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F-678

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Contributing Zone Plan

For

McDonald's 042-3514

Ranch Road 2338 / Ronald Reagan Blvd.,
Georgetown, Texas 78633

Prepared By:
Bleyl Engineering

January 2025

Texas Reg No F-678

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Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: McDonald's 042-3514						**2. Regulated Entity No.:**			
3. Customer Name: McDonalds Real Estate Company						**4. Customer No.:** CN603950866			
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):**			1.32
9. Application Fee:	$4,000.00		**10. Permanent BMP(s):**						
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**					None	
13. County:	Williamson		**14. Watershed:**					Berry Creek Watershed	

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	__
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 X 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. Jason Rodgers
Print Name of Customer/Authorized Agent 12/31/2024
Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jason Rodgers

Date: 12-31-2024

Signature of Customer/Agent:

Regulated Entity Name: McDonald's 042-3514

Project Information

1. County: Williamson
2. Stream Basin: Berry Creek
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Rowdy Durham
   Entity: McDonalds Real Estate Company
   Mailing Address: 111 N Carpenter St.
   City, State: Chicago, IL Zip: 60607
   Telephone: 254-205-0418 Fax: _____
   Email Address: rowdy.durham@us.mcd.com

5. Agent/Representative (If any):

   Contact Person: Jason Rodgers
   Entity: Bleyl Engineering
   Mailing Address: 7701 San Felipe Blvd., Ste. 200
   City, State: Austin, TX Zip: 78729
   Telephone: 512-454-2400 Fax: _____
   Email Address: jrodgers@bleylengineering.com

6. Project Location:

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

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

   Located at Ranch Road 2338 & Ronald Reagan Blvd, Georgetown, Texas 78633

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

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

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

    ☐ Existing commercial site
    ☐ Existing industrial site
    ☐ Existing residential site

☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 1.32 Acres

Total disturbed area: 1.32 Acres

14. Estimated projected population: NA

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	3,799	÷ 43,560 =	0.087
Parking	31,438	÷ 43,560 =	0.722
Other paved surfaces	1,107	÷ 43,560 =	0.025
Total Impervious Cover	925,933	÷ 43,560 =	0.83

Total Impervious Cover 0.83 **÷ Total Acreage** 1.32 **X 100 =** 63**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

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

For Road Projects Only

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

☐ N/A

18. 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.

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

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

21. Pavement Area:

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.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the Liberty Hill WW (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 20'.

35. 100-year floodplain boundaries:

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

    ☒ 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): FEMA FIRM Panel #48491C0275E, dated 09-26-2008.

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

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

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

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

    ☒ N/A

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

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

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

    ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☐ Signed by the owner or responsible party
    ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
    ☐ Contains a discussion of record keeping procedures

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

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

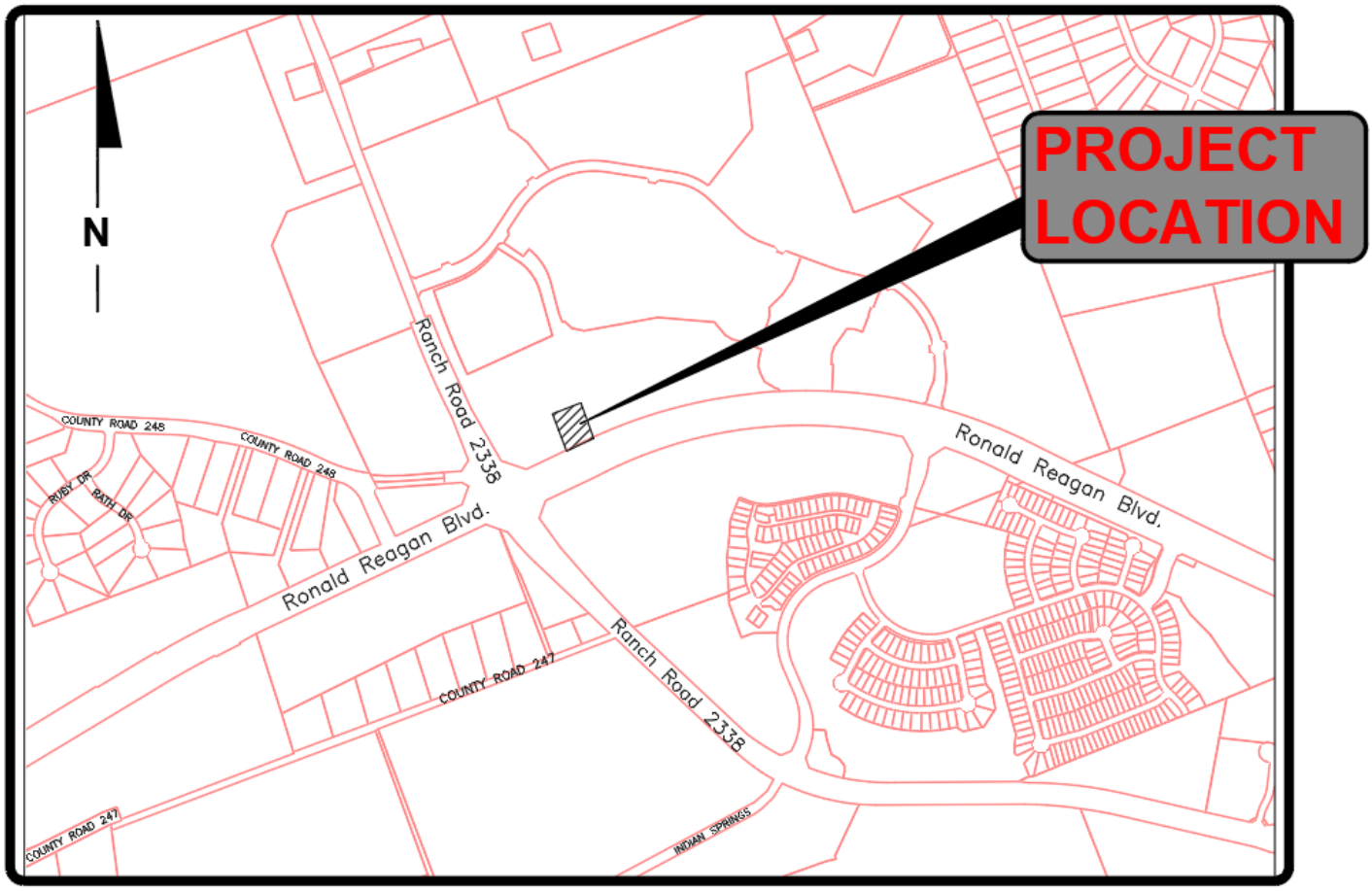
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Road Map

Contributing Zone Plan Attachment A

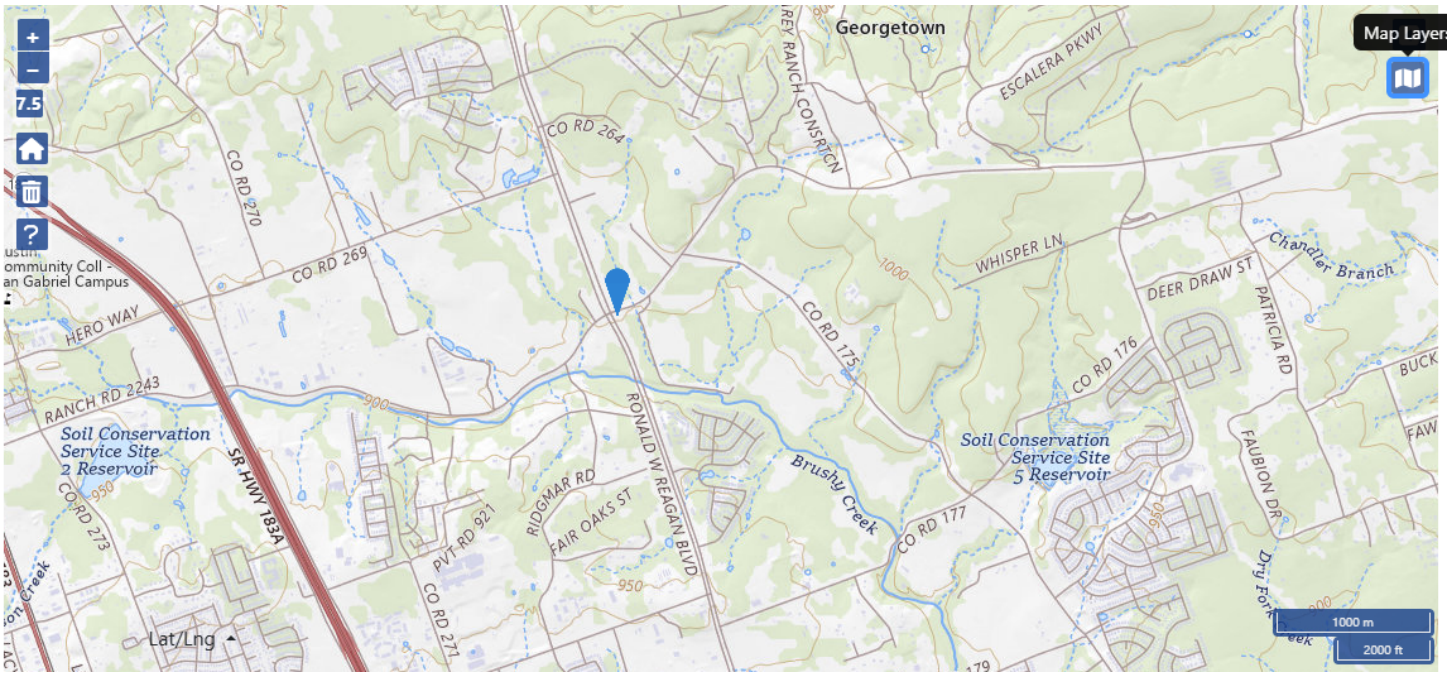


Project Location Map

Scale: 1" = 1000'

USGS Quadrangle Map

Contributing Zone plan: Attachement B



Project Description

Contributing Zone Plan – Attachment C

General Information

The 1.315-acre property is located east of the intersection of Ranch Road 2338 & Ronald Reagan Boulevard. The site is located on Lot 7, Block A, Parmer Ranch Phase 16 Subdivision, 1.315 Acres, Doc. Number 2024040192 O.P.R.W.C.TX. This project site is within the Edwards Aquifer Contributing Zone. This project is located within the Berry Creek Watershed. No Portion of the Property is within a designated flood hazard zone area, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48491C0275E City of Georgetown, Texas Dated September 26, 2008.

Existing Conditions

The project site is undeveloped. Site vegetation consists of shrubbery and native grasses. The adjacent Parmer Ranch Marketplace (EAPP ID: 11003669) constructed a water quality and detention pond that accommodates the runoff from this site in post-development conditions. The runoff will be captured by the existing storm sewer network provided by the Parmer Ranch Marketplace. There is an existing shared access drive along the west property line constructed by the Parmer Ranch Marketplace for the use of future developments within the subdivision.

Proposed Project

This project proposes the construction of 3,655 sq. ft. (GSF) fast food restaurant. Other proposed improvements include parking spaces, internal driveways, water and wastewater services. The proposed impervious cover is 63%. All access to the site will be onto the private shared access drives.

Water Quality

All stormwater runoff from this site will be directed via the existing storm sewer network to the water quality and detention pond provided by Parmer Ranch Marketplace. The water quality pond is sized to treat the loads assumed for 69.2% of impervious cover for this site.

Drainage

The site was analyzed with one drainage area for the post-developed condition. Discharge from area Pro 1 leaves the site entering the storm sewer collection system provided by the Parmer Ranch Marketplace plans. Parmer Ranch Marketplace assumed 69.2% of impervious cover for our site and McDonalds is proposing 63% of impervious cover. All stormwater runoff from this site will be directed via the existing storm sewer network to the water quality and detention pond provided by Parmer Ranch Marketplace. The summaries of the hydraulic data are included on the construction drawings and demonstrate compliance with City of Georgetown design criteria with respect to stormwater discharge and conveyance from NOAA Atlas 14 rainfall data.

Based on the hydrologic analysis performed with the Parmer Ranch Marketplace plans and the results presented in this report, the proposed McDonald's will result in no negative effect on the downstream system and pond. The tables below show the drainage summary for the proposed condition.

Proposed Drainage Summary

Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (*cfs*)			
	acres	*sq mi*	*acres*	*%*	*acres*	*%*	*mins*	*mins*		*2-yr*	*10-yr*	*25-yr*	*100-yr*
Pro 1	1.62	0.0025	0.83	51.50	0.79	48.50	5.00	3.00	89	34.33	54.43	67.25	89.17
Pro 2	1.16	0.0018	0.05	4.31	1.11	95.69	5.97	3.58	81	3.65	6.90	9.05	12.70

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 27, 2023

Mr. Milo Burdette
Parmer Ranch Retail, Ltd.
901 S MoPac Expwy, Barton Oaks Plaza II, Ste 550
Austin, Texas 78746

Re: Approval of a Contributing Zone Plan (CZP)
Parmer Ranch Commercial; Located NE of Ronald Reagan Blvd and RR 2338;
Georgetown, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003669, Regulated Entity No. RN111786760

Dear Mr. Burdette:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Kimley-Horn and Associates on behalf of the applicant, Parmer Ranch Retail, Ltd. on August 7, 2023. Final review of the application was completed after additional material was received on October 19, 2023 and October 25, 2023.

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

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

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

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 30.94 acres. The project will include mass grading, 3 buildings with parking, drives, and utilities. Demolition of an existing gravel road, curb, sidewalk, and pavement is also proposed. The impervious cover will be 17.24 acres (55.7 percent). Project wastewater will be disposed of by conveyance to the existing Pecan Branch Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one wet basin (Pond A) and two batch detention basins (Ponds B and C), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be construction to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 15,006 pounds of TSS generated from the 17.24 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

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

removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

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

<u>After Completion of Construction:</u>

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

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

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Joshua Vacek of the Edwards Aquifer Protection Program at 210-403-4028 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

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

LIB/jv

cc: Mr. Ryan Taylor, P.E., Kimley-Horn and Associates

Factors Affecting Surface Water Quality

Contributing Zone Plan – Attachment D

Runoff from the proposed improvements is conveyed through a storm sewer system through the site to an offsite wet pond constructed by Parmer Ranch (EAPP ID: 11003669).

Specific factors that affect water quality are as follows:

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

Volume and Character of Stormwater

Contributing Zone Plan – Attachment E

Volume

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

Drainage Summary													
Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (*cfs*)			
	acres	*sq mi*	*acres*	*%*	*acres*	*%*	*mins*	*mins*		*2-yr*	*10-yr*	*25-yr*	*100-yr*
Ex 1	1.31	0.0020	0.00	0.00	1.31	100.00	13.13	7.88	80	2.99	5.68	7.47	10.39
Pro 1	1.31	0.0020	0.83	63.69	0.48	36.31	5.00	3.00	91	5.80	9.31	11.55	15.18

A drainage area map included in the attached plans graphically represents the above tabulated drainage areas.

Water Quality

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

Suitability Letter from Authorized Agent

Contributing Zone Plan – Attachment F

This attachment is not applicable to this project.

Alternative Secondary Containment Methods

Contributing Zone Plan – Attachment G

This attachment is not applicable to this project.

AST Containment Structure Drawings

Contributing Zone Plan – Attachment H

This attachment is not applicable to this project.

20% or Less Impervious Cover Waiver

Contributing Zone Plan - Attachment I

This attachment is not applicable to this project.

BMP's for Upgradient Stormwater

Contributing Zone Plan - Attachment J

This attachment is not applicable to this project.

BMP's for On-site Stormwater

Contributing Zone Plan - Attachment K

Temporary BMPs: Silt fences and rock berms will be placed down-gradient of the disturbed construction area to prevent stormwater from carrying silt off-site. Inlet protection will be placed on top of storm inlets to prevent sediment from entering the storm sewer network. Please see the attached construction plans for the locations of these measures. All areas disturbed during construction will be restored using hydromulch seeding or sod. See Construction Plans.

Permanent BMPs: The permanent BMPs for this project consist of a wet pond located offsite at the intersection of Ranch Road 2338 and Ronald Reagan Blvd designed with the Parmer Ranch Marketplace Plans (EAPP No. 11003669). The water quality pond will treat the runoff from the impervious and developed areas of the property and surrounding pad sites. The total proposed impervious cover after construction will be 0.83 acres.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: McDonalds Parmer Ranch

Date Prepared: 2/3/2025

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

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	1.31	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.83	acres
Total post-development impervious cover fraction * =	0.63	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	722	lbs.

01/21/25

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = Parmer Ranch

Total drainage basin/outfall area =	1.31	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.83	acres
Post-development impervious fraction within drainage basin/outfall area =	0.63	
$L_{M\ THIS\ BASIN}$ =	722	lbs.

BMP's for Surface Streams

Contributing Zone Plan - Attachment L

This attachment is not applicable to this project.

Construction Plans

Contributing Zone Plan - Attachment M

The construction plans have been provided.

ORIGINAL LAYOUT SIZE - 24X36

Site Development Plan
McDonald's 042-3514

28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
City of Georgetown Extra-Territorial Jurisdiction

Revisions/Corrections

No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]	City of Georgetown Approval /Date	Date Imaged

Site Development Data

Engineer:	Bleyl Engineering Contact Person: Jason Rodgers 7701 San Felipe, Suite 200 Austin, Texas 78729 Phone: (512) 454-2400 Email: jrodgers@bleylengineering.com
Landscape Architect:	Blair Landscape Architecture, LLC Contact Person: Will Blair 2028 E. Ben White Blvd #240-7873 Austin, Texas 78741 Phone: (512) 522-8998 Email: will@blairla.com
Legal Description:	Lot 7, Block A, Parmer Ranch Phase 16 Subdivision, 1.315 Acres, Doc. Number 2024040192 O.P.R.W.C.TX. 1.315 Acres

No Portion of the Property is within a designated flood hazard zone area, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48491C0275E City of Georgetown, Texas Dated September 26, 2008

All potable water system components installed after January 4, 2014, shall be essentially "lead free" according to the US Safe Drinking Water Act. Examples are valves (corporation stop, curb stop, and pressure reducing), nipples, bushings, pipe, fittings and backflow preventers. Fire hydrants, tapping saddles and 2 inch and larger gate valves are the only components exempt from this requirement. Components that are not clearly identified by the manufacturer as meeting this requirement either by markings on the component or on the packaging shall not be installed.

Water, Sanitary Sewer, Electric, Stormwater and Garbage
The Georgetown Utility Systems
300 Industrial Ave, #1
Georgetown, TX 78626
(512)930-3640
customercare@georgetown.org

Gas
ATMOS Energy Corporation
3110 N. Interstate 35
Round Rock, Tx 78681
(512)310-3855
www.atmosenergy.com

Electric
Pedernales Electric Cooperative, Inc.
101625 West Highway 29
Liberty Hill, Tx 78642
(800)868-4791
Alexandrea. DuBay@peci.com

Fire
Williamson County Emergency Services District No. 7
PO Box 523
Florence, TX 76527
(254)793-2591
https://wilcoesd7.org

Williamson County Fire Marshal
3189 SE Inner Loop
Georgetown, Tx 78626
www.wilco.org/Departments/Fire-Marshal

Telephone
AT&T
David A. Williams
712 East Huntland, Room 229
Austin, Tx. 78752
(512) 870-4760
DW8132@ATT.COM

Drainage Note:
This project connects to an existing storm sewer network and wet pond located on the adjacent Parmer Ranch Marketplace (2023-24-SDP). The Parmer Ranch Marketplace plans allocates 69.2% of impervious cover to Lot 7. This project proposes 62.9% of impervious cover. The existing storm sewer was adequately sized to convey the developed runoff generated from the proposed site. There are no adversely impacts to the existing storm sewer system and pond.

Edwards Aquifer Note:
This project is located within the Edwards Aquifer Contributing Zone. A CZP has been approved under permit number _____.

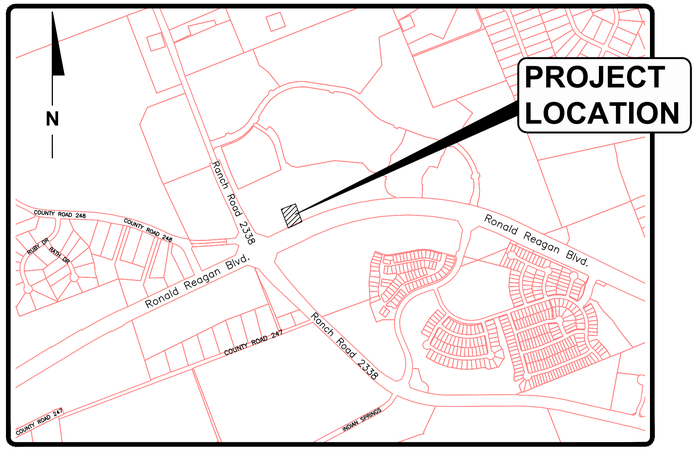
Screening and location of outdoor storage shall comply with Section 8.09 of the UDC.

This lot is subject to the Master Declaration of Covenants, Restrictions and Reciprocal Easements as recorded in Doc #2024045357.

This lot is subject to the Consent Agreement with the City of Georgetown as recorded in Doc #2016001484.

This project is subject to review by Travis County. A Certificate of Compliance has been issued under permit #_____

2024-XX-SDP
Submittal Date: xxx 2024



Project Location Map
Scale: 1" = 1000'

TCEQ Impervious Cover Table	
Limit of Disturbance (AC)	1.32
Total Existing Impervious Cover within Limit of Disturbance (AC)	0.00
Total Proposed Impervious Cover within Limit of Disturbance (AC)	0.83

Impervious Cover Note:
This lot is subject to the allowable impervious cover as dictated by the HEB Marketplace plans (2023-24-SDP). The plan allocates 69.2% of impervious cover to Lot 7. The project proposes 62.9% of impervious cover.

Benchmarks
B.M. #1 - Magnail and Washer Stamped "Langan Benchmark"
Elevation = 990.90'

B.M. #2 - Magnail and Washer Stamped "Langan Benchmark"
Elevation = 991.92'

Legal Description
Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

I Jason K. Rodgers do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code.

I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER
2/3/25

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Plat
3	Existing Conditions
4	Dimensional Control Plan
5	Fire Protection Plan
6	Building Elevations 1
7	Building Elevations 2
8	Photometric Plan
9	Landscape Plan
10	Erosion & Sedimentation Plan & Details
11	Utility Tap Plan
12	Grading and Drainage Plan
13	Drainage Area Maps
14	Shopping Center Drainage Area Map
15	Construction Details

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Georgetown must rely upon the adequacy of the work of the Design Engineer.

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

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

General Notes:
1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1500 gallons per minute are being met by this plan.
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintanance, care, pruning and removal requirements of the UDC.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, bases on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
15. This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where existing overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the Development Engineer.
17. All electric and communication infrastructure shall comple with UDC Section 13.06.
18. The Contractor shall obtain a "Notice of proposed installation of utility line" permit from Williamson County for any work performed in the existing county right-of-way (driveway apron, water main tie-in, Etc.) This permit application will require a liability agreement, a construction cost estimate for work within the right-of-way including pavement repair (if needed), a performance bond, construction plans and, if necessary, a traffic control plan. An inspection fee, and a pre-construction meeting may also be required, depending on the scope of work. The permit will be reviewed and approved by the county engineer, and must also be approved by the Williamson County Commissioners Court if any road closure is involved.

