BOERNE I GEORGETOWN E CONTACT@MATKINHOOVER.COM OFFICE: \$80,249,0600 FAX:830,249,0099 &

ENGINEERING & SURVEYING

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KINHOOVER

Inner Loop Hotel Georgetown, Texas

Water Pollution Abatement Plan Modification

January 2025 TBPE # F-4512 MHE 3397.00 March 12, 2025

MATKIN HOOVER Engineering & surveying

Edwards Aquifer Protection Program Texas Commission on Environmental Quality San Antonio Regional Office 14250 Judson Rd. San Antonio, Texas 78233-4480

Re: Inner Loop Hotel Georgetown, Texas Water Pollution Abatement Plan Modification

Please find attached one (1) digital copy of the Inner Loop Hotel, Water Pollution Abatement Plan (WPAP) Modification. This WPAP Modification is to modify the approved WPAP for QuikTrip 4184: Edwards Aquifer Protection Plan ID Nos. 11003215, Regulated Entity No. RN111560553. The WPAP Modification has been prepared in accordance with the Texas Commission on Environmental Quality (30 TAC 213) and current policies for development over the Edwards Aquifer Recharge Zone.

This Water Pollution Abatement Plan Modification applies to 8.52-acres consisting of 3 lots in the Inner Loop Addition Subdivision located in the city limits of Georgetown, TX at the Southeast corner of the intersection of Inner Loop Drive and US Hwy 81.

Please review the attached WPAP Modification for the items it is intended to address, and if acceptable, provide a written approval of the plan in order that construction may begin at the earliest opportunity.

The review fee of \$5,000.00 and fee application are included. If you have any questions regarding this information, please call our office.

Sincerely, Matkin Hoover Engineering & Surveying TBPE Firm No. F-4512

Cody Morris, P.E. Project Engineer

CIVIL ENGINEERS . SURVEYORS . LAND PLANNERS . CONSTRUCTION MANAGERS . CONSULTANTS

MATKIN HOOVER ENGINEERING & SURVEYING - 8 SPENCER ROAD, SUITE 100 - BOERNE, TEXAS 78006 - OFFICE (830) 249-0600 - FAX (830) 249-0099 - TBPE Finn #4512 - www.matkinhoover.com

Texas Commission on Environmental Quality Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

Application Distribution

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

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

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

Austin Region						
County:	Hays	Travis	Williamson			
Original (1 req.)						
Region (1 req.)						
County(ies)			<u>_X</u> _			
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.

Cody Morris, P.E.

Print ame of Customer/Authorized Agent

3/11/25 Date

Signature of Customer/Authorized Agent

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



Inner Loop Hotel WPAP Modification Application

Section 2 – General Information

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Cody Morris, P.E.

Date: >

Signature of Customer/Agent:

Project Information

- 1. Regulated Entity Name: Inner Loop Hotel
- 2. County: Williamson
- 3. Stream Basin: San Gabriel
- 4. Groundwater Conservation District (If applicable): N/A
- 5. Edwards Aquifer Zone:



6. Plan Type:

\boxtimes	WPAP
	SCS
\boxtimes	Modification

AST UST Exception Request

TCEQ-0587 (Rev. 02-11-15)

1 of 4

7. Customer (Applicant):

Contact Person: Jennifer Schrader Entity: Caliber HS Georgetown HoldCO, LLC Mailing Address: 8901 E. Mountain View Road #150 City, State: Scottsdale, AZ Zip: 85258 Telephone: 480-747-0040 FAX: _____ Email Address: Jennifer.schrader@caliberco.com

8. Agent/Representative (If any):

Contact Person: Cody Morris, P.E.Entity: MatkinHoover Engineering and SurveyingMailing Address: 8 Spencer Rd Ste 100City, State: Boerne, TXZip: 78006Telephone: (830) 249-0600Email Address: cmorris@matkinhoover.com

9. Project Location:

The project site is located inside the city limits of <u>Georgetown</u>.

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

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

Site is located at the Southeast corner of the intersection of Inner Loop Drive and N Austin Ave.

- 11. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
- 12. Attachment B USGS / Edwards Recharge Zone Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
 - Project site boundaries.
 - 🔀 USGS Quadrangle Name(s).
 - \boxtimes Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - Drainage path from the project site to the boundary of the Recharge Zone.
- 13. The TCEQ must be able to inspect the project site or the application will be returned. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

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Survey staking will be completed by this date:

- 14. Attachment C Project Description. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:
 - 🛛 Area of the site
 - 🛛 Offsite areas
 - \boxtimes Impervious cover
 - 🔀 Permanent BMP(s)
 - 🔀 Proposed site use
 - Site history
 - Previous development
 - 🔀 Area(s) to be demolished

15. Existing project site conditions are noted below:

Existing commercial site

Existing industrial site

Existing residential site

- Existing paved and/or unpaved roads
- \boxtimes Undeveloped (Cleared)
- Undeveloped (Undisturbed/Uncleared)
- _____ Other: ______

Prohibited Activities

- 16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:
 - (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
 - (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
 - (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
 - (4) The use of sewage holding tanks as parts of organized collection systems; and
 - (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
 - (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.
- 17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
 - (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

\boxtimes	For a Water Pollution Abatement Plan or Modification	, the total	acreage o	of the site
	where regulated activities will occur.			

For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.

For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.

- A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- A request for an extension to a previously approved plan.

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

TCEQ cashier

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

- 20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.





1. Area of the Site

The proposed Water Pollution Abatement Plan Modification (WPAP Mod) is located on the Southeast corner of North Austin Avenue and NE Inner Loop intersection in Georgetown, Williamson County, Texas and consists of the previously constructed QuikTrip Store 4184 and adjoining lot.

The proposed site acreage is 8.52 acres with 7.948 acres located on parcels R647019 and R647018 owned by QT South LLC according to the Williamson County appraisal district (WCAD).

The existing WPAP for this development was approved for 8.52 acres on October 4, 2022 for the QuikTrip Store (EAPP ID 11003215, Regulated Entity No. RN111560553) and the proposed WPAP Modification will include the same area subdivided into 3 separate lots comprising of the QuikTrip Store, Inner Loop Hotel, and future remaining lot. The site area is completely within the Edwards Aquifer Recharge Zone (EARZ) and site development will be in accordance with 30 TAC 213.22(7).

2. Offsite area

The project area includes a 0.408-acre off-site access easement to provide access to North Austin Avenue through an adjacent parcel (R039631) at 2815 North Austin Avenue, Georgetown, Texas.

3. Impervious cover

The total impervious cover acreage for the site is 5.75 acres.

4. Permanent BMPs

BMPs proposed for the WPAP Modification will include an on-site batch detention pond and Vegetative Filter Strips.

5. Proposed site use

The proposed site use will include the existing QuikTrip store, Inner Loop Hotel and the remaining lot. The Inner Loop Hotel tract will consist of a 4-story building for the hotel with 122 rooms, paved sidewalks around the building, and paved parking and driving lanes.

6. Site history and previous development

According to topographic maps and aerial imagery, the site remained mostly undeveloped agricultural cropland except for a small structure and commercial business on parcel R336866 (2817 N Austin Ave) that was located adjacent to Austin Avenue and razed

sometime prior to February 2020. The access easement crosses a commercial development for pet kenneling and/or veterinary services. The previously approved QuikTrip store that is on site has been constructed and is recently in full operation.

7. Area to be demolished

There are no structures that require demolition with the property.



Inner Loop Hotel WPAP Modification Application

Section 3 – Geologic Assessment



Narrative Description of Site-Specific Geology for an Approximately 8-Acre Tract Located at the Intersection of North Austin Avenue and NE Inner Loop (QuikTrip #4184), Georgetown, Williamson County, Texas

Prepared for:

APEX

Prepared by:

Cambrian Environmental

March 12th, 2021

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR AN APPROXIMATELY 8-ACRE TRACT LOCATED AT THE INTERSECTION OF NORTH AUSTIN AVENUE AND NE INNER LOOP (QUIKTRIP #4184), GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Prepared for:

APEX 12012 Technology Blvd., Ste. 201 Austin, TX 78727

Prepared by:

Craig Crawford, P.G.

Cambrian Environmental 4422 Pack Saddle Pass

Suite 204 Austin, Texas 78745

TX Geoscience Firm Registration #50484



As a licensed professional geoscientist I attest that the contents of this report are complete and accurate to the best of my knowledge.

March 12th, 2021

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Craig Crawford, PG

Telephone: 512.705.5541

Date: March 12th 2021

Fax: _____

Representing: <u>Cambrian Environmental (TBPG Firm # 50484)</u> (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: QuikTrip Corporation (Store #4184)

Project Information

- 1. Date(s) Geologic Assessment was performed: March 9th 2021
- 2. Type of Project:

\times	WPAP
	SCS

	AST
\boxtimes	UST

- 3. Location of Project:
 - Recharge Zone
 - Transition Zone

Contributing Zone within the Transition Zone



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- 4. Attachment A Geologic Assessment Table. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
- Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Soil Name	Group*	Thickness(feet)
Eckrant (EaD)	D	< 2
Georgetown (GeB)	D	< 4
Krum (KrA,KrB)	D	> 5
4 		

Table 1 - Soil Units, InfiltrationCharacteristics and Thickness

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

Applicant's Site Plan Scale: $1'' = \underline{40}'$ Site Geologic Map Scale: $1'' = \underline{40}'$ Site Soils Map Scale (if more than 1 soil type): $1'' = \underline{200}'$

9. Method of collecting positional data:

Global Positioning System (GPS) technology.

Other method(s). Please describe method of data collection:

- 10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
- 11. Surface geologic units are shown and labeled on the Site Geologic Map.

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

Administrative Information

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



NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR AN APPROXIMATELY 8-ACRE TRACT LOCATED AT THE INTERSECTION OF NORTH AUSTIN AVENUE AND NE INNER LOOP (QUIKTRIP #4184), GEORGETOWN, WILLIAMSON COUNTY, TEXAS

INTRODUCTION

This narrative Geologic Assessment accompanies the Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for the approximately 8-acre tract located in Georgetown, Williamson County, Texas (see Figure 1). The property is located approximately 0.1 miles east of Interstate Highway (IH) 35, on the southeast corner of the intersection of North Austin Avenue and NE Inner Loop. Cambrian understands that the site is proposed for development to accommodate a gas station (QuikTrip Store # 4184).

METHODOLOGY

A Cambrian Environmental Registered Professional Geoscientist (License # 10791) conducted a field survey for a Geologic Assessment on the 9th of March 2021. The pedestrian survey was completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the <u>Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones</u> (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. All potential karst features, including depressions, holes, and animal burrows, were carefully examined for evidence of subsurface extent. A number of techniques were used for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for the presence of air flow, which may indicate the presence of a subsurface void space. Other techniques included making observations of any notable characteristics of the feature site such as the presence of various types of vegetation or a semi-circular burrow mound produced by the activities of small mammals. Cambrian also conducted due diligence activities as called for under the City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance.

RESULTS

<u>Soils</u>

Soils mapped on the property consist of the Eckrant (EaD), Georgetown (GeB), and Krum (KrA, KrB) series soils¹ (see Figure 2). The Eckrant, Georgetown, and Krum series soils are all within the "D" classification of the hydrologic soil groups. Type "D" soils have a very slow infiltration rate (very high runoff potential) when thoroughly wet. The Eckrant series soils occur on uplands, and typically the surface layer is about 13 inches thick. The upper part of this soil profile is dark grayish brown cobbly clay, and the lower part is dark brown cobbly clay. The underlying material

¹ United States Department of Agriculture, Natural Resource Conservation Service. Online Web Soil Survey, Williamson County, Texas. http://websoilsurvey.sc.egov.usda.gov/

is coarsely fractured indurated limestone. The Georgetown series soils occur on uplands with nearly level to gently undulating slopes. Typically, the surface layer is brown clay loam about 7 inches thick. The subsoil can extend down to about 35 inches, and consists of reddish brown cobbly clay. The underlying material is indurated limestone that has limey earth embedded in crevices. The Krum series soils consist of deep well-drained, clayey soils on ancient high stream terraces. This soil is up to 60 inches thick, and is very dark grayish brown.

Geology

The mapped bedrock lithology underlying the site consists of the Cretaceous-age Georgetown Limestone (Kgt), however no outcropping bedrock was observed during the site visit due to it being obscured by Quaternary-age alluvial (Qu) deposits (i.e. thick soil cover), and the tract is located entirely within the Edwards Aquifer Recharge Zone (Figure 3). The Georgetown Limestone is the upper confining unit of the lithologies that comprise the Edwards Aquifer. The geology of the property has been mapped most recently at a useful scale by Collins (2005) and we find his interpretation of the geology to be generally accurate.²

Recharge into the aquifer primarily occurs in areas where the Edwards Group and upper confining units are exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and bedding plane surfaces in the Edwards Group (which is stratigraphically below the Georgetown Limestone observed on-site). No faults are mapped within the project area, and none were directly observed. No potential recharge features were identified during the pedestrian survey. A review of the Texas Water Development Board's groundwater data base did not produce any results for any wells located on this property.³

Site Hydrogeologic Assessment

In the absence of discrete recharge features, the likelihood of recharge occurring within the project area limits and contributing to the main body of the aquifer is thought to be low. Should any karst features be discovered during the construction phase of the project, they should be reported to TCEQ to determine the appropriate mitigation measures.

City of Georgetown Ordinance

No springs or streams were identified on the property during the pedestrian survey, and therefore no occupied site protection, or spring or stream buffer protection measures will be required for the property.

² Collins, E.W., 2005, Geologic Map of the West Half of the Taylor 30x60 Quadrangle: Central Texas Urban Corridor, Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander. Bureau of Economic Geology, The University of Texas at Austin. Austin, Texas 78713-8924.

