Aqua-Filter. Please see the Treatment Summary table attached with this application. All PBMPs have been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Due to the City of Georgetown requirements, the system has been designed to remove 85% of the increase in TSS.

Potable water service is to be provided by the City of Georgetown. The proposed development will generate approximately 200 gallons per day (average flow) of domestic wastewater based on the assumption of one Living Unit Equivalent for a Storage Facility (1 LUE = 200 gpd).

Wastewater will be disposed of by an on-site sewer septic facility.

GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

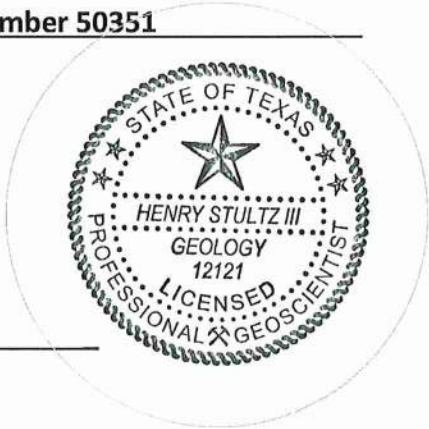
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: **Henry E. Stultz III, P.G.** Telephone: **210-375-9000**

Date: August 5, 2024 Fax: **210-375-9090**

Representing: **Pape-Dawson Engineers, Inc., TBPG registration number 50351**

Signature of Geologist:



Regulated Entity Name: **Stor Parkside Pkwy**

Project Information

1. Date(s) Geologic Assessment was performed: **July 25, 2024**
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant stony clay, 0-3% slopes, stony (EeB)	D	2-5
Georgetown stony clay loam, 1-3% slopes (GsB)	D	2-3

** Soil Group Definitions (Abbreviated)*

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

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = **20'**
   Site Geologic Map Scale: 1" = **20'**
   Site Soils Map Scale (if more than 1 soil type): 1" = **200'**

9. Method of collecting positional data:

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

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

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

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

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

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

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

    ☒ There is one(1) well present on the project site and the location is shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☒ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

ATTACHMENT A
Geologic Assessment Table

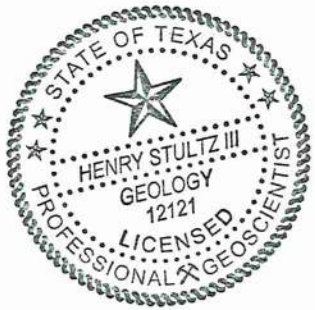
GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: STOR PARKSIDE PWKY																	
LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING			
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
S-1	30.59351	-97.77342	MB	30	Ked			500					X	5	35	35		X		Hillside

** DATUM: NAD 83

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

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

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed



I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists.
The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date August 5, 2024

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

ATTACHMENT A

ATTACHMENT B
Stratigraphic Column

Attachment B – Stratigraphic Column

Period	Epoch	Group	Formation	Member	Maximum Thickness	Lithology	Hydrologic Unit
Cretaceous	Early Cretaceous	Fredericksburg	Edwards	1	80–90	Gray to tan, hard, dense, thick-to thin-bedded, fine-grained limestone with soft dolomitic limestone zone near middle	Edwards Aquifer
				2		Gray to tan, soft, nodular-weathering marly limestone	
				3		Light gray to tan, fine-to-medium-grained, hard, thin-to thick-bedded limestone; chert nodules in lower third	
				4		Gray-brown, thin-to medium-bedded, porous dolomite, dolomitic limestone, and limestone; chert common; solution collapse zone at top	
			Comanche Peak		60-64	White, irregularly bedded nodular limestone interbedded with marl to gray fine-grained, nodular limestone, marly limestone, and marl. Large gastropods and pelecypods occur in abundance throughout the limestone.	
			Walnut	Keys Valley	70-120	Gray to tan, soft marl and nodular limestone with abundant fossils	
				Whitestone		Gray to tan, hard, fine-to medium-grained, thin-to thick-bedded fossiliferous limestone	
				Cedar Park		Gray to tan, thin-to thick-bedded, fine-to medium-grained, hard limestone	
				Bee Cave		Gray to tan, soft, nodular-weathering, fine-grained limestone, marly limestone, and marl with abundant fossil shells	
				Bull Creek		Gray to tan, hard, fine-to medium-grained, thin to thick-bedded limestone; shell fragments common	
		Trinity	Glen Rose	Upper Glen Rose	450	Alternating resistant and nonresistant beds of blue shale, nodular marl, and impure, fossiliferous limestone; gray to yellowish gray; stair-step topography; contains two distinct evaporite zones; distinct *Corbula* sp. bed marks the contact with the underlying lower member of the Glen Rose Limestone; *Orbitulina texana*	Upper Trinity

ATTACHMENT C
Site Geology

Attachment C – Site Geology

SUMMARY

The Stor Parkside Pwky site is located south of the intersection of Parkside Parkway and Kyle Joseph Drive, in Williamson County, Texas.

Based on the results of the field survey conducted in accordance with *Instructions for Geologists for Geologic Assessments in the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 Instructions),* no naturally occurring sensitive features were identified on site. No springs, wetlands, and streams were identified on site. The overall potential for fluid migration to the Edwards Aquifer for the site is low.

SITE GEOLOGY

As observed through field evidence, the geologic formation which outcrops at the surface within the subject site is the Edwards Formation, undivided (Ked). The Ked north of the Colorado river is characterized as having highly variable properties, but is generally thick bedded, fine grained, light gray to off white, thick bedded intervals of limestone and dolostone. Other textual properties include nodular chert, marly horizons, and burrowed intervals, and is generally resistant to erosion. Dissolution and re-calcification are common and may result in highly cavernous zones throughout the formation.

The predominant trend of faults in the vicinity of the site is approximately N40°E, based on faults identified during the previous mapping of the area.

FEATURE DESCRIPTIONS:

A description of the feature observed onsite is provided below:

Feature S-1

Feature S-1 is a water well used for domestic purposes. The well is not reported on the Texas Water Development Board (TWDB) groundwater database. An interview from the property owner indicated the well was 500 feet deep and the pump has a discharge of 1 gallon per minute. Wells in the vicinity of the

property have reportedly been drilled to deeper depths to encounter the current water table. The wellhead is not compromised to surface infiltration. Therefore, the probability for rapid infiltration is low.

REFERENCES

Collins, E.W., 2005, Geologic map of the west half of the Taylor, Texas, 30 X 60 minute quadrangle: central Texas urban corridor, encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander, University of Texas at Austin, Bureau of Economic Geology, Miscellaneous Map 43, 1:100,000