Contractor to notify Digtess prior to commencing construction at 1-800-Digtess

MCD 70462 PARMER RANCH

Revision	Date	By	App	Comment

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

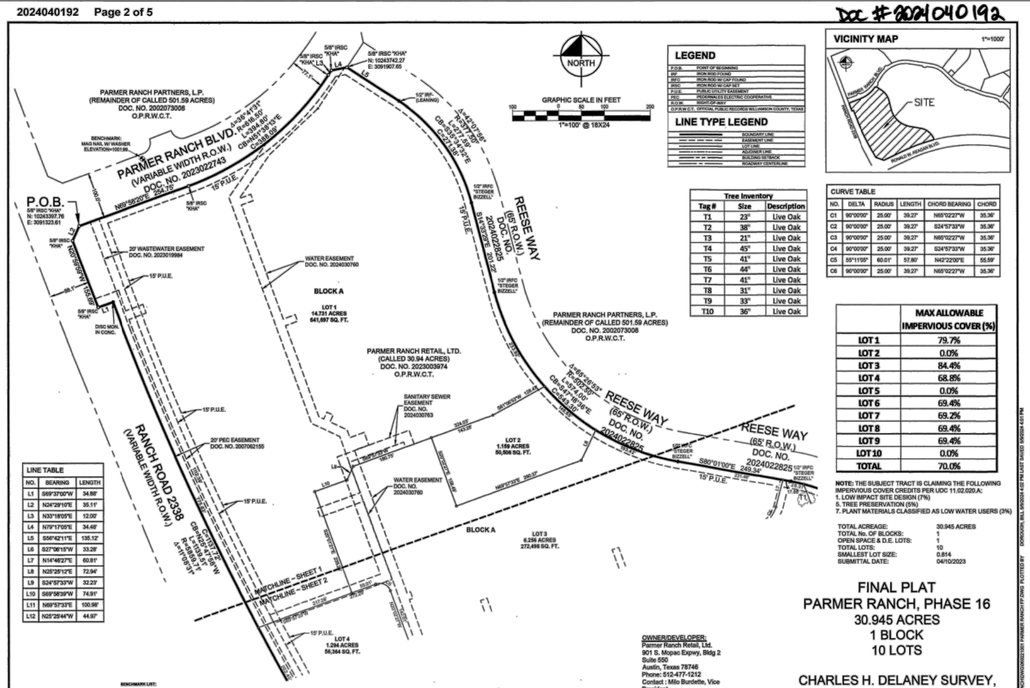
Cover

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER
2/3/25

Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462
Sheet: 1 of 15
2024-XX-SDP

Doc # 2024040192



MAX ALLOWABLE IMPERVIOUS COVER (%)

LOT 1	79.7%
LOT 2	0.0%
LOT 3	84.4%
LOT 4	68.8%
LOT 5	0.0%
LOT 6	69.4%
LOT 7	69.2%
LOT 8	69.4%
LOT 9	69.4%
LOT 10	0.0%
TOTAL	70.0%

NOTE: THE SUBJECT TRACT IS CLAIMING THE FOLLOWING IMPERVIOUS COVER CREDITS PER UDC 11.02.020.A:
1. LOW IMPACT SITE DESIGN (7%)
5. TREE PRESERVATION (5%)
7. PLANT MATERIALS CLASSIFIED AS LOW WATER USERS (3%)

TOTAL ACREAGE: 30.945 ACRES
TOTAL No. OF BLOCKS: 1
OPEN SPACE & D.E. LOTS: 1
TOTAL LOTS: 10
SMALLEST LOT SIZE: 0.814
SUBMITTAL DATE: 04/10/2023

FINAL PLAT
PARMER RANCH, PHASE 16
30.945 ACRES
1 BLOCK
10 LOTS

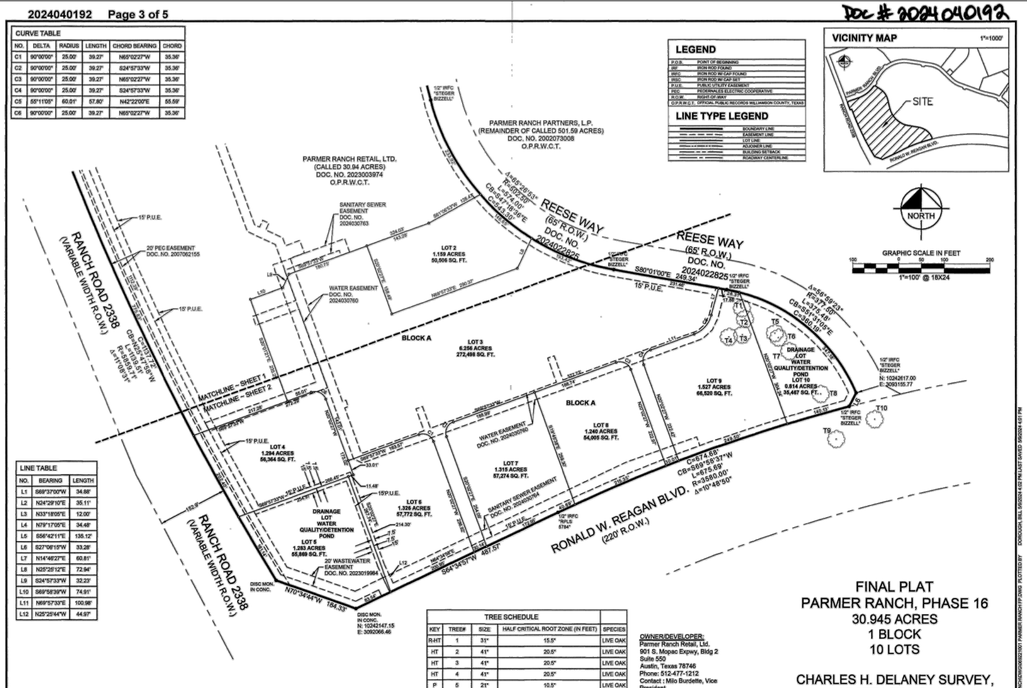
CHARLES H. DELANEY SURVEY,
ABSTRACT NO. 181
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	DRA	MAY 2024	069221001	1 OF 4

CITY PROJECT NO. 2023-20-FP

Doc # 2024040192



FINAL PLAT
PARMER RANCH, PHASE 16
30.945 ACRES
1 BLOCK
10 LOTS

CHARLES H. DELANEY SURVEY,
ABSTRACT NO. 181
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	DRA	MAY 2024	069221001	2 OF 4

CITY PROJECT NO. 2023-20-FP

Doc # 2024040192

WHEREAS Parmer Ranch Partners, LP is the owner of a tract of land situated in the Charles H. Delaney Survey, Abstract No. 181, Williamson County, Texas and being all of that called 30.94 acre tract of land described in deed to Parmer Ranch Retail, Ltd., as recorded in Document Number 2022003974, Official Public Records of Williamson County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most northerly northwest corner of said 30.94 acre tract, said point also being in the south right-of-way line of Parmer Ranch Boulevard, a variable width right-of-way;

THENCE along the north line of said 30.94 acre tract and along the south right-of-way line of Parmer Ranch Boulevard as follows;

North 69°58'20" East, 254.75 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 618.50 feet, a central angle of 36°41'31", and a chord bearing and distance of North 51°38'13" East, 389.09 feet;

Along said non-tangent curve to the left, 394.80 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°18'05" East, 12.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner set for the most westerly northeast corner of said 30.94 acre tract;

THENCE North 79°17'05" East, 34.48 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most easterly northeast corner of said 30.94 acre tract;

THENCE along the east line of said 30.94 acre tract as follows:

South 56°42'11" East, 135.12 feet to a leaning 1/2 inch iron rod found for corner, the beginning of a non-tangent curve to the right with a radius of 377.50 feet, a central angle of 42°07'59", and a chord bearing and distance of South 35°34'32" East, 271.38 feet;

Along said non-tangent curve to the right, 277.59 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for corner;

South 14°33'29" East, 201.22 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for corner, the beginning of a non-tangent curve to the left with a radius of 502.50 feet, a central angle of 60°28'53", and a chord bearing and distance of South 47°16'56" East, 643.30 feet;

Along said non-tangent curve to the left, 674.00 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for corner;

South 80°01'00" East, 249.34 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for corner, the beginning of a non-tangent curve to the right with a radius of 377.50 feet, a central angle of 59°59'23", and a chord bearing and distance of South 51°31'05" East, 360.19 feet;

Along said non-tangent curve to the right, 375.48 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for corner;

South 27°06'15" West, 33.28 feet to a 1/2 inch iron rod with cap stamped "STEGER BIZZELL" found for the most southerly southeast corner of said 30.94 acre tract, the beginning of a non-tangent curve to the left with a radius of 5,585.00 feet, a central angle of 10°48'50", and a chord bearing and distance of South 69°58'57" West, 674.68 feet;

THENCE along the south line of said 30.94 acre tract and along the north right-of-way line of Ronald W. Reagan Boulevard as follows:

Along said non-tangent curve to the left, 675.09 feet to a 1/2 inch iron rod with cap stamped "5784" found for corner;

South 54°34'57" West, 487.57 feet to a disc monument in concrete found for the most southerly southwest corner of said 30.94 acre tract, said point being a right-of-way corner clip;

THENCE North 79°34'44" West, 184.33 feet to a disc monument in concrete found for the most westerly southwest corner of said 30.94 acre tract, said point being a right-of-way corner clip in the east right-of-way line of Ranch Road 2338, a variable width right-of-way, the beginning of a non-tangent curve to the right with a radius of 5,859.71 feet, a central angle of 11°08'31", and a chord bearing and distance of North 25°47'58" West, 1,137.72 feet;

THENCE along the west line of said 30.94 acre tract and along the east right-of-way line of Ranch Road 2338 as follows:

Along said non-tangent curve to the right, 1,139.51 feet to a disc monument in concrete found for corner;

South 69°37'00" West, 34.88 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 20°59'59" West, 155.69 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE North 24°29'10" East, 35.11 feet to the **POINT OF BEGINNING** and containing 1,347,973 square feet or 30.945 acres of land.

NOTES:

1. Utility providers for this development are Water: City of Georgetown, Wastewater: City of Georgetown, and Electric: Pedernales Electric Cooperative.
2. All structures' obstructions are prohibited in drainage easements.
3. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number 48491C0275E, effective date of September 26, 2008.
4. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
5. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or building lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep.
6. Any Heritage Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Georgetown. Approved removal does not require modification of the plat.
7. All individual lots containing Heritage Trees are configured and designed so that the lot is developable for the intended purpose without requiring removal of the Heritage Trees or exceeding the percentage of allowable disturbance within the Heritage Trees CRZ. (if applicable)
8. A 10-foot or 15-foot Public Utility Easement is dedicated along all street frontages within this plat.
9. The monuments of this plat have been rotated to the NAD 83/93 HARN - Texas Central Zone and NAVD 88.
10. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at the time of Site Plan application based on the land use designation of the property, as defined in Amended and restated Consent Agreement recorded in Document Number 2020035838, Official Public Records of Williamson County, Texas.
11. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Georgetown, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
12. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and/or Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
13. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County.
14. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
15. Unless otherwise noted herein, all easements dedicated to the City of Georgetown by this plat shall be EXCLUSIVE to the City of Georgetown, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use, within the area (or any portion thereof) covered by this plat.
16. All easements dedicated to the City of Georgetown by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area.
17. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
18. State-owned riverbeds and beds of navigable streams in the public domain are held in trust for the public. There is hereby granted for the use and benefit of the public a continuing access easement for the free and unobstructed use of the navigable river and the right of portage along its banks, across any portion of the Property between the mean high-water mark of the river in its natural state.
19. It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
20. No structure or land in this plat shall hereafter be located or altered without first obtaining a Certificate of Compliance or floodplain development permit from the Williamson County Floodplain Administrator.
21. All monumentation must be set in the field before this plat can be recorded.
22. This development is subject to all terms and conditions stated in the Amended and Restated Consent Agreement, recorded in Document Number 2020035838, Official Public Records of Williamson County, Texas.
23. Maintenance responsibility for drainage will not be accepted by the County other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.

FINAL PLAT
PARMER RANCH, PHASE 16
30.945 ACRES
1 BLOCK
10 LOTS

CHARLES H. DELANEY SURVEY,
ABSTRACT NO. 181
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	WBD	DRA	MAY 2024	069221001	3 OF 4

CITY PROJECT NO. 2023-20-FP

Doc # 2024040192

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis §

I, PARMER RANCH RETAIL, LTD., sole owner of the certain 30.945 acre tract of land shown hereon and described in a deed recorded in Document No. 2022003974 of the Official Records of Williamson County, Texas, do hereby certify there are no easement holders except as shown hereon; do hereby subdivide said tract as shown hereon; do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the public the streets, alleys, rights-of-way, easements, and public places shown hereon for such public purposes as Williamson County may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications; all and singular, to the public against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as PARMER RANCH, PHASE 16.

TO CERTIFY WHICH, WITNESS by my hand this 10th day of May, 2024

Milo Burdette, Vice President
Parmer Ranch Retail, Ltd.
901 S. Mopac Expwy,
Bldg. 2, Suite 550
Austin, Texas 78746

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Milo Burdette, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 10 day of May, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 07-14-2027

DELANEY RYANN WILLIAMS
Notary Public, State of Texas
Comm. Expires 07-14-2027
Notary ID 134454758

LIEN HOLDER

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON Travis §

I, Raymond S. Jenkins, IV, Senior Vice President of FROST BANK, Lien Holder of the certain 30.94 acre tract of land shown hereon and described in a deed recorded in Document No. 2023030374 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon; do further hereby join, approve and consent to all restrictions listed herein; and do hereby dedicate to the public the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as PARMER RANCH, PHASE 16.

TO CERTIFY WHICH, WITNESS by my hand this 10 day of May, 2024.
FROST BANK, a Texas State Bank

By: Raymond S. Jenkins, IV
Name: Raymond S. Jenkins, IV
Title: Senior Vice President

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Raymond S. Jenkins, IV known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 10th day of May, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 1/19/2026

HANNAH RIDER
Notary Public, State of Texas
My Comm. Exp. 01-19-2026
ID No. 131433124

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF COLLIN §

I, Daniel Arthur, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Georgetown, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Celina, Collin County, Texas, this 9th day of May, 2024.

Daniel R. Arthur
Registered Professional Surveyor
No. 5933 State of Texas

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Collin §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Daniel R. Arthur known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 9th day of May, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 02/17/27

LISA CRISTE
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID 134208301

ENGINEER'S CERTIFICATION

I, Ryan Taylor, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Contributing Zone, FEMA Panel Number 48491C0425E, and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number , effective date December 26, 2008, and that each lot conforms to the City of Georgetown regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this 10th day of May, 2024.

Ryan Taylor
Registered Professional Engineer
No. 142363 State of Texas

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Ryan Taylor known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 10th day of May, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 06/27/2026

PLANNING DIRECTOR

I, Sofia Nelson, Planning Director of the City of Georgetown, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning Director — Date: 5/20/2024

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 21st day of May, 2024, A.D., at 1:15 o'clock P. M., and duly recorded this the 21st day of May, 2024, A.D., at 1:25 o'clock P. M., in the Official Public Records of said County in Document No. 2024040192.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Deputy

WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility in any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Adam D. Boatright, P.E.
Williamson County Floodplain Administrator — Date: 05/15/2024

FINAL PLAT
PARMER RANCH, PHASE 16
30.945 ACRES
1 BLOCK
10 LOTS

CHARLES H. DELANEY SURVEY,
ABSTRACT NO. 181
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	WBD	DRA	MAY 2024	069221001	4 OF 4

CITY PROJECT NO. 2023-20-FP

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

Revision	Date	By	App	Comment

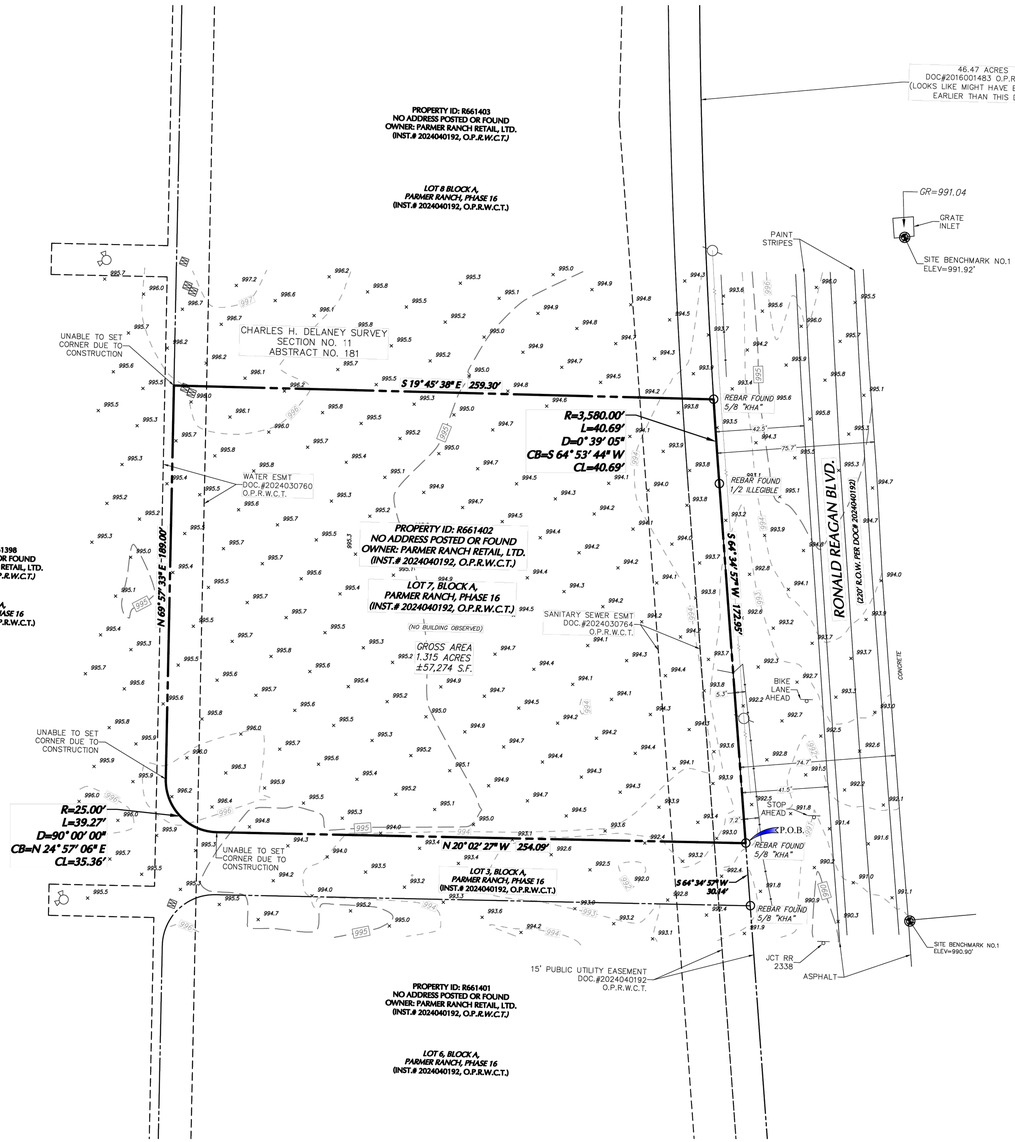
Plat

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

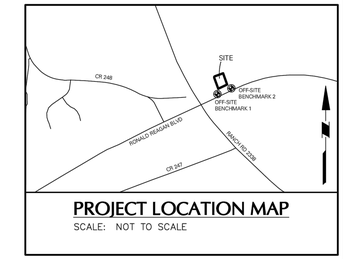
Design: JR, CS
CAD: RH, JW Review: JR
Project No: MCD 70462
Sheet: 2 of 14
2024-XX-SDP

ORIGINAL LAYOUT SIZE - 24X36

@2024 H:\OBFILES\MCD (MCDONALD'S)\MCD 70462 (PARMER RANCH)\04 CAD\PLOT SHEETS\PLAT DWG 12/9/2024 3:18 PM Chris Shaleesh



30 0 15 30
SCALE: 1 INCH = 30 FEET



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

UTILITY WARNING

REGARDING TABLE A ITEMS 11(A) & 11(B), UNLESS OTHERWISE STATED, THE CLIENT OR CLIENT'S REPRESENTATIVE DID NOT PROVIDE LANGAN WITH PLANS AND/OR REPORTS, AND LANGAN DID NOT COORDINATE A PRIVATE UTILITY LOCATE REQUEST. IF THESE TABLE A ITEMS ARE LISTED IN THE CERTIFICATION, THE CLIENT, BEING AWARE OF THE FACTORS LISTED ABOVE, HAS AGREED FOR THESE TABLE A ITEM(S) TO BE ADDRESSED FROM A COMBINATION OF ONLINE GIS MAPS, MARKINGS FROM LOCATE REQUEST(S) TO MUNICIPALITIES AND 811 AND OBSERVED EVIDENCE OF UTILITIES. THE CLIENT IS AWARE LOCATE REQUESTS TO 811 AND THE LIKE, MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE UTILITIES MAY NOT HAVE BEEN MARKED, OR NOT COMPLETELY MARKED, AT THE TIME THE FIELDWORK WAS PERFORMED. THEREFORE, UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS SURVEY. LACKING EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

SOME ITEMS MAY NOT PERTAIN TO THIS SURVEY. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, VERIFICATION MAY BE REQUIRED.

- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- GUY WIRE
- ANCHOR POLE
- MANHOLE
- MANHOLE (DRAINAGE)
- MANHOLE (SANITARY SEWER)
- MANHOLE (ELECTRIC)
- MANHOLE (WATER)
- MANHOLE (NATURAL GAS)
- MANHOLE (TELEPHONE)
- MANHOLE (FORCE MAIN)
- MANHOLE (STEAM)
- MANHOLE (UNKNOWN UTILITY)
- WATER VALVE
- GAS VALVE
- TELEPHONE RISER
- SHRUB
- CATCH BASIN
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- PEDESTRIAN WALK SIGNAL
- DOOR
- DOUBLE DOOR
- OVERHEAD DOOR
- PARKING METER
- METAL COVER
- ELECTRIC BOX
- SOIL BORING
- MONITORING WELL
- TEST PIT
- BENCHMARK
- ROOF DRAIN
- x322.35 — SPOT ELEVATION
- SET IRON AND CAP STAMPED "LANGAN"
- SET PK AND WASHER STAMPED "LANGAN"

EP	EDGE OF PAVEMENT
CC	CONCRETE CURB
CONC	CONCRETE
ASPH	ASPHALT
DP	DETECTABLE PAD
GI	GRATE INLET
MH	MANHOLE
DC	DROP CURB
BWS	BROKEN WHITE STRIPE
SYS	SINGLE YELLOW STRIPE
DYS	DOUBLE YELLOW STRIPE
SWS	SINGLE WHITE STRIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
NVP	NO VISIBLE PIPE
PVC	POLYVINYL CHLORIDE PIPE
FWW	FILLED WITH WATER
FWD	FILLED WITH DEBRIS
INV	INVERT
N	NOTHING
E	EASTING
EL	ELEVATION
LSA	LANDSCAPED AREA
VOL.	VOLUME
INST.#	INSTRUMENT
PG.	PAGE NUMBER
R/W	RIGHT OF WAY
No.	NUMBER
S.F.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
A.K.A.	ALSO KNOWN AS
F.K.A.	FORMERLY KNOWN AS
R	RADIUS
A	ARC LENGTH
CB	CHORD BEARING
CL	CHORD DISTANCE
D	CENTRAL ANGLE
ESMT.	EASEMENT
BL	BUILDING LINE OR BUILDING SETBACK
ETJ	EXTRATERRITORIAL JURISDICTION
FEMA	FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
NAVD'88	NORTH AMERICAN VERTICAL DATUM OF 1988

- D — STORM DRAIN
- S — SANITARY LINE
- COMB — COMBINED UTILITY LINE
- UNK — UNKNOWN UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- C — CABLE TV LINE
- ST — STEAM LINE
- FM — FORCE MAIN
- FO — FIBER OPTIC
- (_)* — REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING, UNLESS NOTED OTHERWISE
- OVERHEAD WIRE
- GUIDE RAIL(TYPE AS NOTED)
- CHAIN LINK FENCE
- WOOD/STOCKADE FENCE
- WIRE FENCE
- IRON FENCE
- TREE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 322 — CONTOUR LINE

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com

Project
McDONALD'S SITE NO. 42-3514
NO ADDRESS POSTED OR FOUND
SITUATED IN
LOT 7, BLOCK A,
PARMER RANCH, PHASE 16
WILLIAMSON COUNTY TEXAS

Drawing Title
ALTA / NSPS LAND TITLE SURVEY

Project No. 531043501	Drawing No. VL101
Date 10/03/2024	
Drawn By TDR	
Checked By RWB	Sheet 01 of 02

Filename: \\langan.com\data\AUS\data5\531043501\Project Data_Discipline\Survey\CAD\531043501-0101-VL-101-0101.dwg Date: 10/3/2024 Time: 14:41 User: tfrodes Style Table: Langan.stb Layout: ALTA (1)

