Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Hotel
Regulated Entity Location: IH-35 & Blue Springs Blvd, Georgetown, Texas 78626
Name of Customer: BHA Hospitality LLC
Contact Person: Ram Bhakta Phone: 919-667-6365
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.873 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 05/01/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Yeoh

Date: 01/07/2025

Signature of ~~Customer~~/Agent:

Regulated Entity Name: Hotel, IH-35 & Blue Springs Blvd, Georgetown,TX

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): 3.873

3. Estimated projected population:_____

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	20,013	÷ 43,560 =	0.46
Parking	20,894	÷ 43,560 =	0.48
Other paved surfaces	78,913	÷ 43,560 =	1.81
Total Impervious Cover	1,19,820	÷ 43,560 =	2.75

Total Impervious Cover 2.75 **÷ Total Acreage** 3.873 **X 100 =** 71.00 **% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   [ ] Concrete
   [ ] Asphaltic concrete pavement
   [ ] Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

    [ ] A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100 % Domestic	<10,000 Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day _____	

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.

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

[X] Existing.
[ ] Proposed.

16. [X] 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. [X] The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 30 '.

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.
[X] 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): _____

19. [X] 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.

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

22. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

23. [X] Areas of soil disturbance and areas which will not be disturbed.

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

25. [X] Locations where soil stabilization practices are expected to occur.

26. [X] Surface waters (including wetlands).

    [X] N/A

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

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

28. [X] Legal boundaries of the site are shown.

Administrative Information

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

Attachment A
FACTORS AFFECTING WATER QUALITY
HOTEL
IH-35 & BLUE SPRINGS BLVD,
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft impervious coverage (Building, Driveways, and parking lots) and with project development.

A. TOPOGRAPHY:

The project development will have slopes at 1.5 to 3.0 percent generally sloping towards northeast corner of the property.

1. The site is outside the 100-year flood plain according to FEMA Flood Insurance Rate Map for Williamson County, Texas, Map Number 48491C0485F, and Revised December 20, 2019.

B. ACCESS:

1. Site access is via driveway at Interstate Highway 35 northbound frontage road and Blue Springs Blvd.

C. FACTORS AFFECTING WATER QUALITY

1. Fluids from parked vehicles.
2. Wind-blown dust.
3. Mud and dirt clinging from the underside of vehicles.
4. Storm duration and intensity.

D. WATER POLLUTION ABATEMENT CONTROLS

1. The Vegetative Filter strips will treat 1.13 acres, While the Jellyfish will treat 2.7 acres of the total site. The analysis of the Vegetative filter Strip & Jellyfish was done with the help of TCEQ's TSS Removal Calculations 12-16-2024 Excel spreadsheet.

Attachment B
VOLUME AND CHARACTER OF STORMWATER
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

A. TOPOGRAPHY:

The project development will have slopes at 1.5 to 3.0 percent generally sloping towards the northeast corner of the property.

1. The site is outside of the 100-year flood plain according to FEMA Flood Insurance Rate Map for Williamson County, Texas, Map Number 48491C0485F, and Revised December 20, 2019.

B. DRAINAGE AREAS:

1. Total project site is 3.873 Acres.
2. Post-Development drainage Area is divided into ten (11) Sub-areas according to their respective runoff flows.
3. Runoff from DA-1 flows into the Proposed Vegetative filter strips, thereby flows to the existing ditch along the IH-35 road. Runoff from DA-2, DA-3, DA-4, DA-5, and DA-6 flows into the Proposed Jellyfish JFPD0808, While runoff from DA-7 and DA-8 flows into the Proposed Jellyfish JFPD0406 and DA-9 and DA-10 flows into the existing ditch, ultimately draining into the Existing Inlet.

C. PRE-CONSTRUCTION STORMWATER RUNOFF:

1. Stormwater Runoff is calculated with the SCS Method.
2. Existing Project Area is 3.873 acres.
3. The Curve Number for the existing project area is taken as 80 (from the Georgetown Drainage Criteria Manual)
4. Time of Concentration taken for 25 Years and 100 Years rainfall is 6 Min and Precipitation Data has been taken from NOAA Atlas 14 - Texas.
5. Existing Peak discharge of XDA-1 flows to the TXDOT.
   Q_{25} = 8.99 cfs and Q_{100} = 13.66 cfs
6. Existing Peak discharge of XDA-2 flows to the existing inlet.
   Q_{25} = 13.14 cfs and Q_{100} = 19.97 cfs

D. POST-CONSTRUCTION STORMWATER RUNOFF:

1. Stormwater Runoff is calculated with the SCS Method.
2. Post-Development Area is 3.873 acres.
3. Curve Numbers for Post-Drainage Areas as follows

   Project Soil Type=D
   Impervious Area Curve Number = 98
   Pervious Area Curve Number = 80

   - Drainage Area DA-1
     Impervious area = 0.59 Ac; Pervious Area = 0.54
     Weighted Curve Number = (0.59x98+0.54x80)/1.13 = 89

   The Curve Number is set to 95 for Drainage Areas DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, and DA-9, while for DA-10 and DA-11, the Curve Number is set to 80, as specified in the Georgetown Drainage Criteria Manual.

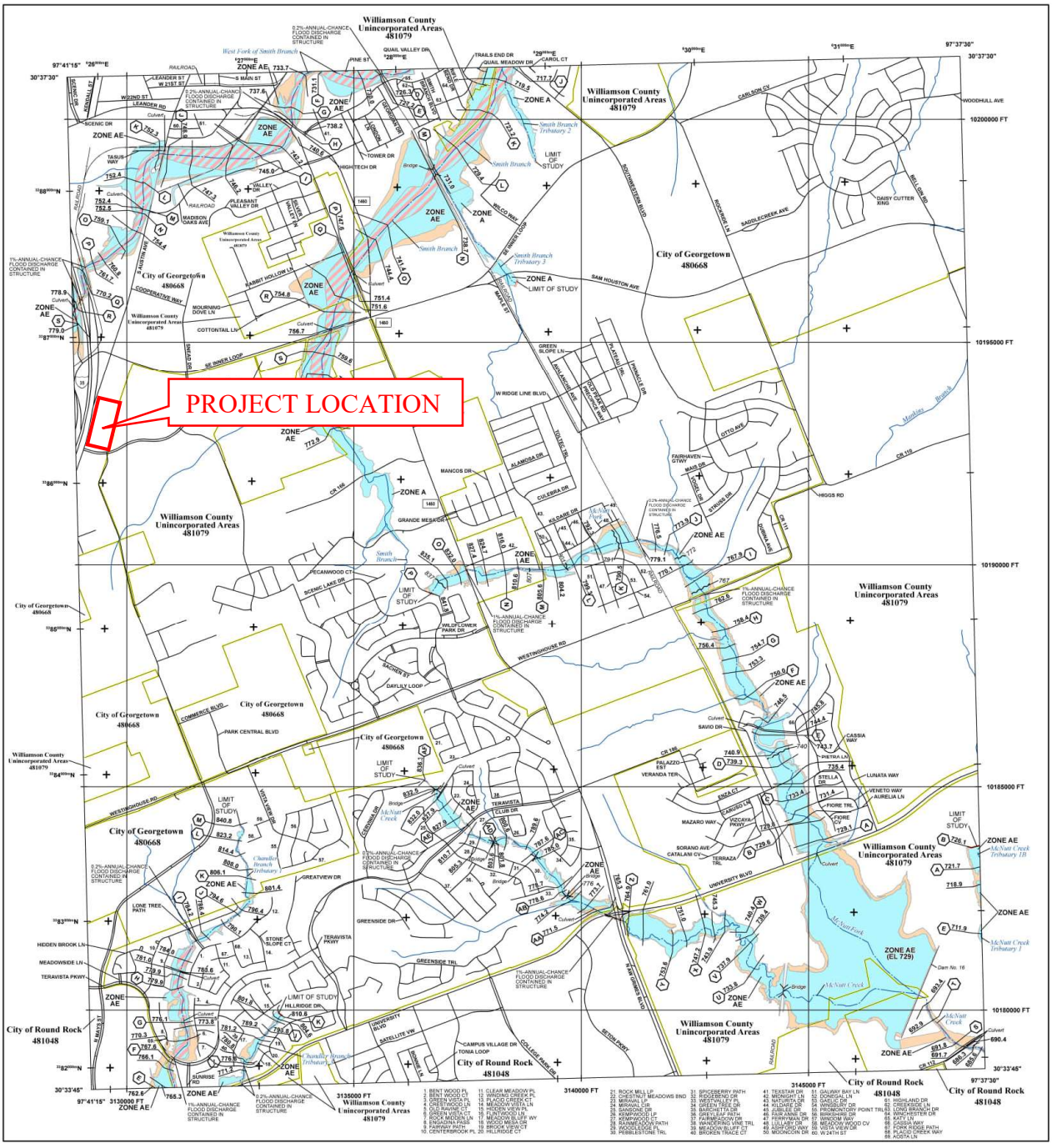
4. Time of Concentration taken for 25 Years and 100 Years rainfall is 6 Min and Precipitation Data has been taken from NOAA Atlas 14 - Texas.
5. Peak discharges of DA-1 flow to the Proposed Vegetative Strip and flow to the Existing Ditch.

   Q25 = 7.40 cfs and Q100 = 10.70 cfs
6. Peak discharges of DA-2, DA-3, DA-4, DA-5, DA-6 and DA-11 flows to the Jellyfish JFPD0808, ultimately draining into the existing inlet.

   Q_{25} =17.60 cfs and Q_{100} = 25.03 cfs
7. Peak discharge of DA-7, and DA-8 flows to the JFPD0406, ultimately draining into the Existing Ditch.

   Q_{25} = 1.785 cfs and Q_{100} = 2.528 cfs
8. Peak discharge of DA-9, and DA-10 flows to the Existing Ditch.

   Q_{25} = 1.418 cfs and Q_{100} = 2.096 cfs



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) *Zone A, V, A99*
		With BFE or Depth *Zone AE, AO, AH, VE, AR* Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
		Future Conditions 1% Annual Chance Flood Hazard *Zone X*
		Area with Reduced Flood Risk due to Levee See Notes *Zone X*
OTHER AREAS	NO SCREEN	Areas of Minimal Flood Hazard *Zone X*
		Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
	18.2 / 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
	513	Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2000, United States Census Bureau, dated 2015; United States Geological Survey, dated 2005, and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

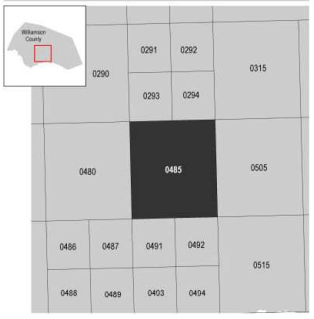
Map Projection: Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 250 500 1,000 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS

and Incorporated Areas

PANEL 485 OF 750

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
GEORGETOWN, CITY OF	480668	0485	F
ROUND ROCK, CITY OF	481048	0485	F
WILLIAMSON COUNTY	481079	0485	F

VERSION NUMBER 2.3.3.3

MAP NUMBER 48491C0485F

MAP REVISED DECEMBER 20, 2019

Attachment D

EXCEPTION TO THE GEOLOGIC ASSESSMENT
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

A. GEOLOGIC ASSESSMENT:

No visible potential recharge features were identified at the site or downgradient of the site, hence an exception to the Geologic Assessment be granted.

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: Rick Nelson Telephone: 512-636-1647

Date: 5/5/2025 Fax: 210-342-9401

Representing: PSI TBPG No. 50128 (Name of Company and TBPG or TBPE registration number)

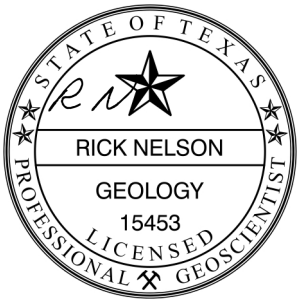
Signature of Geologist:

J Rick Nelson

Regulated Entity Name: Triangle Engineering, LLC, 1782 W. McDermott Drive, Allen, TX 75013

Project Information

1. Date(s) Geologic Assessment was performed: 4/29/25
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone



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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Doss Sity Clay	D	1.5

** 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" = 120'
   Site Geologic Map Scale: 1" = 120'
   Site Soils Map Scale (if more than 1 soil type): 1" = na'

9. Method of collecting positional data:

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

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

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

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

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

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

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

    ☐ There are 0 (#) 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.