³ https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundWaterDataViewer

All regulated activities within the recharge zone must follow water quality best management practices, and development of the property will need to comply with the water quality protection measures as outlined in Section 8 of the Ordinance.

Feature Descriptions

No geologic or manmade features were identified on the project site.

GEOLOGIC	ASSESSME	NT TABLE					PRO	JJE	CT NA	ME	: Qu	ikTrip	Stor	e 4184						
	LOCATION		1	- E		FEAT	IUR	ECH	ARAC	TER	ISTICS	S			EVA	LUAT	FION		PHYS	SICAL SETTING
1A	18 *	1C*	2A	28	3		4		5	5A	6	7	84	8B	9		10	1	11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENS	SKONS (F	EET)	TREND (DEGREER)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION NATE	TOTAL	SENS	ITIVITY	CATCHM (AC	ENT AREA RES)	TOPOGRAPHY
						Х	Y	Ζ		10						<40	>40	<1.6	<u>>1.6</u>	
	1								1											
No geologic	or man-made	features were	e identif	fied du	ring the	pede	stria	an s	urvey											
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DATUM: WGS84						Г														
ATYPE	0	TYPE		2	BPOINTS						84	INFILLI	NG							
	Cave				30	ľ	N	NONE	, exposed	bed	TOCK									
2	Solution cavity				20	ľ	C .	Coar	se - cobbi	es, b	reakdow	n, sand, g	gravel							
	Solution-enlarg	ed fracture(s)			20	20 0 Loose or soft mud or soil, organics, leaves, sticks, dark colors														
	Fault				20 F Fines, compacted clay-rich sediment, soil profile, gray or red colors															
	Other natural b	edrock features			5	5 V Vegetation. Give details in narrative description														
5	Manmade featu	re in bedrock			30		-3	Cilha	stone, cer	nents	, cave d	eposits								
v L	Swallow hole				30	Ľ	^	Uthe	material	s										
-	Non-karst élőse	d decression			20	Г				12	TOPOG	RAPHY			1					
	non-narst close	0 00010331011			20		Cliff	Lillto	. Louista	Den	inana E	loodoloio	Chroco	nhad						

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

m n

Date 12 March 2021

CRAIG CRAWFORD GEOLOGY NO. 10791

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

Sheet 1 of 1

Stratigraphic Column

*Shaded areas represent lithologies underlying the project area

	Map Symbol	Stratigraphic Unit	Maximum thickness	
er	Kbu	Buda Limestone		
Uppe	Kdr	Del Rio Clay	60 feet	
Ū	Kgt	Georgetown Limestone	100 feet	
Lower retaceous	Ked	Edwards Group Limestone	200 feet	Edwards Aquifer
Ŭ	Кср	Comanche Peak Limestone	50 feet	
	Kwa	Walnut Formation	150 feet	





Fig.2 Site Soils Map QuikTrip Store 4184 2817 N Austin Avenue Georgetown, Texas 78626 March 10, 2020

200	100	0		200	- A
	1:2,400		1 in = 200 feet	Feet	N



Apex Companies, LLC 12012 Technology Blvd, Suite 201 Austin, TX 78727 Phone: (512) 250-2600

Apex Project No. QT725-4184





Inner Loop Hotel WPAP Modification Application

Section 4 – Modification of a Previously Approved Plan

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Cody Morris, P.E.

Date: 3/11/25

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: <u>Inner Loop Hotel</u> Original Regulated Entity Name: <u>QuikTrip 4184</u> Regulated Entity Number(s) (RN): <u>111560553</u> Edwards Aguifor Protection Program ID Number(c): <u>11</u>

Edwards Aquifer Protection Program ID Number(s): <u>11003216</u>

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

- The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
- 2. X Attachment A: Original Approval Letter and Approved Modification Letters. A copy of the original approval letter and copies of any modification approval letters are attached.

- 3. A modification of a previously approved plan is requested for (check all that apply):
 - Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - Development of land previously identified as undeveloped in the original water pollution abatement plan;
 - Physical modification of the approved organized sewage collection system;
 - Physical modification of the approved underground storage tank system;
 - Physical modification of the approved aboveground storage tank system.
- 4. Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification	Approved Project	Proposed Modification
Summary		
Acres	<u>8.52</u>	<u>8.52</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential	<u>0</u>	<u>0</u>
Lots		
Impervious Cover (acres)	<u>1.91</u>	<u>5.75</u>
Impervious Cover (%	<u>22.42</u>	<u>67.49</u>
Permanent BMPs	Batch Detention	Batch Detention, VFS
Other		
SCS Modification	Approved Project	Proposed Modification
Summary		
Linear Feet		
Pipe Diameter		
Other		<u></u>

AST Modification	Approved Project	Proposed Modification
Summary		
Number of ASTs		
Volume of ASTs		
Other		
UST Modification	Approved Project	Proposed Modification
Summary		
<i>Summary</i> Number of USTs	<u>5</u>	
<i>Summary</i> Number of USTs Volume of USTs	<u>5</u> <u>75,000</u>	

- 5. Attachment B: Narrative of Proposed Modification. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.
- 6. Attachment C: Current Site Plan of the Approved Project. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
 - The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.

The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.

- The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
- 7. The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
 - 🛛 Acreage has not been added to or removed from the approved plan.
- 8. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 4, 2022

Ms. Kyla Rudd QT South, LLC 4705 South 129th East Avenue Tulsa, OK 74134

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: QuikTrip 4184; Located at 3201 Northeast Inner Loop, Georgetown, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP) and an Underground Storage Tank Plan (UST); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID Nos. 11003215 (WPAP) and 11003216 (UST); Regulated Entity ID: RN111560553

Dear Ms. Rudd:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and UST applications for the above-referenced project submitted to the Austin Regional Office by Apex Companies, LLC on behalf of OT South, LLC, on August 23, 2022, Final review was completed after additional material was received on September 30, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Also, the UST Facility Plan proposed in the application was prepared to be in general compliance with the requirements of 30 TAC Chapter 334. Underground Storage Tanks. and 213.5(d). Therefore, based on the applicant's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless. prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

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

Ms. Kyla Rudd Page 2 October 4, 2022

PROJECT DESCRIPTION

WPAP DESCRIPTON

The proposed commercial development will have a total area of approximately 8.52 acres and will include the construction of QuikTrip Store No. 4184 which will include a single building for retail gas sale and convenience store, an underground storage tank (UST) system, a canopy cover, trash enclosure, parking and drives, utilities, and a new water quality basin. The proposed impervious cover will be 1.91 acres (22.42 percent). The wastewater generated by this project will be conveyed to the existing Brushy Creek Wastewater Treatment Plant for treatment and disposal.

UST DESCRIPTION

The proposed UST Facility Plan will consist of five new 15,000-gallon double-wall Fiberglass Reinforced Plastic (FRP) tanks. Two tanks will be used for the storage of regular unleaded gasoline, one for premium unleaded gasoline, one for diesel fuel, and one for E0 fuel. Ancillary equipment will include overfill prevention, spill containment, a double-wall FRP piping system, anti-corrosive flexible connectors, piping sumps, dispenser-end flexible connector isolation sleeves, dispenser-end containment sumps, an electronic continuous leak detection system to monitor the tanks and piping interstices and capable of notifying the system's owner, two observation wells, and all other equipment as required by 30 TAC Chapter 334.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a proposed batch detention basin, designed using the TCEQ technical guidance document, <u>Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005)</u>, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,602 pounds of TSS generated from the 1.91 acres of impervious cover. The approved and proposed measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, no sensitive geologic features were observed at the site. The site is underlain by the Georgetown Formation (Kgt) and is located entirely in the Edwards Aquifer Recharge Zone. The TCEQ site assessment conducted on October 4, 2022, revealed the site to be generally as described by the GA.

SPECIAL CONDITIONS

- I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.
- II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
- 2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations

and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

- 3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.
- 4. Installation, testing, and operation of the tanks, piping, and all other components of the proposed storage and monitoring systems shall be in conformance with the manufacturer's specifications.
- 5. All installations, repairs, and removals must be conducted by a registered UST contractor who has a licensed installer or on-site supervisor at the site during all critical junctures, as required by 30 TAC Chapter 334 Subchapter I.
- 6. The owner of the proposed facility shall assure that the storage tank system is installed, operated, and maintained in full compliance with the applicable provisions of 30 TAC Chapter 334 which establishes the requirements for the design, installation, operation, corrosion protection, construction notification, registration, fee assessment, financial responsibility, release reporting, corrective action related to such system, and all applicable federal, state, and local regulations.

Prior to Commencement of Construction:

- 7. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
- 8. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 9. Prior to commencing construction, the applicant shall submit any modifications to this approved UST Facility Plan required by some other regulating authority or desired by the applicant.
- 10. Modification to the activities described in the referenced WPAP and UST application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 11. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
- 12. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to

evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

13. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

- 14. A geologist must inspect the completed tank hold for the presence of geologic features. Certification that the tank hold excavation has been inspected must be submitted to the Austin Regional Office. If a geologic feature is discovered, the applicant must propose methods to protect the feature and the Edwards Aquifer from potentially adverse impacts to water quality from the underground storage tank system. Installation activities may not proceed until the executive director has reviewed and approved the proposed methods. The protection methods must be consistent with 30 TAC §213.5(d)(1)(B). Construction may continue without written approval from the TCEQ if the geologist certifies that no sensitive features were present.
- 15. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
- 16. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
- 17. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
- 18. 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.
- 19. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
- 20. 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.
- 21. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
After Completion of Construction:

- 22. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
- 23. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
- 24. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
- 25. The leak detection system must provide continuous monitoring of the system and must be capable of immediately alerting the system's owner or their representative of possible leakages.
- 26. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
- 27. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Killian Buth

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

LIB/mec

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

Cc: Mr. Aaron Brewer, Apex Companies, LLC

Change in Responsibility for Maintenance on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer:					_
Regulated Entity Name:					_
Site Address:					
City, Texas, Zip: _					
County: _					
Approval Letter Date:					
BMPs for the project: _					
New Responsible Party:	·				_
Name of contact:					
Mailing Address:					
City, State:				Zip:	
Telephone:			FAX:		
Signature of New Respo	onsible Party	 Date			

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Deed Recordation Affidavit Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

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

- (1) That my name is ______and that I own the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

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

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

LANDOWNER-AFFIANT

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

NOTARY PUBLIC

THE STATE OF ______ §

County of _____ §

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

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

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES:

The proposed site is a commercial development located in the city limits of Georgetown TX. The site consists of a 7.948-acre tract that will include 3 commercial lots comprised of the existing QuikTrip Store #4184, proposed Inner Loop Hotel, and remaining future development (see the attached Plat for Project Boundary). The property is located within the Edwards Aquifer Recharge Zone and drains to the San Gabriel River. There is no FEMA floodplain on the site.

The proposed Inner Loop Hotel site is part of a multi-lot commercial development in the approved WPAP and development of this lot is to be submitted as a separate WPAP modification. Treatment of the impervious cover for the Inner Loop Hotel site was not included in the previously Approved WPAP.

Modifications to the previously approved WPAP:

For water quality treatment of on-site impervious cover, a permanent best management practice in the form of a Batch Detention Pond and Vegetative Filter Strips will be provided. This permanent BMPs has been sized to handle the full buildout of the development meeting the required TSS removal for TCEQ (80%) and City of Georgetown (85%).

The complete construction of the hotel site and an assumed remaining impervious cover for the remaining tract is proposed, and the following table identifies the proposed impervious cover currently anticipated to be constructed for the overall development:

Impervious Cover of Proposed Project	Sq. Ft.	Acres
Structures/Rooftops	20,520	0.47
Parking	129,243	2.97
Other Paved Surfaces	100,723	2.31
Total Impervious Cover	250,486	5.75