LANGAN

PROJECT NO. 531043501

Revision	Date	By	App	Comment

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

BRYAN CONROE HOUSTON AUSTIN

Existing Conditions

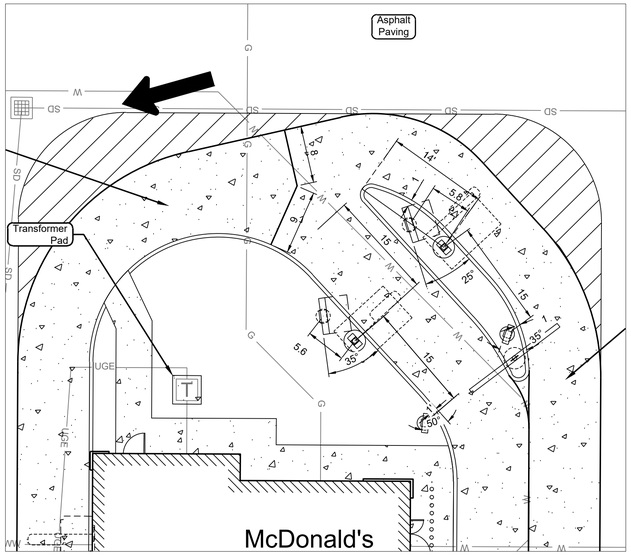
McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462
Sheet: 3 of 15
2024-XX-SDP

ORIGINAL LAYOUT SIZE - 24X36

@2025 H:\ORFILES\MCD (MCDONALD'S)\MCD 70462 (PARMER RANCH)\04 CAD\PLOT SHEETS\EX CONDITIONS.DWG 2/3/2025 3:17 PM Derek Mazurek

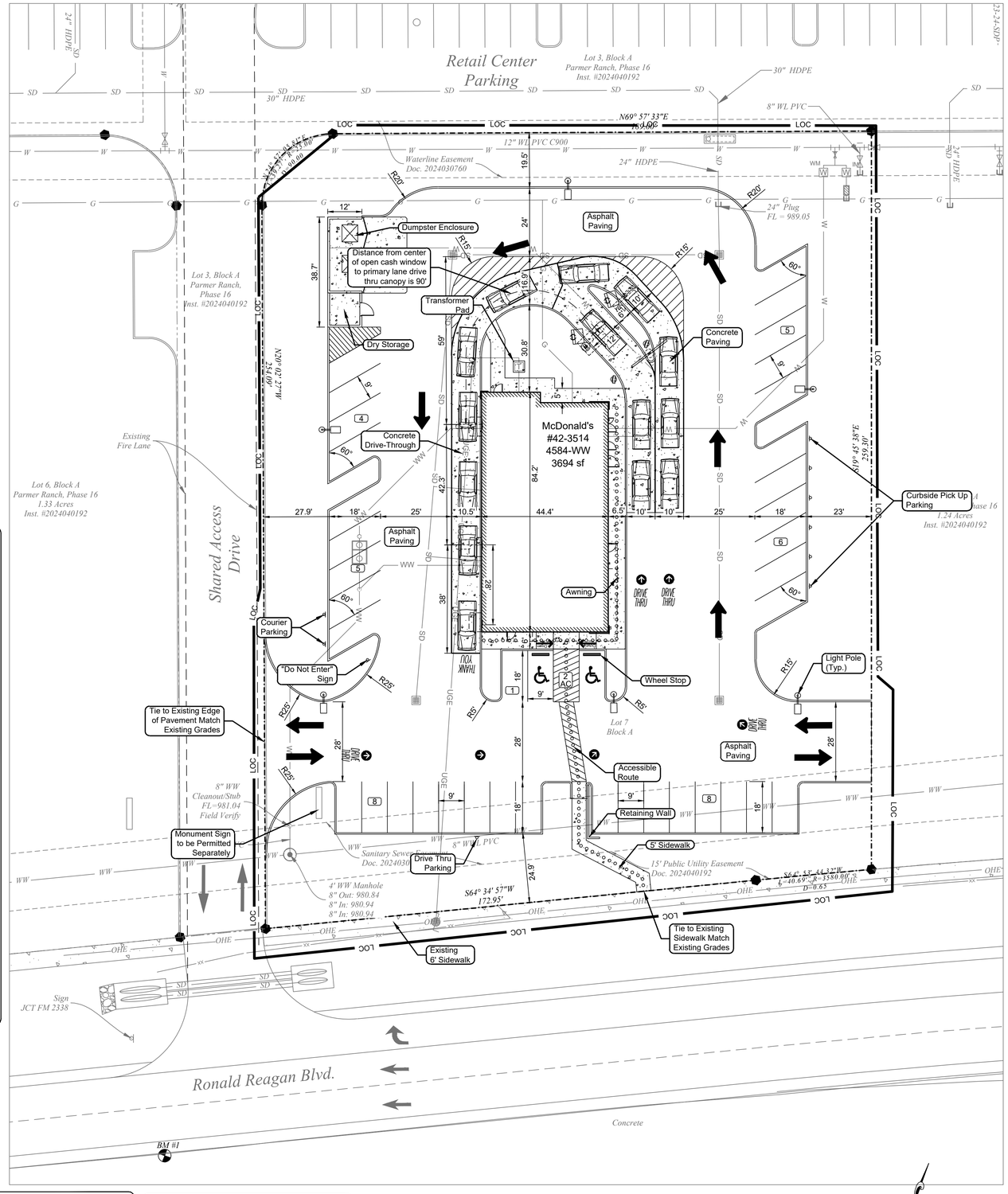
ORIGINAL LAYOUT SIZE - 24X36



Drive-Thru Dimensions

0 10' 20'

Scale 1" = 10'



Legend

	Benchmark		Property Line
	Property Pin	TBM	Temporary Benchmark
PUE	Existing Easement	PUE	Proposed Easement
( )	Record Information		Proposed Wastewater Cleanout
	Existing Concrete		Proposed Wastewater Double Cleanout
	Existing Light Pole		Proposed Wastewater Inspection Port
	Existing Area Light		Proposed Inlet
	Existing Power Pole & Down Guy		Proposed Curb Inlet
E	Existing Electric Meter		Proposed Trench Drain
P	Existing Transformer Pad	P	Proposed Transformer Pad
T	Existing Telephone Pedestal		Proposed Water AARV
TV	Existing Cable TV Pedestal		Proposed Water Tee
OHE	Existing Overhead Electric Line	OHE	Proposed Overhead Electric Line
T	Existing Telephone Line		ADA Accessible Route
FO	Existing Fiber Optic Line		ADA Ramp/Handrails
G	Existing Gas Riser	FL	Proposed Firelanes
G	Existing Gas Line	G	Proposed Gas Line
G	Existing Gas Meter	G	Proposed Gas Meter
WW	Existing Wastewater	WW	Proposed Wastewater
	Existing Sanitary Manhole		Proposed Sanitary Manhole
FM	Existing Force Main	FM	Proposed Force Main
W	Existing Water Line	W	Proposed Water Line
	Existing Water Valve		Proposed Water Valve
W	Existing Water Meter	W WM	Proposed Water Meter
FH	Existing Fire Hydrant	FH	Proposed Fire Hydrant
IR	Existing Irrigation Box		Proposed Water Reducer
	Existing Water Plug		Proposed Water Plug
	Existing Sign		Proposed Water Flush Valve
100 yr	Existing 100 yr	100 yr	Proposed 100 yr
SD	Existing Storm Sewer Line	SD	Proposed Storm Sewer Line
924	Existing Contour	924	Proposed Contour
EHZ	Erosion Hazard Zone		
*55	Tree	*55	Tree to be Removed

Construction General Notes

1. These construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specification and details manual and all other applicable City, State, and federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR 26 PVC.
5. Wastewater mains shall be installed without horizontal or Vertical Bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.
8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
9. Wastewater Mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the street.
10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 PVC for all others.
12. Public water system mains shall be 150 psi C900 PVC and tested by the contractor at 200 psi for 15 minutes and 150 psi for 2 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Long fire hydrant leads shall be restrained.
15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
16. Water and Sewer main crossing shall meet all requirements of ht eTCEQ and the city.
17. Flexible base material for public streets shall be TXDOT Type A Grade 1.
18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
19. All sidewalk ramps are to be installed with the public infrastructure.
20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. these drawings shall be a pdf emailed to the City Development engineer.

Parking Table

Landuse	Total Building Area	Parking Ratio	Parking Required	Parking Provided	ADA Required	ADA Required	Total Parking
Fast Food Restaurant	3694 sf	1 per 100 sf	37	37	2	2	39

Impervious Cover		
Building Footprint (Within limits of lot only)	3,655	sf
Parking, Private Sidewalk (Within limits of lot only)	32,546	sf
Total	36,201	sf
Disturbed Ground		
Total Disturbed Ground	0.72	ac

Site Data Table

Zoning:	C1-A		
	s.f.	acres	%
Site Area:	70,349	1.62	100.0
Existing Impervious Coverage:	0	0.00	0.0
Proposed Impervious Coverage:	36,201	0.83	51.5
Allowable Impervious Coverage:	63,314	1.45	69.2%

Benchmarks

B.M. #1 - Magnail and Washer Stamped "Langan Benchmark" - edge of asphalt in Ronald Reagan median Elevation = 990.90'

B.M. #2 - Magnail and Washer Stamped "Langan Benchmark" - inlet in Ronald Reagan median Elevation = 991.92'

Texas 811 Call Before You Dig!!

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

Screening and location of outdoor storage shall comply with Section 8.09 of the UDC.

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

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

0 20' 40'

Scale 1" = 20'

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

Revision	Date	By	App	Comment

Dimensional Control Plan

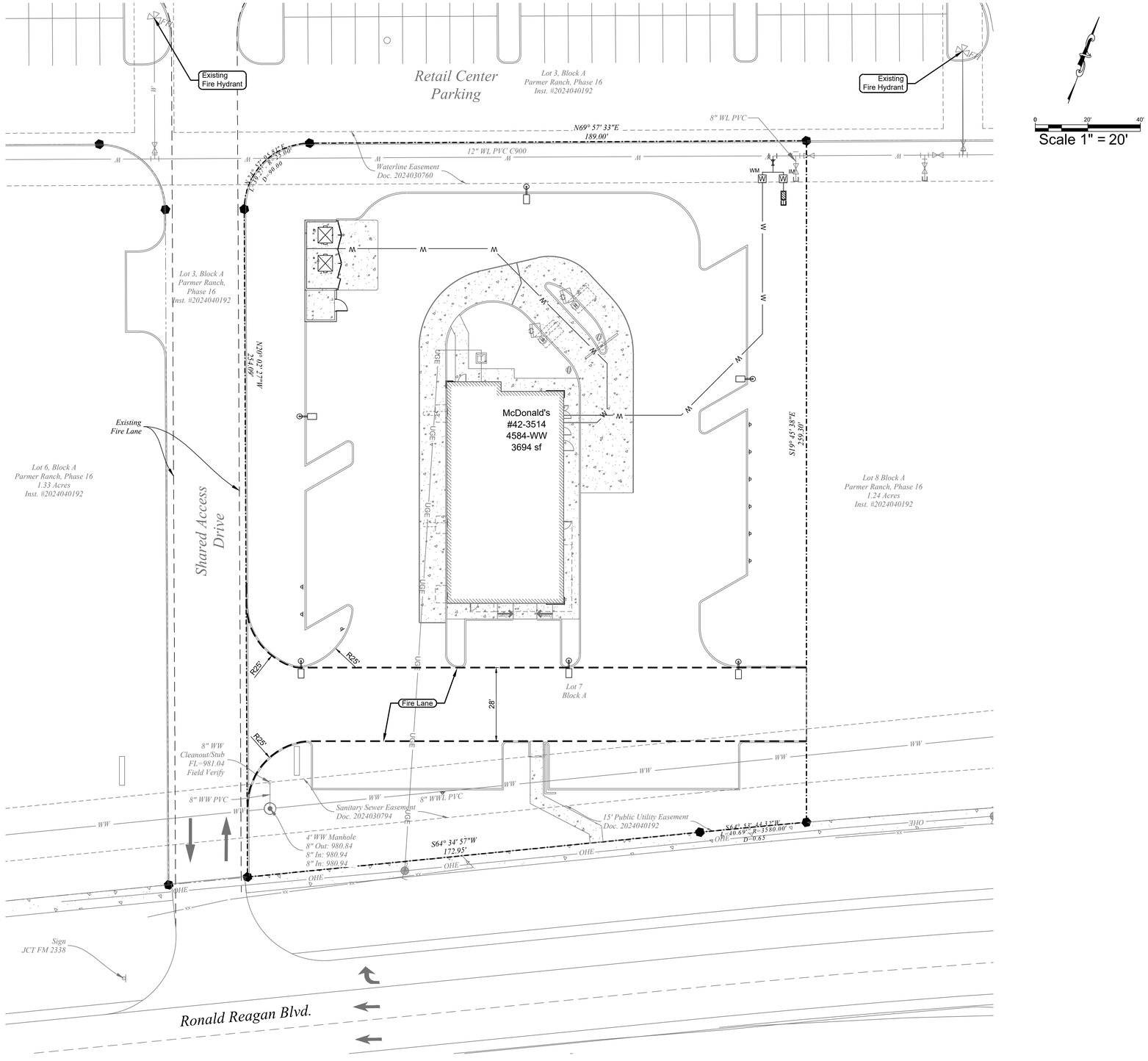
McDonald's 042-35514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 2/3/25

Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462

Sheet: 4 of 15

2024-XX-SDP



Building Data:

No fire sprinkler proposed
Occupancy: Use Group A2
Total Occupancy: 81
Construction Type: VB
Number Of Stories: 1
Building Height: 18'-9 $\frac{1}{2}$" (Main Bldg. Parapet)
Gross Building Area: 3,694 Gross S.F.

Fire Lane Note

All curbs and curb ends shall be painted red with four-inch white lettering stating, "FIRE LANE—TOW AWAY ZONE". The words "FIRE LANE" by themselves are not acceptable. Wording may not be spaced more than 30 feet apart. From the point the fire lane begins to the point the fire lane ends, including behind all parking spaces which adjoin a fire lane, shall be marked with one continuous six to eight-inch red stripe painted on the drive surface behind the parking spaces. All curbing adjoining a fire lane must be painted red.

Benchmarks

B.M. #1 - Magnail and Washer Stamped "Langan Benchmark" - edge of asphalt in Ronald Reagan median
Elevation = 990.90'

B.M. #2 - Magnail and Washer Stamped "Langan Benchmark" - inlet in Ronald Reagan median
Elevation = 991.92'

Texas 811
Call Before You Dig!!

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

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

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Fire Protection Plan

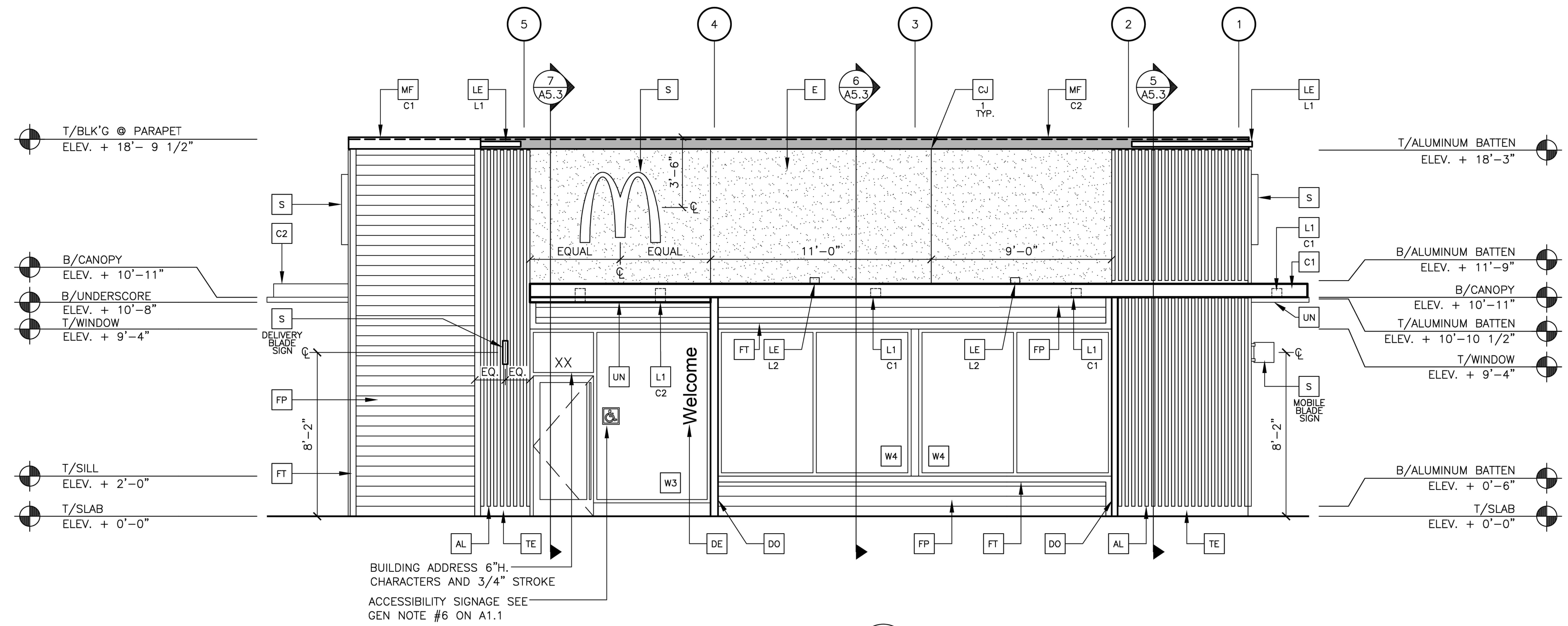
McDonald's 042-35514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS
87881
REGISTERED
PROFESSIONAL ENGINEER
2/3/25

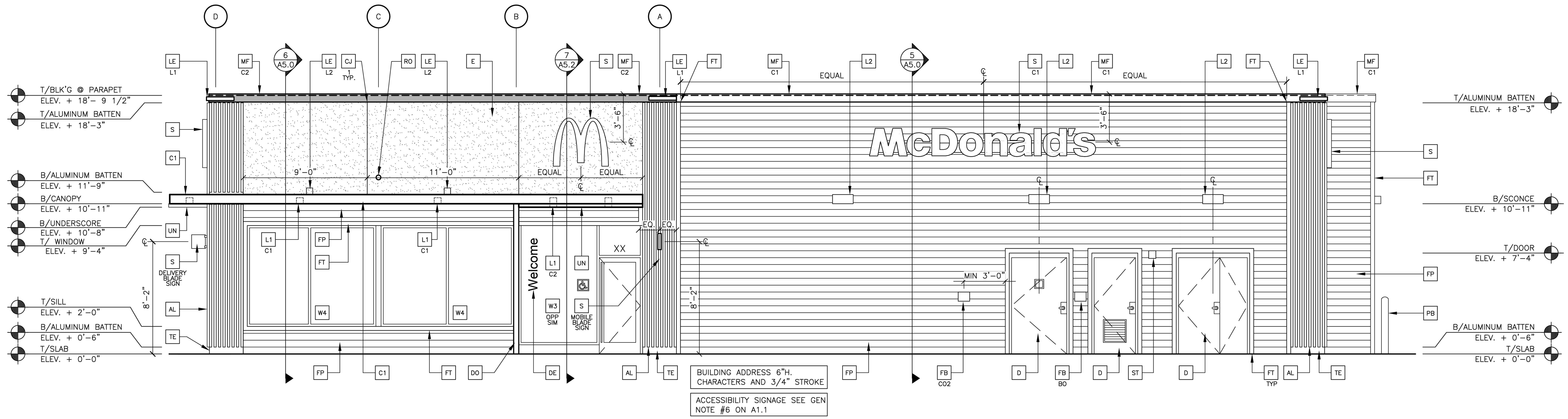
Design:	JR, CS
CAD:	RH, JW
Review:	JR
Project No:	MCD 70462

Sheet: 5 of 15

2024-XX-SDP



1 / A2.0 **FRONT ELEVATION**
1/4" = 1'–0"



2 / A2.0 **NON–DRIVE–THRU ELEVATION**
1/4" = 1'–0"

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP ALPOLIC METAL PANEL (COLOR: DON GRAY)

C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

CJ CONTROL JOINT
1 —TYPE: 1 = EIFS

D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330–7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com

DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022

E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

FB
CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

FP FIBER CEMENT LAP SIDING: SMOOTH HARDI–BOARD PLANK BY JAMES HARDIE, 8–1/4" WIDTH, 7" EXPOSURE, HZ10
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ10
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

GR GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL

L1 RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
C1—COLOR:
C1= WHITE OR C2= GOLD

L2 RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
COLOR: PLATINUM SILVER

LE ACCENT LIGHTING – SEE ELECTRICAL
L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE

MF PRE–FABRICATED ANCHOR–TILE FASCIA
C1 — COLOR:
C1= WEATHERED ZINC OR C2= RAL 7022

PB PIPE BOLLARD – PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1–888–743–7435 TO ORDER

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
C1— COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

TE TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

UN METAL UNDERSCORE
COLOR: GOLD

W# EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: DARK BRONZE (SEE SHEET A6.0)

W2 DRIVE–THRU WINDOW BY READY ACCESS
XX– MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY

PREPARED FOR:
McDonald's USA, LLC

PREPARED BY:
JAW Architects, Inc.
Jeramy Williams, Architect
Phone: 817-705-3387
Email: jeramy@jaw-arch.com

REGISTERED ARCHITECT
JERAMY WILLIAMS
27926
STATE OF TEXAS

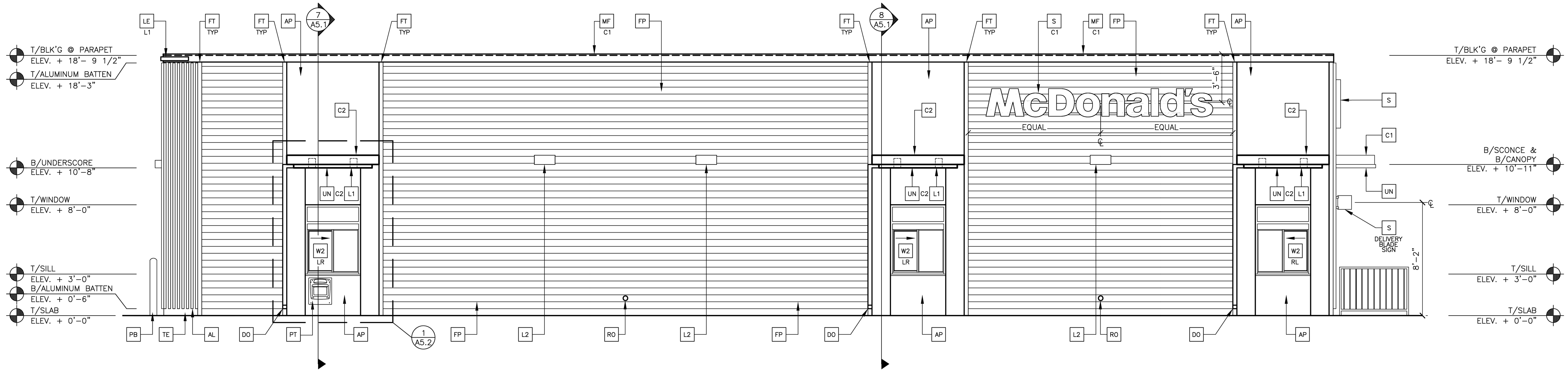
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
JAW	2024	JAW	11/08/2024