GEOLOGIC ASSESSMENT TABLE

PSI 0435-6650 **PROJECT NAME:** Longhorn Junction Tract, Blue Springs Blvd., Georgetown, Tx

LOCATION			FEATURE CHARACTERISTICS													EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B		9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE		TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
	Decimal Degrees					X	Y	Z		10							<40	>40	<1.6	>1.6	
No Features Observed																					

* DATUM:_____

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

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

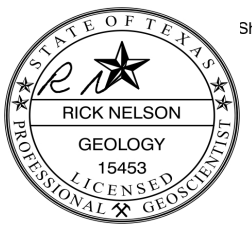
12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

Rick Nelson _____

Date 5/5/2025

Sheet 1 of 1



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

ATTACHMENT B

STRATIGRAPHIC COLUMN

Longhorn Junction Tract

NEC Blue Springs Blvd. & IH-35 Access Rd
Georgetown, TX
PSI Project No. 0435-6650

FORMATION	THICKNESS	LITHOLOGIC DESCRIPTION
Del Rio Clay and Georgetown Formation (undivided) (Kdg) *(out cropped onsite)*	(40-70 ft) (30-80 ft)	**Del Rio Clay**: calcareous and gypsiferous, pyrite common, blocky, med. gray, weathers lt gray to yell-gray; some thin lenses of highly calcareous siltstone.; marine megafossils include abdt Exogyra arietina and other pelecypods. **Georgetown Formation**: limestone and marl; mostly limestone, fine grained, argillaceous, nodular, mod indurated, lt gray; some ls brittle and thick bedded, white; some shale, marly, soft, marine megafossils include Kingena wacoensis and Gryphaea washitaensis.
Edwards Limestone (Ked) *(sub cropped onsite)*	(60-350 ft)	limestone, dolostone, and chert. Limestone is aphanitic to fine grained, massive to thin bedded, hard, brittle, rudistid biostromes, much miliolid biospartie; dolostone fine to v. fine grained, porous, med gray to grayish brown; chert, nodules and plates common.

ATTACHMENT C

SITE GEOLOGIC NARRATIVE

Regional Physiography

From west to east, the two physiographic provinces in Williamson County are: the Edwards Plateau and the Blackland Prairie. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 800 feet to 1,400 feet above sea level. This area is underlain by beds of limestone that dip gently to the southeast. Southeast of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends north south across Williamson County and is composed of fault blocks of limestone, chalk, shale and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 400 feet to 800 feet above sea level. The faults are predominantly normal, down thrown-to-the Gulf Coast, with near vertical throws.

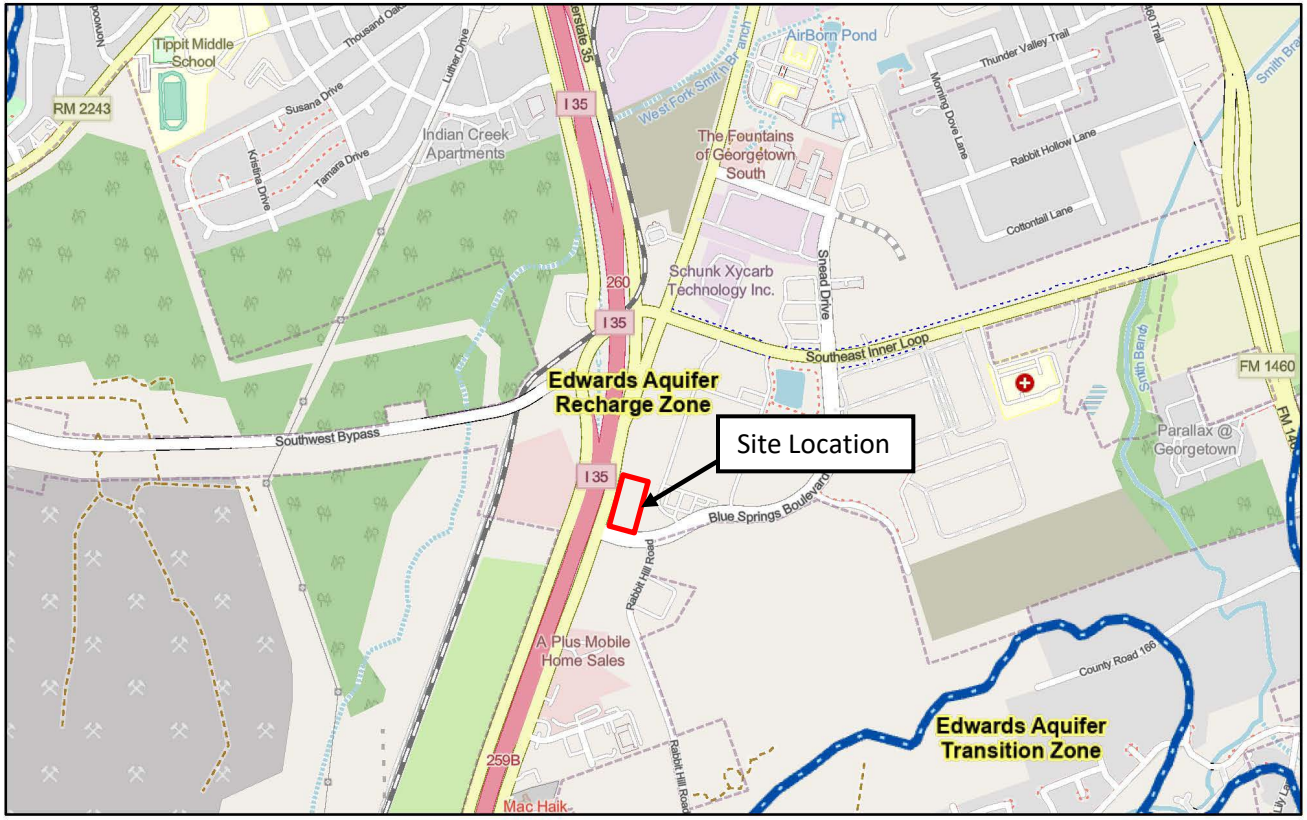
Site Geology and Soils

The subject property lies on the far eastern Edwards Plateau. According to maps published by the University of Texas at Austin Bureau of Economic Geology in cooperation with the United States Geological Survey (USGS). The surface geologic formations mapped at the site and exposed on the surface are the **Del Rio Clay and Georgetown Formation (undivided)**. The Del Rio Clay consists of a calcareous and gypsiferous, blocky, medium gray clay with beds of calcareous siltstone. The Georgetown Formation consists of mostly limestone with some marl, the limestone is fine grained and nodular, light gray in color, hard and brittle. A fault line is mapped just offsite to the east of the eastern boundary of the subject site, however, the normal fault appears to be within the Del Rio Clay and Georgetown Formation and offset does not position different geologic units next to each other. The subject site is wholly mapped as located within the Edwards Aquifer recharge zone. The site is covered in soil residuum material with grass cover and a few small mesquite bushes.

Soils at the subject property are mapped as the Doss Silty Clay (1 to 5 percent slopes):

- The Doss series consist shallow to weakly cemented limestone, well drained, moderately slow permeable soils that formed in calcareous loamy and clayey residuum derived from marls and limestone. The soil does not meet hydric criteria.

Longhorn Junction Tract



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1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Edwards Aquifer Label

Edwards Aquifer Boundary

Edwards Aquifer Boundary central line

TCEQ_EDWARDS_OFFICIAL_MAPS

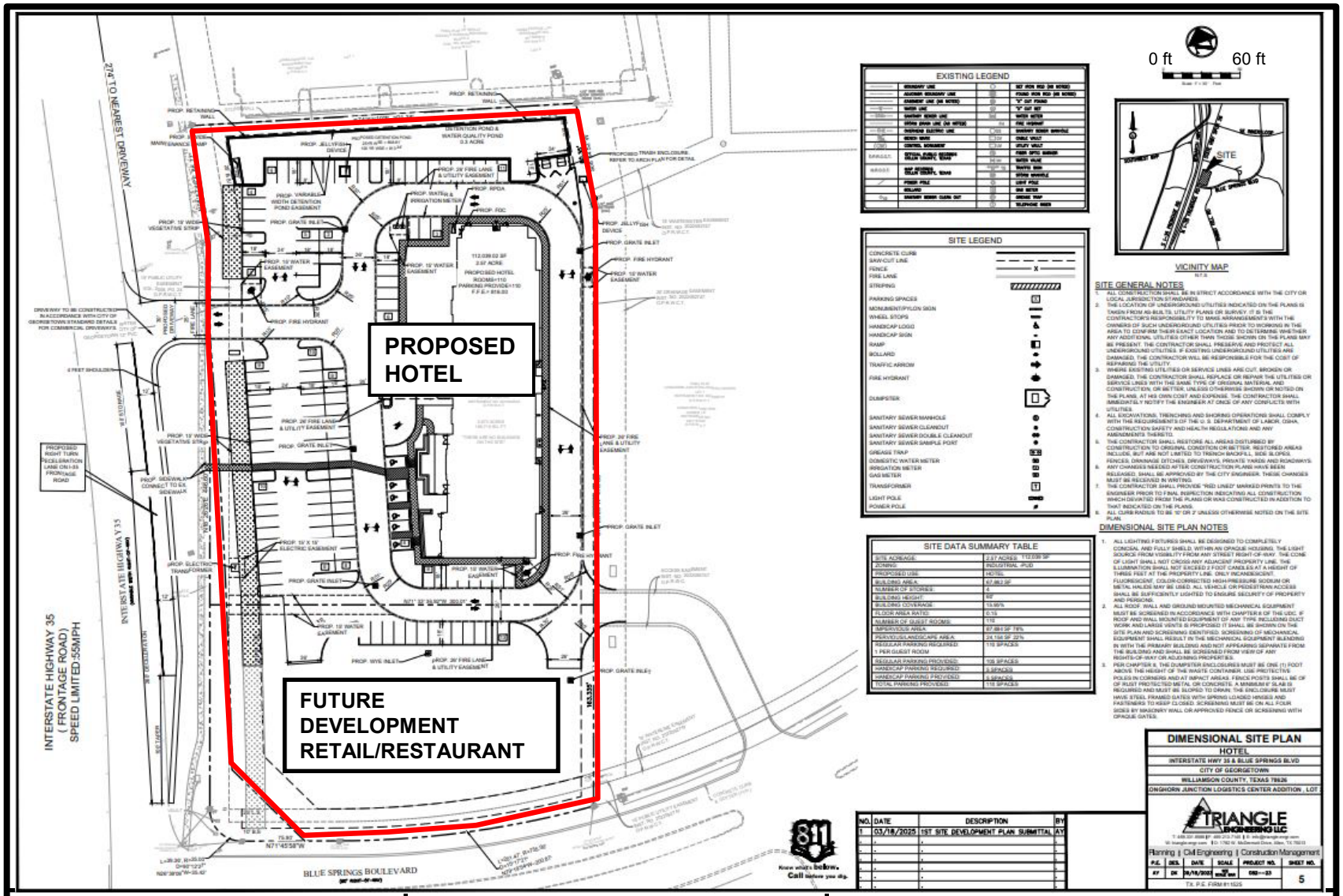
intertek psi

3 Burwood Lane
San Antonio, Texas 78216

Longhorn Junction Tract
NEC Blue Springs Blvd. & IH-35 Access Rd.
Georgetown, Texas 78626
PSI Project No. 0435-6650