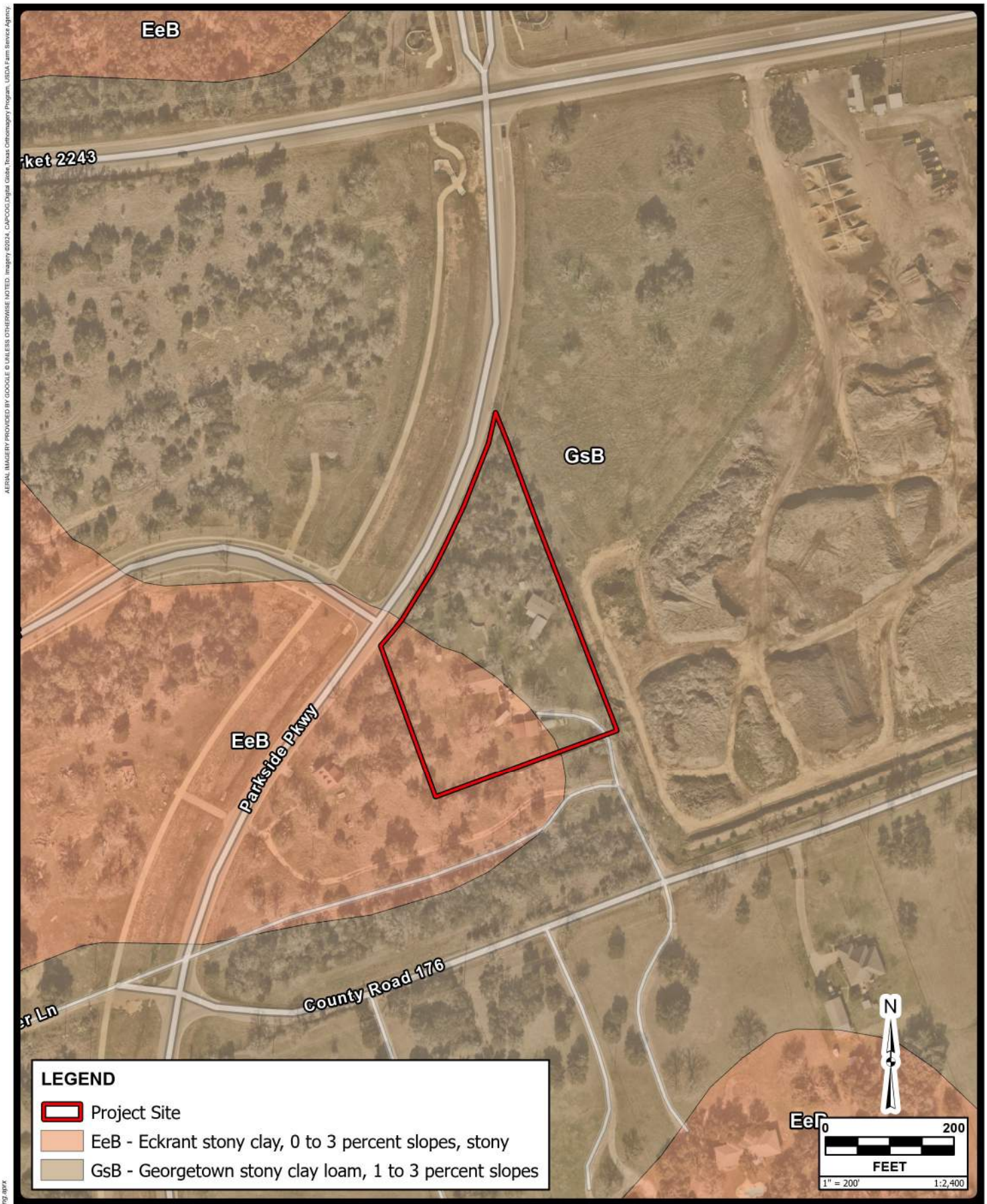
Nationwide Environmental Title Research, LLC. Historical Aerials, HistoricAerials.com. https://www.historicaerials.com/viewer, July 30, 2024.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. http://websoilsurvey.sc.egov.usda.gov/, July 30, 2024.

Texas Water Development Board, Wells in TWDB Groundwater Database Viewer, https://www3.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer, July 30, 2024.

U.S. Geological Survey, National Water Information System: Mapper, https://maps.waterdata.usgs.gov/mapper/index.html, July 30, 2024.

ATTACHMENT D
Site Geologic Map(s)



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JOB NO.	13422-01
DATE	Jul 2024
DESIGNER	HS
CHECKED	HDJ
SHEET	ATTACHMENT D

STOR PARKSIDE PKWY

WILLIAMSON COUNTY, TEXAS

SITE SOILS MAP

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

PROJECT LIMITS
EXISTING CONTOUR LINE 760
100 YEAR FLOODPLAIN
STREAM

GEOLOGIC FORMATIONS

Kef	EAGLE FORD	Ked	EDWARDS
Kbu	BUDA	Kcp	COMANCHE PEAK
Kdr	DEL RIO	Kw	WALNUT
Kgt	GEORGETOWN	Kgr	GLEN ROSE

SYMBOLS AND LINES

- S-1 POTENTIAL RECHARGE FEATURE
- CONTACT, LOCATED APPROXIMATELY
- CONTACT, INFERRED
- FAULT, LOCATED APPROXIMATELY (D, DOWNTHROWN SIDE; U, UPTHROWN SIDE)
- FAULT, EXTRAPOLATED
- FAULT, INFERRED
- STRIKE AND DIP OF BEDDING
- STRIKE AND DIP OF JOINTS
- STRIKE OF VERTICAL JOINTS
- CAVE
- SOLUTION CAVITY
- SOLUTION ENLARGED FRACTURE
- SWALLOW HOLE
- SINKHOLE
- NON-KARST CLOSED DEPRESSION
- ZONE
- OTHER NATURAL BEDROCK FEATURES
- SPRING/SEEP
- MB MAN-MADE FEATURE IN BEDROCK
- W WATER WELL
- SANITARY SEWER LINE
- STORM DRAIN LINE

NOTE: THE GEOSCIENTIST SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR PURPOSES OF GEOLOGIC INFORMATION. ALL OTHER INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SIGNED AND SEALED CIVIL ENGINEERING DRAWINGS.

NOTE: THE RECHARGE ZONE BOUNDARY IS NOT WITHIN THE AREA SHOWN ON THIS SHEET. THE SITE IS LOCATED ENTIRELY WITHIN THE RECHARGE ZONE.

NO.	REVISION	DATE

STATE OF TEXAS
HENRY STULTZ III
GEOLOGY
10121
LICENSED
PROFESSIONAL GEOSCIENTIST
8/6/24

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPG FIRM REGISTRATION #50351

STOR PARKSIDE PKWY
WILLIAMSON COUNTY, TEXAS

SITE GEOLOGIC MAP
WATER POLLUTION ABATEMENT PLAN

JOB NO. 13422-01
DATE JULY 2024
DESIGNER HS
CHECKED HDJ DRAWN HS

ATTACHMENT D

Date: Jul 30, 2024, 11:49am User ID: hstultz
File: P:\13422\01\ENV\GA\CAD\GA13422101.dwg

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Belton, P.E.

Date: 10/18/24

Signature of Customer/Agent:

Regulated Entity Name: Stor Parkside - Georgetown

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):2.501

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	35,340	÷ 43,560 =	0.811
Parking	34,114	÷ 43,560 =	0.783
Other paved surfaces	5,092	÷ 43,560 =	0.117
Total Impervious Cover	74,546	÷ 43,560 =	1.711

Total Impervious Cover 1.711 **÷ Total Acreage** 2.50 **X 100 =** 68**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

   ☐ TXDOT road project.
   ☐ County road or roads built to county specifications.
   ☐ City thoroughfare or roads to be dedicated to a municipality.
   ☐ Street or road providing access to private driveways.

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

   Width of R.O.W.: _____ feet.
   L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

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

11. ☐ A rest stop will be included in this project.

    ☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day x	

15. Wastewater will be disposed of by:

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

- ☒ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): DFIRM (Digital Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas) Panel No. 48491C0460F, Dated 12/20/2019

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

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

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

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

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

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.

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

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

ATTACHMENT A

Attachment A – Factors Affecting Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to the clearing of the site;
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Hydrocarbons from asphalt paving operations;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Concrete truck washout.
- Potential overflow/spills from portable toilets

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;
- Dirt and dust which may fall off vehicles; and
- Miscellaneous trash and litter.

ATTACHMENT B

Attachment B – Volume and Character of Stormwater

Stormwater runoff will increase as a result of this development. Stormwater runoff will be detained to a rate lower than that of pre-existing conditions. For a 25-year storm event, the overall project will generate approximately 16.10cfs. The curve number of the site changes from approximately 81 before development to 92 after development. Values are based on the SCS Unit Hydrograph Method using curve number per the City of Georgetown Drainage Criteria Manual.