TITLE
2024 STANDARD BUILDING – BB20
4584–WOOD/WOOD

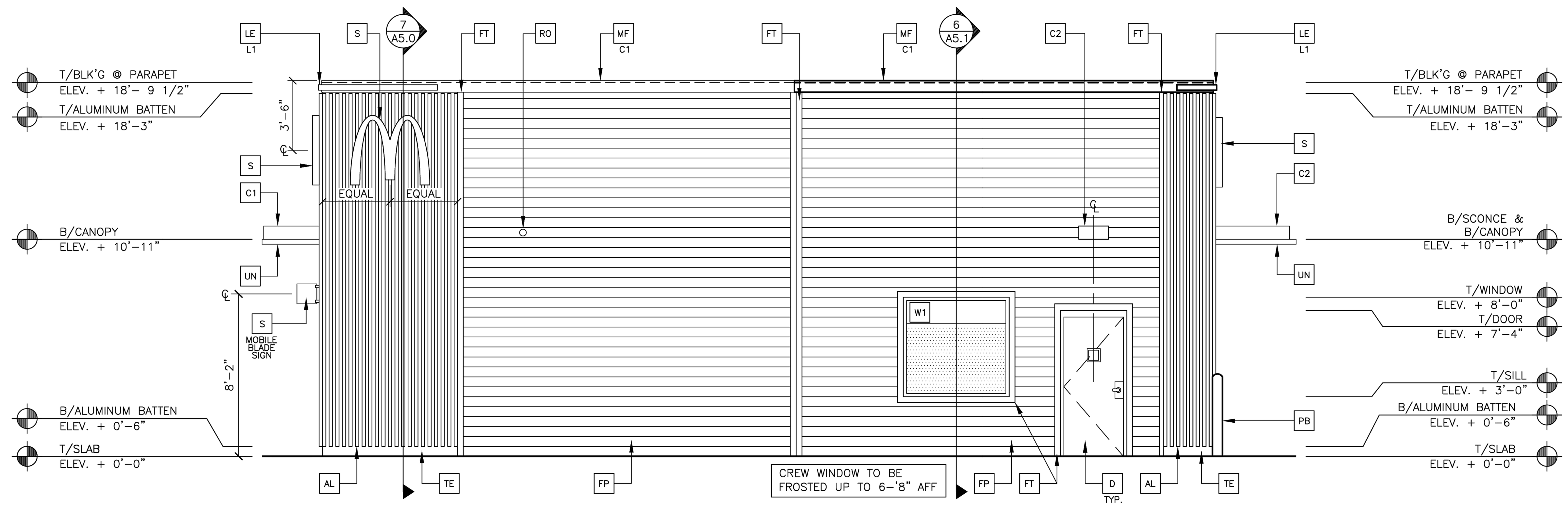
DESCRIPTION
WOOD BEARING WALLS WITH HARDIE SIDING
WOOD ROOF TRUSS FRAMING
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES

SITE ID: 042–3514
SITE ADDRESS: NEC OF CO RD 248 & RONALD REAGAN BLVD., GEORGETOWN TX

SHEET NO.
JAWA 24–0155
A2.0
ELEVATIONS



1 / A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'–0"



2 / A2.1 **REAR ELEVATION**
1/4" = 1'–0"

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COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP ALPOLIC METAL PANEL (COLOR: DON GRAY)

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COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

CJ CONTROL JOINT
1 —TYPE: 1 = EIFS

D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

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SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
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DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022

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COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

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C1—COLOR:
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C1 – COLOR:
C1= WEATHERED ZINC OR C2= RAL 7022

PB PIPE BOLLARD – PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
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RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

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ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

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COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

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COLOR: GOLD

W# EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: DARK BRONZE (SEE SHEET A6.0)

W2 DRIVE–THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
XX COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY

PREPARED FOR: McDonald's USA, LLC

PREPARED BY: JAW Architects, Inc.
Jeramy Williams, Architect

DRAWN BY: JAW
STD ISSUE DATE: 2024
REVIEWED BY: JAW
DATE ISSUED: 11/08/2024

TITLE: 2024 STANDARD BUILDING – BB20 4584–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WITH HARDIE SIDING
WOOD ROOF TRUSS FRAMING
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES
SITE ID: 042–3514
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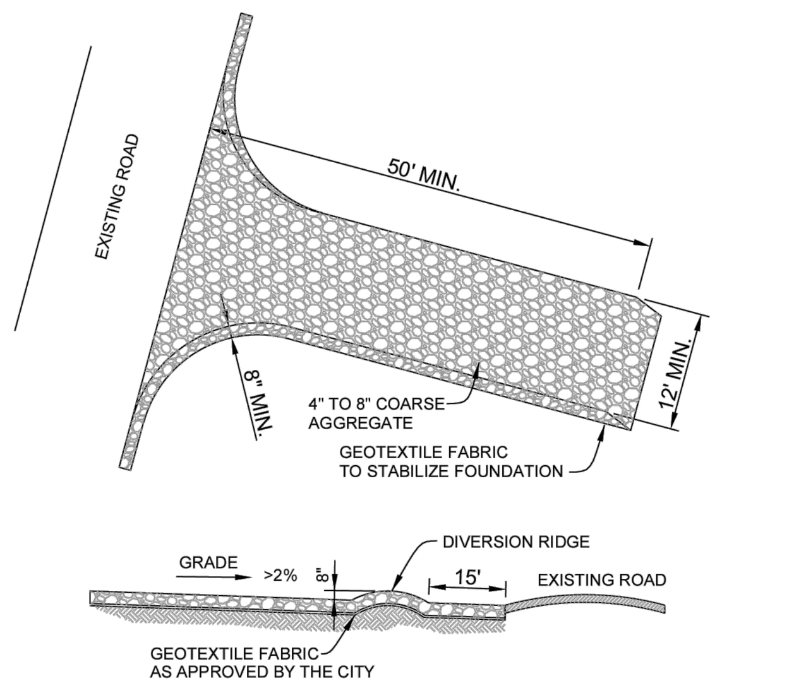


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

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

REVISION NOTE: ADOPTED 6/21/2006

GEORGETOWN TEXAS EST. 1848 — Georgetown Utility Systems, Your Community Owned Utility

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB

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.

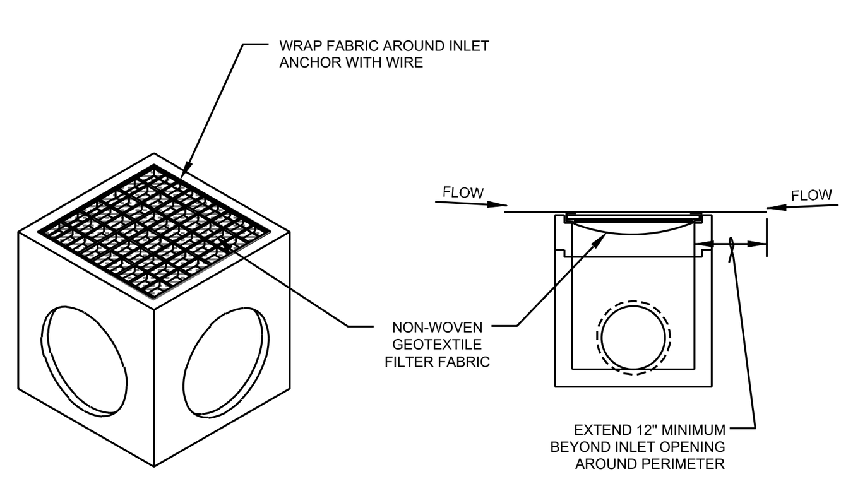
** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

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



FILTER FABRIC SPECIFICATION TABLE

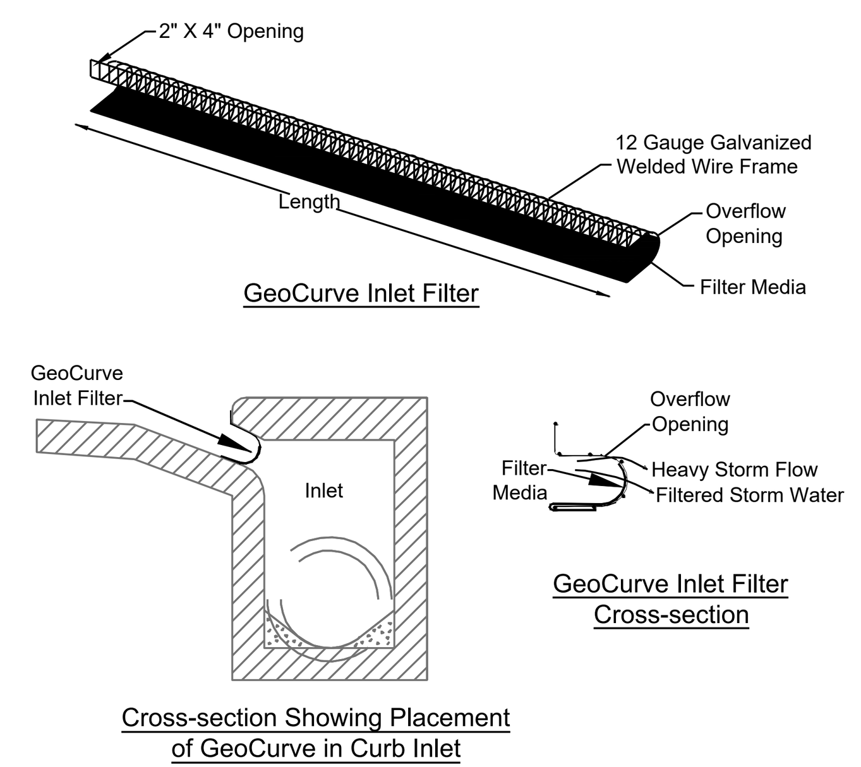
PROPERTY	TEST METHOD	ASTM REQUIREMENTS
FABRIC WEIGHT	D 3776	≧3.0 OUNCES/SQUARE YARD
UV RADIATION STABILITY	D 4355	70% STRENGTH RETAINED MIN., AFTER 500 HOURS IN XENON ARC DEVICE
MULLEN BURST STRENGTH	D 3786	≧120 POUND PER SQUARE INCH
WATER FLOW RATE	D 4491	≧275 GALLONS/MINUTE/SQUARE FEET

Contact GeoSolutions at 512-445-0790 for filter fabric

NOTES
1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2". DO NOT ALLOW SILT TO ENTER STORM SYSTEM WHEN REMOVING INLET.
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

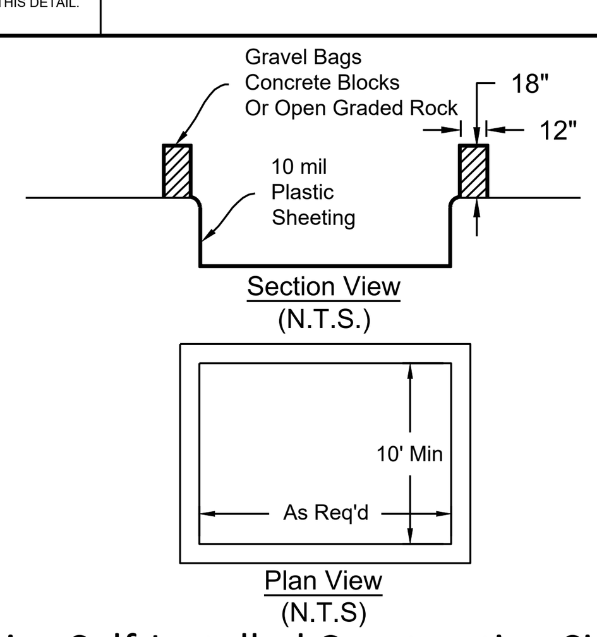
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

AREA INLET PROTECTION DETAIL



Notes
1. The GeoCurve Inlet Filter shall be forced into the curb inlet to create a compression fit into the inlet.
2. The filter media for projects within City of Austin jurisdiction is to be GeoSolutions CI-1 woven filter fabric.
3. The filter media is to be attached to the wire frame with hog rings leaving an overflow opening above the filter media.
4. Inspection shall be made by the contractor and silt accumulation must be removed when the depth reaches 2 inches.
5. Inlet filter shall be removed upon stabilization of the sediment source.

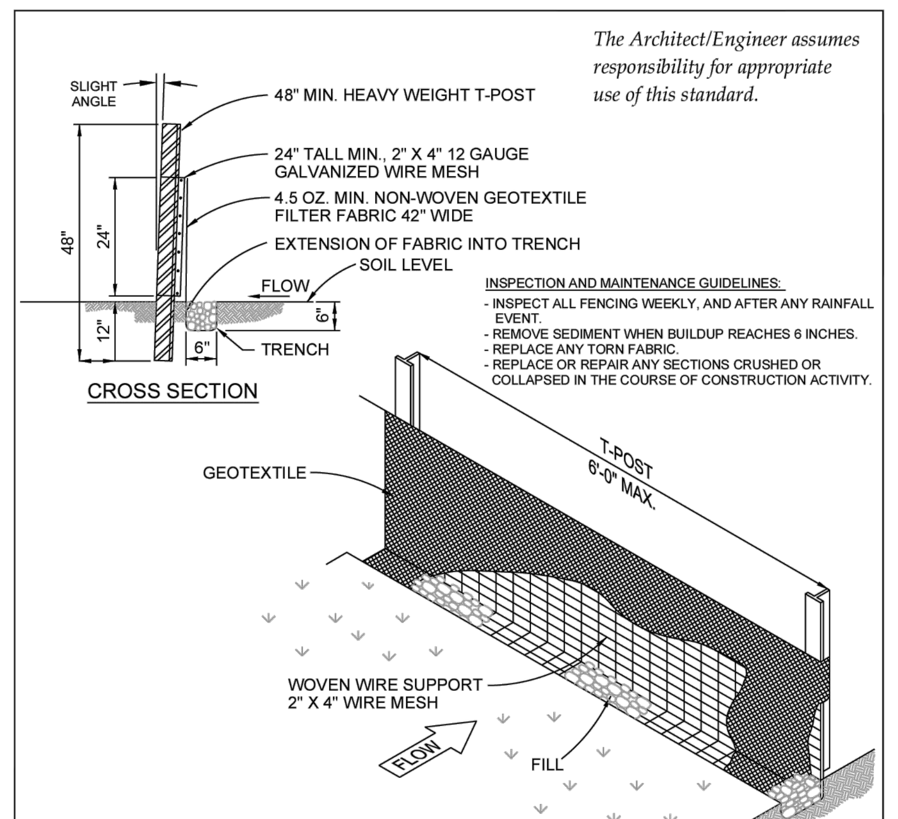
GeoCurve Inlet Filter Standard Detail
April 13, 2009



Alternative Self-Installed Construction Site Concrete Truck Washout

1. The excavation for the concrete truck washout shall be a minimum of 10' wide and of sufficient length and depth to accommodate 7 gallons of washout water and concrete per truck per day and/or 50 gallons of washout water and concrete per pump truck per day.
2. In the event that the self-installed concrete truck washout is constructed above ground, it shall be 10' wide and 10' long with the same requirements for containment as described in item 1.
3. The containment area shall be lined with 10 mil plastic sheeting, without holes or tears. Where there are seams, these shall be secured according to manufacturers directions.
4. The plastic sheeting shall be of sufficient size so that it will overlap the top of the containment area and be wrapped around the gravel bags, concrete blocks or open graded rock as least 2 times.
5. The gravel bags or concrete blocks shall be placed abutting each other to form a continuous berm around the outer perimeter of the containment area.
6. The berm consisting of gravel bags, concrete blocks or open graded rock shall be no less than 18” high and no less that 12” wide.
7. The containment area shall not exceed 50% of capacity at any one time.
8. Solids shall be removed from containment area and disposed of properly and any damage to the plastic sheeting shall be repaired or sheeting replaced before next use.

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



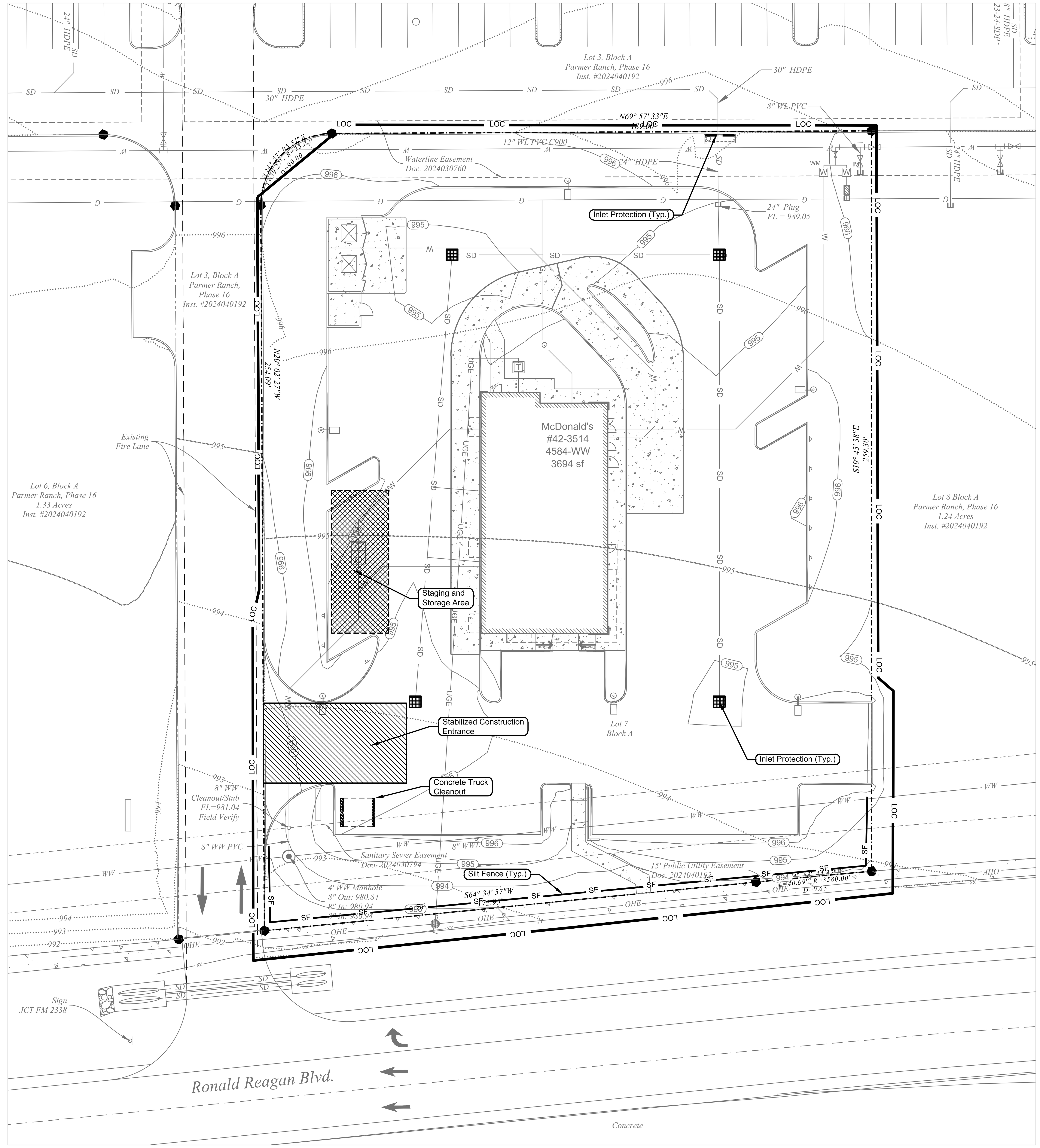
INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
– DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
– ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
– THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
– ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
– GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
– SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB



Legend

LOC	Proposed Limits of Construction
SF	Proposed Silt Fence
MS	Proposed Mulch Sock
	Proposed Tree Protection Fence
■	Proposed Inlet Protection
◯	Tree to be Removed

Benchmarks

B.M. #1 - Magnail and Washer Stamped "Langan Benchmark" - edge of asphalt in Ronald Reagan median
Elevation = 990.90'

B.M. #2 - Magnail and Washer Stamped "Langan Benchmark" - inlet in Ronald Reagan median
Elevation = 991.92'

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

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Tree Note

No trees are located on the project site.

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Revision	Date	By	App	Comment

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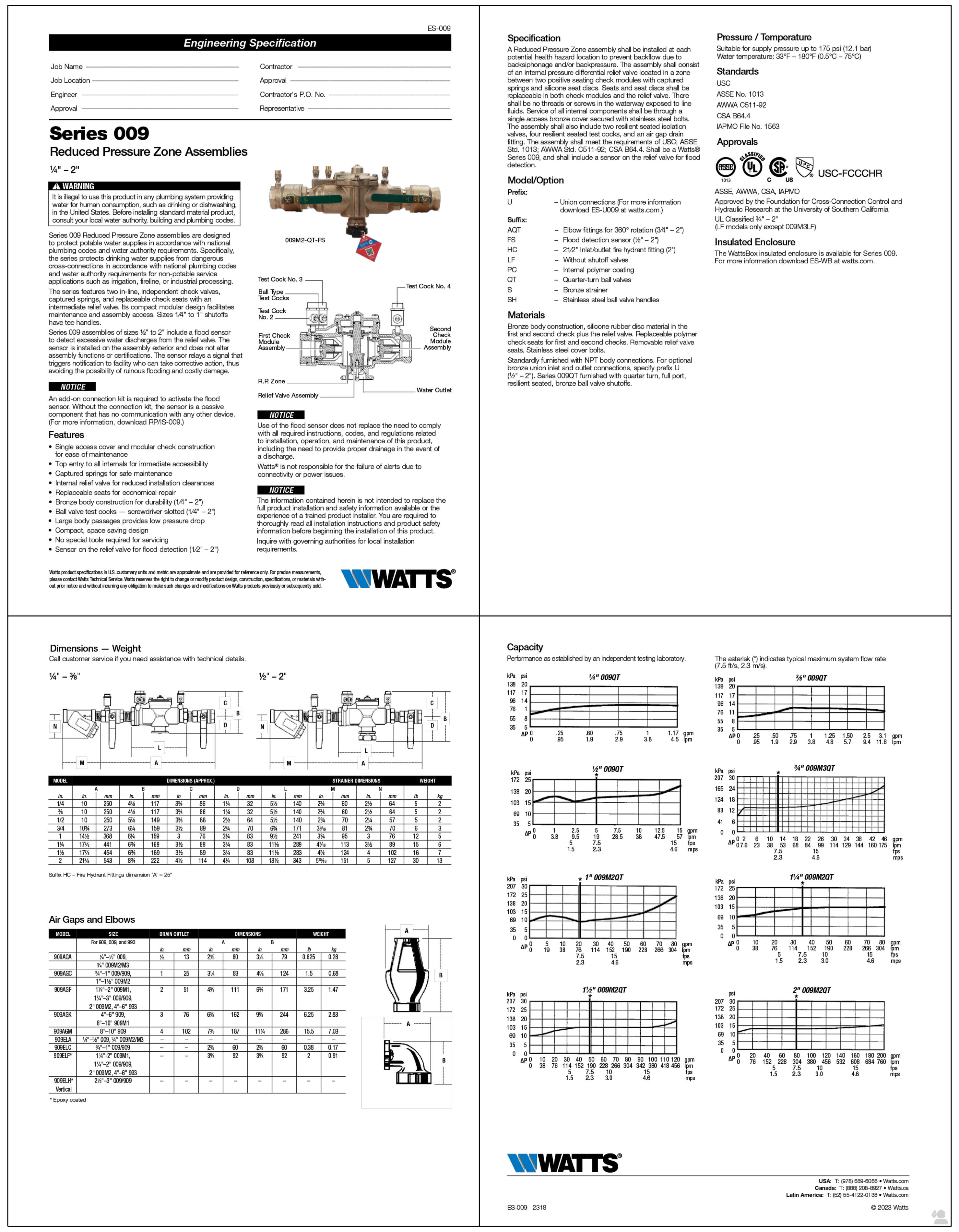
AUSTIN BRYAN CONROE HOUSTON