	1 2 3 4 5
	NOTES
Q	1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. 2. REFERENCED PROPERTY IS IN ZONE X (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD, AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL 291 OF 750 MAP NO. 48491C0291F, DATED
	DECEMBER 20, 2019. 3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF GEORGETOWN & WILLIAMSON COUNTY ORDINANCES AND RESTRICTIONS.
	4. UNDERGROUND UTILITIES SHOWN HEREON ARE PER THE CIVIL CAD FILE, SHEET C150 OF THE CIVIL CONSTRUCTION SET AND FIELD OBSERVED EVIDENCE.
	5. SUBJECT TRACT IS LOCATED AT THE CUTBACK WITH THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF N AUSTIN AVE / SPUR 158 / US HIGHWAY 81 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF INNER LOOP ROAD.
Р	6. THE PROPERTY IS CURRENILY ZONED C-3 (GENERAL COMMERCIAL), PER THE CITY OF GEORGETOWN PLANNING REFERENCE MAP. https://georgetowntx.maps.arcgis.com/apps/webappviewer/index.html?id=4a2b5b44b6dc48d3b1bf835d7f8b98ff
	Sec. 4.04.020. – Non-Residential Districts. C. GENERAL COMMERCIAL DISTRICT (C-3). THE GENERAL COMMERCIAL DISTRICT (C-3) IS INTENDED TO PROVIDE A LOCATION FOR GENERAL COMMERCIAL AND RETAIL ACTIVITIES THAT SERVE THE ENTIRE COMMUNITY AND ITS VISITORS. LISES MAY
	BE LARGE IN SCALE AND GENERATE SUBSTANTIAL TRAFFIC, MAKING THE C-3 DISTRICT ONLY APPROPRIATE ALONG FREEWAYS AND MAJOR ARTERIALS. * FOR USES ALLOWED IN THE C-3 DISTRICT, SEE CHAPTER 5.
N	* FOR LOT AND DIMENSIONAL STANDARDS, SEE SECTION 7.03. * FOR BUILDING AND SITE DESIGN STANDARDS, SEE SECTIONS 7.04 AND 7.05.
	TABLE 7.02.020: NON-RESIDENTIAL LOT AND DIMENSIONAL STANDARDS LOT WIDTH (MINIMUM) - 50'
	SIDE SETBACK (MINIMUM) – 10' REAR SETBACK (MINIMUM) – 10'
	BUILDING HEIGHT (MAXIMUM) - 60'
Μ	 A FIRE WAS NO EVIDENCE OF RECENT STREET CONSTRUCTION AND/OK REPAIR AT TIME OF SOLVET. SOLVETOK IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT-OF WAT LINES. THE CLOSEST FIRE HYDRANTS ARE AS FOLLOWS: A FIRE UNDERVISE CONSTRUCTION THE CONSTRUCTION OF WAY OF INNER LOOP DRIVE APPROXIMATELY, ZE FEEL NORTH, ERON THE NORTHEAST CONTROL OF 10.
	1. A FIRE HIDRANT IS LOCATED IN THE SOUTH RIGHT OF WAY OF TINNER LOOP DRIVE APPROXIMATELY 35 FEET NORTH, FROM THE NORTHEAST CORNER OF LOT TB. 2. A FIRE HYDRANT IS LOCATED EAST RIGHT OF WAY OF U.S. HIGHWAY 81 APPROXIMATELY 96 FEET NORTH, FROM THE SOUTHWEST CORNER OF LOT TB.
	9. UTILITY CONTACT INFORMATION: ELECTRIC SERVICES
L	TELEPHONE, FIBER AND CABLE SERVICES
	MCI/VERIZON – PHONE: 1-800-922-0204 (PER ONE CALL TICKET & FIELD OBSERVED EVIDENCE/MARKINGS) WATER AND SEWER SERVICE
	CITY OF GEORGETOWN – PHONE: 512–930–3640 10. NEAREST INTERSECTING STREETS ARE AS FOLLOWS:
V	1. STADIUM DRIVE INTERSECTS INNER LOOP DRIVE AND 1370' EAST OF THE NORTHEAST CORNER OF LOT 1A. 2. STADIUM DRIVE INTERSECTS U.S. HIGHWAY 81 APPROXIMATELY 2095' SOUTH OF THE SOUTHWEST CORNER OF LOT 1B.
ĸ	11. PARKING SPACES ARE AS FOLLOWS: 1. THERE ARE CURRENTLY 48 PARKING SPACES DESIGNATED BY STRIPING LOCATED ON LOT 1B. 2 OF WHICH ARE DESIGNATED AS HANDICAPPED. 2. THERE ARE CURRENTLY O PARKING SPACES LOCATED ON LOT 1A.
	12. THERE IS NO EVIDENCE OF RECENT BUILDING CONSTRUCTION OR DEMOLITION WORK ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
	13. BUILDINGS AND STRUCTURES SHOWN HEREON HAVE BEEN FIELD MEASURED UNLESS OTHERWISE NOTED. 14. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE
J	SURVETOR DID NOT COMPLETE AN ADSTRACT OF THEE.
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AS-BUILT SURVEY OF LOTS 1A AND LOT 1B, BLOCK A, A REPLAT OF INNER LOOP ADDITION PHASE 2, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF OF RECORD IN DOCUMENT NO. 2023022787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

	-
CURVE	,
C1	1.
C1	7
C1	7

SURVEY LEGEND EXISTING UTILITIES

ohetc	OVERHEAD ELECTRIC, TELEPHONE AND CABLE
ohe	OVERHEAD ELECTRIC
ss	SANITARY SEWER LINE
st	STORM SEWER LINE (<12")
	STORM SEWER LINE (\geq 12")
wtr	WATER LINE
ugfo	UNDERGROUND FIBER OPTIC
	UTILITY PEDESTAL/RISER
	UTILITY POLE
-¢e	UTILITY POLE W/TRANSFORMER
¢	GUY WIRE
\bigcirc	UTILITY MANHOLE
	UTILITY METER
\bowtie	UTILITY VALVE
<i>CO</i> •	UTILITY CLEAN OUT
œ	LIGHT POLE
<u>گ</u>	ARCHITECTURAL/SPOT LIGHT
-0-	FIRE HYDRANT
	TRAFFIC SIGNAL W/MAST ARM
	SINGLE POST SIGN
	TRAFFIC ARROWS
	TRAFFIC SIGNAL
175	TRAFFIC SIGNAL BOX
\nearrow	GATE
\oplus	MW (MONITOR WELL)
.e 📼 e.	M.P.D. (MULTIPLE PRODUCT DISPENSER)
•	BOLLARD
Ŀ	HANDICAPPED PARKING MARKER
EXISTING FEATURES	
	CENTER LINE
	PROPERTY R/W LINE
=	PROPERTY R/W LOT LINE

—_C ____C ____C ____ *GUARDRAIL*

TC 750.50 G 750.00

\bowtie	UTILITY VALVE
CO o	UTILITY CLEAN OUT
œ.	LIGHT POLE
<u>گ</u>	ARCHITECTURAL/SPOT LIGHT
	FIRE HYDRANT
$\boxtimes _ \neg _ \neg$	TRAFFIC SIGNAL W/MAST ARM
	SINGLE POST SIGN
	TRAFFIC ARROWS
×	TRAFFIC SIGNAL
<i>TS</i>	TRAFFIC SIGNAL BOX
\nearrow	GATE
\oplus	MW (MONITOR WELL)
:8 📼 8:	M.P.D. (MULTIPLE PRODUCT DISPEN
•	BOLLARD
Ê.	HANDICAPPED PARKING MARKER
EXISTING FEATURES	
	CENTER / INE
	PROPERTY R/W LINE
	PROPERTY R/W LOT LINE
	, CURB LINE
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	WALL
	FIRE LANE
////	WOOD FENCE
xx	CHAIN LINK FENCE OR AS NOTED
	EXISTING STRUCTURE
	UNDERGROUND STORAGE TANK

ODUCT DISPENSER)

CURB & GUTTER ELEVATION

CONTROL LEGEND

\bigcirc	PROPERTY	CORNER	(FOUND)
•	PROPERTY	CORNER	(SET)
•	BENCHMAR	K	

ABBREVIATIONS

CP	CANOPY PILLAR
C&G	CURB AND GUTTER
SC	SECURITY CAMERA
SP	SUBMERGED PUMP
P	PROBE
A	ANNULAR
V	VENT/VAPOR
F	FILL
TS	TRANSITION SUMP
EM	ELECTRIC METER
JBOX	JUNCTION BOX
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
WV	WATER VALVE
STMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
HC	HANDICAP PARKING SIGN
ESO	EMERGENCY SHUT-OFF
P.T.	PICNIC TABLE
Cl	CURB INLET
GI	GRATE INLET
WM	WATER METER
EP	EDGE OF PAVEMENT
ROC	ROLLEROVER CURB
BFV	BACKFLOW VALVE
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
<i>S.W.S.</i>	SOLID WHITE PAINT STRIPE
<i>S.B.S</i> .	SOLID BLUE PAINT STRIPE
TPED	TELEPHONE PEDESTAL
B.R.	BIKE RACK
Е.С.	EDGE OF CONCRETE
TSV	TRAFFIC SIGNAL VAULT

11

6	7	8	9	10	



LOC	CATION MA SCALE : 1" = 2500'			INNER LOOP ADDITION PHASE 1 LOT 1 (REMAINING PORTION OF A CALLED 29.476 ACRES TRACT 1 PENCE INVESTMENTS, LTD. & JOSEPH HOOVER/CTX, LLC DOC. NO. 2015085305 O.P.R.)
 FOUND 3/8" IRON ROD PLASTIC CAP FOUND 1/2" IRON ROD FOUND TXDOT MONUM FOUND 1/2" IRON ROD "MATKIN-HOOVER ENG PLASTIC CAP FOUND 1/2" IRON ROD "JM MATKIN EASEMENT SET 1/2" IRON ROD WIT "MATKIN-HOOVER ENG PLASTIC CAP SET 1/2" IRON ROD WIT "MATKIN-HOOVER ENG PLASTIC CAP SET 1/2" IRON ROD WIT "MATKIN-HOOVER ENG PLASTIC CAP BENCHMARK PG. PAGE R.O.W. RIGHT-OF-WAY O.P.R. WILLIAMSON COUNTY OFFICIAL PUBLIC RECO 	WITH AN "OPC" ENT WITH A RED & SURVEY" WITH A YELLOW " PLASTIC CAP H A RED & SURVEY"	D.R. D.R. VOL. DOC. D.P.R. NO. EXISTIN EXISTIN ELECTR	 PROPOSED PROPERTY LINE ADJACENT PROPERTY LINE EASEMENT BUILDING SETBACK C CENTER LINE WILLIAMSON COUNTY DEED RECORDS VOLUME DOCUMENT WILLIAMSON COUNTY DEED & PLAT RECORDS NUMBER 	L = 30.17 C1 $L = 224.11$
ug s oh	etc s etc	EXISTIN TELEPH EXISTIN EXISTIN TELEPH	G UNDERGROUND ELECTR ONE, AND CABLE LINE G SANITARY SEWER LINE G OVERHEAD ELECTRIC, ONE, AND CABLE LINE	IC, 10,
ACREAGE: PATENT SURVEY: SUBMITTAL DATE: AGENT: ENGINEER:	QT SOUTH, LLC MICHAEL Z. WA 2007 SAM BASS ROUND ROCK, 7.948 ACRES ANTONIO FLOF NOVEMBER 18 DAVID MEYER QT SOUTH LLC 2007 SAM BASS ROUND ROCK, GARRETT KELL MATKINHOOVE 1701 WILLIAMS GEORGETOWN PHONE: 830-24	ARD, REAL ES S ROAD, SUI ^T TEXAS 7868 RES SURVEY , 2024 JR. S ROAD, SUI ^T TEXAS 7868 LER, P.E. TX ER ENGINEEF DRIVE N, TEXAS 786 I9-0600	STATE MANAGER TE 100 1 , ABSTRACT NO. 235 TE 100 1 REG. NO. 111511 RING AND SURVEYING 28	
SURVEYOR: BEARING BASIS: NUMBER OF BLOCKS:	FIRM REG. NO. KYLE L. PRESS MATKINHOOVE 8 SPENCER LN BOERNE, TEXA PHONE: 830-24 TEXAS REG. N TEXAS REG. N TEXAS STATE CENTRAL ZON	. F-004512 SLER #6528 ER ENGINEEF I, SUITE 100 AS 78006 I9-0600 O. 6550 PLANE COOF E 4203 NAD 8	RING AND SURVEYING RDINATE SYSTEM, 33	S29° 17' 20"W 242.28'
NUMBER OF LOTS: <u>BM #100</u> SCRIBED "EASTING" ON BACK C 81- BEARS S 20° 52' 28" W 138.20 PROPERTY. EASTING: 3135749.86 NORTHING: 10218685.71 ELEV: 742.37' <u>BM #101</u> SCRIBED "EASTING" ON A CONC OF INNER LOOP DRIVE BEARS N SUBJECT PROPERTY. EASTING: 3136587.81 NORTHING: 10218286.88 ELEV: 739.80'	3 (LOT 1C 3.768 BENCHMARK L F CURB IN THE NOU FROM THE NORTH RETE DRAINAGE S	8 AC., LOT 1E	0 1.742 AC, LOT 1E 2.439 AC.) O.W. OF U.S. HIGHWAY NER OF THE SUBJECT N THE NORTHEAST R.O.W. EAST CORNER OF THE	BM #101
FOR REVIEW. THIS DOCUMENT RELEASED FOR THE PURPOSE REVIEW UNDER THE AUTHORIT OF CODY L. MORRIS PE #131472 IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.	IS OF Y			