ATTACHMENT C

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335

J. Terron Evertson, PE, DR, CFM

WILLIAMSON COUNTY
1848

December 11, 2024

HPI Parkside Storage, L.L.C.
711 Broadway, Suite 250
San Antonio, Texas 78215

RE: 654 CR 176, Georgetown, TX 78628
AW0140 AW0140 – Church, J.t. Sur., ACRES 2.5

The above referenced property is located within the Edwards Aquifer Recharge Zone.

Based on the surrounding subdivisions and the soil survey for Williamson County and planning material received, this office is able to determine that the soil and site conditions of this lot is suitable to allow the use of on-site sewage facilities (OSSF). It should be noted that this office has not actually studied the physical properties of this site. Site specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc…, will need taken into account in planning any OSSF.

These OSSF's will have to be designed by a professional engineer or a registered sanitarian. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an authorization to construct an OSSF may be issued. The owner will be required to inform each prospective buyer, lessee or renter of the following in writing:

- That an authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- That a notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved and if any restrictions or conditions have been placed on the approval.

If this office can be of further assistance, please do not hesitate to call.

Sincerely,

Doug McPeters, OS 8626
Williamson County - OSSF

OS 8626

TEMPORARY STORMWATER SECTION (TCEQ-0602)

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: Andrew Belton, P.E.

Date: 10/18/24

Signature of Customer/Agent:

Regulated Entity Name: Stor Parkside - Georgetown

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: Construction Stagin Area

   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: Granger Lake - San Gabriel River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

Attachment A – Spill Response Actions

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as along a curb line or within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils and cleanup materials will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.
- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

The contractor will be required to report significant or hazardous spills in reportable quantities to:

- 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. https://www.tceq.texas.gov/response/spills/spill_rq.html
- 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.

- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. Contractor shall review this section.

ATTACHMENT B

Attachment B – Potential Sources of Contamination

Other potential sources of contamination during construction include:

Potential Source	Preventative Measure
Asphalt products used on this project.	▪ After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.
Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.	▪ Vehicle maintenance when possible, will be performed within the construction staging area. ▪ Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.
Accidental leaks or spills of oil, petroleum products, and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.	▪ Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures. ▪ Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures. ▪ Hazardous materials and wastes shall be stored in covered containers and protected from vandalism. ▪ A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.
Miscellaneous trash and litter from construction workers and material wrappings.	▪ Trash containers will be placed throughout the site to encourage proper trash disposal.
Construction debris.	▪ Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.
Spills/Overflow of waste from portable toilets	▪ Portable toilets will be placed away from high-traffic vehicular areas and storm drain inlets. ▪ Portable toilets will be placed on a level ground surface. ▪ Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT C

Attachment C – Sequence of Major Activities

The sequence of major activities which disturb soil during construction on this site will be divided into two stages. The first is site preparation that will include clearing and grubbing of vegetation where applicable. This will disturb approximately 2.709 acres. The second is construction that will include construction of buildings, the aqua filter and detention basin, construction of new pavement area, landscaping and site cleanup. This will disturb approximately 2.709 acres.

ATTACHMENT D

Attachment D – Temporary Best Management Practices and Measures

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.

Some upgradient water will cross the site. Upgradient water will be intercepted through earthen channels around the site and routed to onsite grate inlets. All TBMPs are adequate for the drainage areas they serve.

b. 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.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of rock berms with silt fencing downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities for sediment control (4) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, and (5) installation of construction staging area(s).

Prior to the initiation of construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

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

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

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

BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMPs. This will allow stormwater runoff to continue downgradient to streams or features that may exist downstream of the site.

ATTACHMENT F

Attachment F – Structural Practices

The following structural measures will be installed prior to the initiation of site preparation activities:

- Erection of silt fences along the downgradient boundary of construction activities with silt fence for secondary protection, as located on Exhibit 1 and illustrated in Exhibit 2.
- Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities, as located on Exhibit 1 and illustrated in Exhibit 2.
- Installation of stabilized construction entrance/exit(s) and construction staging area(s), as located on Exhibit 1, and illustrated on Exhibit 2.

The following structural measures will be installed at the initiation of construction activities or as appropriate based on the construction sequencing:

- Installation of concrete truck washout pit(s), as required and located on Exhibit 1 and illustrated on Exhibit 2.

ATTACHMENT G

Attachment G – Drainage Area Map

No more than ten (10) acres will be disturbed within a common drainage area at one time as construction of civil infrastructure (utilities, roads, drainage, etc.) will precede home building construction. All TBMPs utilized are adequate for the drainage areas served.

ATTACHMENT I

INSPECTIONS

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed. A copy of the Inspection Report Form is provided in this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) sediment basins (where applicable) for evidence that basin has accumulated 50% of its volume in silt. Deficiencies noted during the inspection will be corrected and documented within seven calendar days following the inspection or before the next anticipated storm event if practicable.

Contractor shall review Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual for additional BMP inspection and maintenance requirements.

STOR PARKSIDE - GEORGETOWN
Water Pollution Abatement Plan

Pollution Prevention Measure	Inspected in Compliance	Corrective Action Required	
		Description (use additional sheet if necessary)	Date Completed
Best Management Practices			
Natural vegetation buffer strips			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Silt fences			
Rock berms			
Gravel filter bags			
Drain inlet protection			
Other structural controls			
Vehicle exits (off-site tracking)			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Concrete washout pit (leaks, failure)			
General site cleanliness			
Trash receptacles			
Evidence of Erosion			
Site preparation			
Roadway or parking lot construction			
Utility construction			
Drainage construction			
Building construction			
Major Observations			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

_____ A brief statement describing the qualifications of the inspector is included in this SWP3.

"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 I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

Inspector's Name _____ Inspector's Signature _____ Date _____

PROJECT MILESTONE DATES

Date when major site grading activities begin:

Construction Activity	Date
Installation of BMPs	

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date
Removal of BMPs	

ATTACHMENT J

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with pages 1-35 to 1-60 of TCEQ's Technical Guidance Manual (TGM) RG-348 (2005). Mulching, netting, erosion blankets and seeding are acceptable.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

PERMANENT STORMWATER SECTION (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

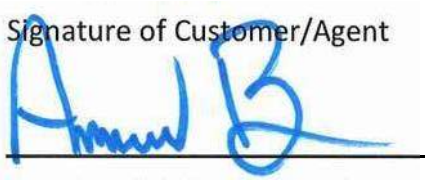
Signature

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

Print Name of Customer/Agent: Andrew Belton, P.E.

Date: 10/18/24

Signature of Customer/Agent



Regulated Entity Name: Stor Parkside - Georgetown

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

☐ N/A

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

   ☐ N/A

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

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

ATTACHMENT B

Attachment B – BMPs for Upgradient Stormwater

No portion of the neighboring property will be intercepted by the on-site storm system. The offsite water will be bypassed through an earthen channel on the south side of the site. The onsite PBMP has been sized to account for the flows from both the captured and uncaptured impervious cover.

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) aqua filter designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Due to the City of Georgetown requirements, the system has been designed to remove 85% of the increase in TSS.

ATTACHMENT C

Attachment C – BMPs for On-Site Stormwater

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) aqua filter which is designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Due to the City of Georgetown requirements, the system has been designed to remove 85% of the increase in TSS.

ATTACHMENT D

Attachment D – BMPs for Surface Streams

The proposed Permanent Best Management Practices (PBMPs) for stormwater treatment is one (1) aqua filter which is designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Due to the City of Georgetown requirements, the system has been designed to remove 85% of the increase in TSS.

ATTACHMENT F

Attachment F – Construction Plans

Please refer to the Exhibits Section of this application for the Water Pollution Abatement Site Plans.

ATTACHMENT G

STOR PARKSIDE - GEORGETOWN
Water Pollution Abatement Plan

Attachment G – Inspection, Maintenance, Repair, and Retrofit Plan

This document has been prepared to provide a description and schedule for the performance of maintenance on permanent pollution abatement measures. Maintenance measures to be performed will be dependent on what permanent pollution abatement measures are incorporated into the project. The project specific water pollution abatement plan should be reviewed to determine what permanent pollution abatement measures are incorporated into a project.