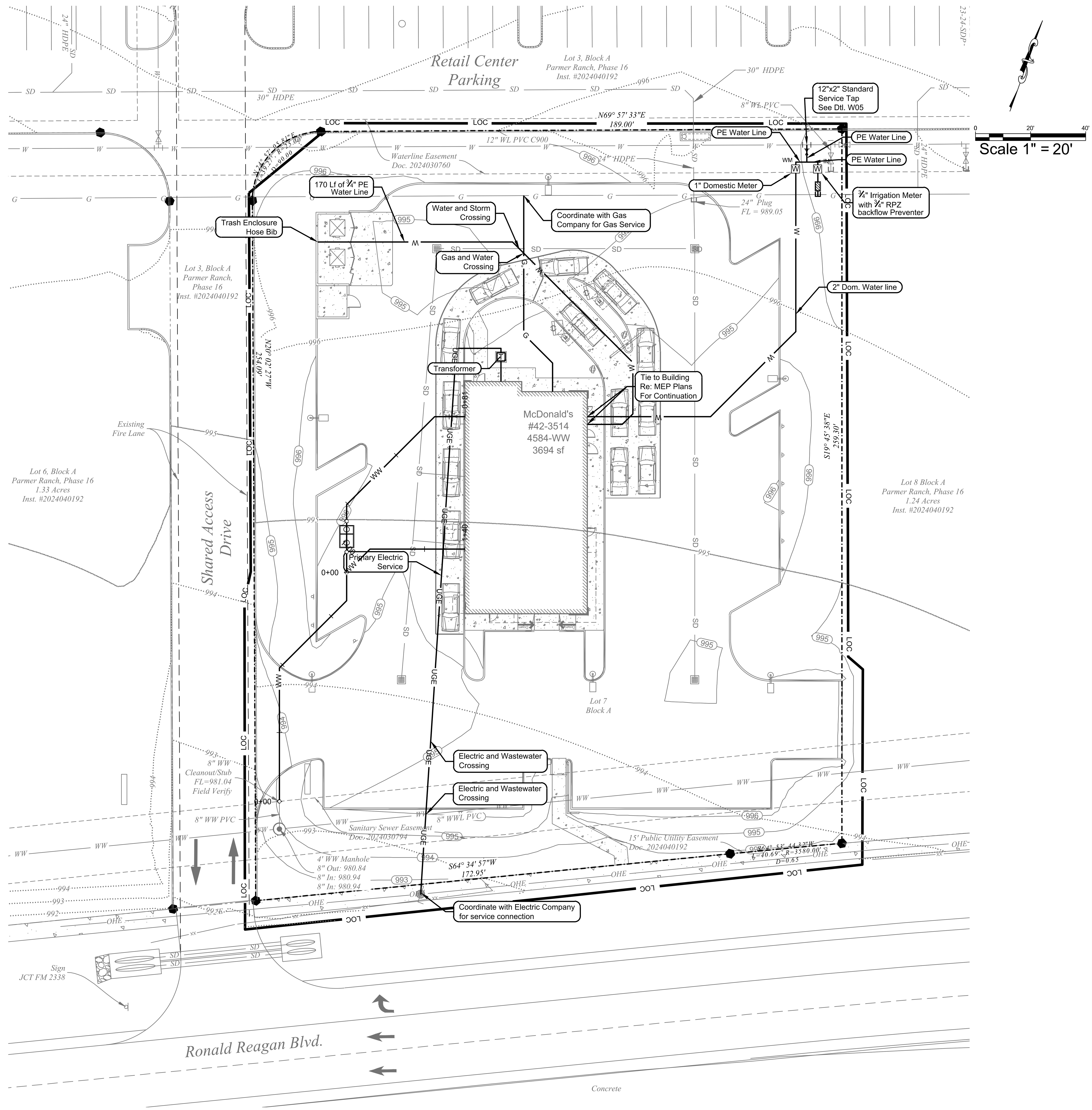
Erosion & Sedimentation Plan & Details

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 2/3/25

Design: JR, CS
CAD: RH, JW — Review: JR
Project No: MCD 70462
Sheet: 10 of 15
2024-XX-SDP





Legend

- Existing Water Line
- Proposed Water Line
- Single Water Service
- Double Water Service
- Existing Wastewater Line
- Proposed Wastewater Line
- Wastewater Service
- Existing Reclaimed Water Line
- Proposed Reclaimed Water Line
- Proposed Underground Electric
- Proposed Storm Drain
- Fire Hydrant
- Gate Valve
- AARV
- Transformer Pad

Benchmarks

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Water Note

1. Backflow prevention is required on water line going to the dumpster hose bib.

Wastewater Notes

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

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

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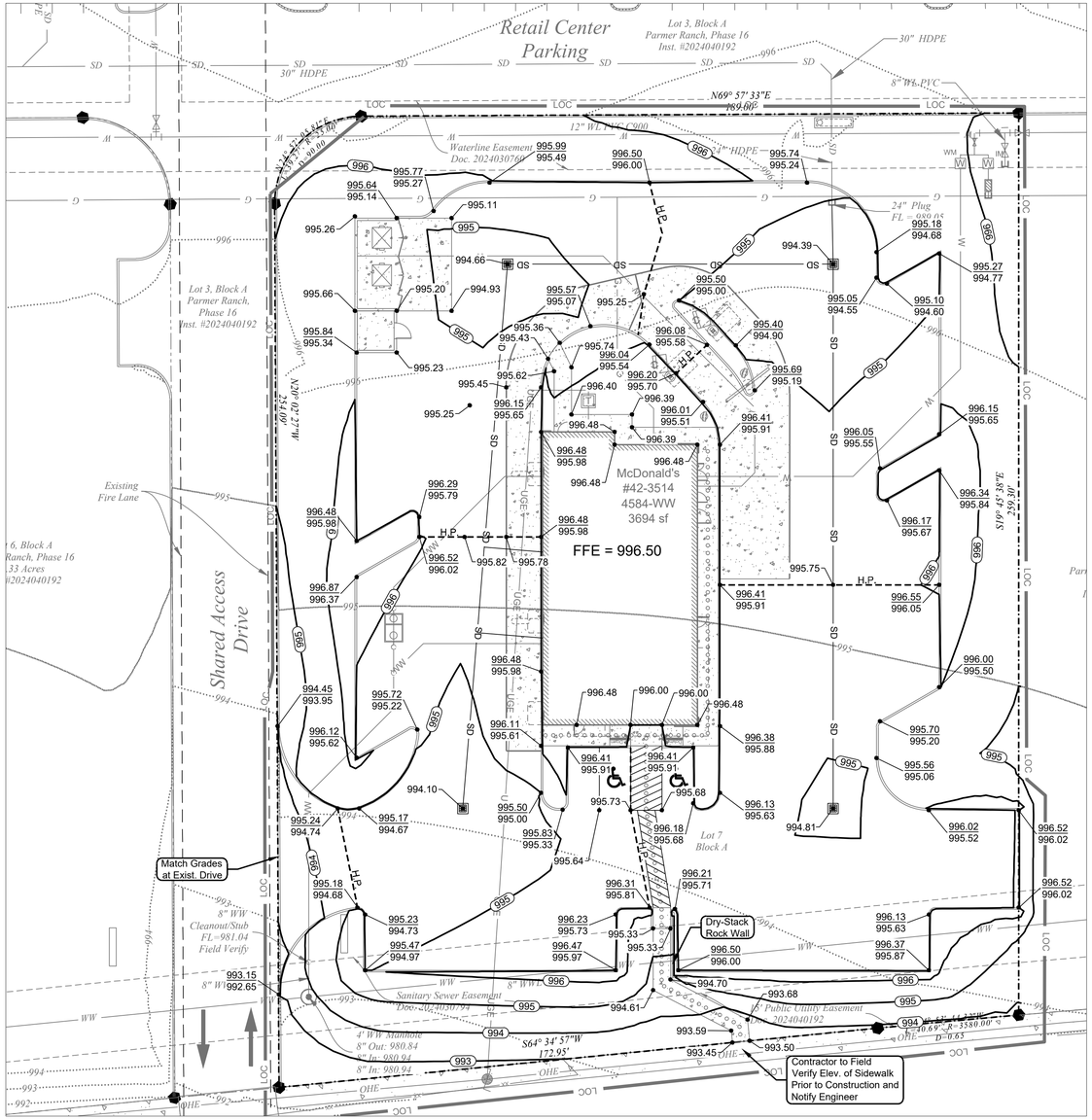
Austin Bryan Conroe Houston

Utility Tap Plan

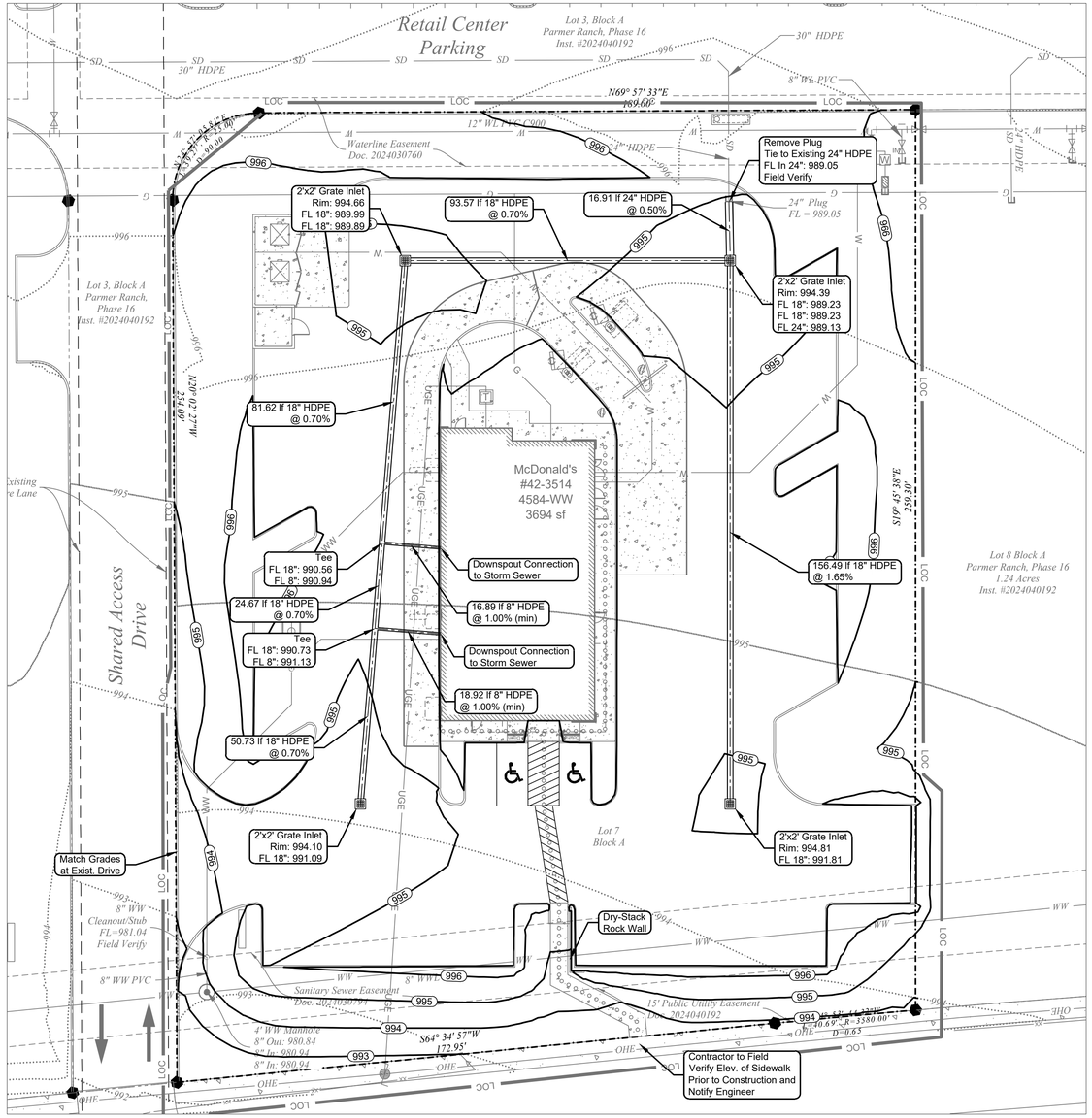
McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

Jason K. Rodgers 87881 Registered Professional Engineer 2/3/25

Design: JR, CS
CAD: RH, JW Review: JR
Project No: MCD 70462
Sheet: 11 of 15
2024-XX-SDP



Grading Plan



Storm Drain Plan

0 20' 40'

Scale 1" = 20'

Legend

- Existing Contour
- Proposed Contour
- Proposed Spot Elevation
- Top of Curb / Bottom of Curb
- Proposed Limits of Construction
- Proposed Storm Drain Line
- Level Landing (Not to exceed 2% in any Direction)
- ADA Ramp (Not to exceed 8.33%)

Drainage, Detention and Water Quality Note:

This project connects to an existing storm sewer network and wet pond located on the adjacent Parmer Ranch Marketplace Shopping Center (2023-24-SDP). The Parmer Ranch Marketplace plans allocate 69.2% of impervious cover to Lot 7. This project proposes 63.9% of impervious cover. The existing storm sewer was adequately sized to convey the developed runoff generated from the proposed site. This project will create no adverse impacts to the existing storm sewer system and wet pond.

Benchmarks

B.M. #1 - Magnail and Washer Stamped "Langan Benchmark" - edge of asphalt in Ronald Reagan median Elevation = 990.90'

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Texas 811 Call Before You Dig!!

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

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AUSTIN BRYAN CONROE HOUSTON

Grading and Drainage Plan

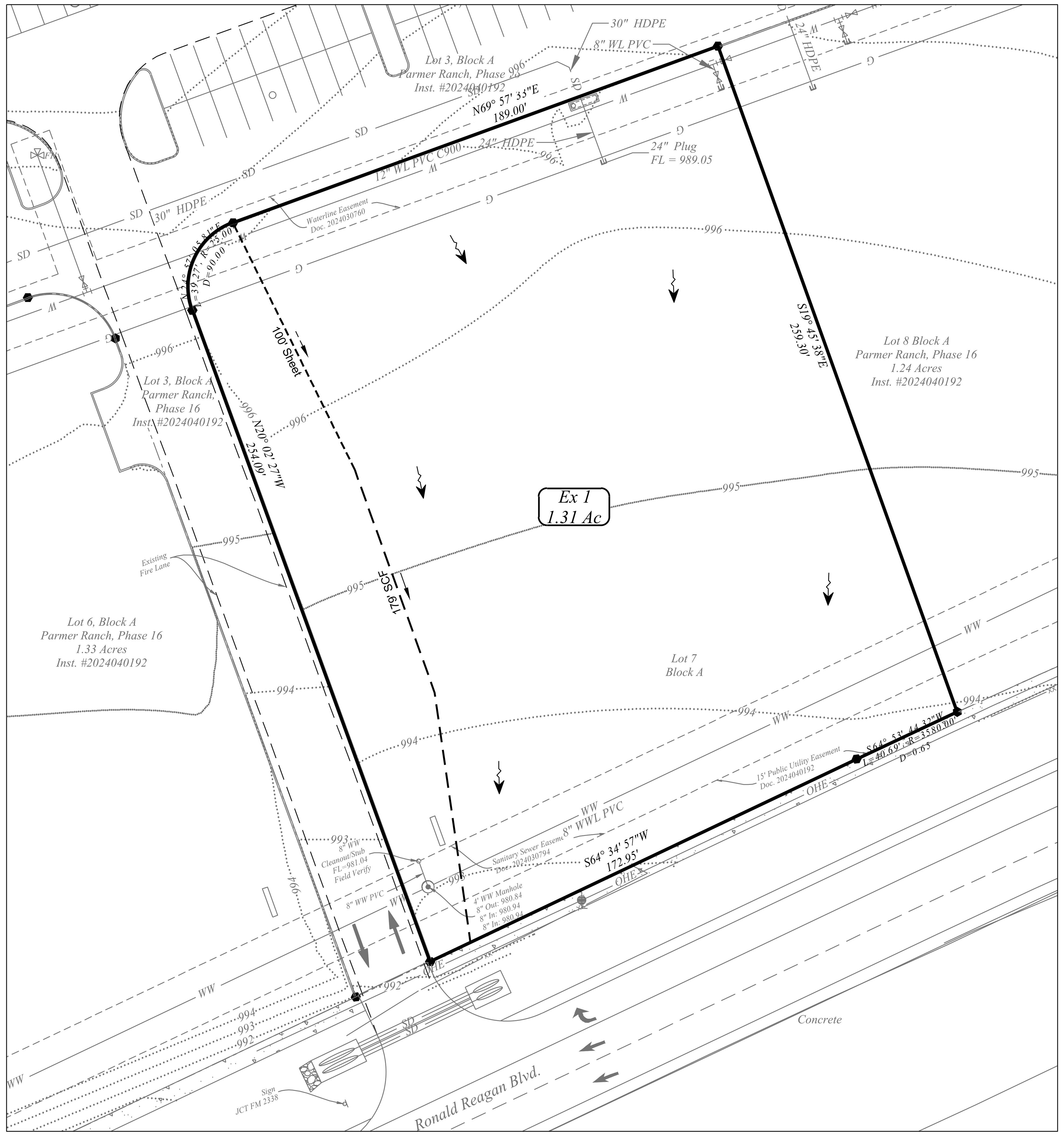
McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS 87888 REGISTERED PROFESSIONAL ENGINEER
2/3/25

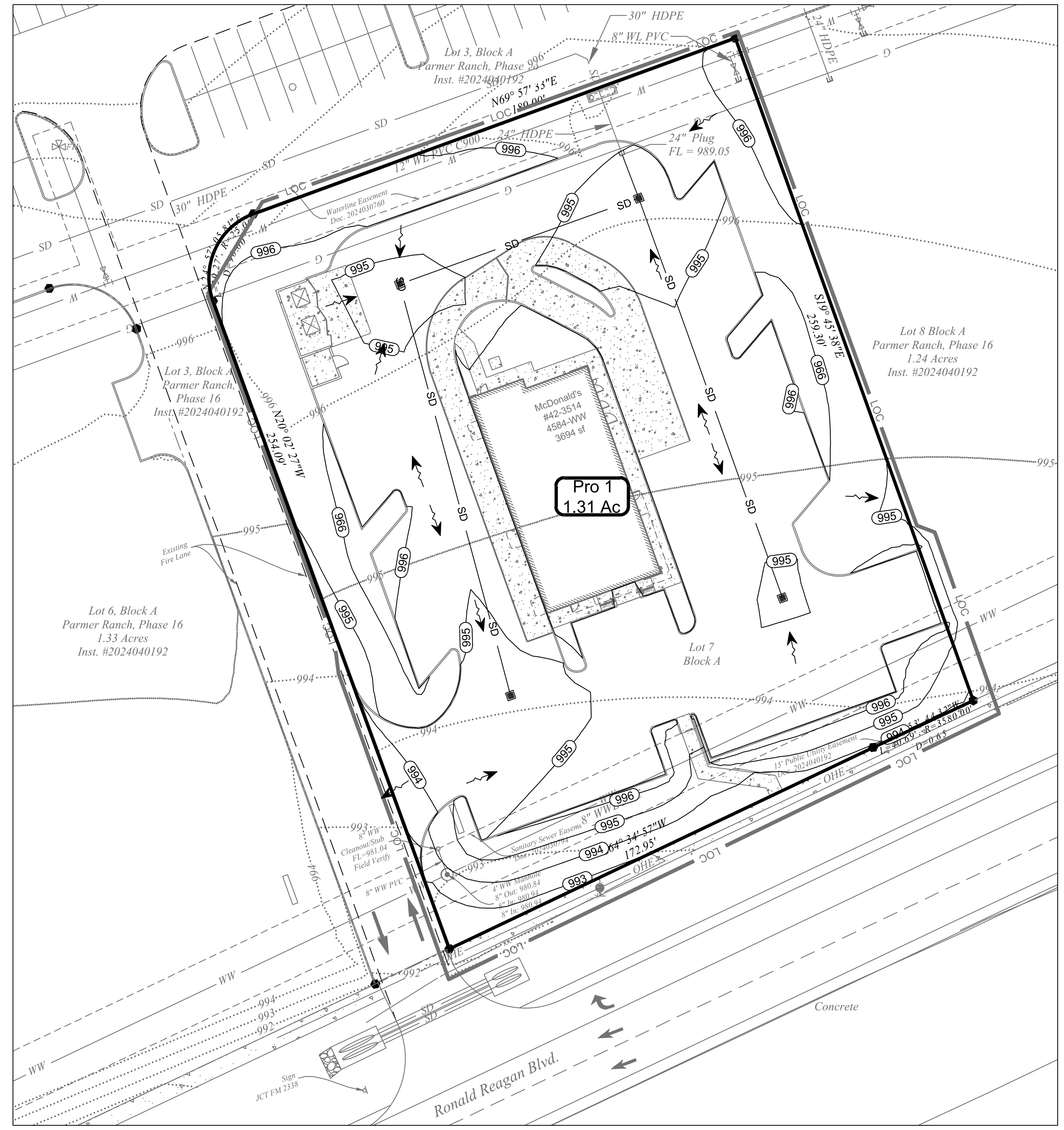
Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462

Sheet: 12 of 15

2024-XX-SDP



Existing Drainage Area Map



Proposed Drainage Area Map

0 30' 60'
Scale 1" = 30'

Drainage Summary													
Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (*cfs*)			
	acres	*sq mi*	*acres*	*%*	*acres*	*%*	*mins*	*mins*		*2-yr*	*10-yr*	*25-yr*	*100-yr*
Ex 1	1.31	0.0020	0.00	0.00	1.31	100.00	13.13	7.88	80	2.99	5.68	7.47	10.39
Pro 1	1.31	0.0020	0.83	63.69	0.48	36.31	5.00	3.00	91	5.80	9.31	11.55	15.18

TIME OF CONCENTRATION																
	OVERLAND SHEET FLOW					SHALLOW CONCENTRATED FLOW						TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Drainage Area ID	n	Length	P_2*	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient**	Velocity	Shallow Concentrated Flow Travel Time	Travel Distance	Time of Concentration (Calculated)	Time of Concentration (Computational)	Lag Time (Calculated)	Lag Time (Computational)
Name	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft	min	min	min	min
Ex 1	0.150	100.00	3.92	0.0150	9.93	0.0180	179.00	Unpaved	6.96	0.93	3.19	279.00	13.13	13.13	7.88	7.88
Pro 1	Time of Concentration (Developed) = 5 minutes												5.00	5.00	3.00	3.00

CN Calculations				
Drainage Area	Open Space (Lawns, parks, golf coures, cemeteries, etc), Soil D, Good Condition - 80	Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - 98	Total Area	Average Sum CN
ID	AC	AC	AC	CN
	80	98		
Ex 1	1.310	0.000	1.31	80
Pro 1	0.476	0.834	1.31	91

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Legal Description

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Drainage Area Maps

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
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Williamson County