ATTACHMENT D
Edwards Aquifer Map

N



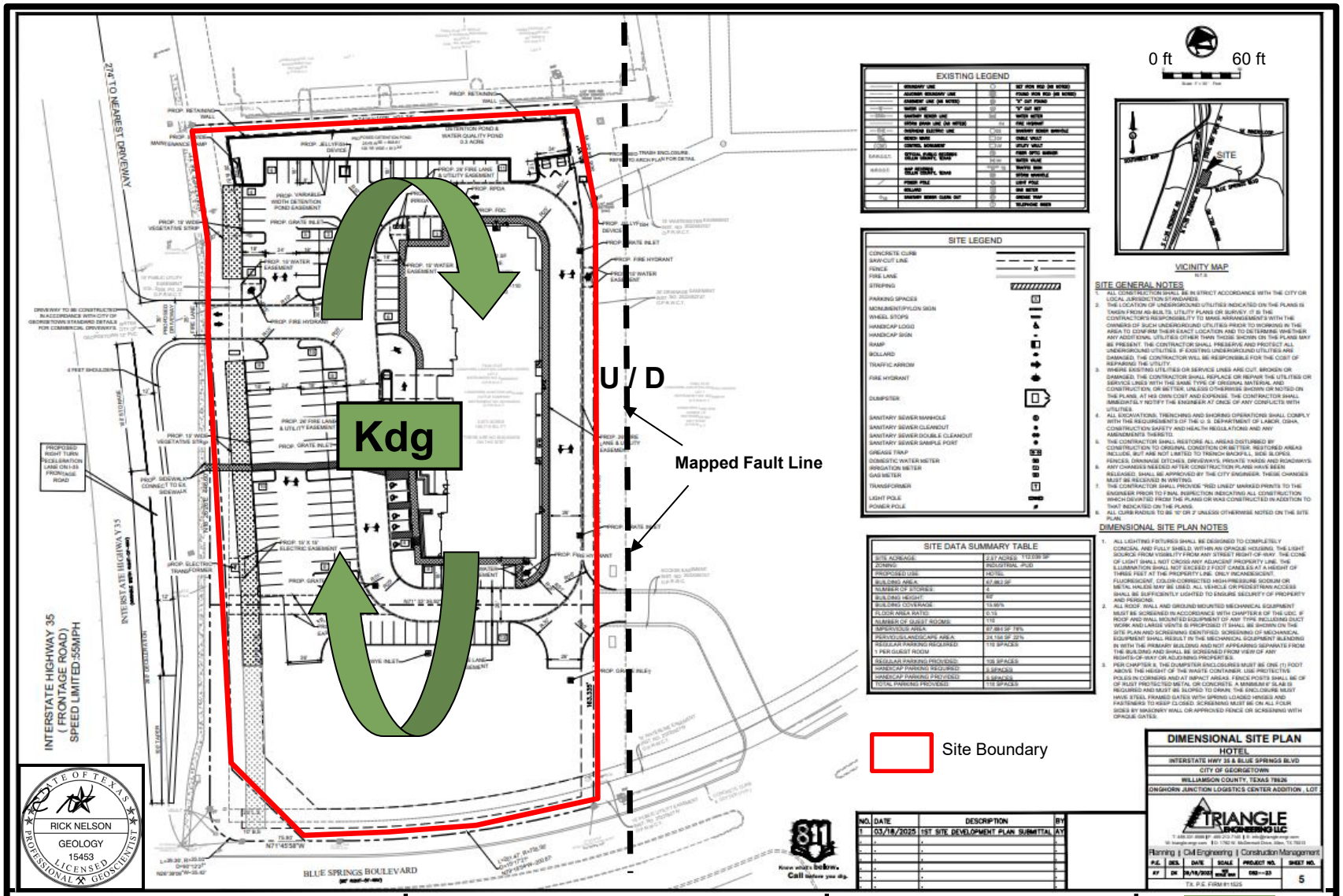
intertek psi

3 Burwood Lane
San Antonio, Texas 782156

Longhorn Junction Tract
NEC Blue Springs Blvd. & IH-35 Access Rd.
Georgetown, Texas 78626
PSI Project No. 0435-6650

ATTACHMENT D
Site Plan

Site Boundary



intertek psi

3 Burwood Lane
San Antonio, Texas 782156

Longhorn Junction Tract
NEC Blue Springs Blvd. & IH-35 Access Rd.
Georgetown, Texas 78626
PSI Project No. 0435-6650

ATTACHMENT D
Site Geologic Map

Source: Geologic Atlas of Texas
Bureau of Economic Geology
University of Texas, 1995

Kdg

Lower Cretaceous
Del Rio Clay and
Georgetown
Limestone
(undivided)

ATTACHMENT E

PHOTOGRAPHS

1. View of property from the southeast property line

2. View of property from the northwest property line

3. View of property from the northeast property line

4. View of central portion of property

5. View of north property line to the west

6. View to the west of north central portion of property

GEOLOGIC ASSESSMENT

For

LONGHORN JUNCTION TRACT
NEC BLUE SPRINGS BLVD. & IH-35 ACCESS RD
GEORGETOWN, TEXAS

Prepared for

TRIANGLE ENGINEERING, LLC
1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013

Prepared by

Professional Service Industries, Inc.
3 Burwood Lane
San Antonio, Texas 78216
Telephone (210) 342-9377

PSI PROJECT NO.: 0435- 6650

May 5, 2025

Project Number: 0435-6650
May 5, 2025

Professional Service Industries, Inc.
3 Burwood Lane, San Antonio, TX 78216
Phone: (210) 342-9377
Fax: (512) 491-0221

Triangle Engineering, LLC
1782 W. McDermott Drive
Allen, TX 75013

Attention: Mr. Andrew Yeoh, P.E. VP of Engineering Department
Email: AYeoh@triangle-engr.com

Re: **Geologic Assessment**
Longhorn Junction Tract
NEC Blue Springs Blvd. & IH-35 Access Road
Georgetown, TX
PSI Project Number 0435-6650

Dear Mr. Yeoh:

Professional Service Industries, Inc. (PSI) has completed a Texas Commission on Environmental Quality (TCEQ) Geologic Assessment for the above referenced property. The Geologic Assessment was conducted in general accordance with the application requirements for the TCEQ water pollution abatement plans (WPAP) for regulated developments located on the Edwards Aquifer Recharge or Contributing Zones. The purpose of this report is to describe surficial geologic units and identify the locations and extent of significant recharge features present in the development area.

AUTHORIZATION
Authorization to perform this assessment was given by a signed copy of PSI Proposal PSI Proposal No. 0435-404403.

PROJECT DESCRIPTION
The property consists of an approximate 3.84-acre tract of land located on the northeast corner of Blue Springs Boulevard and IH-35 access road in Georgetown, Texas. The site is generally level and wholly covered with native grasses and a few small shrub size mesquite trees. The subject site is currently an undeveloped tract within the Georgetown city limits along interstate highway 35. The surrounding area is comprised of commercial businesses.

PHYSIOGRAPHY- GEOLOGY - HYDROGEOLOGY

Regional Physiography

From west to east, the two physiographic provinces in Williamson County are: the Edwards Plateau and the Blackland Prairie. The Edwards Plateau terrain is rugged and hilly, with elevations ranging from 800 feet to 1,400 feet above sea level. This area is underlain by beds of limestone that dip gently to the southeast. Southeast of the Edwards Plateau is the Balcones Fault Zone, which is also the northernmost limit of the Blackland Prairie. The Balcones Fault Zone extends north south across Williamson County and is composed of fault blocks of limestone, chalk, shale and marl. The undulating, hilly topography of the Blackland Prairie ranges in elevation from about 400 feet to 800 feet above sea level. The faults are predominantly normal, down thrown-to-the Gulf Coast, with near vertical throws.

Site Geology and Soils

The subject property lies on the far eastern Edwards Plateau. According to maps published by the University of Texas at Austin Bureau of Economic Geology in cooperation with the United States Geological Survey (USGS). The surface geologic formations mapped at the site and exposed on the surface are the **Del Rio Clay and Georgetown Formation (undivided)**. The Del Rio Clay consists of a calcareous and gypsiferous, blocky, medium gray clay with beds of calcareous siltstone while the Georgetown Formation consists of mostly limestone with some marl, the limestone is fine grained and nodular, light gray in color, hard and brittle.

A fault line is mapped along the eastern boundary just offsite to the east of the subject property; however, this normal fault appears to be within the Del Rio Clay and Georgetown Formation and does not offset different geologic units next to each other.

Soils at the subject property are mapped as the Doss Silty Clay (1 to 5 percent slopes):

- The Doss series consist shallow to weakly cemented limestone, well drained, moderately slow permeable soils that formed in calcareous loamy and clayey residuum derived from marls and limestone. The soil does not meet hydric criteria.

Edwards Aquifer Hydrogeology

The Edwards Aquifer Recharge Zone Map (Attachment D), provided by the TCEQ, along with various other references were reviewed for this assessment. These Edwards Aquifer maps are based on official maps containing regulatory boundaries based on previous geologic studies and interpretations of the Edwards Aquifer hydrogeology, including recharge, transition, contributing, artesian and saline zones, as defined in 30 TAC 213.

The subject site is wholly mapped as located within the Edwards Aquifer recharge zone. The Georgetown Formation is considered the upper unit of the Edwards Aquifer. The site is located within the Edwards Balcones Fault Zone Aquifer boundary. The elevation of the property ranges from approximately 813 feet above mean sea level (AMSL) on the northeastern portion to approximately 820 feet above MSL on the southwestern portion. The topographic contour lines for the property indicate a gentle slope to the northeast. Depths to usable groundwater in this area are approximately 100-120 feet below grade and wells are completed in the Edwards Aquifer (Balcones Fault Zone).

SITE INVESTIGATION

The site investigation was performed by inspecting the subject area, and identifying any drainage features, fractured or vuggy rock outcrops, closed depressions, sinkholes, caves, or indications of fault/fracture zones. The purpose of the site investigation was to delineate features with recharge potential that may warrant special protection or consideration.

Surficial soil with grass cover was observed across the surface. There are no surface indications of recharge features such as caves, sinkholes, solution cavities, fault/fracture zones and/or evidence of springs, ponds on the site. Additionally, there are no drainage features traversing the property. Although a fault line is mapped along the eastern boundary offsite to the east of the subject property, this normal fault appears to be within the Del Rio Clay and Georgetown Formation and does not offset different geologic units next to each other. The results of the site investigation are included in the attached TCEQ 0585 report format and the associated Geologic Assessment Table (Attachment A).

SUMMARY

This geologic assessment did not identify any natural sensitive or potential recharge features on the subject tract. There were not any features observed on the site as indicated on the geologic assessment table. Although a fault line is mapped along the eastern boundary offsite to the east of the subject property, the normal fault appears to be not offset different geologic units next to each other. Based on review of geologic maps, other resources, and the site reconnaissance, there does not appear to be evidence of natural recharge features or other geologic structural features. No streams or springs exist on the subject tract.

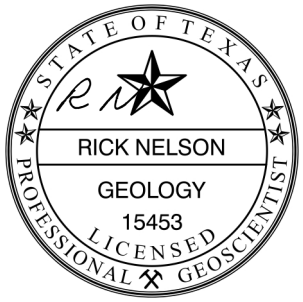
It is possible that future clearing/construction activities will reveal the presence of features currently hidden by thick vegetation and/or soil cover. If caves, sinkholes, or solution cavities are encountered during future clearing/construction activities, please contact our office for additional assistance.

We appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact our office.

Respectfully Submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.

Rick Nelson

Rick Nelson, P.G.
Senior Scientist, Environmental Services



WARRANTY

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general geological recharge assessment of this site. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted geologic methods, only for the site described in this report. These methods have been developed to provide the client with information regarding apparent indications of existing or potential conditions relating to the subject site and are necessarily limited to the conditions observed at the time of the site visit and research. This report is also limited to the information available at the time it was prepared. In the event additional information is provided to PSI following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent during the site visit. PSI believes that the information obtained from others during the review of public information is reliable; however, PSI cannot warrant or guarantee that the information provided by others is complete or accurate.

This report has been prepared for the exclusive use of the client for the site discussed herein. Reproductions of this report cannot be made without the expressed approval the client. The general terms and conditions under which this assessment was prepared apply solely to the client for this site. No other warranties are implied or expressed.

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Yeoh

Date: 01/07/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Hotel
2. County: Williamson
3. Stream Basin: Smith Branch
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   [X] Recharge Zone
   [ ] Transition Zone

6. Plan Type:

   [X] WPAP
   [ ] SCS
   [ ] Modification
   [ ] AST
   [ ] UST
   [ ] Exception Request

7. Customer (Applicant):

Contact Person: Ram Bhakta
Entity: BHA hospitality LLC
Mailing Address: 4907 Wildflower Lane
City, State: Temple, TX Zip: 75502
Telephone: 919-667-6365 FAX: _____
Email Address: hiten.bhakta@gmail.com

8. Agent/Representative (If any):

Contact Person: Andrew Yeoh
Entity: Triangle Engineering LLC
Mailing Address: 1782 McDermott Drive
City, State: Allen,TX Zip: 75013
Telephone: 469-213-2804 FAX: _____
Email Address: ayeoh@triangle-engr.com

9. Project Location:

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

10. [X] 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 located near northeast corner of Blue Springs Blvd & IH-35, City of Georgetown,TX.

11. [X] **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. [X] **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:

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

13. [X] **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.