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions.

Where a project is occupied by the owner, the owner may provide for maintenance with his own skilled forces or contract for recommended maintenance of Permanent Best Management Practices. Where a project is occupied or leased by a tenant, the owner shall require tenants to contract for such maintenance services either through a lease agreement, property owners' association covenants, or other binding document.

I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

I, the owner, have read and understand the requirements of the attached Maintenance Plan and Schedule.

09.23.2024

Hunter Kingman
~~HIXON PROPERTIES~~ VICE PRESIDENT
HPI PARKSIDE STORAGE, L.L.C.

Date

INSPECTION AND MAINTENANCE SCHEDULE
FOR
PERMANENT POLLUTION ABATEMENT MEASURES

Recommended Frequency	***Task to be Performed***
	1
Annually*	√

Inspections to occur every three months during construction and the first year of operation. For the second and subsequent years post construction, the inspection and cleaning is annual.
√ Indicates maintenance procedure that applies to this specific site.

See description of maintenance task to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather-related conditions but may not be altered without TCEQ approval. Inspection frequency in subsequent years is based on the maintenance plan developed in the first year but must occur annually at a minimum.

A w*ritten record will be kept of inspection results and maintenance performed.*

Task No. & Description	***Included in this project***	
1. Maintenance	**Yes**	~~No~~

Maintenance

An Aqua-Filter™ Inspection & Maintenance Manual is provided for each site delivery. The disposal of captured material and spent filter media is periodically needed to ensure proper functionality of the Aqua-Filter™ system. Maintenance cycles are ultimately dependent on site-specific pollutant loading conditions.

Fresh perlite filter media is white in color. The replacement of filter containers is generally needed if the perlite filter media is observed to exhibit a dark brown or black color, and/or if a noticeable excessive accumulation of sediment, oil or other materials occurs across the filter bed. Upon installation and uring construction, AquaShield™ recommends that the Aqua-Filter™ system be inspected every three months and the system be cleaned as needed. The HDS chamber should be inspected and cleaned at the end of construction regardless of whether it has reached its sediment or oil storage capacity. The HDS chamber relies on a single treatment and storage chamber which allows easy and open access from the surface to facilitate inspections and maintenance. There are no hidden or “blind” chambers in the HDS chamber.

During the first-year post-construction, the Aqua-Filter™ should again be inspected every three months and cleaned as needed. The unit should be inspected and cleaned once annually regardless of whether it has reached its sediment or floatable pollutant storage capacity. For the second and subsequent years post-construction, the Aqua-Filter™ can be inspected and cleaned once annually if the system did not reach full sediment or floatable pollutant capacity in the first-year post-construction. If the Aqua-Filter™ reached full sediment or floatable pollutant capacity in less than 12 months in the first-year post-construction, the system should be inspected once every six months and cleaned as needed. AquaShield™ recommends that bypass structures should also be inspected whenever the Aqua-Filter™ is inspected and maintained as needed. The filter media containers are the only components of the facility that require replacement.

Filter replacement activities can be performed without the on-site assistance of an AquaShield™ representative. AquaShield™ does not operate a maintenance service fleet, but on request can assist stakeholders to arrange for maintenance events. AquaShield™ further recommends that confined space entry techniques be used to perform tasks associated with filter replacement or entry to the filtration chamber for any other reason. Maintenance of the HDS chamber can be performed from the surface without entry.

Typically, the spent filter media and sediment do not require special waste handling or disposal permits. AquaShield™ recommends that all materials removed during the maintenance process be handled and disposed of in accordance with all applicable state and local guidelines. Depending on the influent pollutant characteristics of the facility drainage area, it may be appropriate to perform Toxicity Characteristics Leaching Procedure (TCLP) analyses on representative samples of the spent filter media to ensure that the handling and disposition of materials complies with all locally applicable environmental regulations. A properly permitted (e.g., lined) landfill will commonly accept materials recovered from a stormwater treatment system.

Essential elements of a maintenance event include the replacement and disposal of the filter media containers and vacuuming of floatable pollutants and sediment from the HDS and filtration chambers. Provided that there are no significant access restrictions to the facility, it is considered that a system inspection should not exceed one hour. Two scenarios for Aqua-Filter™ maintenance events are likely. The first and most common scenario provides for cleaning both components of the Aqua-Filter TM by utilizing a vacuum truck and replacing the filter media containers. It is estimated that on-site tasks associated with this scenario would require approximately one to twohours with a minimum two-man crew to meet confined space entry criteria. The second maintenance event scenario provides only for the cleaning of the HDS and filtration chambers by use of a vacuum truck; but, no replacement of the filter media containers. It is estimated that the on-site activities for the second scenario would require approximately one hour or less and could be performed by a one- or two-man crew, depending on whether entry to the filtration chamber is performed.

ATTACHMENT I

Attachment I – Measures for Minimizing Surface Stream Contamination

Any points where discharge from the site is concentrated and erosive velocities exist will include appropriately sized energy dissipators to reduce velocities to non-erosive levels.

AGENT AUTHORIZATION FORM (TCEQ-0599)

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

I C. Hunter Kingman,
Print Name

Vice President,
Title - Owner/President/Other

of HPI Parkside Storage, L.L.C.,
Corporation/Partnership/Entity Name

have authorized Pape-Dawson Consulting Engineers, LLC.
Print Name of Agent/Engineer

of **Pape-Dawson Consulting Engineers, LLC**
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

09.23.2024
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Co Hunter Kingman 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 23 day of Sept, 2024

NOTARY PUBLIC

Marsha M. Michelson
Typed or Printed Name of Notary

MARSHA M MICHELSON
Notary Public, State of Texas
Comm. Expires 03-25-2027
NOTARY ID =: 607949-6

MY COMMISSION EXPIRES: 3/25/2027

APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Stor Parkside - Georgetown
Regulated Entity Location: Southeast of the Parkside Pkwy & Kyle Joseph Dr intersection
Name of Customer: HPI Parkside Storage, L.L.C.
Contact Person: C. Hunter Kingman Phone: (210)225-3053
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.501 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 10/18/24

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

POLLUTANT LOAD AND REMOVAL CALCULATIONS

STOR PARKSIDE - GEORGETOWN

Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Existing Impervious Cover (ac.)	Proposed Impervious Cover (ac.)	PBMP	Required TSS Removal Annually, 80% (lbs)	Required TSS Removal Annually, 85% (lbs)	TSS Removed Annually (lbs)
A To BMP	1.71	0.11	1.53	Aqua Filter "A1"	1237	1,314	1,563
B Uncaptured	0.20	0.00	0.18	Aqua Filter "A1"	157	167	0
TOTAL	**1.91**	**0.11**	**1.71**	---	**1,394**	**1,481**	**1,563**

NOTE: *Legal Limit of Project (Tract Area) = 2.50-acres*
Project Limits (Limits of Construction) = 2.71-acres

Texas Commission on Environmental Quality

TSS Removal Calculations for Aqua-Filter

Project Name: Stor Parkside
Date Prepared: 10/17/2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

where:

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

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

County =		Williamson	
Total project area included in plan * =		2.50	acres
Predevelopment impervious area within the limits of the plan * =		0.11	acres
Total post-development impervious area within the limits of the plan * =		1.71	acres
Total post-development impervious cover fraction * =		0.68	
P =		32	inches
$L_{M\ TOTAL\ PROJECT}$ =		1394	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.71	acres
Predevelopment impervious area within drainage basin/outfall area =	0.11	acres
Post-development impervious area within drainage basin/outfall area =	1.53	acres
Post-development impervious fraction within drainage basin/outfall area =	0.90	
$L_{M\ THIS\ BASIN}$ =	1237	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Aqua-Filter	
Removal efficiency =	92	percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	1.71	acres
A_I =	1.53	acres
A_P =	0.18	acres
L_R =	1563	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1481 lbs.