JASON K. RODGERS
87881
REGISTERED
PROFESSIONAL ENGINEER
2/3/25

Design: JR, CS
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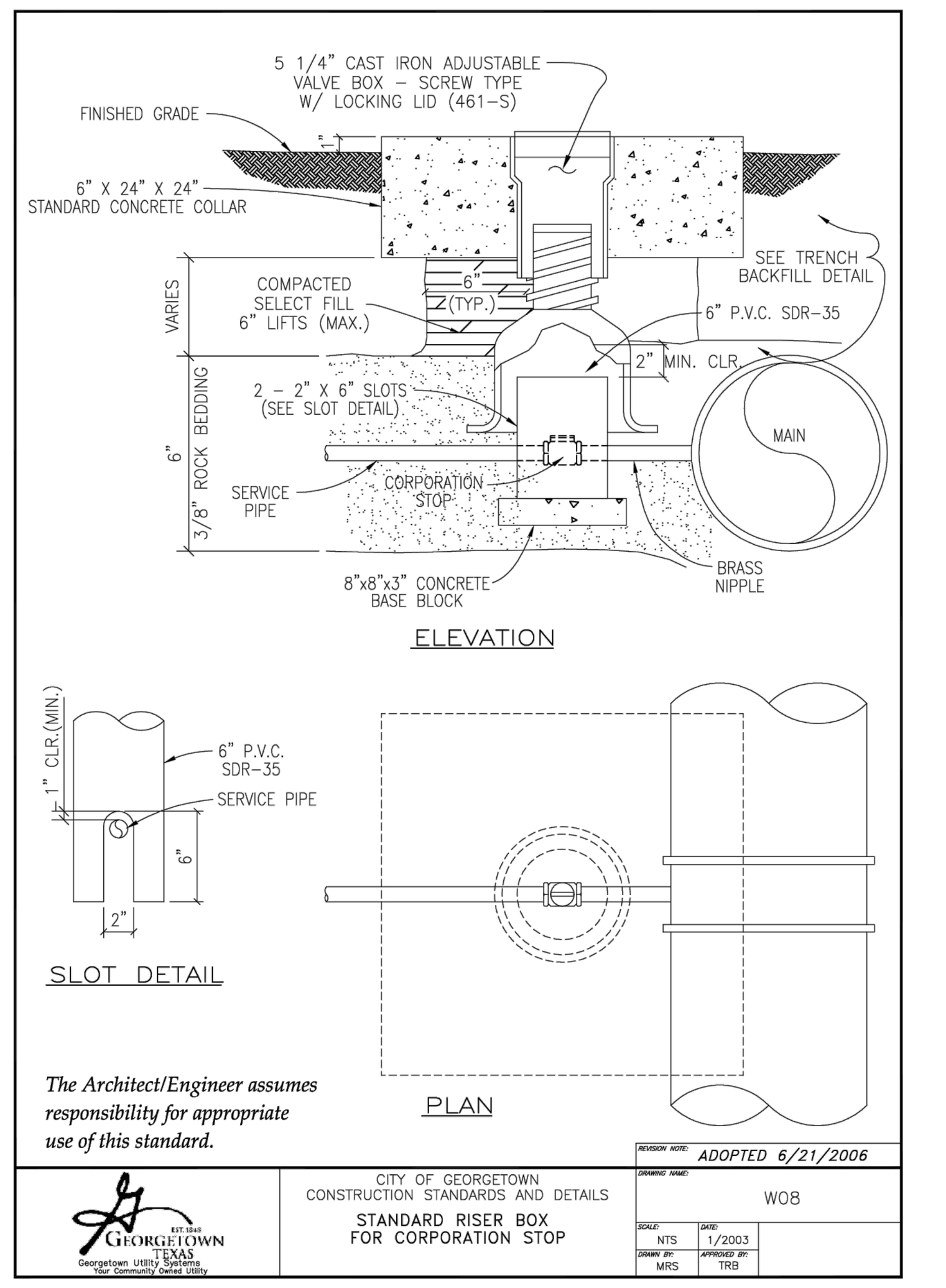
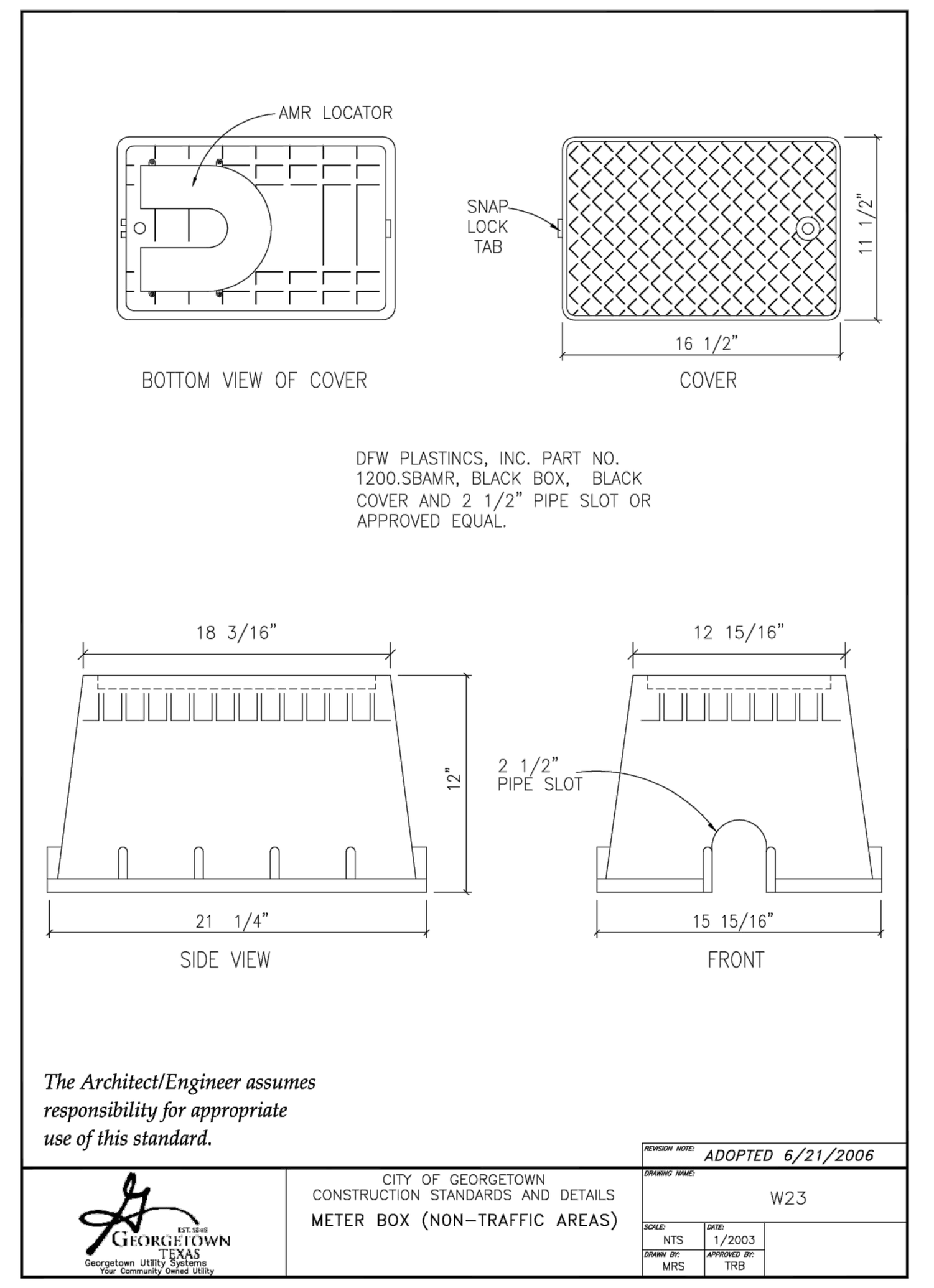
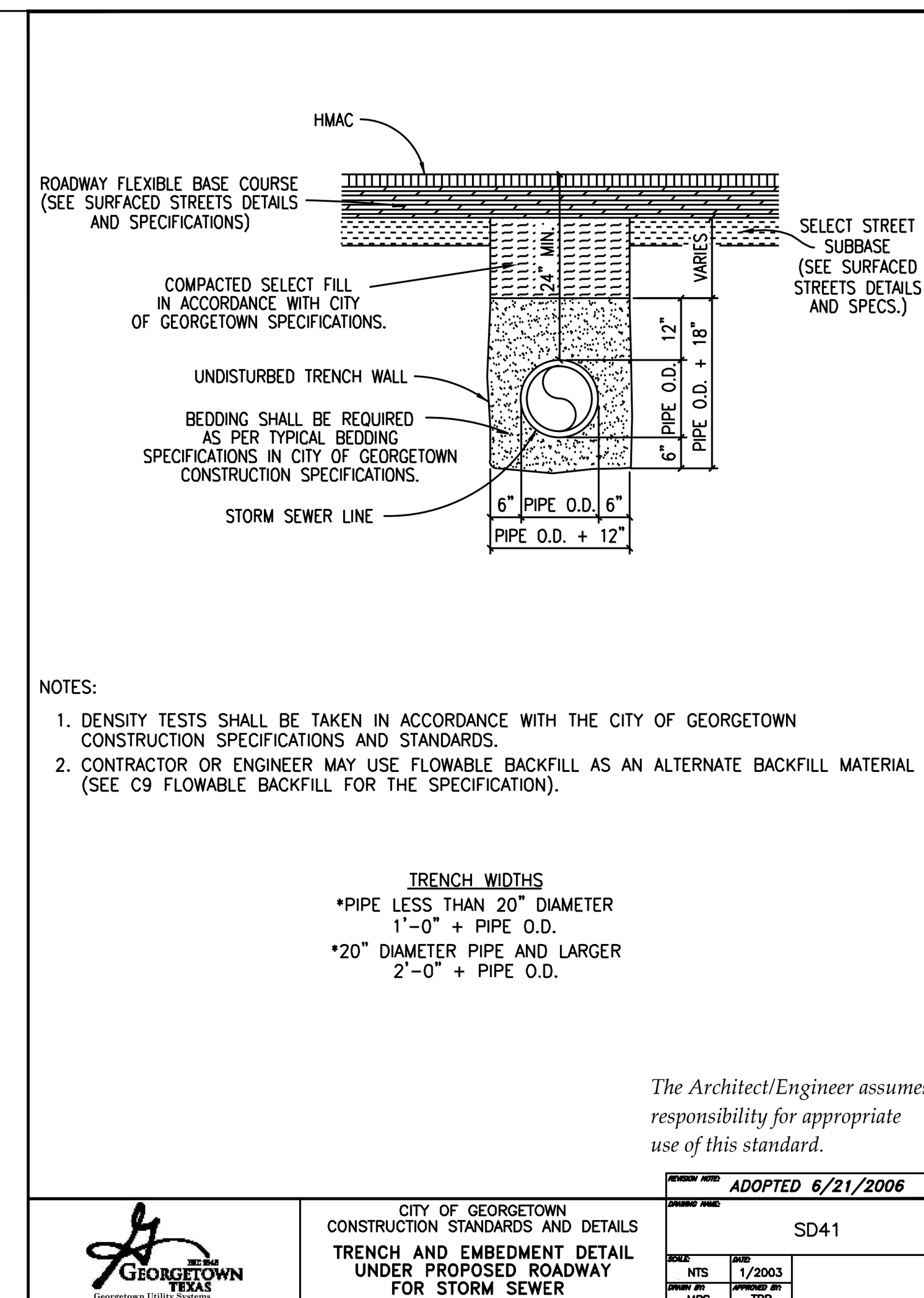
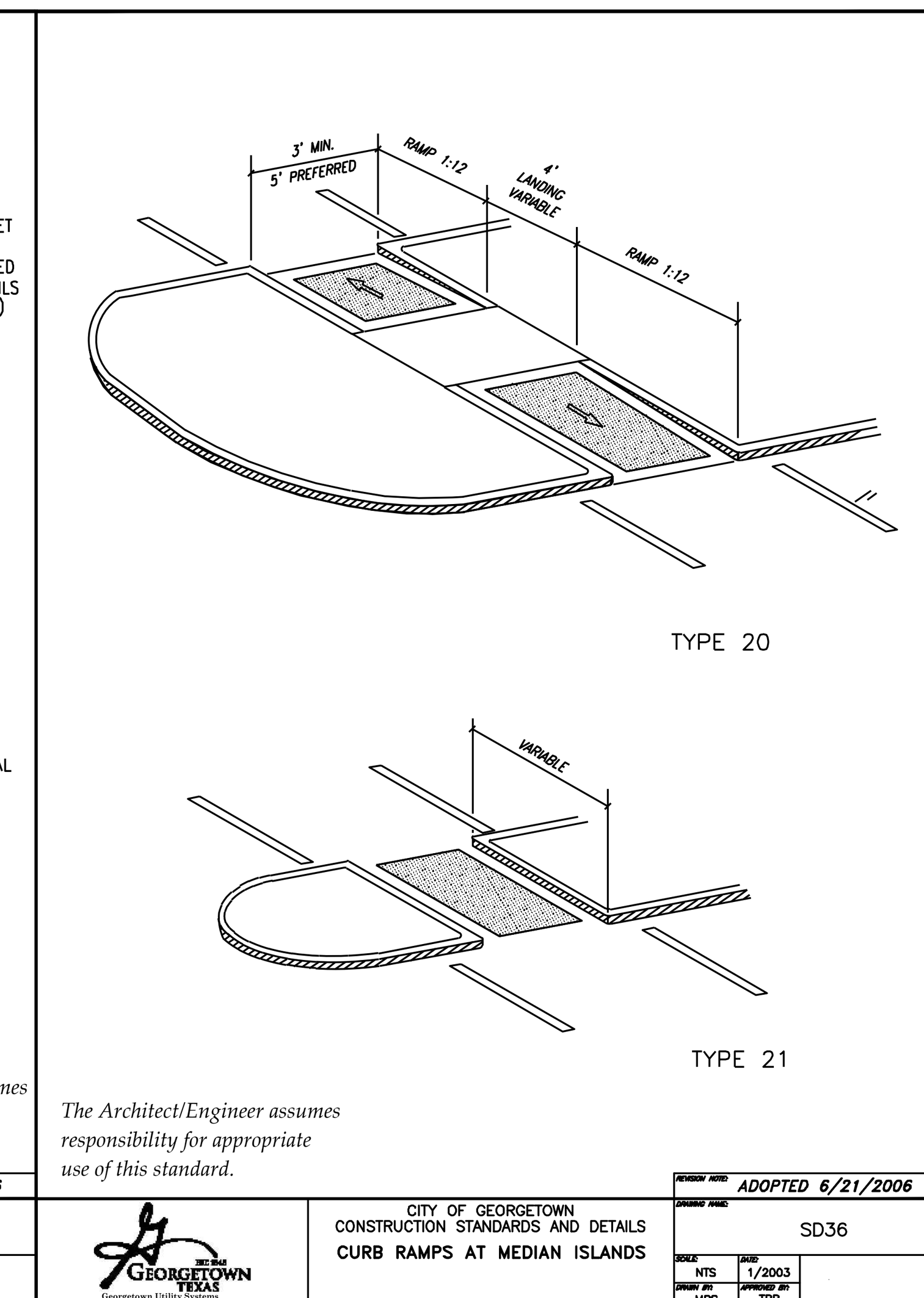
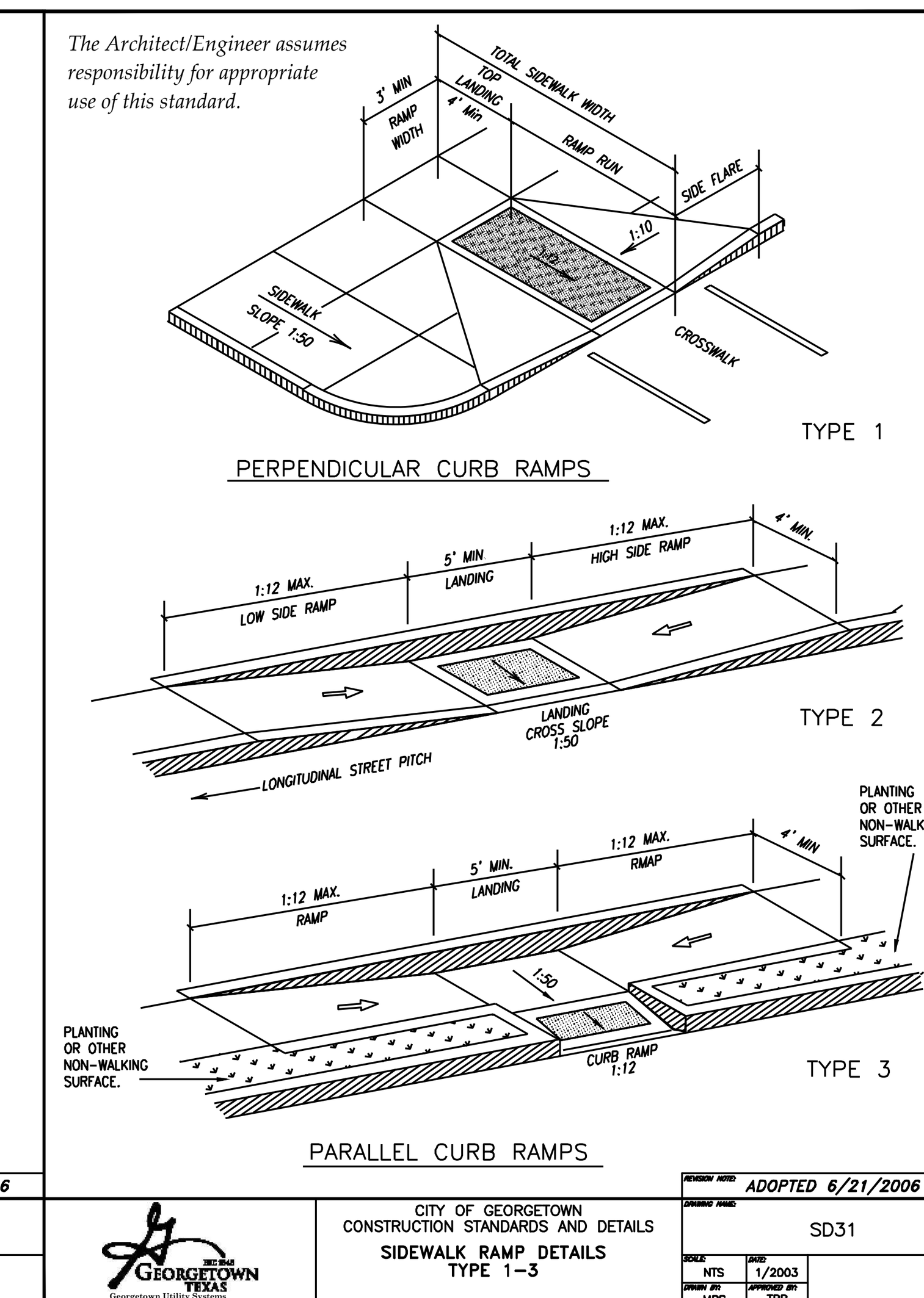
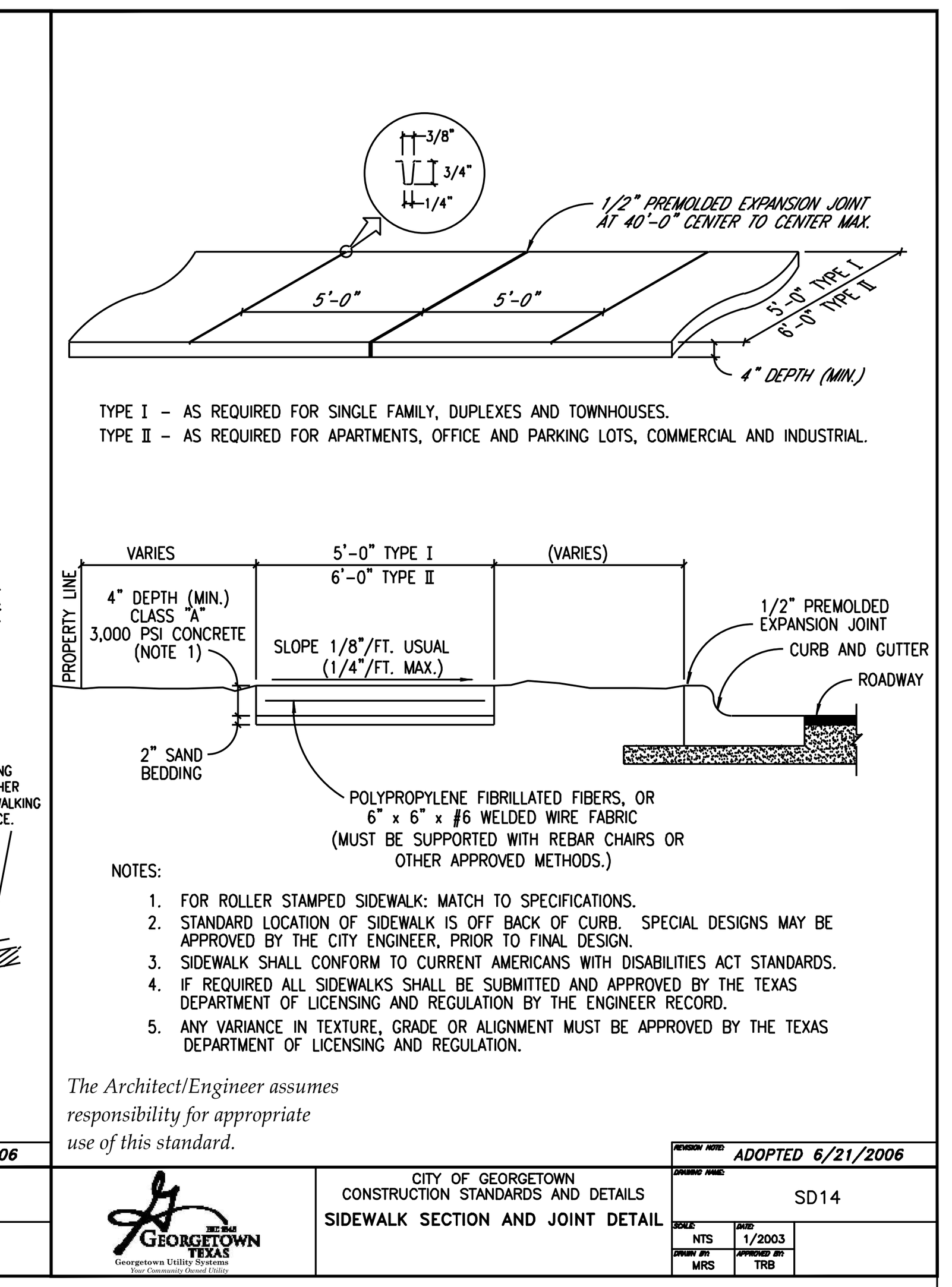