[X] Survey staking will be completed by this date: 10/01/2025

14. [X] **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:

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

15. Existing project site conditions are noted below:

- [ ] Existing commercial site
- [ ] Existing industrial site
- [ ] Existing residential site
- [ ] Existing paved and/or unpaved roads
- [ ] Undeveloped (Cleared)
- [X] Undeveloped (Undisturbed/Uncleared)
- [ ] Other: _____

Prohibited Activities

16. [X] 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. [X] 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:

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

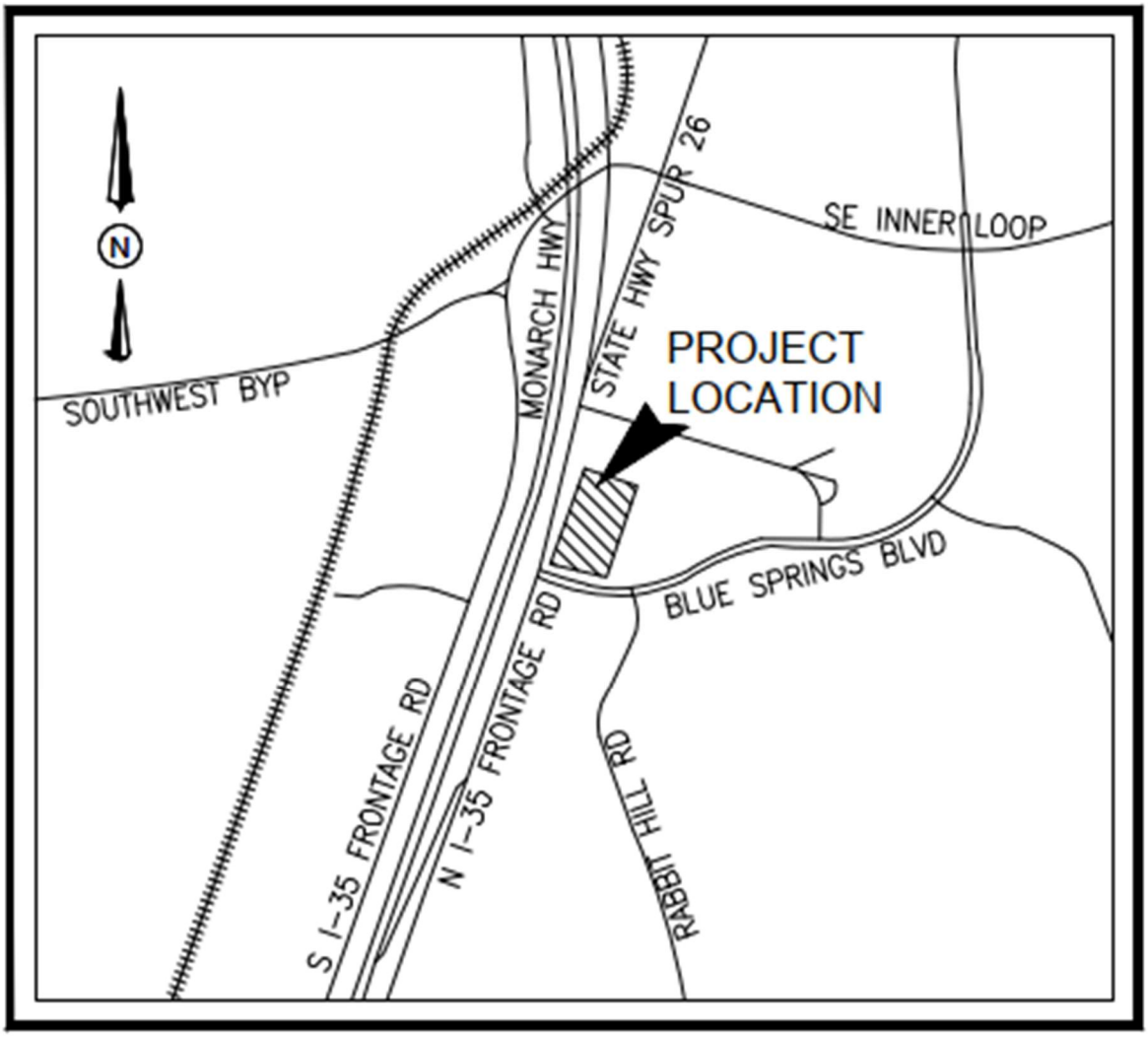
19. [X] Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- [ ] TCEQ cashier
- [X] 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. [X] 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. [X] No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

Attachment A – Road Map

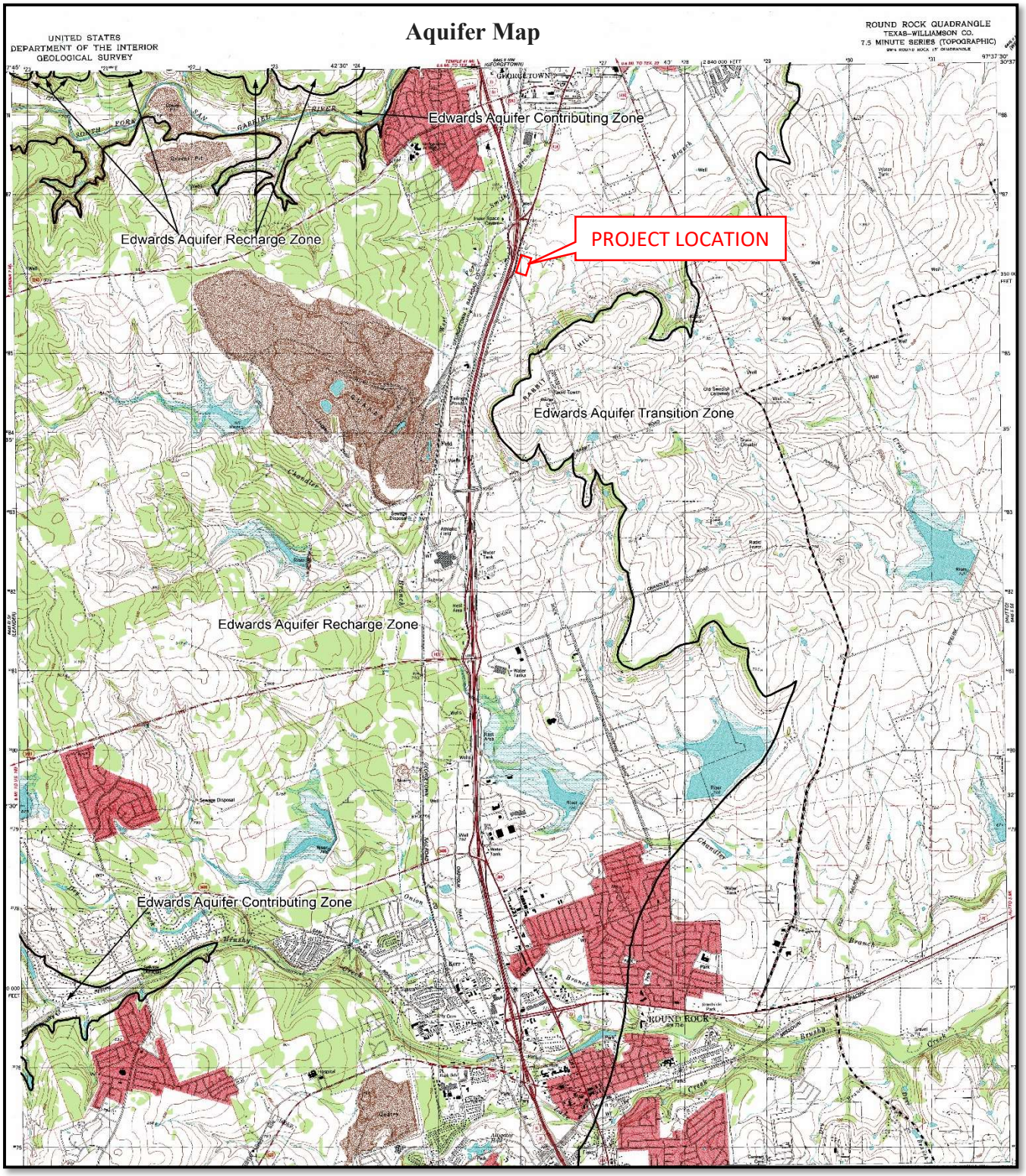


Roadway Map :

Hotel
IH – 35 & Blue Springs Blvd
City of Georgetown
Williamson County, Texas 78626

Map Output

Attachment B – USGA/Edwards Recharge Zone Map



Hotel
IH – 35 & Blue Springs Blvd
City of Georgetown
Williamson County, Texas 78626

https://www.dfwmaps.com/#

Attachment C - Project Description
SITE NARRATIVE
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

A. TOPOGRAPHY:

The project development will have slopes at 1.5 to 3.0 percent generally sloping towards the northeast corner of the property.

1. The site is outside the 100-year flood plain according to the FEMA Flood Insurance Rate Map for Williamson County, Texas, Map Number 48491C0485F, and Revised December 20, 2019.

B. NEW WPAP

1. The proposed Vegetative strip and Jellyfish are sufficiently designed for the project development. The analysis of the Jellyfish was done with the help of Contech Engineered Solutions, showed that the jellyfish calculations.
2. Runoff from DA-1 flows into the Proposed Vegetative filter strips, thereby flows to the existing ditch along the IH-35 road. Runoff from DA-2, DA-3, DA-4, DA-5, and DA-6 flows into the Proposed Jellyfish JFPD0808, while runoff from DA-7 and DA-8 flows into the Proposed Jellyfish JFPD0406, ultimately draining into the existing inlet. Runoff from DA-9 and DA-10 sheet flows to the existing ditch to the existing inlet.

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

7. Sediment must be removed from the sediment traps or sedimentation basins not later than

when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

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

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

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

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

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

I Ram Bhakta,
Print Name

Owner,
Title - Owner/President/Other

of BHA Hospitality, LLC,
Corporation/Partnership/Entity Name

have authorized Andrew Yeoh
Print Name of Agent/Engineer

of Triangle Engineering LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Hiten Ram Bhakta

Applicant's Signature

01/09/2025
Date

THE STATE OF Florida §

County of Miami Dade §

BEFORE ME, the undersigned authority, on this day personally appeared Hiten Ram Bhakta 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.

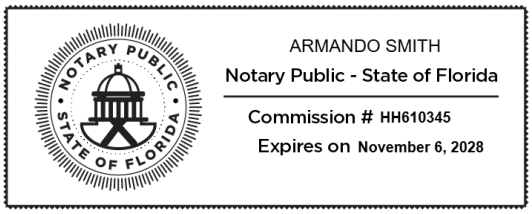
GIVEN under my hand and seal of office on this 15th day of January, 2025.

ARMANDO SMITH

NOTARY PUBLIC

Armando Smith

Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 11/06/2028

Notarized remotely online using communication technology via Proof.

ELECTRONICALLY RECORDED 2024053390
Williamson County, Texas Total Pages: 8

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. GR2301819

SPECIAL WARRANTY DEED

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

THAT LONGHORN JUNCTION, LLC, a Texas limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00) and other good and valuable consideration in hand paid by BHA HOSPITALITY LLC (hereinafter called "Grantee"), whose mailing address is 4907 Wildflower Ln, Temple, TX 76502, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Williamson County, Texas and more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the "Land"), together with (i) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances therein or in anywise appertaining to the Land, (ii) all right, title and interest to all minerals, oil, gas and other hydrocarbon substances thereon or thereunder, (iii) all air, water, riparian and solar rights related thereto and (iv) all right, title, and interest of Seller in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land (the Land, together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (iv) above are herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns forever, subject to the matters described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions") and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

[Signature and Acknowledgement Page Follows]

EXECUTED to be effective for all purposes as of the 27 day of June, 2024.

"***Grantor***"

LONGHORN JUNCTION, LLC,
a Texas limited liability company

By: _____
Name: Gregory G. Hall
Title: Sole Member

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this 27th day of June, 2024, by Gregory G. Hall, as Sole Member of Longhorn Junction, LLC, a Texas limited liability company, on behalf of said entity.

[S E A L]

PENNIE CHANDLER
Notary Public, State of Texas
Expires JULY 11, 2026
I.D.# 141269-8

_____
Notary Public, State of Texas

Pennie Chandler
Printed Name of Notary

My Commission Expires: _____

After Recording Return to:

~~RETURN TO~~
Longhorn Title Co.

Send Tax Notices to:

4907 Wildflower Ln.
Temple, TX 76502

EXHIBIT A

Legal Description

3.876 acres less and accept 0.136 acres as described as follows:

FIELD NOTES FOR 3.876 ACRES

Being a 3.876 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas. Said 3.876 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.), said 3.876 acre tract of land being more particularly described by metes and bound as follows: *(Bearings are based on the Texas State Plane Coordinate System, Central Zone).*

Beginning at a 1/2-inch iron rod found for a corner point on the westerly line of said 70.0893 acre tract, said iron rod being the southwesterly corner of Knuckle Down Subdivision, a subdivision as recorded in Cabinet L, Slides 49-50, Williamson County Plat Records (W.D.P.R.), said iron rod also being on the easterly Right-of-Way (R.O.W.) line of Interstate Highway 35 (IH 35) (400' wide);

Thence, with the common line between said 70.0893 acre tract and said Knuckle Down Subdivision, South 74 degrees 54 minutes 20 seconds East, a distance of 301.65 feet to a capped iron rod found stamped "Stantec", from which, a 1/2-inch iron rod found for the southeasterly corner of said Knuckle Down Subdivision bears, South 74 degrees 54 minutes 20 seconds East, a distance of 58.94 feet;

Thence, through and across said 70.0893 acre tract the following two (2) courses and distances;

1. South 08 degrees 34 minutes 52 seconds West, a distance of 80.43 feet to a capped iron rod found stamped "Stantec";

2. South 18 degrees 26 minutes 26 seconds West, a distance of 470.05 feet to a capped iron rod found stamped "Stantec" on the southerly line of said 70.0893 acre tract, said iron rod being on the northerly R.O.W. line of Bluesprings Boulevard (90' wide);

Thence, with the southerly line of said 70.0893 acre tract and the northerly R.O.W. line of said Bluesprings Boulevard, the following two (2) courses and distances;

1. 201.67 feet along the arc of a curve to the right, said curve having a central angle of 15 degrees 18 minutes 15 seconds, a radius of 755.00 feet and a chord that bears North 79 degrees 20 minutes 55 seconds West, a distance of 201.07 feet to a 1/2-inch iron rod found;

2. North 71 degrees 39 minutes 50 seconds West, a distance of 75.91 feet to a capped iron rod found "illegible" for the intersection of the northerly R.O.W. of said Bluesprings Boulevard with the easterly R.O.W. line of aforesaid IH 35;

Thence, with the westerly line of said 70.0893 acre tract and the easterly R.O.W. line of said IH 35, the following three (3) courses and distances;

1. 39.36 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 12 minutes 35 seconds, a radius of 25.00 feet and a chord that bears North 26 degrees 39 minutes 08 seconds West, a distance of 35.42 feet to a capped iron rod found stamped "Stantec";

2. North 18 degrees 26 minutes 27 seconds East, a distance of 446.61 feet to a Type I concrete monument found;

3. North 08 degrees 53 minutes 51 seconds East, a distance of 88.69 feet to the **Point of Beginning** and containing 3.876 acres of land.