F = 0.95

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

Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	11806	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1203	
Total Capture Volume (required water quality volume(s) x 1.20) =	7221	cubic feet

7. Aqua-Filter Flow Sizing

C = runoff coefficient for the drainage area =	0.81	
i = design rainfall intensity =	1.10	in/hour
A = drainage area in acres =	1.71	acres
Required Water Quality Flow for Aqua-Filter =	1.53	cubic feet per second
Aqua-Filter Model Recommended =	AF-5.4	

CORE DATA FORM
(TCEQ-10400)

TCEQ Use Only

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

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

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

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

SECTION II: Customer Information

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

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

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

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

HPI Parkside Storage, L.L.C.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
805709086	32096803849	33-1352979	

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

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ **Yes** ☒ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

711 Broadway, Suite 250

City	State	ZIP	ZIP + 4
San Antonio	TX	78215	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 225-3053		( ) -

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.*)

HPI Parkside Storage, L.L.C.

23. Street Address of the Regulated Entity: *(No PO Boxes)*	654 CR 176							
	City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Southeast of the Parkside Pkwy and Kyle Joseph Dr intersection, approximately 820ft south of RM 2243.

26. Nearest City	**State**	**Nearest ZIP Code**
Georgetown	TX	78628

27. Latitude (N) In Decimal:	30.59345		**28. Longitude (W) In Decimal:**	-97.773197	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	36.42	97	46	23.509

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4225			

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

Storage Unit Rental

34. Mailing Address:	**654 CR 176**							
	City	**Georgetown**	**State**	**TX**	**ZIP**	**78628**	**ZIP + 4**	
35. E-Mail Address:	**cbrown@hixonprop.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 225-3053		**( ) -**

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

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

SECTION IV: Preparer Information

40. Name:	Jean Autrey, P.E., CESSWI	**41. Title:**	Project Manager

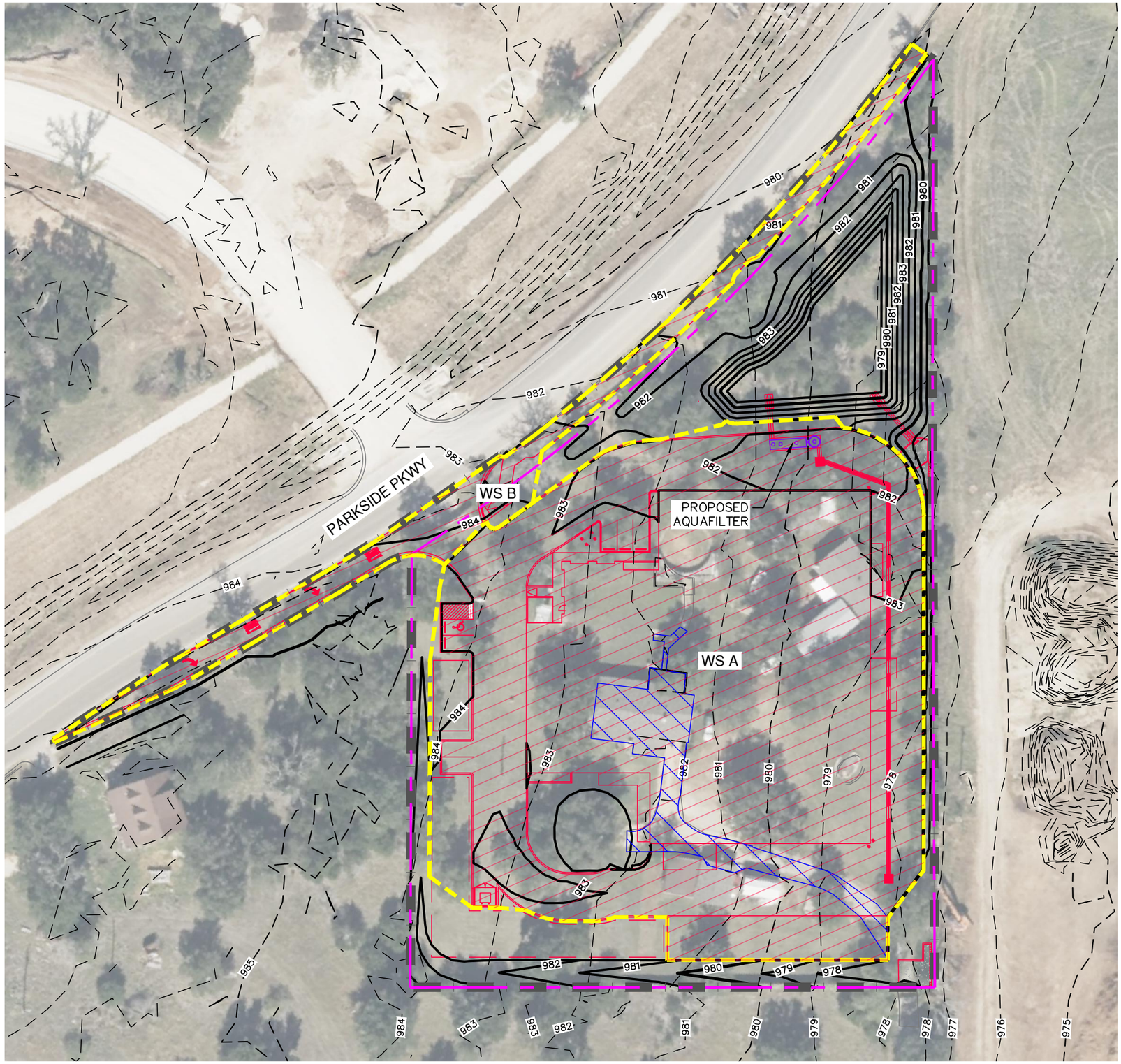
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 375-9000		( ) -	jautrey@pape-dawson.com

SECTION V: Authorized Signature

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

Company:	Pape-Dawson Consulting Engineers, LLC	**Job Title:**	Vice President		
Name *(In Print):*	Andrew Belton			**Phone:**	(210) 375- **9000**
Signature:				**Date:**	10/18/24

EXHIBITS



SCALE: 1"= 60'

60' 0' 30' 60'

LEGEND

- PROPERTY LINE (2.501 AC)
- WATERSHED
- LIMITS OF CONSTRUCTION (2.709 AC)
- MINOR CONTOURS
- MAJOR CONTOURS
- PROPOSED IMPERVIOUS COVER
- EXISTING IMPERVIOUS COVER