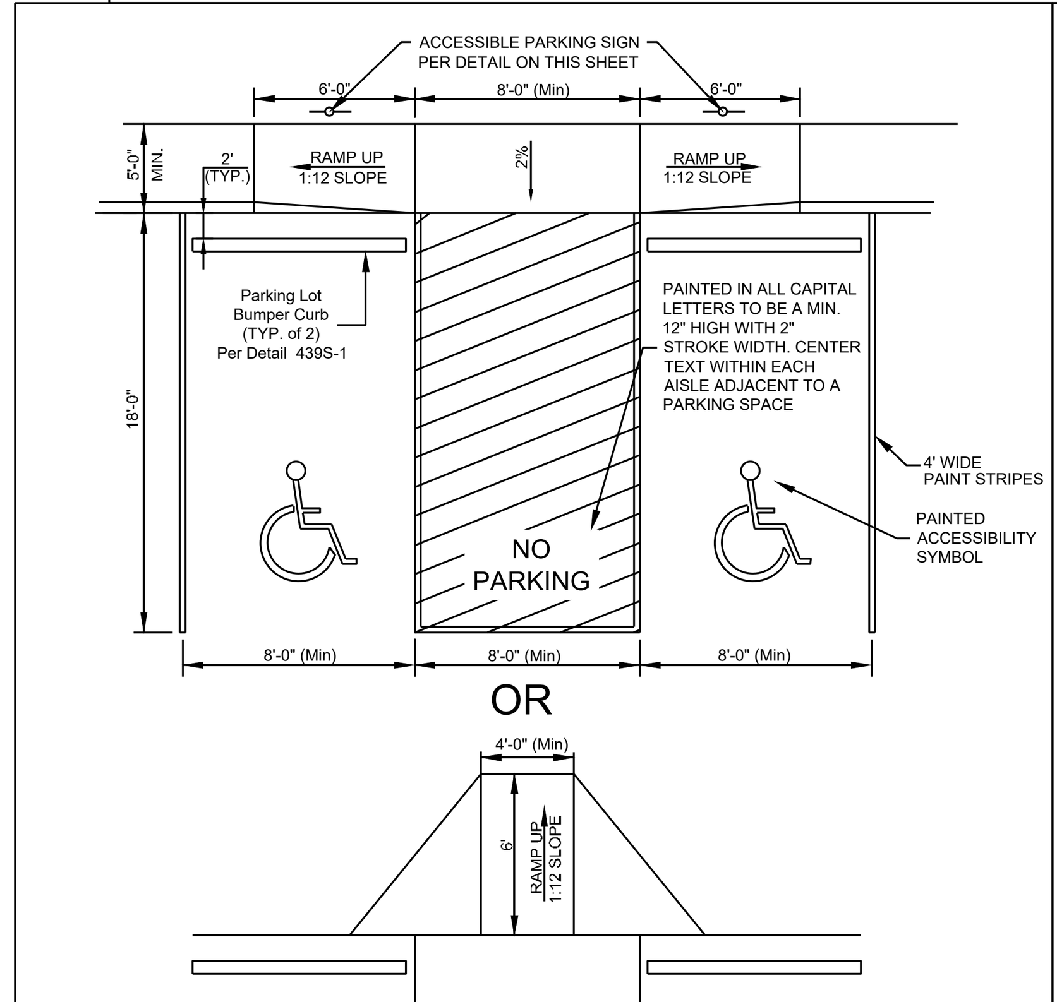






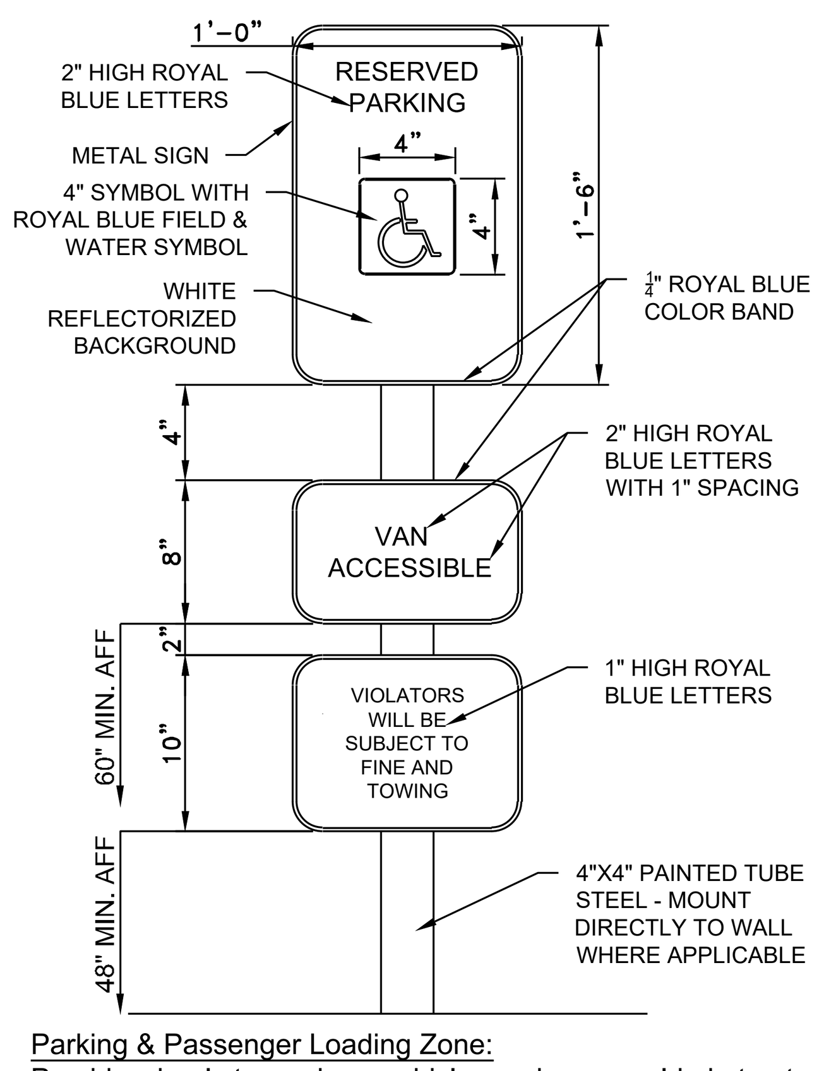






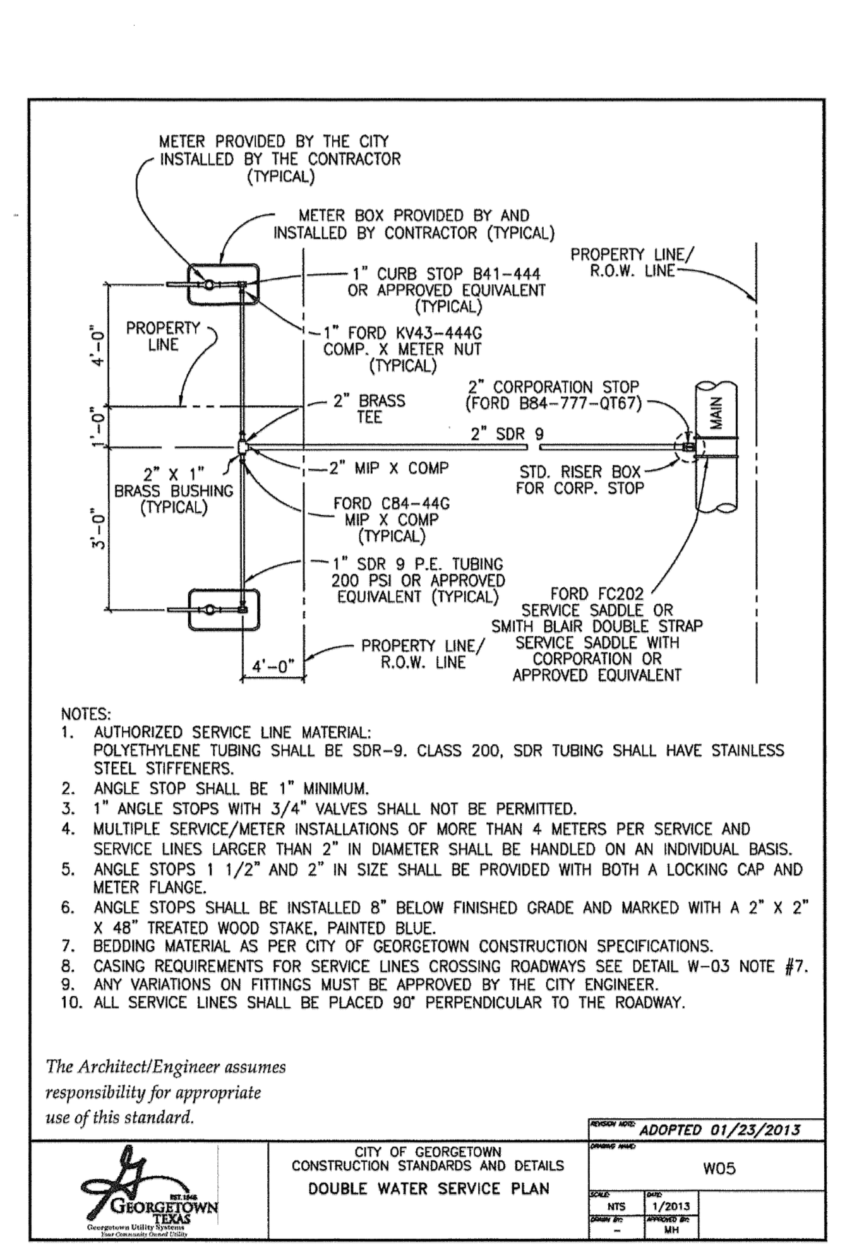
Construction Notes:
1. Maximum slope of a curb ramp system shall be 1:12 (8.33% Maximum).
2. Maximum slope of the curb ramp's "flared side" shall be 1:10 (1.0%).
3. Slope and crosslope of a sidewalk leading into a curb ramp system shall be a maximum of 1:50 (2% Maximum).
4. Maximum slope of a handicapped accessible route along a sidewalk leading into a curb ramp, before it must be considered a ramp is 1:20 (5% Maximum).
5. All sloped surfaces at curb ramp systems must conform to Texas Accessibility Standards Section 4.7.

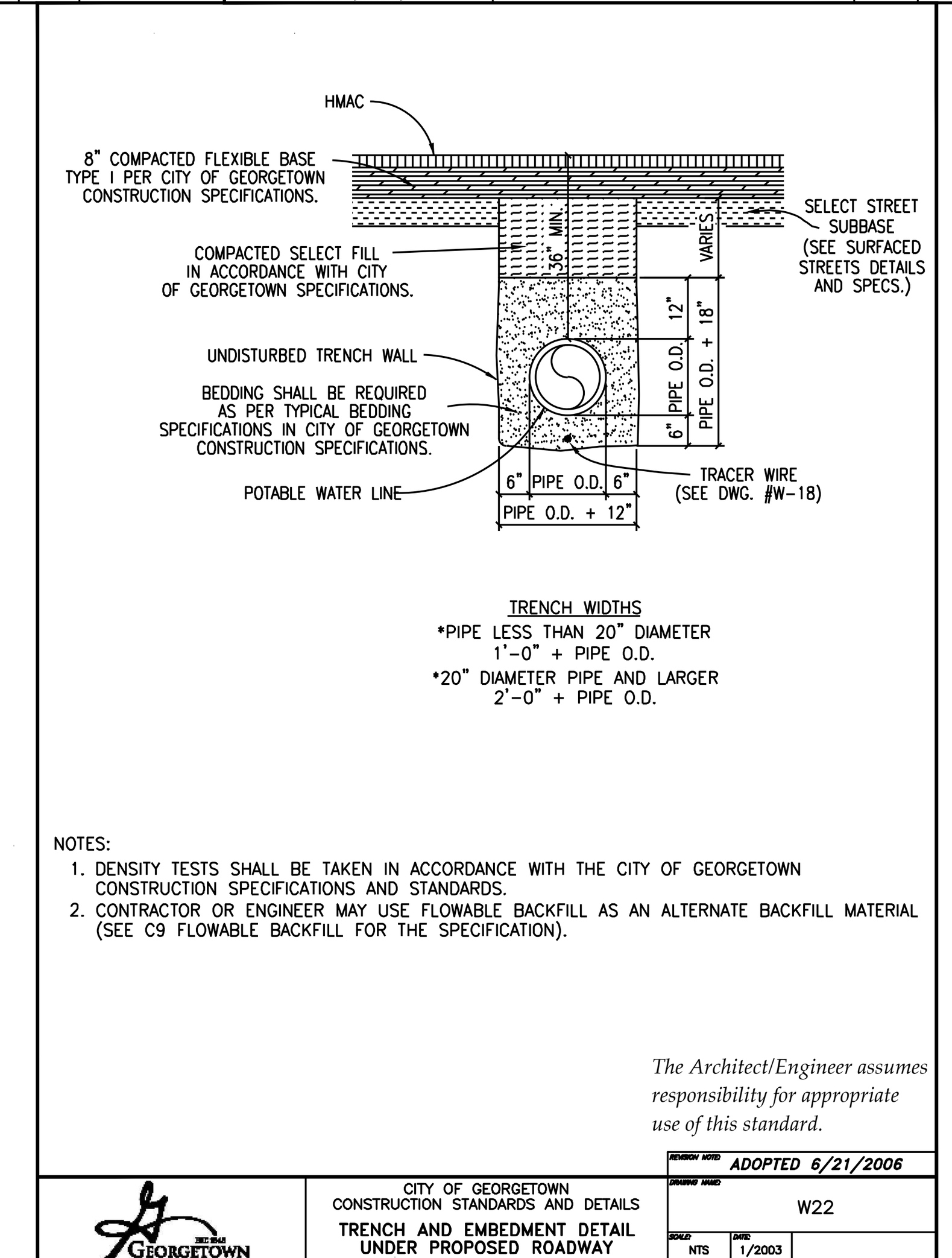
Handicapped Parking Spaces (Van)
N.T.S.

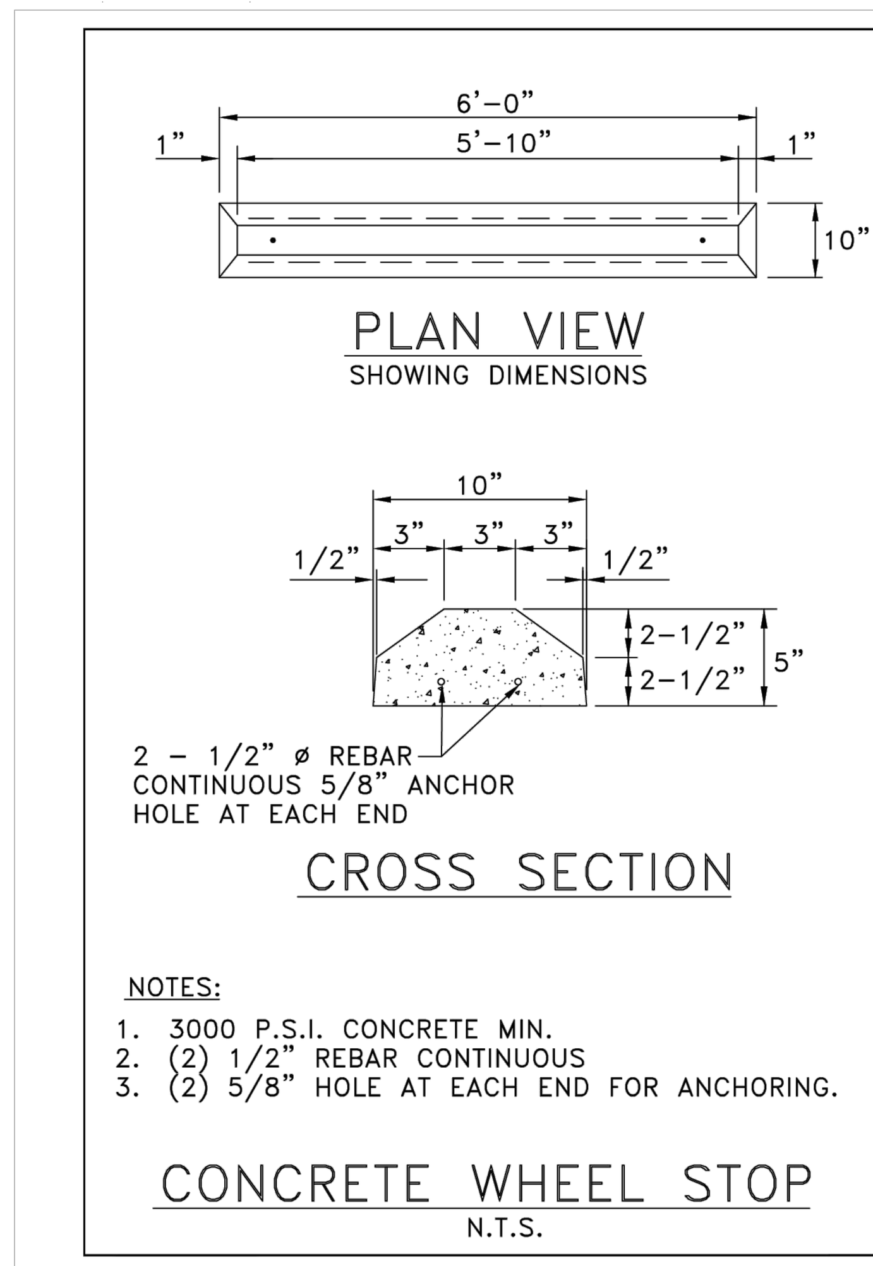


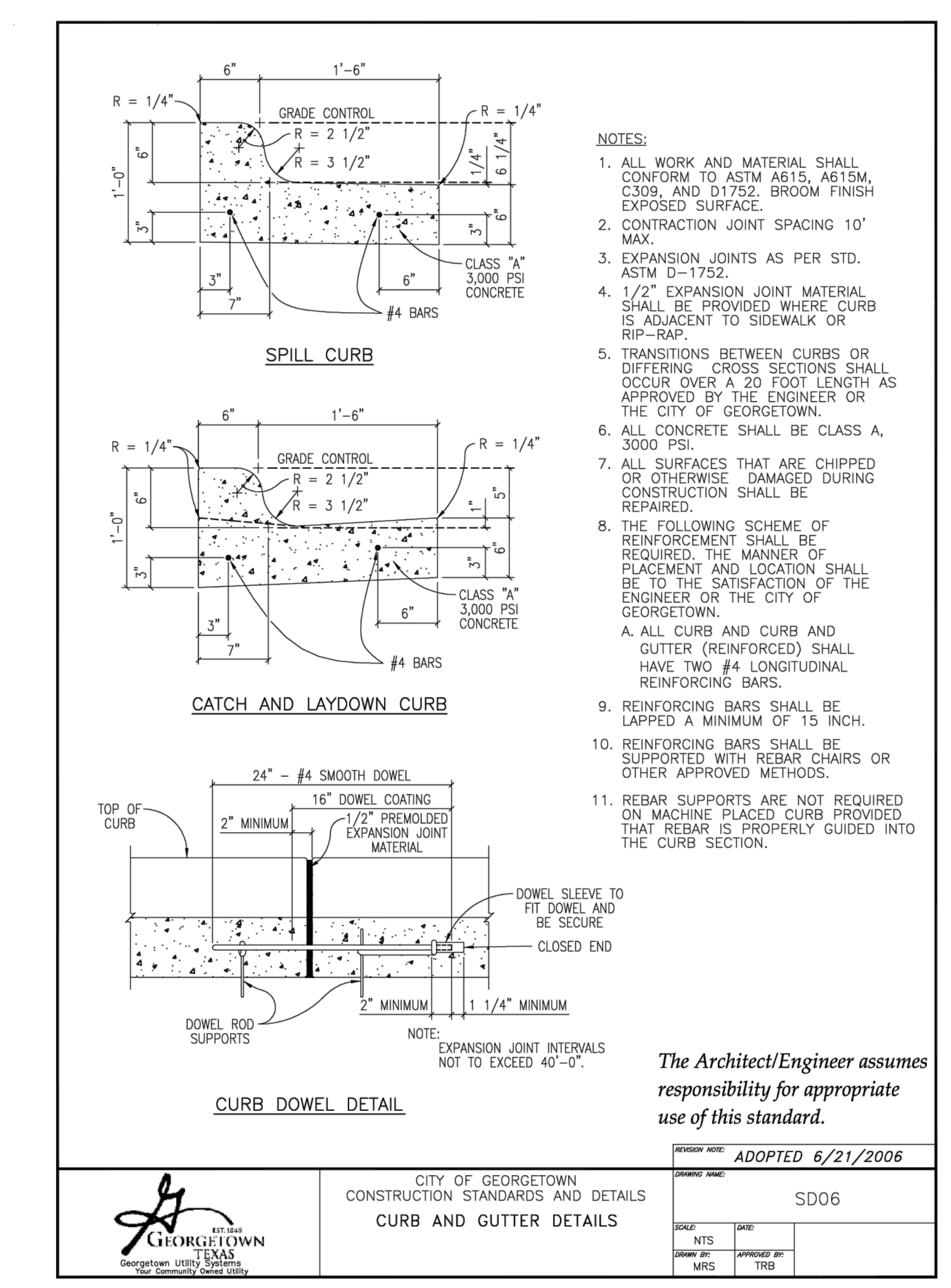
Parking & Passenger Loading Zone:
Provide wheel stops where vehicle overhang would obstruct any access route.
Parking spaces, access aisle & vehicle standing spaces shall be level, with sloped surfaces not exceeding 1:50 (2%) in all directions & cannot include a ramp or sloped area.

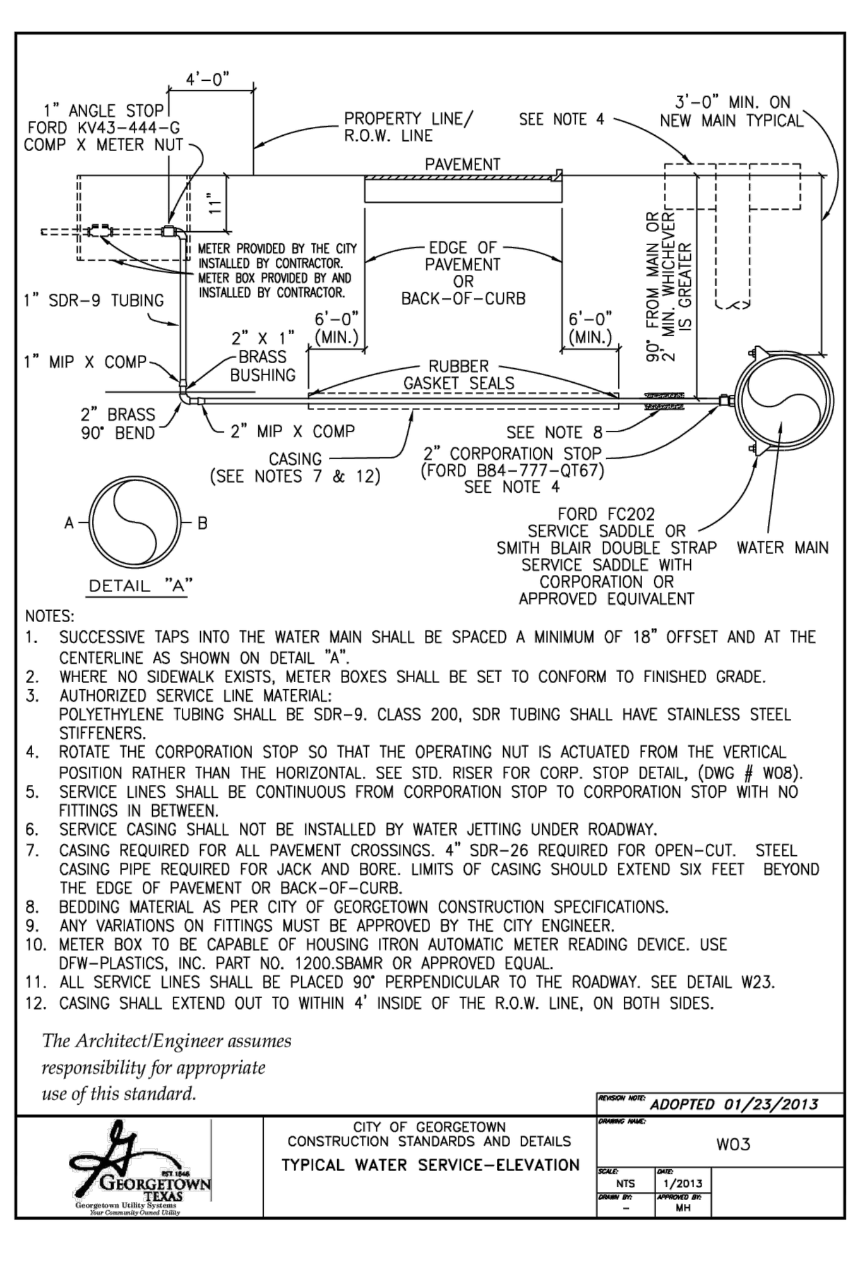
Parking Identification Sign
N.T.S.