LESS AND EXCEPT

Being 0.136 acres of land situated in the Lewis P. Dyches Survey, Abstract No. 180, Williamson County, Texas. Said 0.136 acres being comprised of a portion of Lot 2, Longhorn Junction Logistics Center, a subdivision as recorded in Document Number 2022092747, Official Public Records of Williamson County, Texas (O.P.R.W.C.), said 0.136 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), Central Zone);

Commencing at a 1/2-inch iron rod found for the northwesterly corner of said Lot 2, said iron rod being the southwesterly corner of Lot 1, A Replat of Knuckle Down Subdivision, a subdivision as recorded in Document Number 2015093618, O.P.R.W.C., said iron rod also being on the easterly Right-of-Way (R.O.W.) line of Interstate Highway 35 (width varies);

Thence, with the westerly line of said Lot 2 and the easterly R.O.W. line of said Interstate Highway 35 the following two (2) courses and distances; South 8 degrees 53 minutes 51 seconds West, a distance of 88.69 feet to a Type I TxDot concrete monument found; South 18 degrees 22 minutes 50 seconds West, a distance of 75.97 feet to a 5/8-inch iron rod set with cap stamped "Costello Inc" for the **Point of Beginning** of the herein described tract;

Thence, through and across said Lot 2, the following two (2) courses and distances; 340.31 feet along the arc of a curve to the right, said curve having a central angle of 3 degrees 16 minutes 44 seconds, a radius of 5,946.88 feet, and a chord which bears South 15 degrees 30 minutes 11 seconds West, a distance of 340.27 feet to a 5/8-inch iron rod set with cap stamped "Costello Inc"; South 27 degrees 11 minutes 23 seconds East, a distance of 79.83 feet to a 5/8-inch iron rod set with cap stamped "Costello Inc" on the southerly line of said Lot 2, said iron rod being on the northerly R.O.W. line of Bluesprings Boulevard (90' wide);

Thence, with the southerly line of said Lot 2 and the northerly R.O.W. line of said Bluesprings Boulevard, North 71 degrees 39 minutes 50 seconds West, a distance of 49.31 feet to an iron rod

found with a red cap, said iron rod being the transition point for the northerly R.O.W. line of said Bluesprings Boulevard with the easterly R.O.W. line of aforesaid Interstate Highway 35;

Thence, with said transition, 39.36 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 12 minutes 35 seconds, a radius of 25.00 feet, and a chord which bears North 26 degrees 39 minutes 08 seconds West, a distance of 35.42 feet to an iron found with cap stamped "Stantec";

Thence, with the westerly line of said Lot 2 and the easterly R.O.W. line of said Interstate Highway 35, North 18 degrees 25 minutes 31 seconds East, a distance of 370.72 feet to the **Point of Beginning** and containing 0.136 acres of land.

EXHIBIT B

Permitted Exceptions

a. Right-of-Way along the southwest corner as set out on Plat recorded under Document No. 2022092747, Official Records, Williamson County, Texas.

b. 15' Public Utility Easements along the west property line as set out on Plat recorded under Document No. 2022092747, Official Records, Williamson County, Texas.

c. 10' Waterline Easements along the south property line as set out on Plat recorded under Document No. 2022092747, Official Records, Williamson County, Texas.

d. No building or structure in the Property shall be constructed within twenty-five (25) feet of any rights of way line of any street nor within ten (10) feet of any rear property line nor within fifteen (15) feet of any side property line, as set out in Declaration of Restrictions and Covenants recorded in Volume 2574, Page 382, Official Records, Williamson County, Texas.

e. A 30' access easement as reserved in Warranty Deed dated February 19, 1974, executed by Owen Sherrill and Kay Deaver Sherrill to National Housing Industries, recorded in Volume 583, Page 334, Deed Records, Williamson County, Texas and the effect of release recorded under Document No. 20211187326, Official Records, Williamson County, Texas.

f. A 10' Easement and Right of Way dated October 16, 1986, executed by Georgetown Railroad Company to General Telephone Company, recorded in Volume 1445, Page 767, Official Records, Williamson County, Texas.

g. A 25' water and wastewater easement along a portion of the property adjoining Interstate Highway 35 as per document recorded in Volume 1861, Page 778 and as re-recorded in 1981, Page 461, Official Records, Williamson County, Texas.

h. A 25' public utility easement along a portion of the property adjoining Interstate Highway 35, as per documents recorded in Volume 2006, Page 670 and Volume 2006, Page 673, Official Records, Williamson County, Texas.

i. All easements as set out and described in Agreement for Utility Capacity, Payment For Utility Lines, and Dedication of Utility Easements dated April 10, 1991, executed by and between the City of Georgetown, Texas and Georgetown Railroad Company, Inc., recorded in Volume 2009, Page 24, Official Records, Williamson County, Texas.

j. A 10 foot public utility easement through the center of the property as per document recorded in Volume 2009, Page 24, Official Records, Williamson County, Texas.

k. A 25' public utility easement along a portion of the property adjoining Interstate Highway 35, dated April 16, 1991, executed by Evelyn Joseph, Jimmy R. Joseph and Judi Merkord to the City of Georgetown, Texas, as per documents recorded in Volume 2028, Page 489 and Temporary Construction Easement recorded in Volume 2028, Page 485, Official Records, Williamson

County, Texas and shown on survey plat dated May 12, 2017, prepared by Crichton and Associates, Inc.

l. Utility Easement dated September 13, 1994, being a 20' wide wastewater easement to The City of Georgetown Recorded in Volume 2605, Pages 0963, Official Records, Williamson County, Texas.

m. A 25' access easement to the 0.1355 Save and Except tract to Georgetown Rail Equipment as per document recorded under Document No. 9702743, Official Records, Williamson County, Texas.

n. 150' radius sanitary easement as described in Document No. 9702743, Official Records, Williamson County, Texas.

o. Easement Agreement for Signs dated March 22, 2018 and recorded under Document No. 2018023842, Official Records, Williamson County, Texas.

p. Terms, conditions, and stipulations of that certain Easement Agreement dated December 8, 2021 between Longhorn Junction Owner (TX), LP and Longhorn Junction Land and Cattle Company, LLC recorded under Document No. 2021187325, Official Records, Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024053390

Pages: 8 Fee: $49.00
07/03/2024 02:40 PM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Yeoh

Date: 01/07/2025

Signature of ~~Customer~~/Agent

Regulated Entity Name: Hotel,IH-35 & Blue Springs Blvd, Georgetown, TX

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

2. [X] 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.

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)

☐ TCEQ construction notes

☐ All geologic features

☐ All proposed structural BMP(s) plans and specifications

☐ N/A

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

    [X] Prepared and certified by the engineer designing the permanent BMPs and measures
    [X] 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.

    [X] 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.

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    [ ] N/A

Attachment B
BMPs FOR UPGRADIENT STORMWATER
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

Based on the existing topography there is no off-site stormwater draining to the site.

Attachment C
BMPs FOR ON-SITE STORMWATER
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

Vegetative Filter Strips and Jellyfish will be used for the treatment of stormwater from this site.

A. VEGETATIVE FILTER STRIPS

1. The proposed vegetative filter strips are designed for 100-year storm runoff for the total 1.13 acres of the project site, of which 0.59 acres (51.21%) is impervious.

2. Treatment of the stormwater runoff or more appropriately, the removal of 85% of the Total Suspended Solids (TSS) for the site is through the vegetative filter strips.

3. Refer to the TCEQ's TSS removal calculations 04-20-2009 excel spreadsheet for the calculations.

B. CONTECH JELLYFISH JFPD0808 & JFPD0406

1. The proposed Jellyfish JFDP0808 & JFPD0406 are designed for 100-year storm runoff for the total 2.7 acres of the project site. Analysis of the Jellyfish was done with the help of Contech Engineered Solutions, showed that the jellyfish calculations would satisfy the TSS Removal Calculations.

C. VEGETATIVE STRIPS MAINTENANCE

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants including.

• *Pest Management*. 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.

• *Seasonal Mowing and Lawn Care*. 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.

• *Inspection.* 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.

• *Debris and Litter Removal.* 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.

• *Sediment Removal*. 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.

• *Grass Reseeding and Mulching*. 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.

D. OTHER POLLUTION PREVENTION CONTROLS

1. Waste Disposal

All waste material except scrap timber and brush will be collected and stored in a secure metal dumpster (or equivalent). The waste container will be inspected regularly with contents disposed of properly by the Contractor. No construction waste materials shall be buried on-site. No waste oil or other petroleum-based products shall be disposed of onsite (e.g., buried, poured, etc.), but shall be taken off-site for proper disposal.

Hazardous Waste. Any hazardous waste material must be disposed of in the manner specified by local and state regulations and/or by the Manufacturer. Site personnel will be instructed to be aware of this requirement.

Sanitary Waste. All sanitary waste must be collected from portable units as required and disposed of properly off-site.

The contractor will be responsible for removing waste from the site and disposing of it properly, or contracting a service provider to do the same.

2. State/Local Waste Disposal, Sanitary Sewer and Septic System Regulations

Any sewer waste must be disposed of in the manner specified by local and state regulations. Site personnel will be instructed to be aware of this requirement.

3. Pollution Sources Other Than Construction

All on-site vehicles will be monitored for leaks and receive proper preventive maintenance to reduce the chance of leakage. Petroleum products must be stored in tightly sealed containers, which are clearly labeled. All spills must be cleaned up immediately after discovery. Waste oil and other petroleum products shall not be discharged onto the ground. Petroleum products used on-site shall be applied/used according to the Manufacturer's recommendations.

The construction entrance to the site will be cleaned regularly to keep them clear of construction materials and debris.

There will be no anticipated stormwater discharge associated with an industrial activity other than construction at the project site.

4. Offsite Vehicle Tracking

Public roads that provide access to the construction site must be monitored on a daily basis for any tracking of sediments (mud, etc.) from the site onto the roadway. Tracking of sediments from the site onto the roadway is prohibited.

Construction vehicles will use the stabilized construction entrance/exit located off the existing service drive as shown on the plan and at additional locations, if needed/required and approved by the Engineer and Owner. A vehicle wheel washing area and sediment trap is required to ensure no offsite vehicle tracking will occur.

Attachment F
CONSTRUCTION PLANS
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

Vegetative Filter Strips and Jellyfish will be used for the treatment of stormwater from this site. Location of the proposed permanent BMPs and measures (vegetative filter strips and jellyfish) are shown on the construction plans.

Attachment G
INSPECTION, MAINTENANCE, AND REPAIR PLAN
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

Vegetative Filter Strips and Jellyfish will be used for the treatment of stormwater from this site. All scheduled Inspections and Maintenance shall be recorded, and those records shall be maintained on site.