	NOTES	DESCRIPTION OF PROPERTY SURVEYED
COROCE OWN	1 READING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE DI ANE COORDINATE SYSTEM NORTH AMERICAN	A 7.948 ACRE TRACT OF LAND, LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN
	DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203, US SURVEY FOOT, GRID.	CONFLICT WITH THE O. PERRY SURVEY, ABSTRACT NO. 10, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CITY OF GEORGETOWN AND BEING A PORTION OF A 8 107 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD
	2. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN	IN DOCUMENT NO. 2021135448, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.948
	3. ALL STRUCTURES / OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.	ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
CITE	4. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED	BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 81, AS DEDICATED IN VOLUME 279 PAGE 147 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS ALSO KNOWN AS SPUR 185 AND
	BY FIRM MAP NUMBER 48491 C0291F, EFFECTIVE DATE OF DECEMBER 20, 2019.	N. AUSTIN AVENUE, AT THE NORTHWEST CORNER OF A CALLED 2.51 ACRE TRACT OF LAND DESCRIBED IN
	LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE	DOCUMENT NO. 2016071656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER OF SAID 8.107 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;
	STRUCTURE AT A SLOPE OF 1 /2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.	
GEONGEU	 ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS. HOA. OR 	THENCE: N 16° 56' 35" E, WITH THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 81 AND THE WEST LINE OF
TXDOT NOTES	ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION	SAID 8.107 ACRE TRACT, A DISTANCE OF 152.91 FEET TO A POINT FOR CORNER;
1 FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF	FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.	THENCE: DEPARTING SAID RIGHT-OF-WAY LINE AND INTO SAID 8.107 ACRE TRACT, THE FOLLOWING TWO (2)
WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE	7. THE MONUMENTS OF THIS PLAT ARE BASED ON NORTH AMERICAN DATUM (NAD) OF 1983 - STATE PLANE	COURSES:
SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.	COORDINATE SYSTEM TEXAS CENTRAL ZONE 4203 AND NAVD 88. 8 THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS ACCORDING TO THE FOLLOWING TABLE:	1. S 73° 03' 25" E, A DISTANCE OF 2.72 FEET TO A POINT FOR CORNER, AND 2. N 16° 56' 35" E, A DISTANCE OF 98 71 FEET TO A POINT IN THE CUTRACK INTERSECTION BETWEEN SAID U.S.
	LOTS 1C, 1D & 1E, BLOCK A (ZONED C-3)	HIGHWAY NO. 81 AND INNER LOOP DRIVE AS DESCRIBED IN DOCUMENT NO. 2005068319 OF THE OFFICIAL
2. MAAIMOM ACCESS POINTS TO STATE HIGHWAT FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". LOT 1D IS	(%=[0.70 × 5 ACRES] + [0.55 × (TOTAL ACREAGE - 5 ACRES)] / TOTAL ACREAGE × 100)	PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN A NORTHWEST LINE OF SAID 8.107 ACRE TRACT AND FOR THE MOST WESTERI Y NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN
ELIGIBLE FOR A MAXIMUM TOTAL OF TWO ACCESS POINTS ON NORTH AUSTIN	TOTAL ACRES = 7.948	
OF 382 LINEAR FEET AND A MAXIMUM TOTAL OF ONE ACCESS POINT ALONG	5.000 ACRES @ 70% = 3.5 ACRES (152,460 SQFT)	THENCE: N 77° 44' 56" E, WITH SAID CUTBACK AND A NORTHWEST LINE OF SAID 8.107 ACRE TRACT, A DISTANCE OF
NORTHEAST INNER LOOP BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 404 LINEAR FEET	2.948 ACRES (2) 55% = 1.621 ACRES (70,611 SQFT) TOTAL IMPERVIOUS COVER ALLOWED: 5.121 ACRES (223.811 SQET)	102.78 FEET TO A POINT FOR THE MOST NORTHERLY CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN:
	64.4% OF LOT 1C, 1D & 1E, BLOCK A	
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION	9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF REPLAT	THENCE: DEPARTING SAID CUTBACK AND INTO SAID 8.107 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE	OF INNER LOOP THE ADDITION PHASE 2 LOT(S) 1A & 1B, RECORDED IN DOCUMENT NO. 2023022787 OF THE PLAT RECORDS OF WILLIAMSON COUNTY_TEXAS	1. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 7718.94 FEET, AN ARC LENGTH OF 96.53 FEET, A DELTA ANGLE OF 000° 43' 00" AND A CHORD BEARS S 55° 28' 45" F. A DISTANCE OF 96.53 FEET TO A POINT OF
RIGHT-OF-WAY SHALL BE DIRECTED BY TXDUT.	10. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR	NON-TANGENCY,
	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	2. N 34° 09' 46" E, A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE, AND
SURVEYOR'S CERTIFICATION:	AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT	3. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 7706.94 FEET, AN ARC LENGTH OF 659.82 FEET, A DELTA ANGLE OF 004° 54' 19" AND A CHORD BEARS. S 58° 17' 24" E. A DISTANCE OF 659.62 FEET TO A
	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	POINT FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE INNER LOOP ADDITION SUBDIVISION PLAT OF
KNOW ALL MEN BY THESE PRESENTS	AND/OR REPLACEMENT OF THE IMPROVEMENTS.	RECORD IN DOCUMENT NO. 2021078632 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST CORNER OF A 7.5' R.O.W. DEDICATION AS SHOWN ON SAID INNER LOOP ADDITION
COUNTY OF WILLIAMSON {	11. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS	SUBDIVISION PLAT, IN THE EAST LINE OF SAID 8.107 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE
	COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF	TRACT DESCRIBED HEREIN;
I, KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY	GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON	
MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY	THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE	
LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES CONFLICTS OVERLAPPING OF IMPROVEMENTS VISIBLE LITULITY	IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH	THENCE: WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID 8.107 ACRE TRACT, THE FOLLOWING TWO (2)
LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT,	NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE	COURSES: 1 S 20° 17' 20" W A DISTANCE OF 242 28 FEET TO A FOLIND 3/8" IRON ROD WITH AN ORANGE PLASTIC CAP FOR A
AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY	WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.	TANGENT CORNER OF SAID PROPOSED CENTERLINE, AND
REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.	12. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE	2. WITH A TANGENT CURVE TO THE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 442.84
	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	TO A FOUND 3/8" IRON ROD WITH AN ORANGE PLASTIC CAP, IN THE EAST LINE OF A CALLED 24.73 ACRE TRACT
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN,	TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES	OF LAND AS DESCRIBED IN DOCUMENT NO. 2020148513 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON
WILLIAMSON, TEXAS, THIS DAY OF, 20	AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/ OR COUNTY.	AND THE TRACT DESCRIBED HEREIN;
	13. 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	THENCE: N 21° 12' 10" W, WITH THE COMMON LINE BETWEEN SAID 24.73 ACRE TRACT AND SAID 8.107 ACRE TRACT, A DISTANCE OF 284.40 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER A CALLED 2.10 ACRE TRACT AS
	EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.	DESCRIBED IN DOCUMENT NO. 9667620 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AN
	14. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT	ANGLE OF SAID 8.107 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;
	GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR	THENCE: N 13° 43' 04" W. WITH THE COMMON LINE BETWEEN SAID 2.10 ACRE TRACT AND SAID 8.107 ACRE TRACT, A
	CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.	DISTANCE OF 26.54 FEET TO A FOUND 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF SAID 2.51 ACRE TRACT, THE
	15. 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,	HEREIN;
	MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY	
	AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH	THENCE: WITH THE COMMON LINE BETWEEN SAID 2.51 ACRE TRACT AND SAID 8.107 ACRE TRACT, THE FOLLOWING
KYLE L. PRESSLER	THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.	1. N 21° 00' 54" W, A DISTANCE OF 351.76 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, AND
MATKINHOOVER ENGINEERING & SURVEYING	16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.	2. N 72° 20' 19" W, A DISTANCE OF 197.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.948 ACRES OF
	17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS,	LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.
	WAS COMPLETED ON MARCH 12, 2021, ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.	CONTAINING 7.948 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY. TEXAS.
STATE OF TEXAS {	18. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT	
KNOW ALL MEN BY THESE PRESENTS	FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE	BENCHMARK LIST
	AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER	BM #100
I, GARRETT D. KELLER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE	EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT	SCRIBED "X" ON BACK OF CURB IN THE NORTHWEST R.O.W. OF U.S. HIGHWAY 81- BEARS N 20° 52' 28" W 138.20'
AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD	19. GRANTERS DO HEREBY GRANT AND CONVEY AN EASEMENT FOR THE APPROACH ZONES AND TRANSITIONAL	GRID X: 3135749.86
AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY	ZONE AS THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES.	GRID Y: 10218685.71
MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 4806680291 F EFEECTIVE DATE DECEMBER 20, 2019, AND THAT	20. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.	ELEV: 742.37'
EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.		BM #101
		SCRIBED "X" ON A CONCRETE DRAINAGE STRUCTURE IN THE NORTHEAST R.O.W. OF INNER LOOP DRIVE BEAR
FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED		GRID X: 3136587.81
WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY		GRID Y: 10218286.88
DEDICATED BY THIS PLAT.		ELEV: 739.80'
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN,		
WILLIAMSON, TEXAS THIS DAY OF, 20		
	AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT	
	COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLFLY LIPON SUCH REPRESENTATIONS AND SHOULD NOT BE	
	RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY	
	RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.	
		I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS
		APPROVED FOR HILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
GARRETT D. KELLER		
LICENSED PROFESSIONAL ENGINEER # 111511	GLEN HOLCOMB, BUILDING OFFICIAL DATE	SOFIA NELSON, PLANNING DIRECTOR DATE

REPLAT OF INNER LOOP ADDITION PHASE 2

A 7.948 ACRE TRACT OF LAND, ESTABLISHING LOTS 1C, 1D AND 1E, BLOCK A, LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, PATENTED IN CONFLICT WITH THE O. PERRY SURVEY, ABSTRACT NO. 10, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE CITY OF GEORGETOWN AND BEING ALL OF THE REPLAT OF INNER LOOP ADDITION PHASE 2 SUBDIVISION OF RECORD IN DOCUMENT NO. 2023022787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

& SURVEYING



P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: 830.249,0600 FAX:830.249,0099 TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS

{ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, MICHAEL Z. WARD, REAL ESTATE MANAGER OF QT SOUTH LLC, SOLE OWNER OF THE CERTAIN 5.356 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021135448 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS. SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN OR WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF A REPLAT OF INNER LOOP ADDITION PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ______DAY OF_____ _, 20___.

MICHAEL Z. WARD, REAL ESTATE MANAGER QT SOUTH LLC 2007 SAM BASS ROAD, SUITE 100

ROUND ROCK, TEXAS 78681

STATE OF TEXAS {

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL Z. WARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

KNOW ALL MEN BY THESE PRESENTS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON:

COUNTY CLERK CERTIFICATION:

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 CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE A.D., 20_____ AT _____ O,CLOCK ___M. AND DULY RECORDED ON THE _____ DAY OF DAY OF A.D., 20____AT ____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO.

, DEPUTY

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

SHEET 2 OF 2

CITY PROJECT NO. 2024-52-FP

. 20 ____



Inner Loop Hotel WPAP Modification Application

Section 5 – Water Pollution Abatement Plan Application

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Cody Morris, P.E.

Date: 3/11/2025

Signature of Customer/Agent:

Regulated Entity Name: Inner Loop Hotel

Regulated Entity Information

1. The type of project is:

Residential: Number of Lots:

Residential: Number of Living Unit Equivalents:____

- 🖄 Commercial
- Industrial
- Other:____
- 2. Total site acreage (size of property):<u>8.52</u>
- 3. Estimated projected population:N/A
- 4. The amount and type of impervious cover expected after construction are shown below:

TCEQ-0584 (Rev. 02-11-15)

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	20,520	÷ 43,560 =	0.47
Parking	129,243	÷ 43,560 =	2.97
Other paved surfaces	100,723	÷ 43,560 =	2.31
Total Impervious Cover	250,486	÷ 43,560 =	5.75

Table 1 - Impervious Cover Table

Total Impervious Cover 5.75 ÷ Total Acreage 8.52 X 100 = 67.49% Impervious Cover

- 5. Attachment A Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
- 6. \square Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

- 7. Type of project:
 - TXDOT road project.

County road or roads built to county specifications.

City thoroughfare or roads to be dedicated to a municipality.

Street or road providing access to private driveways.

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

Concrete Asphaltic concrete pavement Other:

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

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

10. Length of pavement area: _____ feet.

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

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	<u>14,700</u> Gallons/day
% Industrial	Gallons/day
% Commingled	Gallons/day
TOTAL gallons/day 14,700	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

- Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
 - Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.
- The SCS was previously submitted on_____.
- The SCS was submitted with this application.
-] The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

The sewage collection system will convey the wastewater to the <u>Brushy Creek</u> <u>Wastewater</u> (name) Treatment Plant. The treatment facility is:

\boxtimes	Existing.
	Proposed

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = <u>30</u>'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): <u>FEMA Flood Map 48491C0291F</u>, <u>Effective date 12/20/2019</u>

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

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

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

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

The wells are not in use and have been properly abandoned.

The wells are not in use and will be properly abandoned.

The wells are in use and comply with 16 TAC §76.

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

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

TCEQ-0584 (Rev. 02-11-15)

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

🛛 N/A

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

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

28. 🔀 Legal boundaries of the site are shown.

Administrative Information

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

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

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

Potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site after construction include:

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

The project acreage of this site is 8.52 acres. The proposed development will consist of three private commercial lots.

The SCS method with a type II rainfall distribution was utilized. Time of concentration values were established using Technical Release-55. Curve numbers used for these calculations are from the City of Georgetown Drainage Criteria Manual Regulations and TR-55. Hydraflow Hydrographs was used to calculate the storm water runoff for the 100-year storm event. Below is a summary of the pre-developed and post-developed runoff:

CP-A

	Pre-Develo	opment Runoff:	
	CN	Area (acres)	Runoff (cfs)
Q ₁₀₀	74	5.412	36.6
	Post-Devel	opment Runoff:	
	CN	Area (acres)	Runoff (cfs)
Q ₁₀₀	74	7.520	27.5
	Pre-Develo CN	opment Runoff: Area (acres)	Runoff (cfs)
Q ₁₀₀	Q = 1		
-	76	3.114	21.1
-	76 Post-Devel	3.114 opment Runoff:	21.1
-	76 Post-Develo	3.114 opment Runoff: Area (acres)	Runoff (cfs)

CP-B







	LEGEND		
PRC	PERTY BOUNDARY		
ADJ	OINING PROPERTY LINE		
EXIS	STING 1' CONTOUR	— — — · 971 · — — — —	S
EXIS	STING 5' CONTOUR	— — — — <i>970</i> · — — — —	0 20'
PRC	POSED 1' CONTOUR		0 20
PRC	POSED 5' CONTOUR		5 10 10 10 10 10 10 10 10 10 10 10 10 10
LIMI	TS OF CONSTRUCTION	LOC	5
FLO	WARROW	←	
ROC	CK BERM	***	COD
INLE	ET PROTECTION (SANDBAGS)	••••	Por
SILT	FENCE	SF	
DRA	INAGE FLOW PATH		
GRA	ADING HIGH POINT		
STA	BILIZED CONSTRUCTION ENTRANCE	$\sum \sum \sum \sum$	
CON	ISTRUCTION STAGING AREA		
CON	ICRETE WASHOUT AREA		
CON	ICRETE SIDEWALK		
PER	VIOUS PAVERS		
PRC	POSED ASPHALT PAVEMENT		
EXIS	STING TREE		
<u>GEN</u>	IERAL NOTES:		
1.	CONSTRUCTION ENTRANCE/EXIT LC CONSTRUCTION EQUIPMENT STORA THEY ARE SHOWN ON THIS PLAN FC	CATION, CONCRETE WASHOUT PIT AND GE AREA ARE TO BE DETERMINED IN THE FIELD. OR ILLUSTRATIVE PURPOSES ONLY.	
2.	CONTRACTOR MAY MODIFY STORM INTENT. ANY CHANGES ARE TO BE I RESPONSIBLE PARTY IN THE TPDES	WATER CONTROLS TO ACHIEVE THE DESIRED NOTED, SIGNED AND DATED BY THE BOOK (NO SEPARATE PAY ITEM).	
3.	CONTRACTOR IS RESPONSIBLE FOR	MAINTAINING ALL STORM WATER CONTROLS.	
4.	CONTRACTOR SHALL IMMEDIATELY REGARDING THE INTENT OF THIS PL	NOTIFY ENGINEER OF ANY QUESTIONS AN.	