WATERSHED A (TO BMP)
A=1.710 AC
EXISTING IC=0.111 AC
PROPOSED IC=1.532 AC

WATERSHED B (UNCAPTURED)
A=0.195 AC
EXISTING IC=0.000 AC
PROPOSED IC=0.180 AC

TOTAL INCREASE IC
(1.532+0.180) – 0.111 = 1.712AC
INCREASE TO BMP = 1.421AC
INCREASE UNCAPTURED = 0.180AC

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

STOR PARKSIDE
GEORGETOWN, TEXAS
NET IMPERVIOUS COVER

JOB NO. 13422-01
DATE OCT 2024
DESIGNER AG
CHECKED TK
DRAWN AG
SHEET EXH

Date: October 9, 2024, 10:32 AM – User ID: AGuerra
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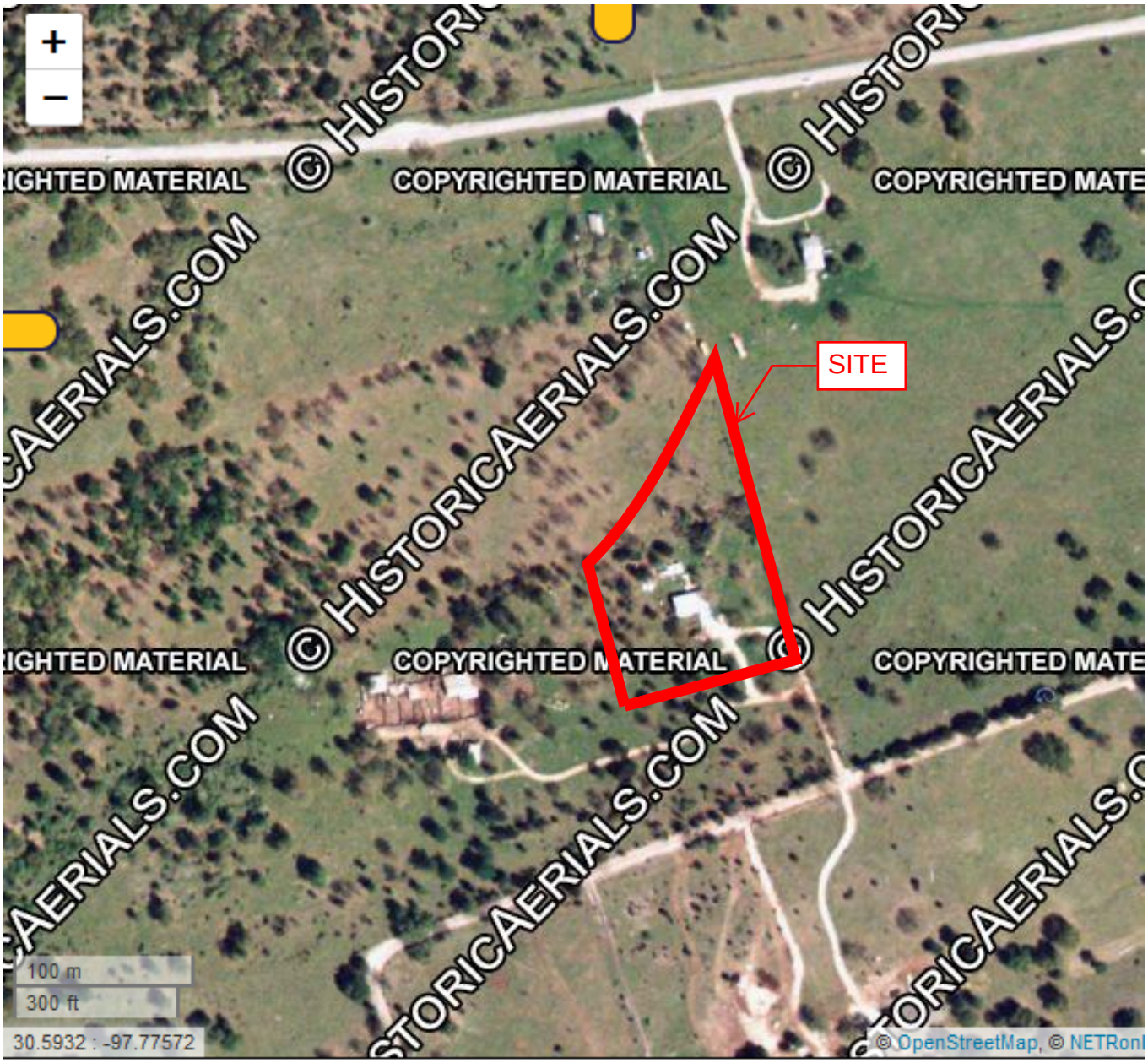
SITE
© HISTORICAERIALS.COM
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100 m
300 ft
30.5932 : -97.77572
© OpenStreetMap, © NETRon

SCALE: 1"= 60'

60' 0' 30' 60'

LEGEND

- PROPERTY LINE (2.501 AC)
- LIMITS OF CONSTRUCTION (2.709 AC)
- STRUCTURES/ROOFTOPS (0.814AC)
- PARKING (0.781AC)
- OTHER PAVED SURFACES (0.117AC)

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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

STOR PARKSIDE
GEORGETOWN, TEXAS
WPAP APP FORM PLAN

JOB NO. 13422-01
DATE OCT 2024
DESIGNER AG
CHECKED TK
DRAWN AG
SHEET EXH

Date: October 9, 2024, 10:35 AM - User ID: AGuerra
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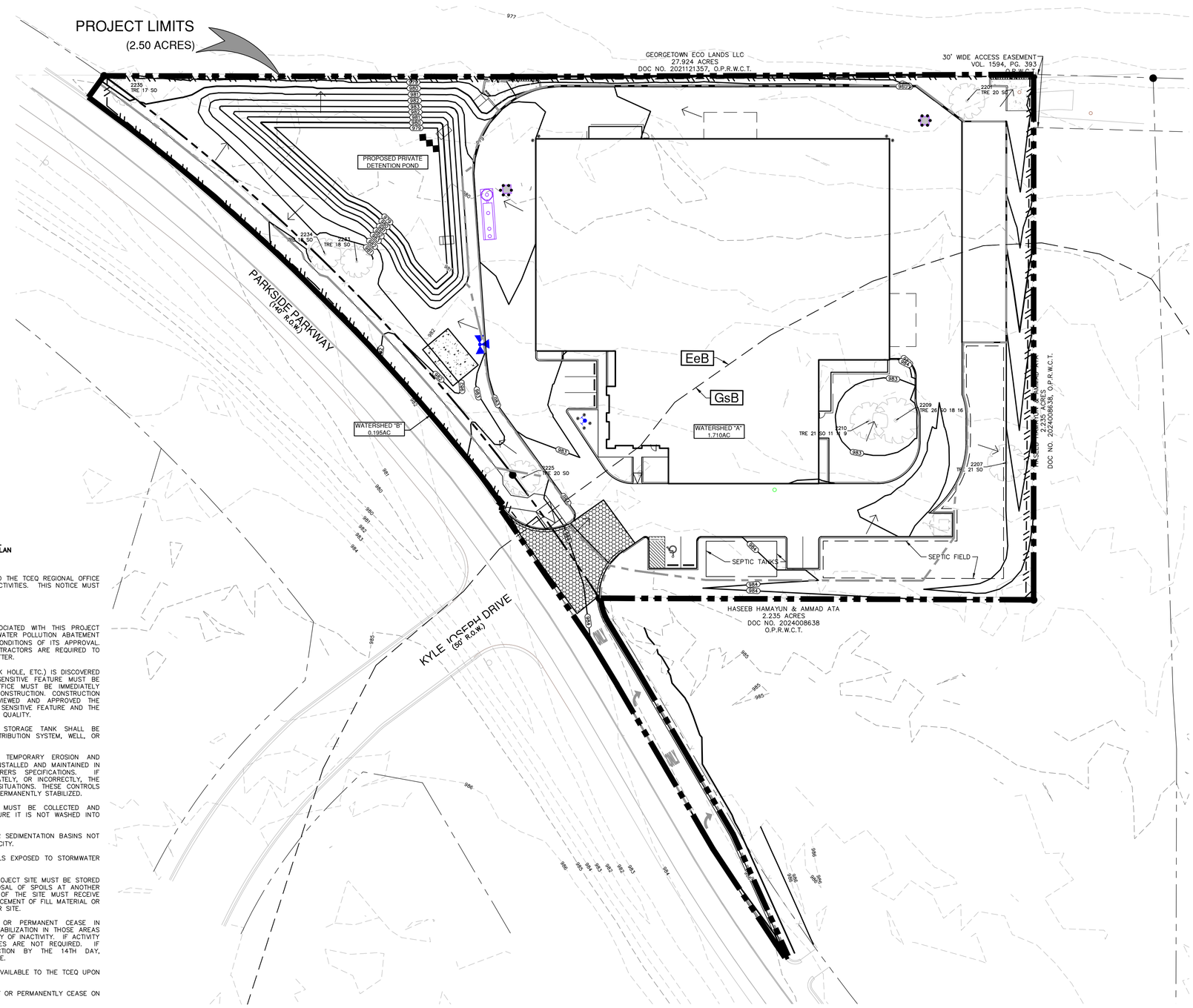

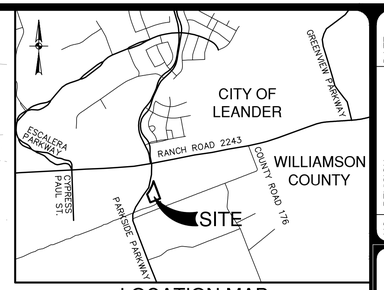

LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:

HPI PARKSIDE STORAGE AT RM 2243
A 2.500 AC. SUBD. LOCATED IN THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, GEORGETOWN, WILLIAMSON CO., TX

ADDRESS:

654 PARKSIDE PARKWAY (CR 176)
GEORGETOWN, TX 78628

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROJECT LIMITS / PROPERTY LINE
- SOIL TYPE LIMITS
- 976 EXISTING CONTOUR
- 970 PROPOSED CONTOUR
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- DRAINAGE AREA
- GsB EeB HYDROLOGIC SOIL GROUP

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. CITY OF GEORGETOWN ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

16. A WILLIAMSON COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY WILLIAMSON COUNTY ROW.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 1

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.