Ram Bhakta
Owner
BHA Hospitality, LLC

Hiten Ram Bhakta
_____
Signature

01/09/2025
Date

Kartavya Patel, PE
Engineer of Record

_____
Signature of Engineer

Engineer's Seal

SITE DEVELOPMENT PLANS

FOR

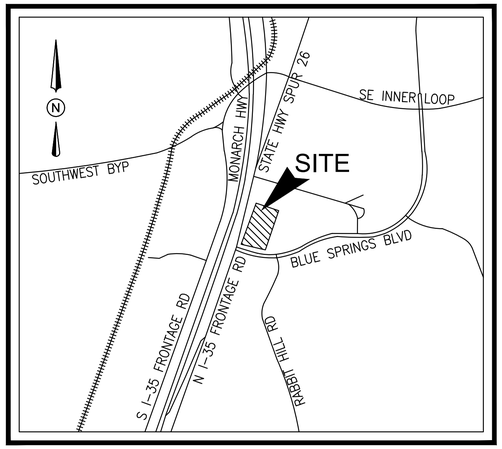
HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2
3.873ACRES

PROJECT CONTACT LIST
DEVELOPER DIAMOND ROYAL HOSPITALITIES LLC 4907 WILDFLOWER LN. TEMPLE, TX 76502 PHONE: 919-667-6365 EMAIL: HITEN.BHAKTA@GMAIL.COM
CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1782 W MCDERMOTT DRIVE ALLEN, TX 75013 CONTACT: ANDREW YEOH TEL: 469-213-2804 EMAIL: AYEOH@TRIANGLE-ENGR.COM
ARCHITECT EAST STAR DESIGN P.O.BOX 53 FORNEY, TX 75126 CONTACT: GREG GUERIN TEL: 972-200-7340 EMAIL: GGUERIN@EASTSTARDESIGN.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 1400 MIDWAY ROAD, SUITE 130 DALLAS,TX 75244 CONTACT: GRAYSON CEBALLOS TEL: 469-784-9321 EMAIL: GRAYSON@TRAVERSELANDSURVEYING.COM
LANDSCAPE ARCHITECT GREEN STUDIO SPOT, INC 1782 W MCDERMOTT DRIVE ALLEN,TX 75013 CONTACT: CHRIS TRONZANO TEL: 469-369-4448 EMAIL: CHRIS@STUDIOGREENSPOT.COM

NOTE:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FORM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THS SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS, AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPERATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HERBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURES TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
18. TRAFFIC IMPACT ANALYSIS (TIA) REQUIREMENTS HAVE BEEN MET.
19. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
20. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 31JAN2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.



VICINITY MAP
N.T.S.

SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SURVEY
3	PLAT
4	DEMOLITION PLAN
5	DIMENSIONAL SITE PLAN
6	SITE DETAILS
A5.01	EXTERIOR ELEVATIONS
A5.02	EXTERIOR ELEVATIONS
A2.01	1ST FLOOR PLAN
A2.02	2ND FLOOR PLAN
A2.03	3RD FLOOR PLAN
A2.04	4TH FLOOR PLAN
A2.05	LIGHTNING PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE SPECIFICATIONS
7	UTILITY PLAN
8	UTILITY DETAILS
9	GRADING PLAN
10	PRE DRAINAGE PLAN
11	PRE DRAINAGE CALCS
12	POST DRAINAGE PLAN
13	POST DRAINAGE CALCS
14	STORM SEWER PLAN
15	STORM SEWER PROFILE
16	STORM SEWER PROFILE 2
17	STORM SEWER DETAILS
18	EROSION CONTROL PLAN
19	EROSION CONTROL DETAILS
20	PAVING PLAN
21	PAVING DETAILS

SITE DATA:

ZONING DISTRICT:	INDUSTRIAL -PUD
PROPOSED LAND USE:	HOTEL
TOTAL PROPERTY AREA:	2.57 AC
TOTAL IMPERVIOUS COVER:	76 % (2.57 AC)
TOTAL PERVIOUS COVER:	24 % (1.95 AC)

UTILITY SERVICE	PROVIDER	PHONE NUMBER	WEBSITE
ELECTRIC	PEC	(800) 868-4791	https://www.pec.coop/
WATER	CITY OF GEORGETOWN	930-3555	https://georgetown.org/
WASTEWATER	CITY OF GEORGETOWN	930-3555	https://georgetown.org/
NATURAL GAS	ATMOS	415-8426	https://www.atmosenergy.com/

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

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS · PIK HAU YEOH · 121532 · LICENSED PROFESSIONAL ENGINEER · 03/18/2025

2025-35-SDP

COVER SHEET

HOTEL

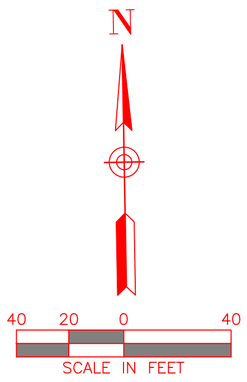
INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

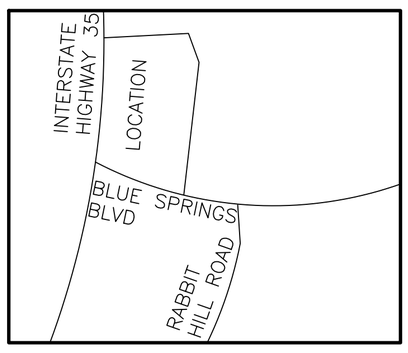
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	1

TX. P.E. FIRM #11525

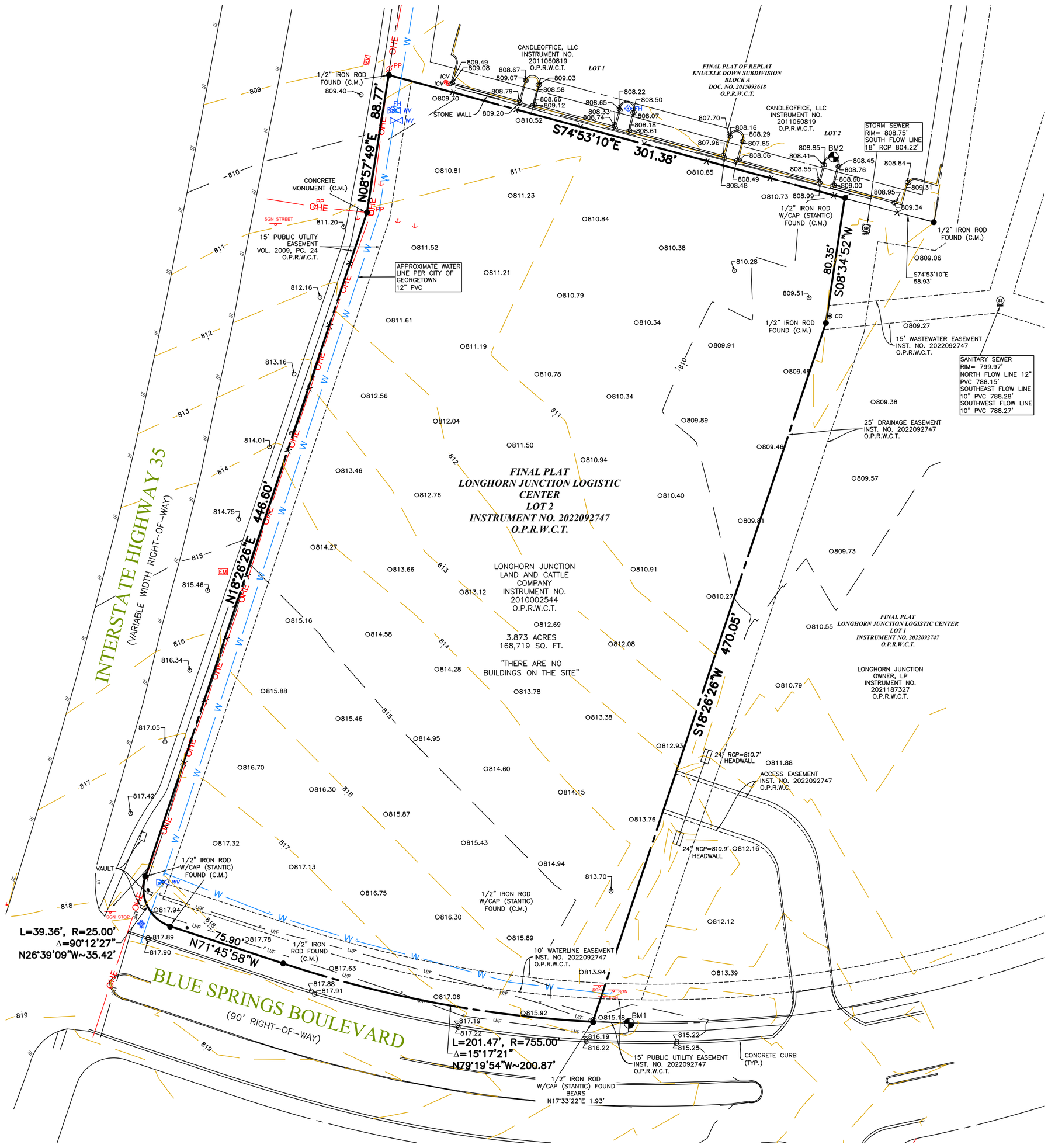




VICINITY MAP
NOT TO SCALE

LAND DESCRIPTION

BEING all of Lot 2, Longhorn Junction Logistics Center, an Addition to the City of Georgetown, Williamson County, Texas, according to the map/plat thereof recorded in Instrument Number 2022092747, Map/Plat Records, Williamson County, Texas.



GENERAL NOTES

1. All underground utilities shown hereon were observed in the field, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was created with the information provided by the client or their representative. the surveyor did not abstract the subject property and cannot be used to represent warranty of title or guarantee of ownership.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48491C0485F, dated December 20, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
From the most southeasterly corner East 22.70 feet thence South 0.42 to a "Square cut X" in the back of curb.
Elevation: 816.15'

Benchmark No. 2
From the most northeasterly corner North 26.19 feet thence West 7.11 feet to a "Square cut X" in the back of curb.
Elevation: 808.69

LEGEND

———	BOUNDARY LINE
——·——·——	ADJOINER BOUNDARY LINE
— — —	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
—SAN>—	SANITARY SEWER LINE
--------	STORM DRAIN LINE (AS NOTED)
—OHE—	OVERHEAD ELECTRIC LINE
—//—//—	WOOD FENCE
—o—o—o—	CHAIN LINK FENCE
IRS	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS"
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	SPOT ELEVATIONS
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
SS	SANITARY SEWER MAN HOLE
CO	SEWER CLEAN OUT
	VAULT
TF	TRANSFORMER
E	ELECTRIC VAULT
EM	ELECTRIC METER
EB	ELECTRIC BOX
CV	CABLE VAULT
TJB	TELEPHONE JUNCTION BOX
TSL	TRAFFIC SIGNAL LIGHT
TS	TRAFFIC SIGN
SD	STORM MAN HOLE
T	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
G	GAS METER
AC	AIR CONDITIONER UNIT
	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

Certify To: No Title provided;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1–5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas.
The fieldwork was completed on 08–11–2023.

Date of Plat or Map: 08–17–2023

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023
Date: 08–11–2023

NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

LOT 2
LONGHORN JUNCTION LOGISTICS CENTER ADDITION
LEWIS P. DYCHES SURVEY, ABSTRACT NO. 180
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

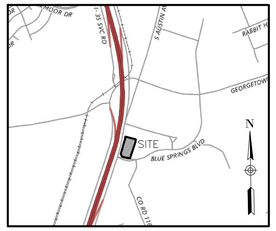
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JCN	DM	08–10–2023	1" = 40'	TR–98–2023	1

FINAL PLAT
LONGHORN JUNCTION LOGISTICS CENTER

BEING A REPLAT OF LOT 2, FINAL PLAT OF LONGHORN JUNCTION LOGISTICS CENTER, AS RECORDED IN DOCUMENT NO. 2022092747, O.P.R.W.C.T., SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