- CONTRACTOR IS REQUIRED TO FILE NOI'S (NOTICE OF INTENT) AND NOT'S (NOTICE OF TERMINATION) FOR THIS PROJECT. REFER TO TPDES FOR PROPER POSTING REQUIREMENTS AND DOCUMENTS.
- CONTRACTOR SHALL PERFORM INSPECTIONS OF CONTROLS ONCE EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER OR AS AN ALTERNATIVE METHOD CONTRACTOR SHALL PERFORM INSPECTIONS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS.
- 7. A COPY OF THIS PLAN, TPDES BOOK AND INSPECTION REPORTS MUST REMAIN AT THE CONSTRUCTION SITE AT ALL TIMES.
- BARE SOILS SHALL HAVE STABILIZATION MEASURES INSTALLED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS.
- 9. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH FOR TEMPORARY VEGETATIVE COVER. NO AREA, SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSUITABLE FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK, OR 1 WEEK AFTER THE SOIL HAS BEEN DISTURBED, WHICHEVER IS LESS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM PRODUCTS BASED UPON TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 11. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ADJACENT ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 12. REFER TO THE TPDES BOOK FOR THIS PROJECT FOR MORE INFORMATION/ DETAILS.

SMALL CONSTRUCTION ACTIVITIES DISTURBED AREA LESS THAN FIVE (5) ACRES, NOT PART OF COMMON DEVELOPMENT

OPERATORS OF THIS SITE MUST: (A) DEVELOP A SWP3 ACCORDING TO THE PROVISIONS OF TPDES TXR150000 PERMIT, THAT COVERS EITHER THE ENTIRE SITE OR ALL PORTIONS OF THE SITE FOR WHICH THE APPLICANT IS THE OPERATOR, AND IMPLEMENT THAT PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES;

(B) SIGN AND CERTIFY A COMPLETED CONSTRUCTION SITE NOTICE, POST THE NOTICE AT THE CONSTRUCTION SITE IN A LOCATION WHERE IT IS SAFELY AND READILY AVAILABLE FOR VIEWING BY THE GENERAL PUBLIC, LOCAL, STATE, AND FEDERAL AUTHORITIES, PRIOR TO COMMENCING CONSTRUCTION, AND MAINTAIN THE NOTICE IN THAT LOCATION UNTIL COMPLETION OF THE CONSTRUCTION ACTIVITY; AND
(C) PROVIDE A COPY OF THE SIGNED AND CERTIFIED CONSTRUCTION SITE NOTICE TO THE OPERATOR OF ANY MUNICIPAL SEPARATE STORM SEWER SYSTEM RECEIVING THE DISCHARGE AT LEAST TWO DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ACTIVITIES. OPERATORS OF SMALL CONSTRUCTION ACTIVITIES AS DEFINED IN PART I OF THIS

GENERAL PERMIT SHALL NOT SUBMIT AN NOI FOR COVERAGE UNLESS OTHERWISE REQUIRED BY THE EXECUTIVE DIRECTOR.

SWPPP MODIFICATIONS				
DATE	SIGNATURE	DESCRIPTION		

WATER POLLUTION ABATEMENT PLAN SITE PLAN

SCALE: 1"=40' 0 20' 40' 60' 80' CODY LEE MORRIS 131 472 CODY LEE MORRIS 131 472 ENSE I I I I I I I I I I I I I I I I I I I
SPENCER ROAD SUITE 100 BORDELAINDERRING & SURVEYING 8 SPENCER ROAD SUITE 30 8 SPENCER ROAD SUITE 30 8 SPENCER ROAD SUITE 30 8 SPENCER ROAD SUITE 33 8 SPENCER ROAD SUITE 33 8 SPENCER ROAD SUITE 3 9 SPENCER ROAD SUITE 3 10 333 SHELL ROAD SUITE 3
EROSION AND SEDIMENTATION CONTROL PLAN FOR INNER LOOP HOTEL GEORGETOWN, TX
CG801
DESIGNED BY:CLMDRAWN BY:MTACHECKED BY:GDKSHEET #13





Inner Loop Hotel WPAP Modification Application

Section 6 – Temporary Stormwater

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: Cody Morris, P.E.

Date: 3/1

Signature of Customer/Agent:

Regulated Entity Name: Inner Loop Hotel

Project Information

Potential Sources of Contamination

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

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

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

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

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

1 of 5

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. Xname the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: <u>San Gabriel</u>

Temporary Best Management Practices (TBMPs)

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

7. X 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. X 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.

4 of 5

- 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.

INNER LOOP HOTEL SPILL RESPONSE ACTIONS

General Response Actions

- 1. All leaks and spills should be cleaned immediately.
- 2. Rags, mops, and absorbent material may all be used to cleanup a spill.
- 3. If these materials are used to clean a hazardous material, then they must be disposed of as hazardous waste.
- 4. Never hose down or bury dry material spills.

Minor Spills

If a minor spill occurs (typically small quantities of oil, gasoline, etc.) the following actions should be taken.

- 1. Contain the spread of the spill
- 2. Recover spilled materials
- 3. Clean the contaminated area and properly dispose of contaminated materials

Semi-Significant Spills

If a semi-significant spill occurs the following actions should be taken.

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

Significant/Hazardous Spills

If a significant or hazardous spill occurs in reportable quantities, the following actions should be taken. For reportable quantities of various substances reference this link to the TCEQ RQ webpage: <u>https://www.tceq.texas.gov/response/spills/spill_rq.html</u>

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

Potential sources of contamination that may occur are:

- Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
- Miscellaneous trash and litter from construction workers and material wrappings
- Construction debris
- Excess application of fertilizers, herbicides, and pesticides

Preventative measures that will be taken to reduce contamination are:

- Vehicle maintenance will be performed within the construction staging area
- Trash containers will be placed throughout the site to encourage proper trash disposal if necessary
- Construction debris will be monitored daily by the contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis
- Fertilizers, herbicides, and pesticides will be applied only when necessary and in accordance with manufacturer's directions

Commercial Site Construction

- 1. Mobilization of the contractor's equipment. (-- acres disturbed)
- 2. Installation of temporary best management practices as described in attachment "D" of this section (Stabilized Construction Entrance, Rock Berm, Construction Staging Area, and Concrete Truck Washout Pit)
- 3. Rough grade site.
- 4. Trenching and installation of utilities.
- 5. Construction of permanent best management practices and storm utilities.
- 6. Install proposed site improvements.
- 7. Establishment of permanent soil stabilization on disturbed areas.
- 8. Removal of Temporary BMP's.

** Total disturbed area – 3.90 Acres

- **a.** All upgradient stormwater entering the site will be treated by the BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site. See a list of these BMPs in section "b."
- **b.** The BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site are:
 - i. **Temporary Construction Entrance/Exit** The installation of a stabilized construction entrance/exit will reduce the dispersion of sediment from the site. See C550 of the WPAP Site Plan which contains a copy of Section 1.4.2 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
 - ii. Inlet Protection The installation of inlet protection consisting of permeable barriers will provide removal of sediment prior to it entering storm drain inlets. Install protection at storm sewer inlets that are operable during construction. Inlet protection materials should be approved by local jurisdiction prior to installation and should ensure that flows are treated and able to enter the storm drain without causing local flooding.
 - iii. Silt Fence The erection of silt fence along the boundary of construction activities will provide temporary erosion and sedimentation control. See Sheet 2 of the WPAP Site Plan which contains a copy of Section 1.4.3 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
 - iv. **Construction Staging Area** The construction staging area will provide onsite pollution prevention.
 - v. Concrete Truck Washout Pit A concrete truck washout pit aids in the final cleanup and prevents unnecessary discharge of concrete residue from contaminating the storm water runoff. See C550 of the WPAP Site Plan which contains a copy of Section 1.4.18 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
- **c.** Silt fence, and rock berms (see section "b") will be used to prevent sedimentladen runoff from entering sensitive features on this site and surface streams off the site.
- **d.** The flow to the natural sensitive features on this site, to a maximum practical extent, will not be disturbed. No clearing, excavation or grading will occur within the buffer zone of the sensitive feature. If another naturally occurring sensitive feature is identified during construction all activity will be stopped and the contractor should notify TCEQ.

INNER LOOP HOTEL STRUCTURAL PRACTICES

Structural practices installed to prevent the runoff of pollutants from exposed areas of the site are:

- Temporary Stabilized Construction Entrance/Exit
- Inlet Protection
- Silt Fence
- Construction Staging Area
- Concrete Truck Washout Pit

For the majority of the disturbed soil within the limits of this project, silt fence will capture and hold sediment laden runoff.

Since part of this site is located within the floodplain, placement of these structure practices within the floodplain should be avoided.





— — OELx

- SSx —

PRE-DEVELOPMENT WATERSHED MODEL



KEY NOTES

X WATERSHED / SUB-BASIN

(CP-X) WATERSHED COMPUTATION POINT

NOTES:

- 1. THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) METHOD (TYPE III RAINFALL DISTRIBUTION) AND THE HEC-HMS 4.8 SOFTWARE PACKAGE WERE USED FOR THE DETERMINATION OF THE RUNOFF, DETENTION AND WATER QUALITY POND DESIGN PER THE CITY OF GEORGETOWN DRAINAGE CRITERIA MANUAL (D.C.M.).
- 2. WATERSHED BOUNDARIES WERE ESTABLISHED USING A COMBINATION OF LIDAR DATA RECEIVED FROM TNRIS, AERIAL PHOTO EVALUATION, FIELD INVESTIGATIONS AND SURVEY DATA.
- 3. ACCORDING TO THE NRCS WEB SOIL SURVEY, THE EXISTING ON AND OFF-SITE SOILS WITHIN THE AREA OF INTEREST HAVE BEEN CLASSIFIED AS HYDROLOGIC SOIL GROUP "D".
- FOR THE HYDROLOGIC COMPUTATION, THE EXISTING AND PROPOSED CURVE NUMBERS WERE TAKEN FROM TABLES 3-4 THROUGH 3-7 OF THE CITY OF GEORGETOWN DCM.
- THE MANNING'S "N" VALUES WERE TAKEN FROM TABLE 3-8 OF THE CITY OF GEORGETOWN DCM (MANNING'S "N" VALUES FOR SHEET FLOW).
- FOR THE NRCS METHOD TIME OF CONCENTRATION (T_C) COMPUTATION, EQUATIONS 3-11 THROUGH 3-13 FROM THE CITY OF GEORGETOWN D.C.M. WERE USED.
- THE EQUATION FOR SOLVING T_{LAG} WAS DERIVED FROM EQUATION 3-10 "NRCS UNIT HYDROGRAPH PARAMETERS"; T_{LAG}= 0.6*(TIME OF CONCENTRATION)
- 8. ATLAS 14 RAINFALL INTENSITIES WHERE UTILIZING FOR EXISTING PEAK FLOW CALCULATIONS
- 9. THIS ANALYSIS SHOWS THAT DEVELOPMENT CAN BE MITIGATED WITH THE ONSITE DETENTION PONDS AND STORMWATER WILL NOT INCREASE ON THE ADJACENT PROPERTIES DO TO DEVELOPMENT.
- 10. 24-HOUR RAINFALL DEPTHS USED TO CALCULATE FLOW RATES WERE DETERMINED UTILIZING NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES.

Predevelopment v. Post-Development (HEC_HMS)					
	Storm Event Frequency				
		2-year 10-year 25-year 100-year (cfs) (cfs) (cfs) (cfs)			
	Predevelopment	6.1	15.8	23.3	36.6
WS-A (CP-1)	Post-Development without Detention	28.7	47.2	59.9	82.2
	Post-Development with Detention	5.5	11.9	17.3	27.5
	Difference (w/o Det)	-0.6	-3.9	-6.0	-9.1
	Percent Change	-9.8%	-24.7%	-25.8%	-24.9%
					-
	Predevelopment	3.5	9.1	13.4	21.1
WS-B	Post-Development without Detention	0.3	0.7	1.0	1.5
(01 -2)	Difference (w Det)	-3.2	-8.4	-12.4	-19.6
	Percent Change	-91.4%	-92.3%	-92.5%	-92.9%



GDK

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CHECKED BY:

SHEET #



		Rev. This document REVIEW PURR NOT FOR CON and was prepar authorization of Keller, Register Engineer, State Registration No Date: AUGUST	is released for OSES ONLY, ISTRUCTION ed under the Garrett D. ed Professional of Texas, .111511. 2023
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Designated and qualified person(s) shall inspect Pollution Control Measures every seven days and within 24 hours after a storm event. An inspection report that summarized the scope of the inspection, names and qualifications of personnel conducting the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of the Storm Water T.P.D.E.S. Plan. A copy of the inspection report form is provided as page 3 of this attachment. Inspection and Maintenance Guidelines are as follows:

Concrete Washout Area:

(1) Inspection should be made weekly and after each rainfall to check for leaks.