3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.

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

5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.

7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.

8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.

10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
   - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
   - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
   - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BLDG A, RM 179
AUSTIN, TEXAS 78753
PHONE (512) 339-2929
FAX (512) 339-3795

NO.	REMSON	DATE
1	PERMIT COMMENTS	08/14/24
2	PERMIT COMMENTS II	10/07/24

10/18/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STOR PARKSIDE PKWY
GEORGETOWN, TEXAS

TEMPORARY WATER POLLUTION ABATEMENT PLAN

PLAT NO. 2024-8-PFP
JOB NO. 13422-01
DATE OCTOBER 2024
DESIGNER ES
CHECKED TK DRAWN ES
SHEET C0.21

Date: Oct 18, 2024, 3:55pm User ID: AGuerra
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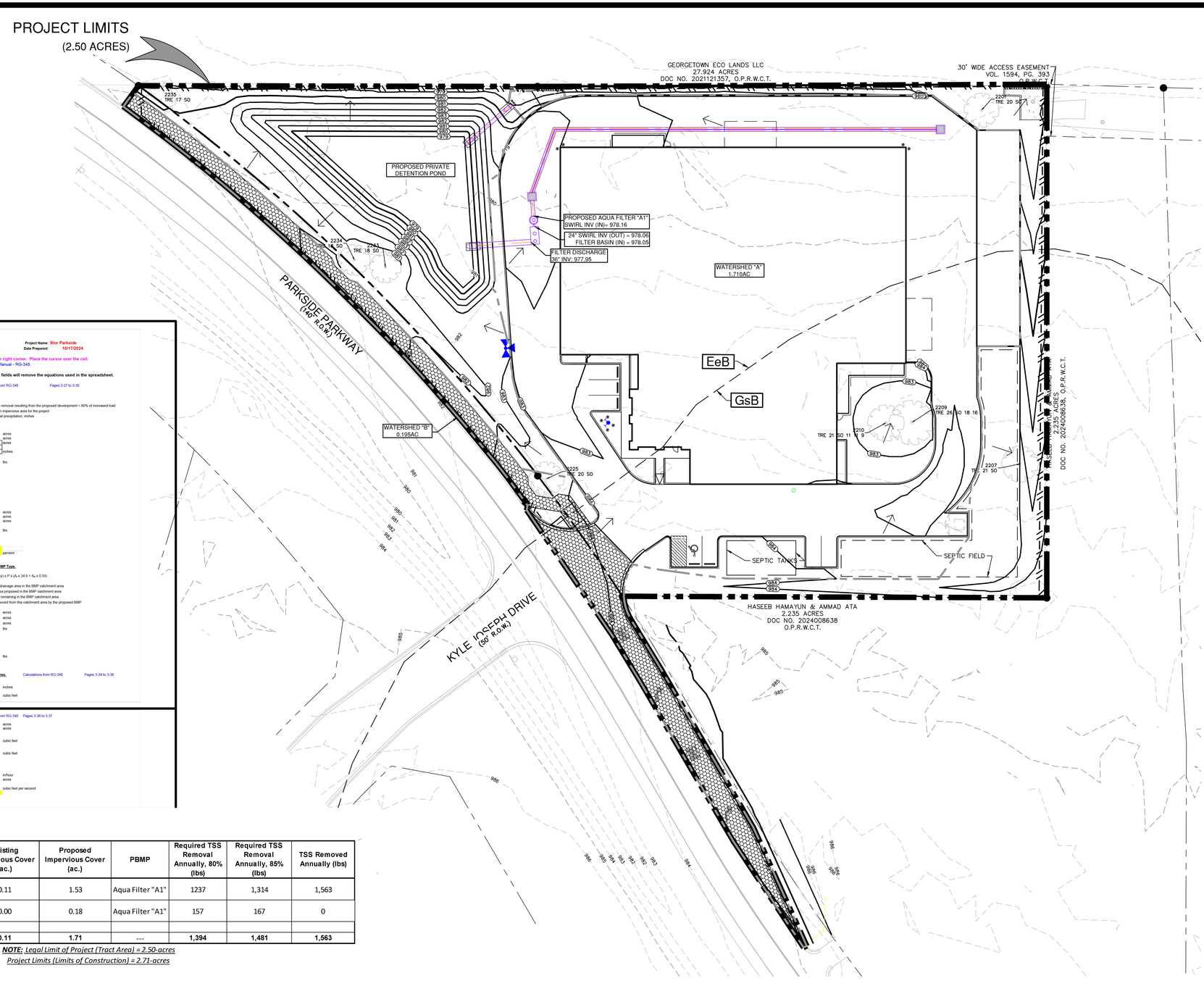
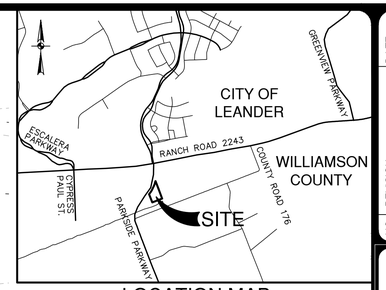




LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:

HPI PARKSIDE STORAGE AT RM 2243
A 2.500 AC. SUBD. LOCATED IN THE JOHN T. CHURCH SURVEY, ABSTRACT NO. 140, GEORGETOWN, WILLIAMSON CO., TX

ADDRESS:

654 PARKSIDE PARKWAY (CR 176)
GEORGETOWN, TX 78628

SCALE: 1"= 20' 0' 20' 40' 60'

LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- SOIL TYPE LIMITS
- 976 EXISTING CONTOUR
- 976 PROPOSED CONTOUR
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- DRAINAGE AREA
- UNCAPTURED IMPERVIOUS COVER
- EeB EKRANT STONY CLAY
- GsB GEORGETOWN STONY CLAY LOAM
- PROTECTED TREE WITH DRIP & SOIL PROTECTION (SEE TREE PRES. PLAN)
- CRITICAL ROOT ZONE

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.

2.) DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.

3.) FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.

4.) PERMANENT BMP'S FOR THIS SITE INCLUDE A AQUA FILTER. THESE PERMANENT BMP'S HAVE BEEN DESIGNED TO REMOVE AT LEAST 85% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 2.86 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).

5.) TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.0% TO 3.0%

PERMANENT POLLUTION ABATEMENT MEASURES:

1.) SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.

2.) A AQUA FILTER WILL SERVE AS THE PERMANENT BEST MANAGEMENT PRACTICE (BMP) FOR DRAINAGE AREAS "A" & "B".

3.) ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.

NOTES:

1.) CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.