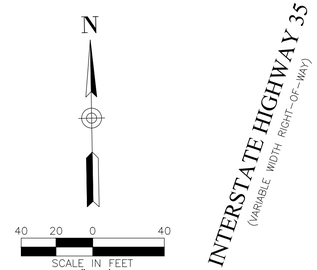
GENERAL NOTES

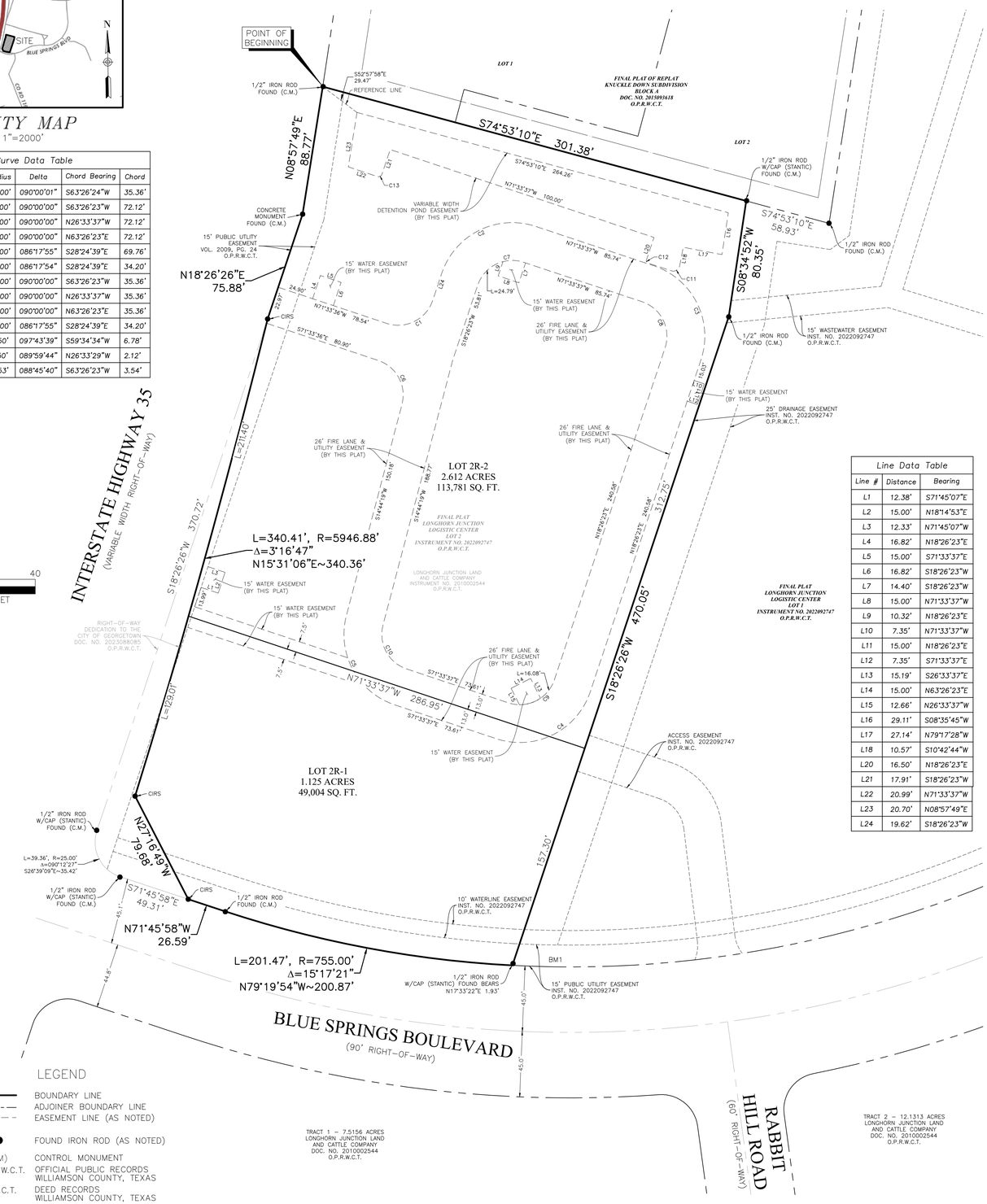
1. Utility providers for this development are Water: City of Georgetown, Wasterwater/Septic: City of Georgetown, and Electric: City of Georgetown.
2. All Structures/Obstructions are prohibited in drainage easements.
3. There are no areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0485F, effective date of December 20, 2019.
4. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
5. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep.
6. A 15-foot Public Utility Easement is dedicated along all street frontages within this plat.
7. The monuments of this plat have been rotated to the NAD 83/93 HARN – Texas Central Zone and NAVD 88.
8. The maximum impervious coverage per non-residential lot shall be pursuant to
9. the UDC at the time of Site Plan application based on the zoning designation of the property. The allocated impervious cover for Lot 2R is 55%.
10. This subdivision is subject to all general notes and restrictions appearing on the plat of Final Plat Longhorn Junction Logistics Center Lot 2, recorded in Document No. 2022092747 of the Plat Records of Williamson County, Texas.
11. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Georgetown, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
12. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and/or Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
13. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County.
14. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
15. Unless otherwise noted herein, all easements dedicated to the City of Georgetown by this plat shall be EXCLUSIVE to the City of Georgetown, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
16. All easements dedicated to the City of Georgetown by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area.
17. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
18. The subdivision subject to this application is subject to the Water Quality Regulations of the City of Georgetown.



VICINITY MAP
SCALE: 1"=2000'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	39.27'	25.00'	090°00'01"	S63°26'24"W	35.36'
C2	80.11'	51.00'	090°00'00"	S63°26'23"W	72.12'
C3	80.11'	51.00'	090°00'00"	N26°33'37"W	72.12'
C4	80.11'	51.00'	090°00'00"	N63°26'23"E	72.12'
C5	76.82'	51.00'	086°17'55"	S28°24'39"E	69.76'
C6	37.65'	25.00'	086°17'54"	S28°24'39"E	34.20'
C7	39.27'	25.00'	090°00'00"	S63°26'23"W	35.36'
C8	39.27'	25.00'	090°00'00"	N26°33'37"W	35.36'
C9	39.27'	25.00'	090°00'00"	N63°26'23"E	35.36'
C10	37.65'	25.00'	086°17'55"	S28°24'39"E	34.20'
C11	7.68'	4.50'	097°43'39"	S59°34'34"W	6.78'
C12	2.36'	1.50'	089°59'44"	N26°33'29"W	2.12'
C13	3.92'	2.53'	088°45'40"	S63°26'23"W	3.54'





Line Data Table		
Line #	Distance	Bearing
L1	12.38'	S71°45'07"E
L2	15.00'	N18°14'53"E
L3	12.33'	N71°45'07"W
L4	16.82'	N18°26'23"E
L5	15.00'	S71°33'37"E
L6	16.82'	S18°26'23"W
L7	14.40'	S18°26'23"W
L8	15.00'	N71°33'37"W
L9	10.32'	N18°26'23"E
L10	7.35'	N71°33'37"W
L11	15.00'	N18°26'23"E
L12	7.35'	S71°33'37"E
L13	15.19'	S26°33'37"E
L14	15.00'	N63°26'23"E
L15	12.66'	N26°33'37"W
L16	29.11'	S08°35'45"W
L17	27.14'	N79°17'28"W
L18	10.57'	S10°42'44"W
L20	16.50'	N18°26'23"E
L21	17.91'	S18°26'23"W
L22	20.99'	N71°33'37"W
L23	20.70'	N08°57'49"E
L24	19.62'	S18°26'23"W

LEGEND

———	BOUNDARY LINE
— — —	ADJOINER BOUNDARY LINE
- - - -	EASEMENT LINE (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
(CM)	CONTROL MONUMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
CIRS	5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

To certify which, WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS Longhorn Junction Land and Cattle Company are the owners of a tract of land situated in the Lewis P. Dyches Survey, Abstract No. 180, situated in the City of Georgetown, Williamson County, Texas, being a portion of Lot 2, Longhorn Junction Logistics Center, an addition to the City of Georgetown, Williamson County, Texas, according to the map/plat thereof recorded in Instrument Number 2022092747, Map/Plat Records, Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Lot 2, same being the Southwest corner of Block A of Knuckle Down Subdivision, an addition to the City of Georgetown, Williamson County, Texas, according to the plat thereof recorded in Document No. 2015093618, Map or Plat Records, Williamson County, Texas and lying on the East right-of-way line of Interstate Highway 35 (variable width right-of-way);

THENCE South 74 Degrees 53 Minutes 10 Seconds East, departing the East right-of-way line of said Interstate Highway 35, with the South line of said Knuckle Down Subdivision, a distance of 301.38 feet to a 1/2 inch iron rod found with a cap stamped "Stantic" for corner, said point being the Northeast corner of said Lot 2, same being a westerly corner of Lot 1, of said Longhorn Junction Logistics Center;

THENCE South 08 Degrees 34 Minutes 52 Seconds West, departing the South line of said Knuckle Down Subdivision, with a West line of said Lot 1, a distance of 80.35 feet to a 1/2 inch iron rod found for corner;

THENCE South 18 Degrees 26 Minutes 26 Seconds West, continuing with a West line of said Lot 1, a distance of 470.05 feet to a point for corner, said point being the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1 and lying on the North right-of-way line of Blue Springs Boulevard (90 foot right-of-way), from which a 1/2 inch iron rod found with a cap stamped "Stantic" for reference bears North 17 Degrees 33 Minutes 22 Seconds East, a distance of 1.93 feet;

THENCE, in a westerly direction, with the North right-of-way line of said Blue Springs Boulevard, along a non-tangent curve to the right, having a central angle of 15 Degrees 17 Minutes 21 Seconds, a radius of 755.00 feet, a chord bearing and distance of North 79 Degrees 19 Minutes 54 Seconds West, 200.87 feet and an arc length of 201.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 71 Degrees 45 Minutes 58 Seconds West, continuing with the North right-of-way line of said Blue Springs Boulevard, a distance of 26.59 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of a tract of land conveyed for right-of-way to the City of Georgetown by deed recorded in Document No. 2023088085 of the Official Public Records of Williamson County, Texas, and lying at the east end of a corner clip at the intersection of the North right-of-way line of said Blue Springs Boulevard with the East right-of-way line of said Interstate Highway 35;

THENCE North 27 Degrees 16 Minutes 49 Seconds West, over, across, and upon said Lot 2, with the Northeast line of said City of Georgetown right-of-way tract, a distance of 79.68 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner and lying on the East right-of-way line of said Interstate Highway 35;

THENCE, in a northerly direction, with the East right-of-way line of said Interstate Highway 35, with the East line of said City of Georgetown right-of-way tract, and along a non-tangent curve to the left, having a central angle of 03 Degrees 16 Minutes 47 Seconds, a radius of 5946.88 feet, a chord bearing a distance of North 15 Degrees 31 Minutes 06 Seconds East, 340.36 feet and an arc length of 340.41 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE North 18 Degrees 26 Minutes 26 Seconds East, continuing with the East right-of-way line of said Interstate Highway 35, a distance of 75.88 feet to a Concrete Monument found for corner;

THENCE North 08 Degrees 57 Minutes 49 Seconds East, continuing with the East right-of-way line of said Interstate Highway 35, a distance of 88.77 feet to the POINT OF BEGINNING and containing 162,785 square feet or 3.737 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Longhorn Junction Land and Cattle Company, being the owner of a 3.737 acre portion of the certain tract of land shown hereon and described in Deed recorded in Document No. 2010002544 of the Official Records of Williamson County, Texas 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. We hereby bind my heirs, successors, and assigns to warrant and foerver defend such dedications, all and singular, to the City of Georgetown against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as Final Plat of Longhorn Junction Logistics Center.

By: _____
Gregory G. Hall, President/Managing Partner
Longhorn Junction Land and Cattle Company
160 Lookout Ridge, Georgetown, TX 78626

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory G. Hall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County 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 _____ day of _____, 20___, A.D. at _____ O'Clock ____ and duly recorded on the _____ day of _____, 20___, A.D. at _____ O'Clock ____ in the Official Pubic Records of aid county, in Document No. _____.

To certify which, WITNESS MY HAND AND SEAL of the County Court of said county, at my office in Georgetown, Texas, the date Las above written.

Nancy Rister, Clerk
County Court Williamson County, Texas

By: _____
Deputy

This subdivision to be known as Final Plat of Longhorn Junction Logistics Center, has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Georgetown Planning and Zoning Commission of the _____ day of _____, 20___, A.D.