Repair or replacement should be made promptly as needed by the contractor.

(2) Identify any plastic linings and sidewalls that have been damaged by construction activities.

(3) Damage to the container should be repaired promptly.

(4) When the washout area has been filled to over 75% capacity, the wash water should be vacuumed off or allowed to evaporate to avoid overflows.

(5) When the remaining cementitious solids have hardened, they should be removed and disposed of.

(6) Before heavy rains, the washout container should be drained or covered to avoid an overflow during the storm.

Construction Staging Area:

(1) Inspect all fencing weekly, and after any rainfall.

(2) Remove sediment when buildup reaches 6 inches.

(3) Replace any torn fencing or install a second line of fencing parallel to the torn section.

(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

Construction Entrance:

(1) 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.

(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.

(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.

(4) 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.

INNER LOOP HOTEL INSPECTION, MAINTENANCE, REPAIR AND RETTROFIT PLAN FOR BMPs

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Inlet Protection:

(1) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.

(2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.

(3) Check placement of device to prevent gaps between device and curb.

(4) Inspect filter fabric and patch or replace if torn or missing.

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

Silt Fence:

(1) Inspect all fencing weekly, and after any rainfall.

(2) Remove sediment when buildup reaches 6 inches.

(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.

(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Temporary/Permanent Vegetation:

(1) Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.

(2) Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.

(3) If the vegetated cover is less than 80%, the area should be reseeded.

INNER LOOP HOTEL INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN FOR BMPs

INSPECTION REPORT

Approved Inspection intervals:

i. Conducted once every 7 days AND within 24 hours after rainfall event greater than 0.5 inch

PROJECT NAME	Inner Loop Hotel	
REPORT #	DATE	
INSPECTOR	TITLE	
REASON FOR INSI	PECTION (CHECK ONE) Weekly Or ¹ / ₂ " Rain	
DATE OF LAST RA	AINFALL AMOUNT	

SITE CONDITIONS:

EROSION AND SEDIMENTATION	IN CONFORMANCE	EFFECTIVE
CONTROLS		
Concrete Washout Area	Yes/No/Na	Yes/No
Construction Staging Area	Yes/No/Na	Yes/No
Construction Entrance	Yes/No/Na	Yes/No
Permanent Vegetation	Yes/No/Na	Yes/No
Silt Fence	Yes/No/Na	Yes/No
Rock Berm	Yes/No/Na	Yes/No

RECOMMENDED REMEDIAL ACTIONS:

COMMENTS:

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

NICD	EC	го	р.
INSP	EU	IU	κ:

DATE:

ATTACHMENT "I"

Soil stabilization practices will be used to reduce the amount of erosion from the site. Only the areas essential for immediate construction should be cleared. This will keep a buffer zone around the area of construction as these areas will remain undisturbed until construction begins there.

Interim soil stabilization areas are determined in the field. Temporary vegetation will be used as an aid to control erosion on critical sites during establishment period of protective vegetation when construction is temporarily ceased.

Stabilization practices should be installed according to the following rules:

- Stabilization measures shall be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practical.
- In areas experiencing droughts where the initiation of stabilization measure by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practical.



Inner Loop Hotel WPAP Modification Application

Section 7 – Permanent Stormwater
Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Cody Morris, P.E.

Date: 3/11/25

Signature of Customer/Agent

Regulated Entity Name: Inner Loop Hotel

Permanent Best Management Practices (BMPs)

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

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



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

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

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

🗌 N/A

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

🗌 N/A

- 4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 - The site will be used for low density single-family residential development and has 20% or less impervious cover.
 - The site will be used for low density single-family residential development but has more than 20% impervious cover.
 - The site will not be used for low density single-family residential development.
- 5. The executive director may waive the requirement for other permanent BMPs for multifamily residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 - Attachment A 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
 - The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
 - The site will not be used for multi-family residential developments, schools, or small business sites.
- 6. Attachment B BMPs for Upgradient Stormwater.

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

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

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

7. X Attachment C - BMPs for On-site Stormwater.

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

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

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

____N/A

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

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

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

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

□ N/A

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

11. X Attachment G - Inspection, Maintenance, Repair and Retrofit Plan. A plan for the

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

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

The Site existing conditions flow pattern falls from the NE Inner Loop to the Southeast and South. These conditions result in upgradient stormwater flow being directed into the roadside ditch along NE Inner Loop and no impervious cover upgradient stormwater runoff traversing across the site. The on-site BMPs for this site will consist of a batch detention pond and vegetative filter strips with on-site runoff treated by these BMPs. These BMPs will provide water quality protection by reducing the amount of sediment, organic matter, and substances in the runoff before the runoff enters the offsite surface water.

The BMPs proposed for this site will consist of a batch detention water quality pond and vegetative filter strips. These BMPs will provide water quality protection by reducing the amount of sediment, organic matter, and harmful substances in the runoff and before the runoff enters the offsite surface water.

The Permanent Best Management Practice (PBMPs) proposed within the scope of this project are a batch detention pond and vegetative filter strips, described in detail in the following Construction Plans. Attached to this correspondence is the TSS Removal Calculation Spreadsheet showing the calculation of the required load reduction for information purposes.





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	PROPERTY LINE
	EXISTING 5' CONTOURS
	EXISTING 1' CONTOURS
	EXISTING BARBED-WIRE FENCE
o ——	EXISTING CHAIN-LINK FENCE
	EXISTING IRON FENCE
	EXISTING OVERHEAD UTILITY
	EXISTING WATER MAIN
	HORIZONTAL/VERTICAL CONTROL P
	EXISTING TRAFFIC SIGN
	EXISTING COMMUNICATION PEDEST
	WITH GUY-WIRE
	EXISTING UTILITY POLE
	WITH TRANSFORMER
	EXISTING UTILITY POLE / LIGHT POL
	EXISTING ASPHALT PAVEMENT
	PROPOSED 5' CONTOURS
	PROPOSED 1' CONTOURS
o —	PROPOSED CHAIN-LINK FENCE
	PROPOSED HEAVY DUTY
	CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
:]	PROPOSED POND OUTLINE
	PROPOSED RIP-RAP
TH	PROPOSED RAMP
	PROPOSED BERM
	PROPOSE HIGH POINT LINE
-	PROPOSED FLOW PATH
	PROPOSED GRADE BREAK
	FOUNDATION STEP
	PROPOSED SLOPE
	FLOW ARROW
	PROPOSED SPOT ELEVATION
	PROPOSED CONCRETE S.E.T.
	[RE: 13, U-302]
$\langle \rangle$	





STORMWATER MANAGEMENT POND FLOW CONTROL RELEASE VALVE CIRCUIT DIAGRAM

TABLE 3-6 CLAY LINER SPECIFICATIONS (COA, 2004)								
PROPERTY	TEST METHOD	UNIT	SPECIFICATION					
PERMEABILITY	ASTM D-2434	CM/SEC	1 X 10 ⁻⁶					
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15					
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30					
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30					
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD					
			PROCTOR DENSITY					

POND CLAY LINER SPECIFICATIONS

GENERAL CONCRETE NOTES FOR DRAINAGE STRUCTURES: 1. ALL CONCRETE PRODUCTION AND CONSTRUCTION SHALL MEET

- ACI 318-14 SPECIFICATIONS. 2. ALL REINFORCEMENT SHALL BE ASTM 615, GRADE 60 AND
- MAINTAIN A COVER/CLEAR DISTANCE OF 2" (MINIMUM) FROM ALL
- CONCRETE EDGES. 3. CONTRACTION JOINTS TO BE PARALLEL AND PERPENDICULAR TO
- CONCRETE SLAB EDGES; HAVING A MINIMUM SPACING OF 10'-0" AND A MAXIMUM SPACING OF 15'-0".

STORMWATER MANAGEMENT POND NOTES:

- 1. PONDS SHALL BE MAINTAINED BY THE FACILITIES PERSONNEL.
- 2. 12" CLAY LINER TO BE PLACED WITHIN THE WHOLE OF THE WET PERIMETER OF THE POND. THE WET PERIMETER SURFACE IS THE AREA OF THE POND THAT STARTS AT THE LOWEST, BOTTOM PART OF THE POND AND EXTENDS OUT AND UP TO THE TOP INSIDE EDGE OF THE BERM.
- A GEOMEMBER LINER CAN BE USED INSTEAD OF A CLAY LINER. THE LINER SHOULD HAVE A MINIMUM THICKNESS OF 30 MILS AND BE ULTRAVIOLET RESISTANT. IT ALSO MUST COVER THE WET PERIMETER SURFACE OF THE POND.
- STORMWATER MANAGEMENT POND FLOW CONTROL RELEASE VALVE CIRCUIT DIAGRAM NOTES:

BATCH DETENTION OVERVIEW:

THE BASIN IS TYPICALLY FILLED QUICKLY BY STORMWATER MAKING THE INFLUENCE TIME RELATIVELY SHORT. THE RESIDENCE TIME OF THE STORMWATER IS TWELVE (12) HOURS AND IS CONTROLLED BY THE RELEASE VALVE (NORMALLY SHUT) AND ACTUATOR THAT ARE INSTALLED ON THE OUTLET STRUCTURE OF THW WATER QUALITY POND. THE CONTROL VALVE OPENS ONCE THE DESIRE RESIDENCE TIME IS ACHIEVED AFTER A STORM EVENT. THE TREATED WATER IS RELEASED SLOWLY OVER A TIME OF 24 TO 48 HOURS INTO THE DETENTION POND.

VALVE/ACTUATOR:

THE VALVE/ACTUATOR ASSEMBLY CONSISTS OF A BUTTERFLY VALVE WITH A SMALL 12V DC ACTUATOR. THE VALVE IS A QUARTER TURN VALVE. THE ACTUATOR OPERATES THE VALVE BETWEEN THE FULL OPEN AND FULL CLOSED POSITIONS. A MECHANICAL HAND CRANK ALLOWS A PHYSICAL OVERRIDE OF THE VALVE POSITION.

THE VALVE IS A KEYSTONE 6-INCH (100MM) BUTTERFLY VALVE MOUNTED WITH AN EPI-6 12V DC ACTUATOR. THE EPI-6 ACTUATOR REQUIRES AN OPEN OR CLOSE SIGNAL OF 10 SECONDS. THE ACTUATOR HAS LIMIT SWITCHES THAT DETECT END OF TRAVEL AND SHUT OFF THE INCOMING OPEN OR CLOSE SIGNAL TO THE ACTUATOR ONCE THE VALVE REACHES THE FULL OPEN OR CLOSED POSITION. OVER TORQUE SENSORS WILL SHUT DOWN THE ACTUATOR IN THE EVENT OF AN OVER TORQUE SITUATION.

CONTROLLER SYSTEM SPECIFICATIONS:

<u>POWER</u> - THE CONTROLLER SHALL BE POWERED BY A SELF-CONTAINED, RENEWABLE POWER SOURCE (SUCH AS SOLAR POWER) IF ELECTRICAL POWER IS NOT AVAILABLE. A SINGLE SUPPLY VOLTAGE FOR ALL COMPONENTS IS DESIRABLE.

PROGRAMMABILITY - THE CONTROLLER SHALL BE PROGRAMMABLE. IT SHALL BE POSSIBLE TO UPDATE PROGRAMS IN THE FIELD. THE DETENTION TIME AND DRAW-DOWN TIME SHALL BE ADJUSTABLE IN HOURS FROM 0 HOURS TO 72 HOURS. THE CONTROLLER SHALL BE PROGRAMMED TO HOLD THE STROMWATER EVENT FOR A MINIMUM OF 12 HOURS AND RELEASE THE BASIN AT THE FOLLOWING 6 A.M. TIME PERIOD. IF 6 A.M. FULLS BEFORE THE MINIMUM 12 HOUR RETENTION TIME THAN THE VALVE WILL STAY CLOSED UNTIL THE FOLLOWING 6 A.M. TIME PERIOD. STORMWATER WILL BE HELD IN THE BASIN FOR A FULL OVERNIGHT THERMAL EXCHANGE CYCLE. EVENT SENSING - THE CONTROLLER SHALL BE ABLE TO SENSE THE BEGINNING OF A STORM (WATER FILLING THE BASIN), AND THE END OF A STORM (WATER HAS DRAINED FROM THE BASIN).

ENVIRONMENT - THE CONTROLLER SHALL OPERATE IN TEMPERATURES FROM 0°C TO 55°C, IN HUMIDITY FROM 10% TO 90% (NON-CONDENSING). THE CONTROLLER SHALL OPERATE DURING PERIODS OF RAINFALL. SAFETY/SECURITY - THE SYSTEM COMPONENTS SHALL BE LOCKED IN AN ENCLOSURE TO PREVENT ACCIDENTAL

CONTACT THAT COULD COMPROMISE THE FUNCTION OF THE APPARATUS OR CAUSE INJURY. <u>COMPONENTS</u> - COMPONENT PARTS OF THE CONTROLLER SHALL BE OFF THE SHELF, MULTIPLE SOURCE PARTS WHERE POSSIBLE.

<u>MAINTENANCE</u> - THE CONTROLLER SHALL REQUIRE MINIMAL PERIODIC MAINTENANCE. THE CONTROLLER PROGRAM SHALL BE FIELD UPGRADEABLE. THE ABILITY TO MANUALLY OPERATE THE VALVE SHALL BE PROVIDED. <u>RELIABILITY</u> - 40,000 HOURS (4.6 YEARS) OR GREATER.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DESIGN OF SENSOR, AUTOMATIC VALVE, CONTROLLER, ETC. TO ENGINEER FOR REVIEW AND APPROVAL.