2.) ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

Texas Commission on Environmental Quality

TSS Removal Calculations for Aqua-Filter

Project Name: Stor Parkside
Date Prepared: 10/17/2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

	County =	Williamson	
Total project area included in plan * =		2.50	acres
Predevelopment impervious area within the limits of the plan * =		0.11	acres
Total post-development impervious area within the limits of the plan * =		1.64	acres
Total post-development impervious cover fraction * =		0.66	
	P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ * =		1394	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.71	acres
Predevelopment impervious area within drainage basin/outfall area =	0.11	acres
Post-development impervious area within drainage basin/outfall area =	1.53	acres
Post-development impervious fraction within drainage basin/outfall area =	0.90	
$L_{M\ THIS\ BASIN}$ * =	1237	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Aqua-Filter
Removal efficiency = 92 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (BMP\ efficiency) \times P \times (A_N \times 34.6 + A_P \times 0.54)$

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

A_C =	1.71	acres
A_I =	1.53	acres
A_P =	0.18	acres
L_R =	1563	lbs

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

Desired $L_{M\ THIS\ BASIN}$ * = 1481 lbs.

F = 0.95

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

Rainfall Depth =	2.65	inches
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	11806	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	2361	
Total Capture Volume (required water quality volume(s) x 1.20) =	14167	cubic feet

7. Aqua-Filter Flow Sizing

C = runoff coefficient for the drainage area =	0.81	
I = design rainfall intensity =	5.10	in/hour
A = drainage area in acres =	1.71	acres
Required Water Quality Flow for Aqua-Filter =	1.12	cubic feet per second
Aqua-Filter Model Recommended =	AF-5.4	

STOR PARKSIDE - GEORGETOWN

Treatment Summary by Watershed

Watershed	Total Watershed Area (ac.)	Existing Impervious Cover (ac.)	Proposed Impervious Cover (ac.)	PBMP	Required TSS Removal Annually, 80% (lbs)	Required TSS Removal Annually, 85% (lbs)	TSS Removed Annually (lbs)
A To BMP	1.71	0.11	1.53	Aqua Filter "A1"	1237	1,314	1,563
B Uncaptured	0.20	0.00	0.18	Aqua Filter "A1"	157	167	0
TOTAL	**1.91**	**0.11**	**1.71**	---	**1,394**	**1,481**	**1,563**

***NOTE:** Legal Limit of Project (Tract Area) = 2.50-acres*
Project Limits (Limits of Construction) = 2.71-acres

NO.	REMSON	DATE
1	PERMIT COMMENTS	08/14/24
2	PERMIT COMMENTS II	10/07/24

10/21/2024
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

STOR PARKSIDE PKWY
GEORGETOWN, TEXAS
PERMANENT WATER POLLUTION ABATEMENT PLAN

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES–STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

PLAT NO. 2024-8-PFP
JOB NO. 13422-01
DATE OCTOBER 2024
DESIGNER ES
CHECKED TK DRAWN ES
SHEET C0.22

Date: Oct 21, 2024, 2:56pm User ID: AGuerra
File: P:\134\22\01\Design\Civil\PM-1342201.dwg

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10 – 20%
	100 FEET	1 ACRE	20 – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES

DRAWING NAME: EC01 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

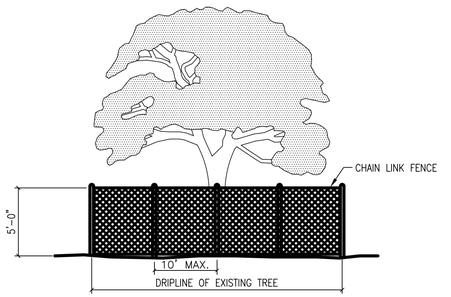
1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, REQUEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4") BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES

DRAWING NAME: EC01A | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

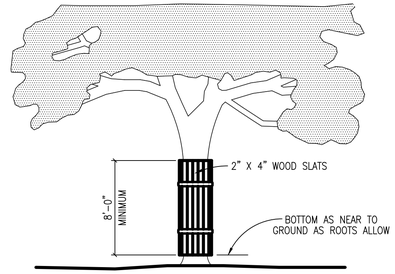
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE

DRAWING NAME: EC09 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
7. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

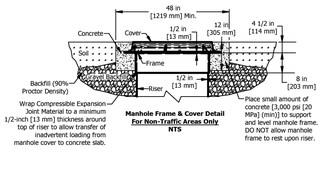
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS

DRAWING NAME: EC10 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

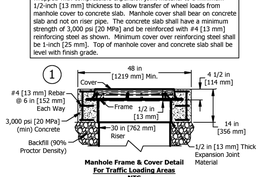
Aqua-Filter Polymer Coated Steel (PCS)
Stormwater Treatment System

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.



Manhole Frame & Cover Detail For Non-Traffic Areas Only NTS

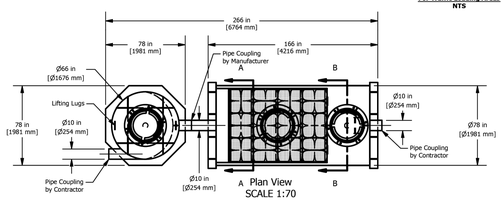
If traffic loading (HS-25) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1/2-inch [13 mm] thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch [25 mm]. Top of manhole cover and concrete slab shall be level with finish grade.

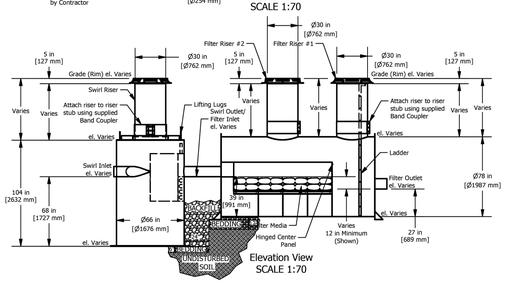


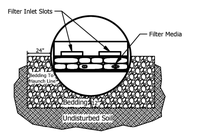
Manhole Frame & Cover Detail For Traffic Loading Areas NTS

Please see accompanied Aqua-Filter specification notes. See Site Plan for actual system orientation.

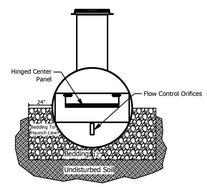
(1) As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [365 mm] thickness must be maintained.



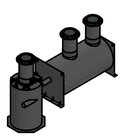




SECTION A-A
SCALE 1:70

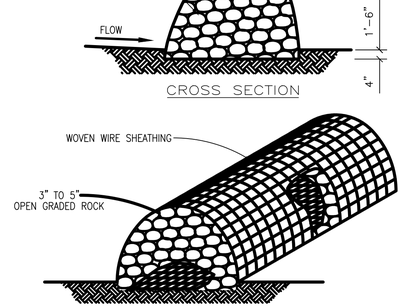


SECTION B-B
SCALE 1:70



Projected View
SCALE 1:150

AquaShield WATER TREATMENT SOLUTIONS	Aqua-Filter Stormwater Filtration System AF-5.4 STD	Structure #:	AF-5.4 STD	Rvwed / Rvw. Date
2733 Kanasita Drive, Suite 111, Chattanooga, TN 37343	Aqua-Filter Stormwater Filtration System Standard Detail	Drawn By:	CWatson	
Phone (888) 344-9044 Fax (423) 826-2112		Scale:	As Shown	
www.aquashieldinc.com		Date:	10/21/2024	
		U.S. Patent No. 6524473 and other Patent Pending		



INSTALLATION:

- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

DRAWING NAME: EC03 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

NO.	REVISION	DATE
2	PERMIT COMMENTS 1	10/07/24

10/21/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STOR PARKSIDE PKWY
GEORGETOWN, TEXAS
STORM WATER POLLUTION PREVENTION DETAILS

PLAT NO. 2024-8-PFP
JOB NO. 13422-01
DATE OCTOBER 2024
DESIGNER ES/JV
CHECKED TK DRAWN ES/JV
SHEET C0.31

Date: Oct 21, 2024, 3:15pm User ID: AGuerra
File: P:\134\22\01\Design\Civil\TPDT-134201.dwg