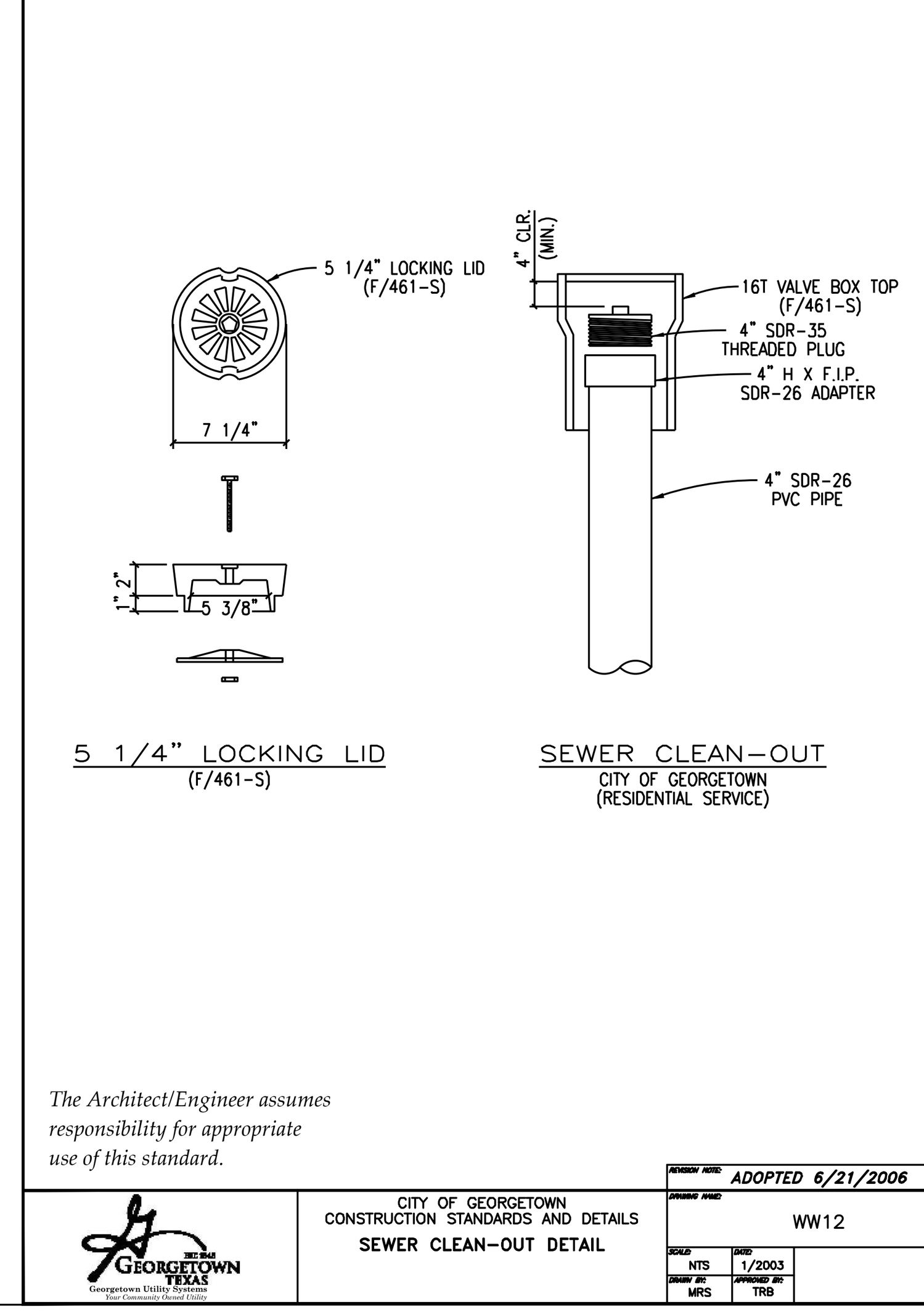


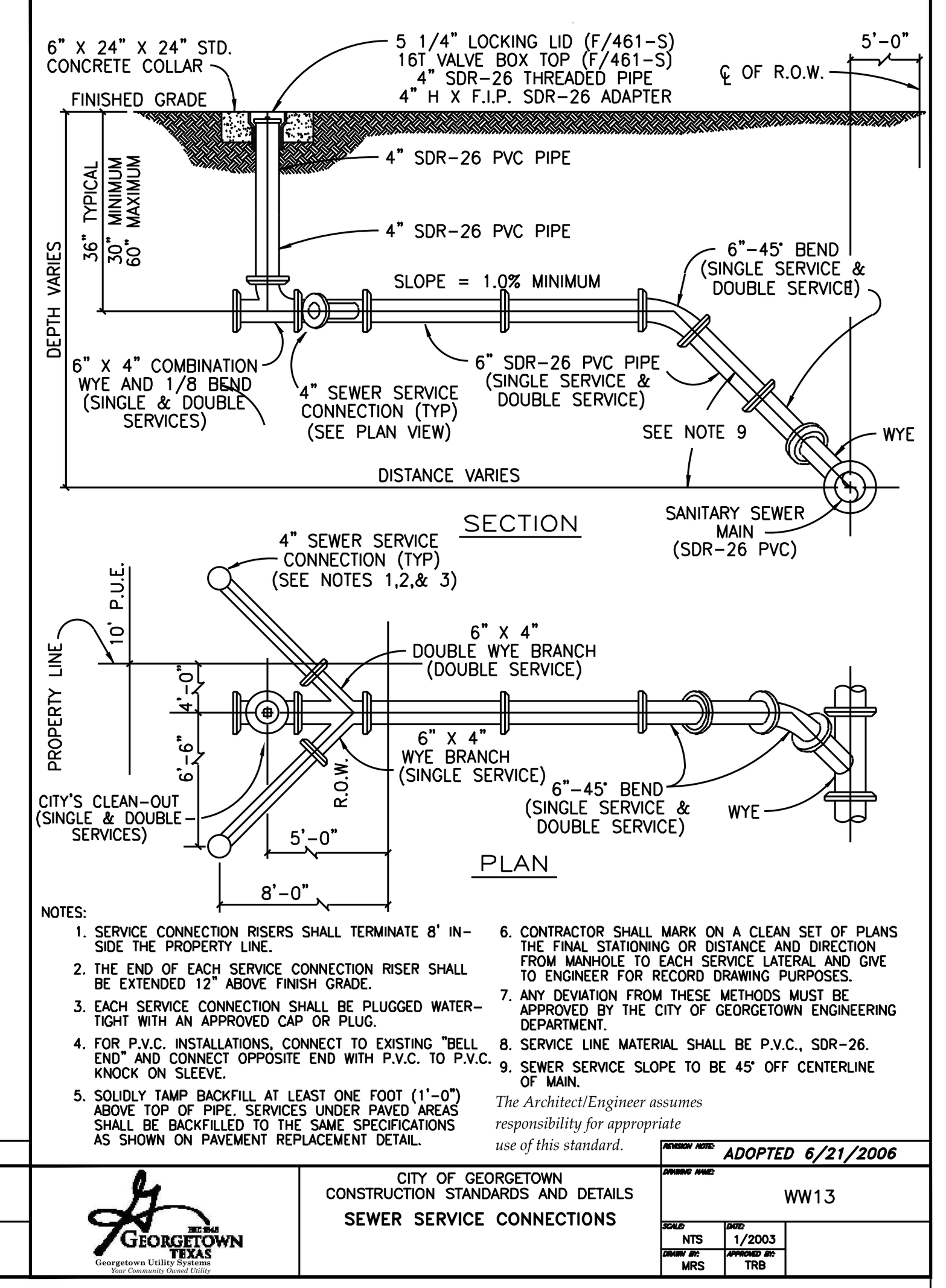


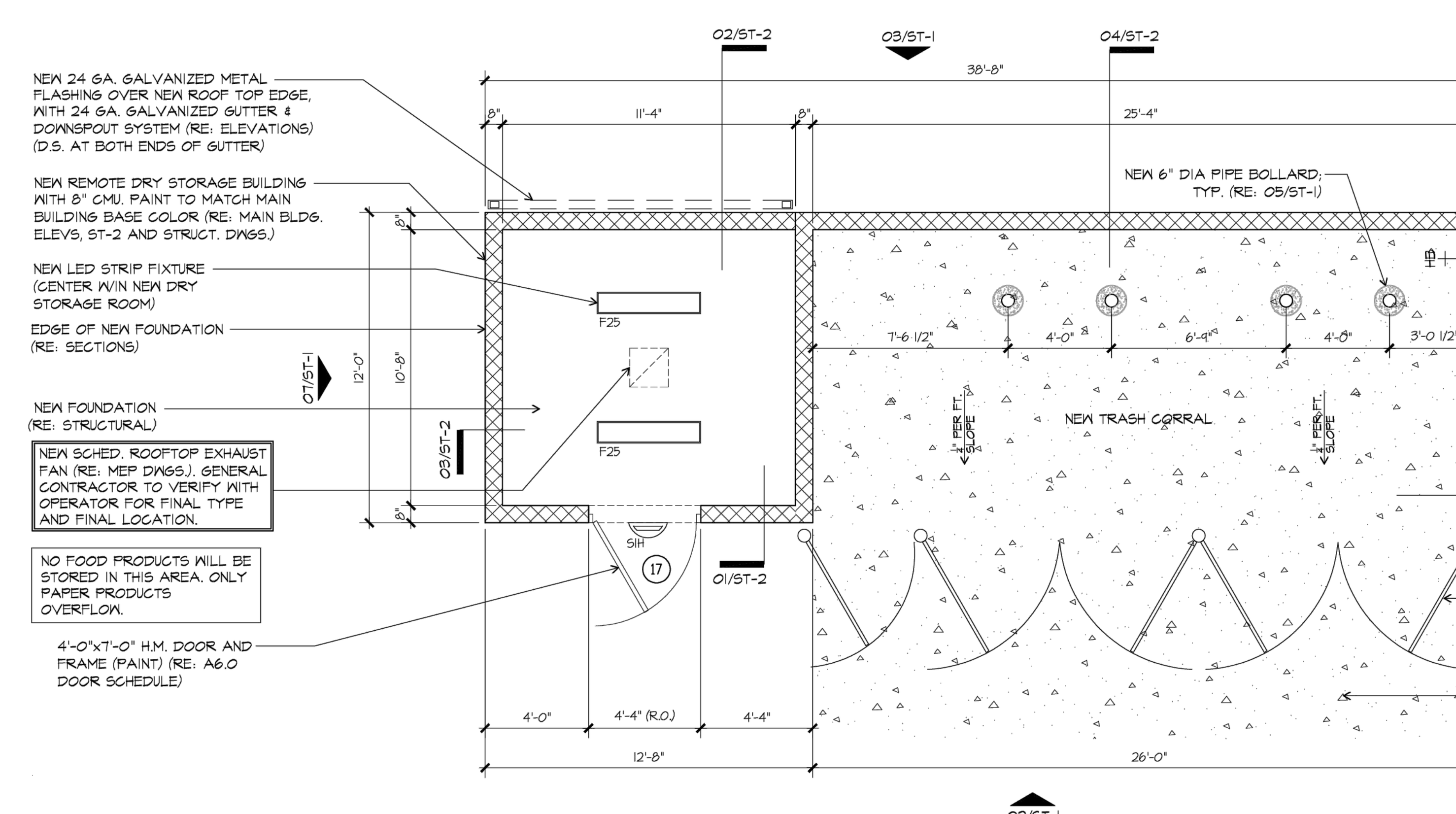












CONTRACTOR NOTE:
1. ALL LIGHTING AND EQUIPMENT SHALL BE CONNECTED TO AN APPROPRIATE AVAILABLE CIRCUIT IN MAIN BUILDING'S PANEL. VERIFY CIRCUITING PRIOR TO ROUGH-IN.
2. REFER TO CIVIL SITE PLAN DRAWINGS FOR LOCATION OF ADDITIONAL BOLLARDS TO BE INSTALLED FOR THE TRASH ENCLOSURE.
3. REFER TO CIVIL SITE PLAN DRAWINGS FOR LOCATION OF REMOTE DRY STORAGE / TRASH CORRAL BUILDING
4. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF FOUNDATION EDGE (RE: ST-2 & STRUCT. DWGS.)

Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Construction Details

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 2/3/25

Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462
Sheet: 15 of 15
2024-XX-SDP

Inspection, Maintenance, Repair and Retrofit Plan for the Water Quality Ponds

Contributing Zone Plan - Attachment N

The off-site permanent BMPs will be inspected and maintained by the owner of the shopping center under EAPP No. 11003669.

Pilot-Scale Field Testing Plan

Contributing Zone Plan - Attachment O

This attachment is not applicable to this project.

Measures for Minimizing Surface Stream Contamination

Contributing Zone Plan - Attachment P

This attachment is not applicable to this project.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jason Rodgers

Date: 12/31/2024

Signature of Customer/Agent:

Regulated Entity Name: McDonald's 042-3514

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: None

   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: Berry Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Spill Response Actions

Temporary Stormwater Section - Attachment A

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

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

2. Any hazardous spill associated with construction that is greater than five gallons shall be reported to the TCEQ Environmental Response Hotline (1-800-832-8224) or Austin Regional Home Office during normal business hours (1-512-339-2929) for containment, clean up, and disposal.

3. Follow actions set by TAC 30.1.327.5:

(a) The responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:

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

(2) initiating efforts to stop the discharge or spill;

(3) minimizing the impact to the public health and the environment;

(4) neutralizing the effects of the incident;

(5) removing the discharged or spilled substances; and

(6) managing the wastes.

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

(1) further response actions by the responsible person;

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

(3) subsequent reports on the response actions.

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

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

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

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

Spills: Reportable Quantities
The RQ depends on the substance released and where released. Use this table to determine whether you must report and under what rule.
In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the **reportable quantity (RQ).** The reportable quantity depends on the type of substance released and where released (e.g. into water vs.

on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	Railroad Commission of Texas
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

Potential Sources of Contamination

Temporary Stormwater Section - Attachment B

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

1. After placement of gravel coatings the Contractor shall be responsible for immediate clean up should an unexpected rain occur during the curing period.

2. Any sediment build-up along the silt fences will need to be removed when it reaches a depth of six inches.

3. Dust from the construction site will be controlled by use of water.

4. Soil from construction vehicles will be removed from vehicles by having all vehicles drive over the stabilized construction entrance.

5. Leakage from vehicles and equipment.

6. Wastewaters from activities involving concrete, masonry, painting, sheet rock compounds, etc.

Sequence of Construction

Temporary Stormwater Section - Attachment C

The following is a list of construction sequencing:

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

Temporary Best Management Practices and Measures

Temporary Stormwater Section - Attachment D

Temporary erosion and sedimentation controls include Silt Fence, Concrete Washout, Temporary Staging and Spoils Area. All temporary erosion controls shall be installed where shown on the Contributing Zone Plan.

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

Stabilized Construction Entrance is to be installed at the entrance/exit to a construction site to stabilize and reduce the tracking of mud and dirt onto public roads by construction vehicles.

Concrete Washout is to be installed to reduce the discharge of pollutant to storm sewer system from concrete waste.

Temporary Staging and Spoils Area is to be installed to reduce the discharge of pollutant to the storm water system due to construction.

No surface water enters this site. No naturally-occurring sensitive features exist within the limits of the project site.

Request to Temporarily Seal a Feature

Temporary Stormwater Section - Attachment E

This attachment is not applicable to this project.

Structural Practices

Temporary Stormwater Section - Attachment F

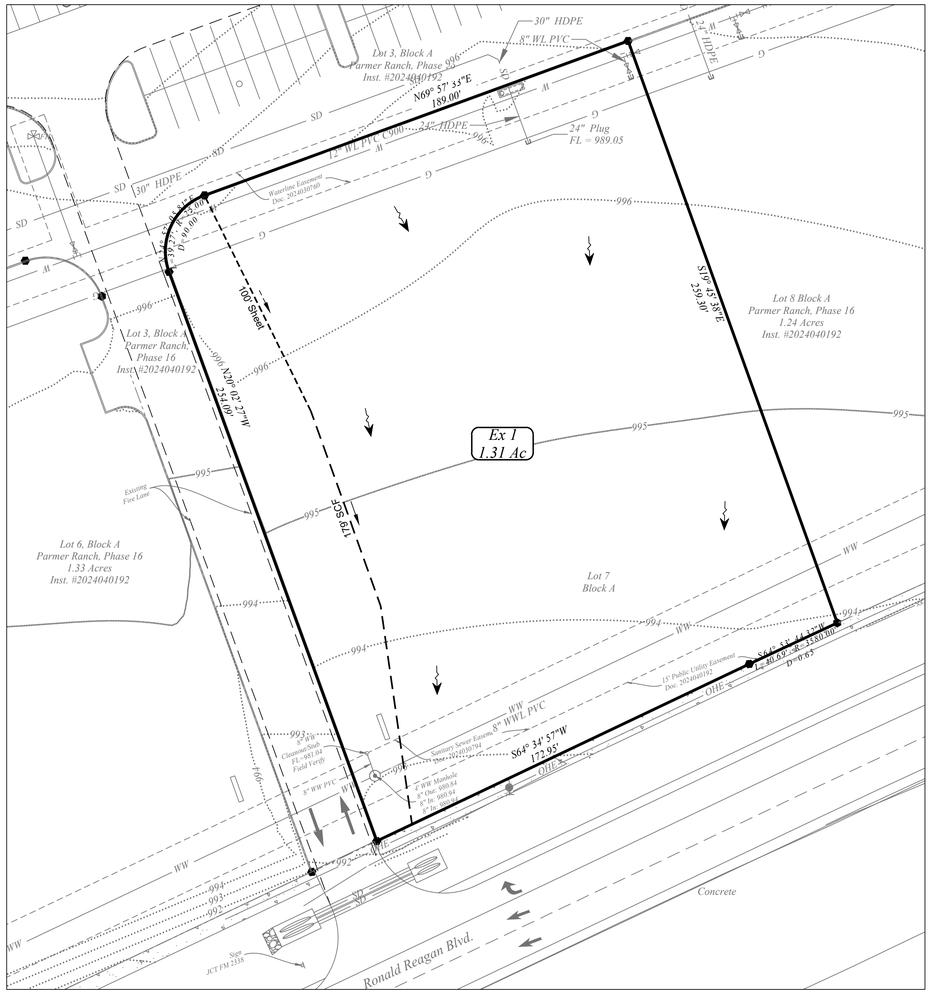
Temporary special structural practices that will be utilized during construction activity on this site include:

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

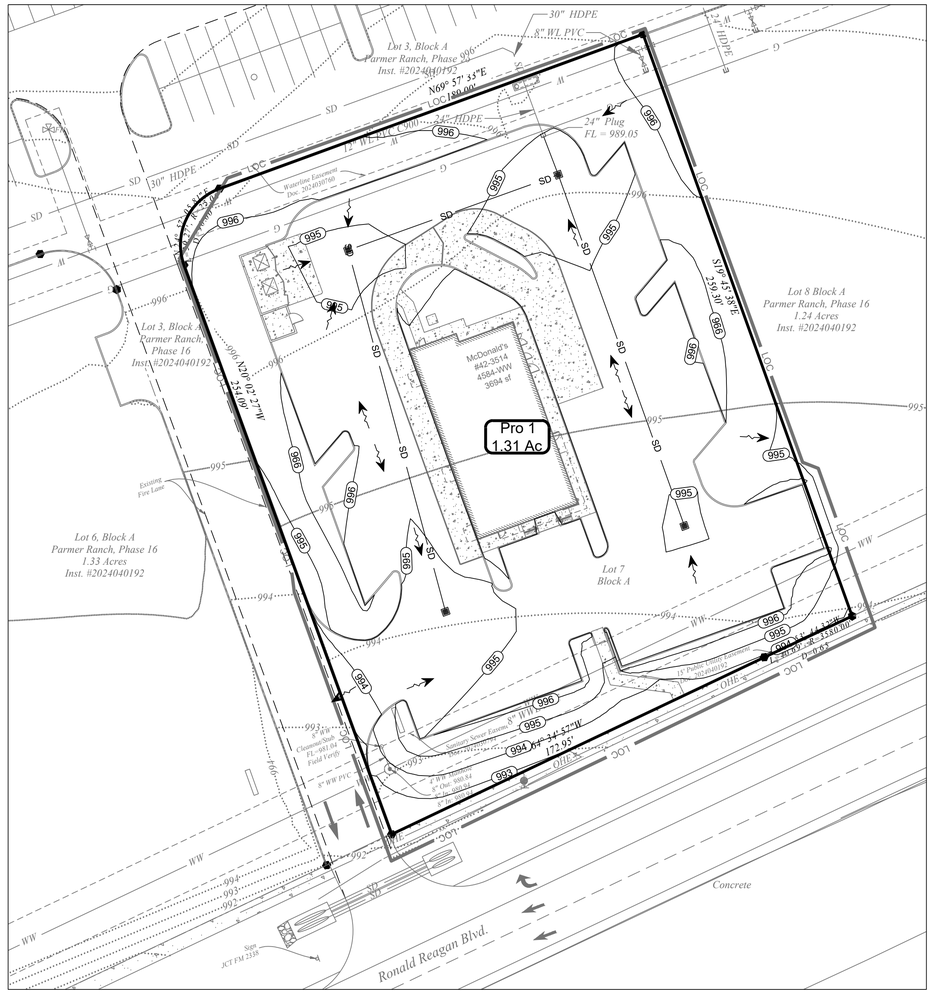
Drainage Area Maps

Temporary Stormwater Section - Attachment G

Drainage Area Maps are attached. Please see sheet 13 of the attached plan set.



Existing Drainage Area Map



Proposed Drainage Area Map

0 30' 60'

Scale 1" = 30'

Drainage Summary

Area Label	Total Area*		Impervious Cover		Pervious Cover		Tc	Lag	CN	Atlas 14, 24hr Storm Water Flows (*cfs*)			
	acres	*sq mi*	*acres*	*%*	*acres*	*%*	*mins*	*mins*		*2-yr*	*10-yr*	*25-yr*	*100-yr*
Ex 1	1.31	0.0020	0.00	0.00	1.31	100.00	13.13	7.88	80	2.99	5.68	7.47	10.39
Pro 1	1.31	0.0020	0.83	63.69	0.48	36.31	5.00	3.00	91	5.80	9.31	11.55	15.18

TIME OF CONCENTRATION

	OVERLAND SHEET FLOW					SHALLOW CONCENTRATED FLOW						TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Drainage Area ID	n	Length	P_{2}^{*}	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient**	Velocity	Shallow Concentrated Flow Travel Time	Travel Distance	Time of Concentration (Calculated)	Time of Concentration (Computational)	Lag Time (Calculated)	Lag Time (Computational)
Name	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft	min	min	min	min
Ex 1	0.150	100.00	3.92	0.0150	9.93	0.0180	179.00	Unpaved	6.96	0.93	3.19	279.00	13.13	13.13	7.88	7.88
Pro 1	Time of Concentration (Developed) = 5 minutes												5.00	5.00	3.00	3.00

CN Calculations

Drainage Area	Open Space (Lawns, parks, golf coures, cemeteries, etc.). Soil D. Good Condition - 80	Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - 98	Total Area	Average Sum CN
ID	AC	AC	AC	CN
	80	98		
Ex 1	1.310	0.000	1.31	80
Pro 1	0.476	0.834	1.31	91

Benchmarks

B.M. #1 - Magnail and Washer Stamped "Langan Benchmark" - edge of asphalt in Ronald Reagan median
Elevation = 990.90'

B.M. #2 - Magnail and Washer Stamped "Langan Benchmark" - inlet in Ronald Reagan median
Elevation = 991.92'

Texas 811
Call Before You Dig!!

Legal Description

Lot 7, Block A, Parmer Ranch, Phase 16, An Addition in Williamson County, Texas, Doc.# 2024040192 O.P.R.W.C.T.

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

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Revision	Date	By	App	Comment

Drainage Area Maps

McDonald's 042-3514
28709 Ronald W Reagan Blvd,
Georgetown, Texas 78633
Williamson County

JASON K. RODGERS
87881
REGISTERED
PROFESSIONAL ENGINEER
2/3/25

Design: JR, CS
CAD: RH, JW | Review: JR
Project No: MCD 70462
Sheet: 13 of 15
2024-XX-SDP

Temporary Sedimentation Pond Plans and Calculations

Temporary Stormwater Section - Attachment H

This attachment is not applicable to this project.

Inspection and Maintenance for Temporary BMPs
Temporary Stormwater Section - Attachment I

Inspections of Controls

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

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

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

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

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

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

Where sites have been finally or temporarily stabilized, where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), or during

seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall, of 10 to 20 inches), inspections must be conducted at least once every month.

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

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

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

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

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

Maintenance

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

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

Retention of Records

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

Schedule of Interim and Permanent Soil Stabilization Practices

Temporary Stormwater Section - Attachment J

During Construction:

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

After Construction:

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

Revegetation Methods:

Broadcast Seeding for Permanent Soil Stabilization:

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

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

Fertilizer:

3. Fertilizer shall be pelleted granular slow release with an analysis of 15-15-15. It is to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1000 SF.

4. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF.

Recordkeeping:

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.

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Milo Burdette, Vice President of B&O Parmer Ranch GP, LLC. general partner of Parmer Ranch Retail, Ltd.

am the owner of the property located at:

Block A, Lot 7, of the Parmer Ranch, Phase 16, Final Plat Recorded on May 21, 2024, as document No. 2024040192 in the official public records of Williamson County, Texas.

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize McDonald's Real Estate Company/Bleyl Engineering
To conduct the preparation and permitting of the Contributing Zone Plan
At Lot 7, Block A, Parmer Ranch Phase 16 Subdivision

Landowner Acknowledgement

I understand that Parmer Ranch Retail, Ltd.

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Milo Burdette

Milo Burdette, Vice President B&O Parmer Ranch GP, LLC. general partner of Parmer Ranch Retail, Ltd.

Landowner Signature

2/24/2025

Date

THE STATE § OF Texas

County § of Travis

BEFORE ME, the undersigned authority, on this day personally appeared

Milo Burdette

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 24 day of February, 2025

NOTARY PUBLIC

Delaney Ryann Williams

DELANEY RYANN WILLIAMS
Notary Public, State of Texas
Comm. Expires 07-14-2027
Notary ID 134454758

MY COMMISSION EXPIRES:

07-14-2027

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: McDonald's 042-3514
Regulated Entity Location: Ranch Road 2338 / Ronald Reagan Blvd. (Address hasn't been issued at this time)
Name of Customer: McDonalds Real Estate Company
Contact Person: Rowdy Durham Phone: 254-205-0418
Customer Reference Number (if issued):CN 603950866
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.32 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: 01/20/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 603950866		**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:*

McDonalds Real Estate Company

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
As shown on CN			

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☒ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ 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 ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:							
111 N Carpenter St.							
City	Chicago	**State**	IL	**ZIP**	60607	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	rowdy.durham@us.mcd.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(254) 205-0418		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

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

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

McDonald's 042-3514

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	Ranch Road 2338 / Ronald Reagan Blvd. (Address hasn't been issued at this time)							
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	Fronting Ronald Reagan Blvd, approx. 300' east of RR 2338 intersection Lot 7, Block A, Parmer Ranch Phase 16 Subdivision, Doc. 2024040192				
26. Nearest City			**State**	**Nearest ZIP Code**	
Georgetown			TX	78633	

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

27. Latitude (N) In Decimal:	30.273328		**28. Longitude (W) In Decimal:**	-97.913351	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	16	23.9802	-97	54	48.0636

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)
5812	NA	722511	NA

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

Fast Food Restaurant

34. Mailing Address:	111 North Carpenter Street							
	City	Chicago	**State**	IL	**ZIP**	60607	**ZIP + 4**	
35. E-Mail Address:	**rowdy.durham@us.mcd.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
254-205-0418		( ) -

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
		CZP		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Jason Rodgers	**41. Title:**	Professional Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 454-2400		**( )** -	jrodgers@bleylengineering.com

SECTION V: Authorized Signature

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

Company:	Bleyl Engineering	**Job Title:**	Professional Engineer	
Name *(In Print):*	Jason Rodgers		**Phone:**	**(** 512 **)** 454- **2400**
Signature:			**Date:**	01/20/2025