STORMWATER MANAGEMENT POND FLOW CONTROL RELEASE VALVE DETAILS

			INNER LOOI	P HOTEL							
	DETENTION & WATER QUALITY POND										
ELEVATION	AREA SQFT	AREA ACREAGE	VOLUME (FT ³)	CUMULATIVE (FT ³)	CUMULATIVE (AC-FT)	3/19/2025					
722.00	0.00	-	-	-	-						
722.25	439.00	0.01008	54.88	54.88	0.00						
722.50	1,531.00	0.03515	246.25	301.13	0.01						
723.00	7,081.00	0.16256	2,153.00	2,454.13	0.06						
723.50	12,691.00	0.29135	4,943.00	7,397.13	0.17						
724.00	15,168.00	0.34821	6,964.75	14,361.88	0.33						
724.25	15,865.00	0.36421	3,879.13	18,241.00	0.42						
724.50	16,350.00	0.37535	4,026.88	22,267.88	0.51						
725.00	17,372.00	0.39881	8,430.50	30,698.38	0.70						
725.50	18,441.00	0.42335	8,953.25	39,651.63	0.91						
726.00	19,538.00	0.44853	9,494.75	49,146.38	1.13						
726.50	20,666.00	0.47443	10,051.00	59,197.38	1.36						
727.00	21,821.00	0.50094	10,621.75	69,819.13	1.60						
727.50	23,004.00	0.52810	11,206.25	81,025.38	1.86						
728.00	24,215.00	0.55590	11,804.75	92,830.13	2.13						
728.50	25,453.00	0.58432	12,417.00	105,247.13	2.42						
729.00	26,721.00	0.61343	13,043.50	118,290.63	2.72						
729.50	28,016.00	0.64316	13,684.25	131,974.88	3.03						
730.00	29,339.00	0.67353	14,338.75	146,313.63	3.36						
730.50	30,749.00	0.70590	15,022.00	161,335.63	3.70						

WQV

Texas Commission on Environmental C

TSS Removal Calculations 04-20-2009

Additional information is provided for cells Text shown in blue indicate location of instruction Characters shown in red are data entry field Characters shown in black (Bold) are calcul

1. The Required Load Reduction for the total project

where:

Page 3-29

Site Data: Determine Required Load Removal Base

Total project area

Predevelopment impervious area within the Total post-development impervious area within the Total post-development impervio

* The values entered in these fields should be for th

Number of drainage basins / outfalls areas le

2. Drainage Basin Parameters (This information sho

Drainage Basir

Total drainage

Predevelopment impervious area within drainage Post-development impervious area within drainage Post-development impervious fraction within drainage

3. Indicate the proposed BMP Code for this basin.

4. Calculate Maximum TSS Load Removed (L_R) for t

RG-348 Page 3-33

where:

5. Calculate Fraction of Annual Runoff to Treat the c

D

6. Calculate Capture Volume required by the BMP T

Post Development On-site Wat

Off-site are Off-site Impervious cov Impervious frac Off-site

Off-site Wat

St

Total Capture Volume (required water quality

Quality			Project Name:		Wync	lham				
			Date Prepared:	3/19/20	25 A					
with a red triang ons in the Technica ds.	le in the uj I Guidance	p per right Manual - R	G-348.	cursor o	ver the co	ell.				
lated fields. Cha	inges to th	iese fields	will remove the ec	juations	used in t	he spread	lsheet.			
<u>.t:</u>	Calculations	from RG-348		Pages 3-27	7 to 3-30					laar
9 Equation 3.3: $L_M =$	28.93(A _N x F	P) Equation re	evised for 85% removal l	by AJM per	Equation 3	.2 in RG-348	ł		3/1 E	DETE
L _{M TOTAL PROJECT} = A _N = P =	Required TS Net increase Average ann	S removal res in impervious ual precipitatio	ulting from the proposed area for the project on, inches	d developm	ent = 85% c	of increased I	oad		CODY LE	E MORRIS
d on the Entire Projec County =	t Williamsor	n T							PORTS	4/2 NSED
a included in plan * = e limits of the plan * =	8.52 0.07	acres acres								
e limits of the plan* = ous cover fraction * =	5.75 0.68	acres							REVISIONS:	
P =	32	inches								
L _{M TOTAL PROJECT} = ne total project area	5258	Ůbs.								
eaving the plan area =	2	•								
uld be provided for	each basin)	<u>:</u>								
n/Outfall Area No. =	WQP-A	٦								<u>סס</u> ו סי
e basin/outfall area =	7.64	acres								3 (628 F-10024(
e basin/outfall area =	5.27 0.69	acres							EER	VEY SUITE SUITE SU
$L_{\rm M THIS BASIN} =$	4587	Ibs.								URA ROAD WN, TE 2.868.224 VEYING
										& SI 303 SHELL 303 SHELL BEPICE: 51. 04512 SUR
Proposed BMP =	Batch Deter	ntion								3 C C C C C
Removal emclency =	91	percent		Aqualogic	Cartridge Fi	lter				COM RING F
				Contech Si	n tormFilter					E 100 OOVER VGINEE
				Batch Dete	ention					D SUIT D SUIT S 78006 .0600 TKINHG RED EN
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				Vegetated Vortechs	Filter Strips					I ∞ ¤ O O Ħ
this Drainage Basin	hy the selec	ted BMP Tv	10	Wet Vault						
	(PMD officiar		$\times 24.6 \pm 4.0000$							
				4						
$A_{\rm C} =$ $A_{\rm I} =$	Impervious a	e drainage are rea proposed	a in the BMP catchmer in the BMP catchment	nt area area						
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	7 64							0		
$A_{\rm C} = A_{\rm I} =$	5.27	acres						CI		
A _P = L _R =	2.37 5347	acres [■] Ibs						<u>R</u>		
ίχ.								ST		
<u>drainag</u> e basin / out	<u>fall a</u> rea	•						6	N N	
Desired LM THIS BASIN =	5266	∎lbs.						\mathcal{O}	Ψ	
E -	U Øð	•						Ö	Ш ()	Š T
vpe for this drainag	e basin / ou	tfall area.	Calculations from RG	-348	Pages 3	-34 to 3-36			A A	D D
								N N		LC ZGE
Rainfall Depth = t Runoff Coefficient =	3.33 0.50	inches ¬						<u>Ľ</u> .	2	
ter Quality Volume =	45771	cubic feet						Ы		NN NN
	Calculations	from RG-348	Pages 3-36 to 3-37					E	NA NA	
ea draining to BMP =	0.00	acres						N N	SM/	
er draining to BMP = ction of off-site area =	0.00 0	acres						Ш	l Q	
e Runoff Coefficient = ater Quality Volume =	0.00 0	cubic feet						% F	ST	
orage for Sediment =	9154							00		
volume(s) x 1.20) =	54925	cubic feet						~		
			Predevelop	mentv.Po (HEC_H	ost-Develo MS)	opment				
				2-year	Storm Eve	nt Frequen 25-year	Cy 100-year			
			Predevelopment	(cfs) 6.1	(cfs) 15.8	(cfs) 23.3	(cfs) 36.6			754
			Post-Development without Detention	28.7	47.2	59.9	82.2		CG	151
		WS-A	Post-Development	F F	11.0	17 ୨			JOB NO.	3397.00
			With Detention	0.5	_2.0	۰،،، _۵0	_0.1		DESIGNED BY:	CLM MTA
			Percent Change	-0.6 -9.8%	- <i>3.9</i> -24.7%	-0.0 -25.8%	- 9 .7 -24.9%		CHECKED BY:	GDK
		<u></u>							SHEET #	27

Texas Commission on Environmental Quality

	•			Project Name:	Wyndham
ISS Removal Calculations 04-20-200	9			Date Prepared:	3/19/2025 WS-WQP A
Additional information is provided fo Text shown in blue indicate location of in Characters shown in red are data ent Characters shown in black (Bold) are	r cells with a red triangle in nstructions in the Technical (ry fields. calculated fields. Change	the upper Guidance Ma to these t	right corner. anual - RG-348 ïields will rem	Place the curson 3. ove the equation	r over the cell. Is used in the spreadsheet.
1. The Required Load Reduction for the total	project:	Calculations f	rom RG-348	I	Pages 3-27 to 3-30
	Page 3-29 Equation 3.3: L_{M} =	28.93(A _N x P)	Equation revise	d for 85% removal b	y AJM per Equation 3.2 in RG-348
where:	L _{M TOTAL PROJECT} =	Required TSS	removal resulting	g from the proposed	development = <mark>85%</mark> of increased load
	A _N =	Net increase i	n impervious area	a for the project	
	P =	Average annu	al precipitation, ir	nches	
Site Data: Determine Required Load Ren	noval Based on the Entire Project				
	County =	Williamson			
l otal Bradavalanmant importviava ar	project area included in plan * =	8.52	acres		
Total post-development impervious a	rea within the limits of the plan $=$	5.75	acres		
Total post-development impervious a	nent impervious cover fraction * =	0.68			
	' P =	32	inches		
		5258	lbe		
* The values entered in these fields should l	he for the total project area	5256	105.		
Number of drainage basins / outf	alls areas leaving the plan area =	2			

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

Drainage Basin/Outfall Area No. =	WQP-A	
Total drainage basin/outfall area =	7.64	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.27	acres
Post-development impervious fraction within drainage basin/outfall area =	0.69	
L _{M THIS BASIN} =	4587	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch Detent	tion
Removal efficiency =	91	percent

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

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

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

where:

- A_{C} = Total On-Site drainage area in the BMP catchment area
- $A_{\rm I}$ = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- L_{R} = TSS Load removed from this catchment area by the proposed BMP

A _C =	7.64	acres
A _i =	5.27	acres
A _P =	2.37	acres
L _R =	5347	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall a	irea			
Desired L _{M THIS BASIN} =	5266	lbs.		
F =	0.98			
6. Calculate Capture Volume required by the BMP Type for this drainage bas	sin / outfall a	irea.	Calculations from RG-348	Pages 3-34 to 3-36
Rainfall Depth =	3.33	inches		
Post Development Runoff Coefficient =	0.50			
On-site Water Quality Volume =	45771	cubic feet		
	Calculations	from RG-348	Pages 3-36 to 3-37	
Off-site area draining to BMP =	0.00	acres		
Off-site Impervious cover draining to BMP =	0.00	acres		
Impervious fraction of off-site area =	0			
Off-site Runoff Coefficient =	0.00			
Off-site Water Quality Volume =	0	cubic feet		
Storage for Sediment =	9154			
Total Capture Volume (required water quality volume(s) x 1.20) =	54925	cubic feet		

Texas Commission on Environmental Quality

Project Name: Wyndham TSS Removal Calculations 04-20-2009 Date Prepared: 3/19/2025 VFS - Sidewalk NE Corner 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 = 28.93(A_N x P) Equation revised for 85% removal by AJM per Equation 3.2 in RG-348 L_{M TOTAL PROJECT} = Required TSS removal resulting from the proposed development = 85% of increased load where: 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 8.52 acres Predevelopment impervious area within the limits of the plan 0.07 acres Total post-development impervious area within the limits of the plan* = acres Total post-development impervious cover fraction 0.68 D -32 inches L_{M TOTAL PROJECT} = 5258 lbs. * The values entered in these fields should be for the total project area. Number of drainage basins / outfalls areas leaving the plan area = 2 2. Drainage Basin Parameters (This information should be provided for each basin): Drainage Basin/Outfall Area No. = WOP-A Total drainage basin/outfall area = 0.02 acres Predevelopment impervious area within drainage basin/outfall area = 0.00 acres Post-development impervious area within drainage basin/outfall area = 0.02 acres Post-development impervious fraction within drainage basin/outfall area = 1.00 17 lbs. L_{M THIS BASIN} =

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated	Filter Strips
Removal efficiency =	85	percent

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

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A₁ x 34.6 + A_P x 0.54)

where:

A_c = Total On-Site drainage area in the BMP catchment area

- A_{I} = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- $\rm L_{R}$ = TSS Load removed from this catchment area by the proposed BMP

A _C =	0.07	acres
A _i =	0.07	acres
A _P =	0.00	acres
L _R =	66	lbs

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

Desired $L_{M THIS BASIN}$ =	122	lbs.
F =	1.85	

ATTACHMENT G - INSPECTION AND MAINTENANCE PLAN

NAME OF PROPOSED PROJECT: <u>INNER LOOP HOTEL</u> PROJECT LOCATION: <u>GEORGETOWN, TX</u> NAME OF APPLICANT: <u>CALIBER HS GEORGETOWN HOLDCO, LLC</u>

Batch Detention Basin

INSPECTIONS

Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the batch detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately. One inspection should occur between storm events so the manual operation of the valve and controller can be verified.

MAINTENANCE

<u>Mowing</u>: The upper stage, side slopes, embankment, and emergency spillway of the detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed. More frequent mowing may be required if vegetation exceeds 18 inches of height.

<u>Debris and Litter Removal</u>: Debris and litter will accumulate near the detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

<u>Erosion Control</u>: The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.

<u>Structural Repairs and Replacement:</u> With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, whereas reinforced concrete barrels and risers may last from 50 to 75 yr.

<u>Nuisance Controls</u>: Standing water (not desired in the detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

<u>Sediment Removal:</u> When properly designed, dry detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup exceeds 20% of the volume of the basin, or to a maximum depth of 3' in the main detention pond and a maximum depth of 2' in the small detention pond, or at least every 5 years.

Typical Storm Drain Outflow Structure

INSPECTIONS

Typical Storm Drain Outflow Structure should be inspected at least twice a year and after 1/2" rainfall or greater. (once during or immediately following wet weather) to evaluate facility operation. The Typical Storm Drain Outflow Structure should be checked for debris and litter, and areas of sediment accumulation. The Typical Storm Drain Outflow Structure shall be inspected for damage to sheathing and possible reshaping of the berm. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.

MAINTENANCE

<u>Debris and Litter Removal:</u> Debris and litter will accumulate near the Typical Storm Drain Outflow Structure and should be removed during regular inspections.

<u>Structural Repairs and Replacement:</u> With each inspection, any damage to the structural elements of the system should be identified and repaired immediately. These repairs should include fixing loose wire sheathing and reshaping of the berm.

<u>Sediment Removal:</u> When properly installed, the Typical Storm Drain Outflow Structure will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in Typical Storm Drain Outflow Structures for couple of reasons. First, the sediment gradually reduces the efficiency of the energy dissipation. Second, sediment accumulation can cause water to build up along the berm. For these reasons, accumulated sediment needs to be removed when sediment buildup exceeds 6 inches and disposed in an approved manner that will not cause any additional siltation.

Vegetative Filter Strips

INSPECTIONS

Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

MAINTENANCE

<u>Pest Management</u>: An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

<u>Seasonal Mowing and Lawn Care</u>: If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices; however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

<u>Debris and Litter Removal</u>: Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection but should be performed no less than 4 times per year.

<u>Sediment Removal</u>: Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

<u>Grass Reseeding and Mulching:</u> A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

A written record should be kept of inspection results and maintenance performed.

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

cdn Own

2 Date 10/2025

INNER LOOP HOTEL INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

INSPECTION REPORT

		1	-	. •	•	1
A1	nnro	ved	Inst	nection.	interv	als
	pro		mo	peenon	1111001 1	and.

i.	Conducted at least twice annually		
PROJECT NAME			
REPORT #	DATE		
INSPECTOR		TITLE	
DATE OF LAST R	AINFALL	AMOUNT	

SITE CONDITIONS:

ACTION	IN CONFORMANCE	EFFECTIVE
BATCH DETENTION BASIN		
Mowing	Yes/No/Na	Yes/No
Debris and Litter Removal	Yes/No/Na	Yes/No
Erosion Control	Yes/No/Na	Yes/No
Structural Repairs and Replacement	Yes/No/Na	Yes/No
Nuisance Control	Yes/No/Na	Yes/No
Sediment Removal	Yes/No/Na	Yes/No
TYPICAL STORM DRAIN OUTFLOW S	STRUCTURE	
Debris and Litter Removal	Yes/No/Na	Yes/No
Structural Repairs and Replacement	Yes/No/Na	Yes/No
Sediment Removal	Yes/No/Na	Yes/No
ENGINEERED VEGETATIVE FILTER S	STRIPS	
Pest Management	Yes/No/Na	Yes/No
Seasonal Mowing and Lawn Care	Yes/No/Na	Yes/No
Debris and Litter Removal	Yes/No/Na	Yes/No
Sediment Removal	Yes/No/Na	Yes/No

*Refer to I&M plan for detail descriptions of each Action.

RECOMMENDED REMEDIAL

ACTIONS:

COMMENTS:

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

INSPECTOR: _____ DATE: _____

Contamination of surface streams will be kept at a minimum during construction by implementing temporary BMPs such as silt fencing, erosion control logs, and rock berms. A NOI will be filed 48 hours prior to the start of any construction and temporary BMPs will be installed as shown on the Water Pollution Abatement Site Plan within this submittal. After construction, the natural vegetation will be used to treat storm water runoff and minimize surface stream contamination.



Inner Loop Hotel WPAP Modification Application

Section 8 – Agent Authorization

	Agent Authorization Form For Required Signature Edwards Aquifer Protection Program Relating to 30 TAC Chapter 213 Effective June 1, 1999	
1	Jennifer Schrader Print Name	J
	President, Title - Owner/President/Other,	
of	Caliber HS Georgetown Holdco, LLC Corporation/Partnership/Entity Name	
have authorized	Cody Morris, P.E. Print Name of Agent/Engineer	
of	Matkin Hoover Engineering & Surveying Print Name of Firm	

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

I also understand that:

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

SIGNATURE PAGE:

licant's Signature

02/06/2025 Date

THE STATE OF Arizona § County of Maricopa §

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

GIVEN under my hand and seal of office on this 6th day of February, 2025.

HANNAH BARTLETT Notary Public - State of Arizona MARICOPA COUNTY Commission # 667295 Expires March 26, 2028

Hannah Bartlett Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 03/26/2028





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 <u>eapp@tceq.texas.gov</u>.

Landowner Authorization

I, Jason Acord of QT South LLC

am the owner of the property located at:

S13203 - Inner Loop Addition Ph 2 (Replat), Block A, Lot 1A, Acres 5.355 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 Caliber HS Georgetown HoldCo, LLC To conduct expanding the existing water quality batch detention pond to treat additional impervious cover. At 3101 Inner Loop Dr. Georgetown, TX 78626

Landowner Acknowledgement

I understand that QT South LLC

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

FEBRUARY 27, 2025 JASON ACOVA

THE STATE § OF KANSAS County § of JOHNSON BEFORE ME, the undersigned authority, on this day personally appeared Jason Acord, Assistant Secretary

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 27th day of February

Bethay Blanchard

NOTARY PUBLIC Bethany Blanchard



MY COMMISSION EXPIRES: 11/23/26

Optional Attachments

Select All that apply:

- □ Lease Agreement
- □ Signed Contract
- □ Deed Restricted Easement
- □ Other legally binding documents



Inner Loop Hotel WPAP Modification Application

Section 9 – Application Fee Form

Application Fee Form

Name of Proposed Regulated Entity: Inner Loop Hotel Regulated Entity Location: Georgetown, TX Name of Customer: Caliber HS Georgetown HoldCO, LLC Contact Person: Jennifer Schrader Phone: 480-747-0040 Customer Reference Number (if issued):CN	Texas Commission on Environment	al Quality		
Regulated Entity Location: Georgetown, TX Name of Customer: Caliber HS Georgetown HoldCO, LLC Contact Person: Jennifer Schrader Phone: 480-747-0040 Customer Reference Number (if issued):CN	Name of Proposed Regulated Entity:	Inner Loop Hotel		
Name of Customer: Caliber HS Georgetown HoldCO, LLC Contact Person: Jennifer Schrader Phone: 480-747-0040 Customer Reference Number (if issued):RN	Regulated Entity Location: Georgeto	<u>wn, TX</u>		
Contact Person: Jennifer Schrader Phone: 480-747-0040 Customer Reference Number (if issued):CN	Name of Customer: Caliber HS Geor	<u>getown HoldCO, LLC</u>		
Customer Reference Number (if issued):CN	Contact Person: Jennifer Schrader	Phon	ne: <u>480-747-0040</u>	
Regulated Entity Reference Number (if issued):RN Austin Regional Office (3373)	Customer Reference Number (if issu	ed):CN		
Austin Regional Office (3373) □ Hays □ Travis ☑ Williamson San Antonio Regional Office (3362) ☑ Uvalde □ 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 □ San Antonio Regional Office ☑ Mailed to: TCEQ - Cashier □ Overnight Delivery to: TCEQ - Cashier Revenues Section 12100 Park 35 Circle Mail Code 214 Building A, 3rd Floor P.O. Box 13088 Austin, TX 78753 Austin, TX 78711-3088 (512)239-0357 Site Location (Check All That Apply): □ ☑ Recharge Zone □ 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: Multiple Single Family Residential and Parks Acres \$ Water Pollution Abatement Plan, Contributing Zone<	Regulated Entity Reference Number	(if issued):RN		
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Extension of Time Each \$	Exception		Each	\$
	Extension of Time		Each	\$

Signature:

Date: <u>3-11</u>-2025

1 of 2

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 r	rians an	a modification	S		
				Project	Area in	

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150

1



Inner Loop Hotel WPAP Modification Application

Section 10 – Check



Inner Loop Hotel WPAP Modification Application

Section 11 – Core Data Form



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 (<i>Core Data Form should be submitted with the program application.</i>)						
Renewal (Core Data Form should be submitted with the	e renewal form)	Other				
2. Customer Reference Number (if issued)	Follow this link to search	3. Regulated Entity Reference Number (if issued)				
CN	Central Registry**	RN				

SECTION II: Customer Information

4. General Cu	General Customer Information 5. Effective Date for Custome						er Information Updates (mm/dd/yyyy)						
New Custor	ner		V	pdate to Custom	er Informat	ion		Chan	ge in Regulated Ent	ity Owne	ership		
Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)													
The Custome	. Newson and			ha waalaha dawa							T C		
Ine Custome	r Name su	bmittee	a nere may i Dublic Account	e updated aut	οπατιςαιι	y base	d on l	what is ci	irrent and active	with th	ie Texas Secr	etary of State	2
(SUS) or Texa.	s comptro	nier of i	² UDIIC ACCOU	nts (CPA).									
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) If new Customer, enter previous Customer below:													
Caliber HS Georgetown Holdco, LLC							5						
7. TX SOS/CP	A Filing Nu	umber		8. TX State Ta	x ID (11 di	gits)			9. Federal Tax II	D	10. DUNS I	Number (if	
005772042											applicable)		
805773013				NA					(9 digits)				
									33-3235285				
				L									
11. Type of C	ustomer:		Corporat	ion				🗌 Individ	lual Partnership: 🗌 General 🕻			eral 🔀 Limited	1
Government:	City 🗌 C	County [] Federal 🗌	Local 🔲 State 🗌	Other			🗌 Sole Pr	le Proprietorship 🗌 Other:				
12. Number o	of Employ	ees							13. Independer	ntly Ow	ned and Ope	erated?	
0-20 🛛 2	21-100] 101-2	50 🗌 251-	500 🔲 501 an	id higher		Yes No						
14. Customer	Role (Pro	oosed or	Actual) – as i	t relates to the Re	gulated En	tity list	ed on t	this form. I	Please check one of	the follo	wing		
											_		
⊠Owner			erator		er & Opera	tor			Other:				
	ii Licensee		esponsible Par	ty ∐vc	Р/ВЗА Арр	licant							
15 Mailing	Caliber H	S George	town Holdco,	LLC					-				
15. Walling	8901 E M	ountain	View Road #1	50									
Address:				,									
	City	Scotts	Jale		State	AZ		ZIP	85258		ZIP + 4		
16. Country N	16. Country Mailing Information (if outside USA)						17. E-Mail Address (if applicable)						
							Jenn	ifer.schrad	ler@caliberco.com				

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(480) 747-0040		() -

SECTION III: Regulated Entity Information

21. General Regulated Er	ntity Informa	ition (If 'New Re	egulated Entity" is selec	cted, a new pe	rmit applica	tion is also require	ed.)		
New Regulated Entity	Update to	Regulated Entit	y Name 🗌 Update	to Regulated E	ntity Inform	ation			
The Regulated Entity Na as Inc, LP, or LLC).	me submitte	d may be upd	ated, in order to me	et TCEQ Cor	e Data Stai	ndards (remova	l of org	anizatio	nal endings such
22. Regulated Entity Nan	ne (Enter nam	e of the site wh	ere the regulated action	n is taking pla	ce.)				
Inner Loop Hotel									
23. Street Address of the Regulated Entity:									
<u>(No PO Boxes)</u>	City		State		ZIP		;	ZIP + 4	
24. County				L			.		-1
		If no Str	eet Address is provi	ded, fields 2	5-28 are re	quired.			
25. Description to Physical Location:	5. Description to Along NE Inner Loop between the QuikTrip (corner of N Austin Ave and NE Inner Loop) and The Magnolia at Georgetown. hysical Location:								
26. Nearest City			<u></u>			State		Nea	arest ZIP Code
Georgetown						ТХ		786	26
Latitude/Longitude are i used to supply coordinat	required and tes where no	may be adde ne have been	d/updated to meet ⁻ provided or to gain	TCEQ Core D accuracy).	ata Stando	ırds. (Geocodin <u>c</u>) of the	Physical	Address may be
27. Latitude (N) In Decim	nal:	30.6715		28. Lo	ongitude (V	V) In Decimal:		97.6619	
Degrees	Minutes	I	Seconds	Degre	25	Minutes			Seconds
30		40	17.57		97		39		42.73
29. Primary SIC Code (4 digits)	30. (4 d	Secondary SIG	y SIC Code 31. (5 d		1. Primary NAICS Code 32. Set 5 or 6 digits) (5 or 6)		Second	condary NAICS Code	
7011				721110					
33. What is the Primary	Business of t	his entity? (Do not repeat the SIC o	or NAICS descri	ption.)				

	-							
	Caliber HS Georgetown Holdco, LLC							
34. Mailing Address:	8901 E Mountain View Rd Ste 150						<u></u>	
	City	Scottsdale	State	AZ	ZIP	85258	ZIP + 4	
35. E-Mail Address:	t	rusha@platinumhol	dingscorp.com, Jenr	nifer.schrade	er@caliberco.c	com		
36. Telephone Number			37. Extension or	r Code	38. I	Fax Number (if a	applicable)	
(480) 747-40					() -		

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.

				1 Martine 2
Dam Safety	Districts	🔀 Edwards Aquifer	Emissions Inventory Air	Industrial Hazardous Waste
Municipal Solid Waste	I New Source		Petroloum Storago Tank	
	Review Air			
Sludge	Storm Water	🔲 Title V Air	Tires	Used Oil
		······································		
Voluntary Cleanup	Wastewater	Wastewater Agriculture	Water Rights	D Othor:

SECTION IV: Preparer Information

40. Name:	Name: Cody L. Morris, P.E.				Project Engineer
42. Telephone	2. Telephone Number 43. Ext./Code 44. Fax Number 45. E		45. E-Mail Address		
(830) 249-0600			(830) 249-0099	cmorris@ma	tkinhoover.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:	Matkin Hoover Engineering and Surveying	Job Title:	P.E.		
Name (In Print):	Cody Morris			Phone:	(830) 249- 0600
Signature:	/1/18			Date:	3/11/2025