_____
R. Travis Perthuis, Chairman Date

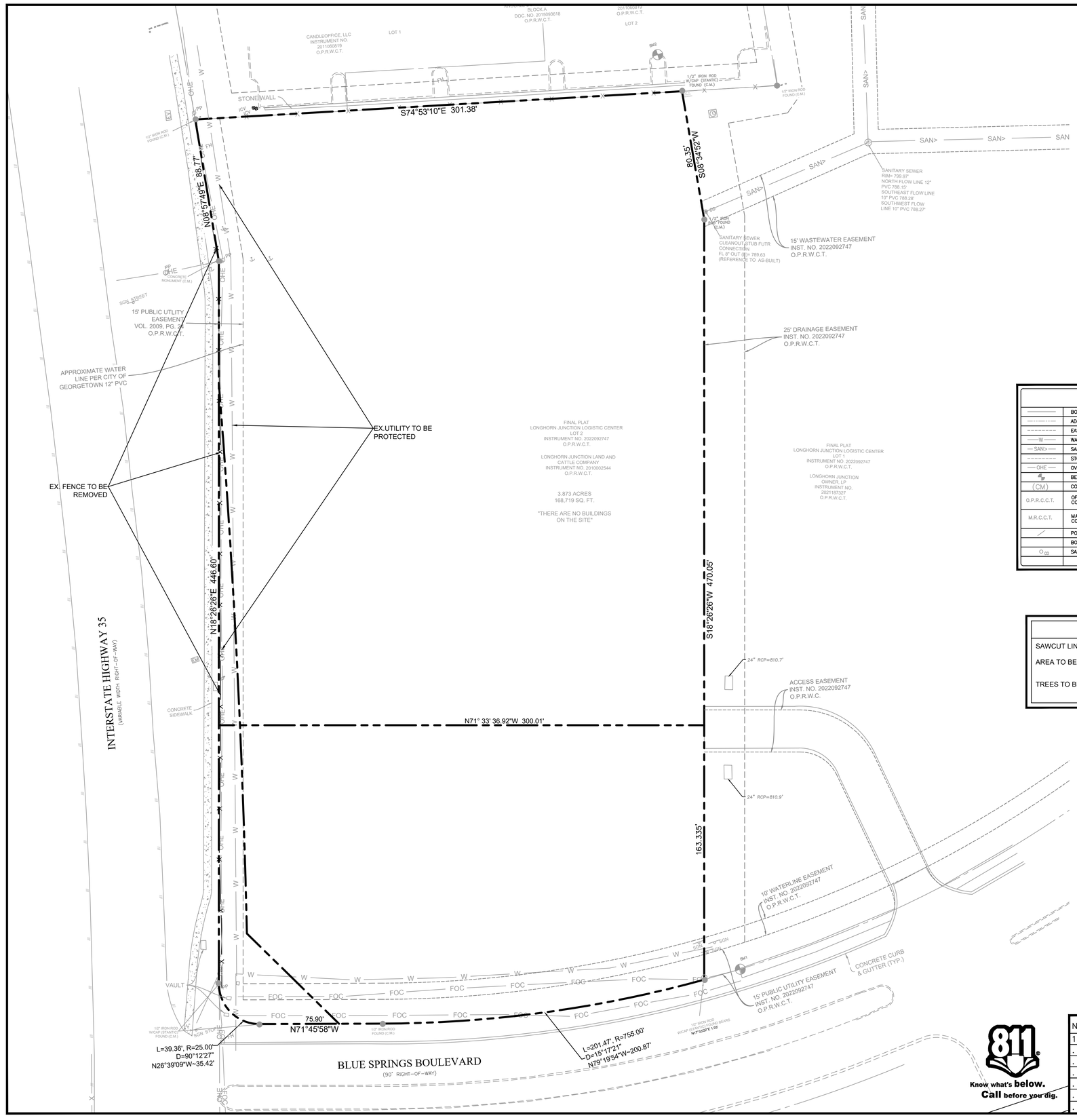
_____
Steve Dickey, Secretary Date

OWNER
Longhorn Junction Land and Cattle Company
160 Lookout Ridge
Georgetown, TX 78626

ENGINEER
Triangle Engineering, LLC
1782 W. McDermott Drive
Allen, TX 75013
Ph: (469) 331-8566

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 02/27/25 Drawn by: ER Project No.: TR-98-23



0 20 40

Scale: 1" = 20 ' Feet

VICINITY MAP

N.T.S.

EXISTING LEGEND

	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
W	WATER LINE	⊗	"X" CUT SET
SAN>	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
DD	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

DEMOLITION LEGEND

SAWCUT LINE	— — — — — —
AREA TO BE REMOVED	
TREES TO BE REMOVED	X

DEMOLITION GENERAL NOTES

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
3. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
4. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
11. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

DEMOLITION PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

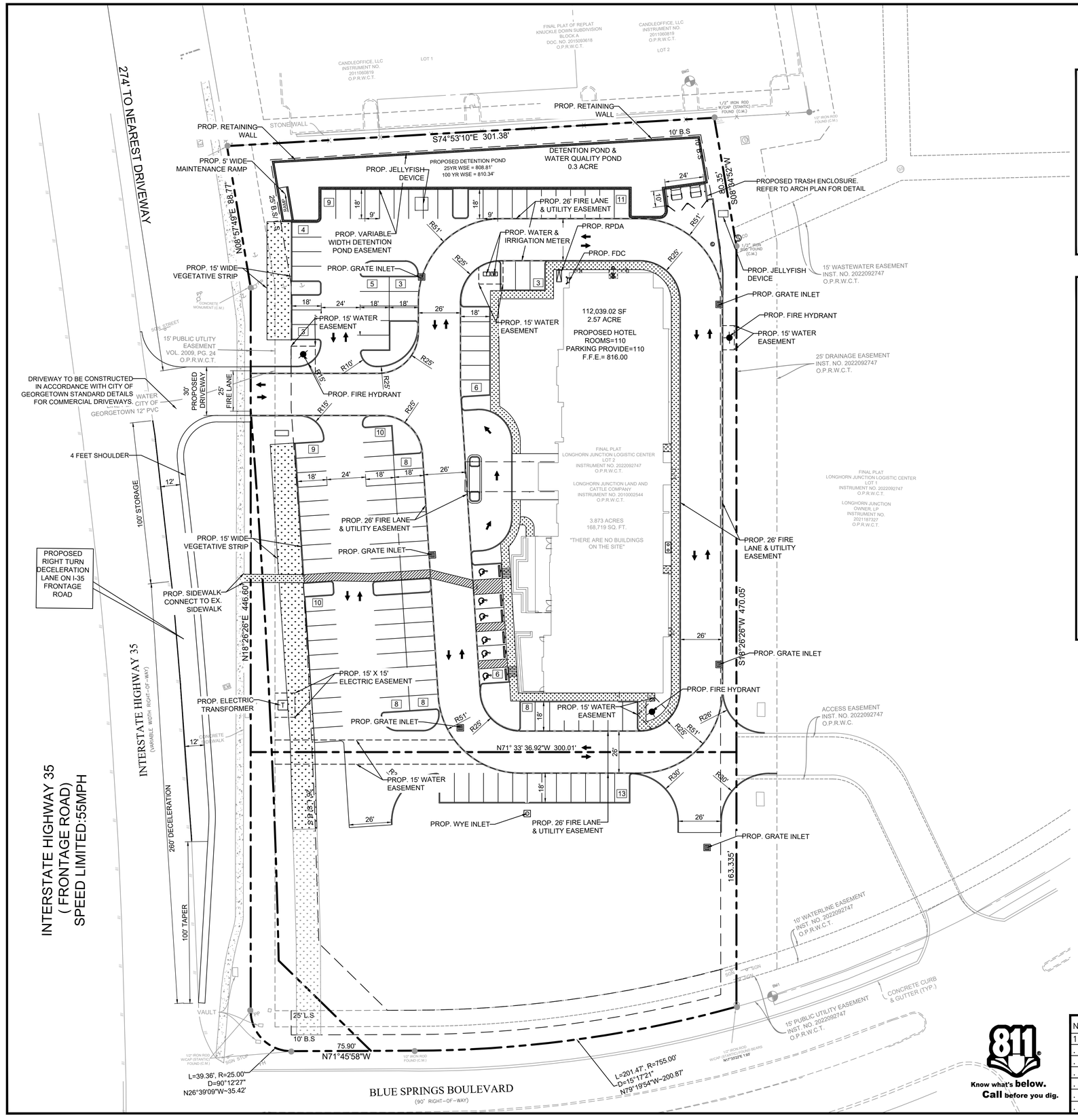
CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	4



EXISTING LEGEND

	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN>—	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
CO	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

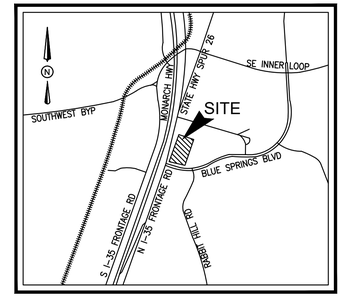
SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	CC
SANITARY SEWER SAMPLE PORT	P
GREASE TRAP	GT
DOMESTIC WATER METER	WM
IRRIGATION METER	IM
GAS METER	GM
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.57 ACRES 112,039 SF
ZONING:	INDUSTRIAL -PUD
PROPOSED USE:	HOTEL
BUILDING AREA:	67,862 SF
NUMBER OF STORIES:	4
BUILDING HEIGHT:	60'
BUILDING COVERAGE:	15.95%
FLOOR AREA RATIO:	0.15
NUMBER OF GUEST ROOMS:	110
IMPERVIOUS AREA:	87,884 SF 78%
PERVIOUS/LANDSCAPE AREA:	24,154 SF 22%
REGULAR PARKING REQUIRED: 1 PER GUEST ROOM	110 SPACES
REGULAR PARKING PROVIDED:	105 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES
HANDICAP PARKING PROVIDED:	5 SPACES
TOTAL PARKING PROVIDED:	110 SPACES

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

DIMENSIONAL SITE PLAN NOTES

1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

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

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS · PIK HAU YEOH · 121532 · LICENSED · PROFESSIONAL ENGINEER
03/18/2025

DIMENSIONAL SITE PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

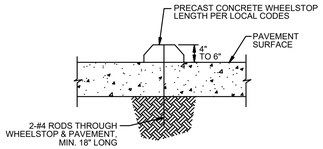
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

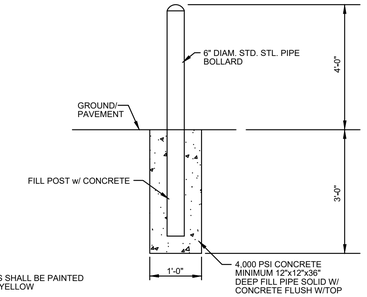
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	5

TX. P.E. FIRM #11525

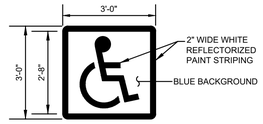


PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



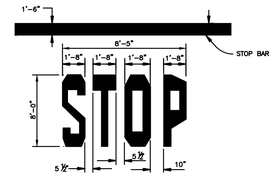
NOTE:
1. ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

BOLLARD DETAIL
N.T.S.



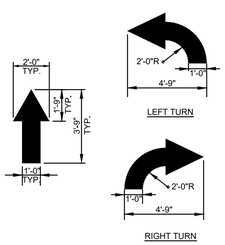
NOTES:
1. STENCIL ONE SYMBOL ONTO PARKING SURFACE IN EACH ACCESSIBLE STALL.
2. LOCATE PER ACCESSIBLE PARKING STALL DETAIL(S).
3. ALL LINES 2" WIDE PAINTED ON WHITE ON BLUE BACKGROUND.

ACCESSIBLE PARKING EMBLEM DETAIL
N.T.S.



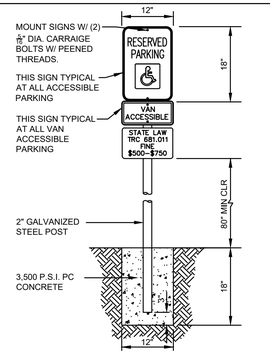
NOTE:
STOP BAR TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

STOP BAR DETAIL
N.T.S.

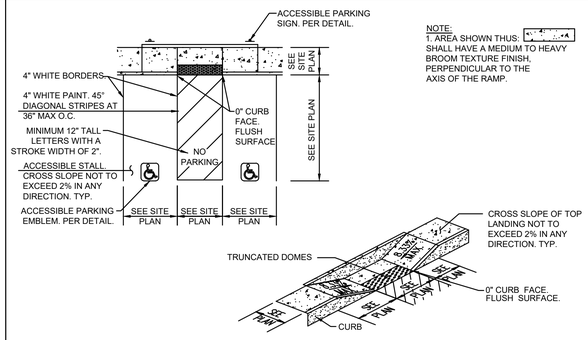


NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

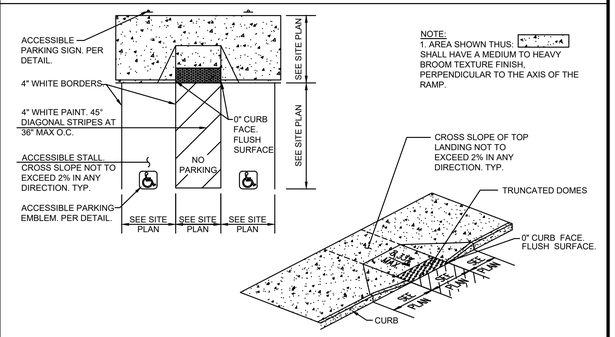
TRAFFIC FLOW ARROW DETAIL
N.T.S.



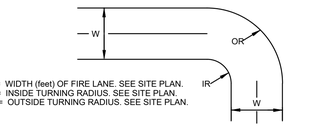
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



ACCESSIBLE PARKING STALL DETAIL
N.T.S.

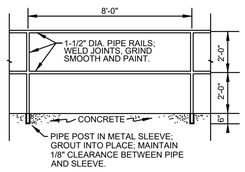


ACCESSIBLE PARKING STALL DETAIL
N.T.S.



FIRE LANE MARKING

FIRE LANE DETAIL
N.T.S.



NOTE:
REFER TO STATE AND LOCAL SPECIFICATIONS FOR MATERIALS, CONSTRUCTION, AND PAINTING.

HANDRAIL DETAIL
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

SITE DETAILS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTIC CENTER ADDITION, LOT 2

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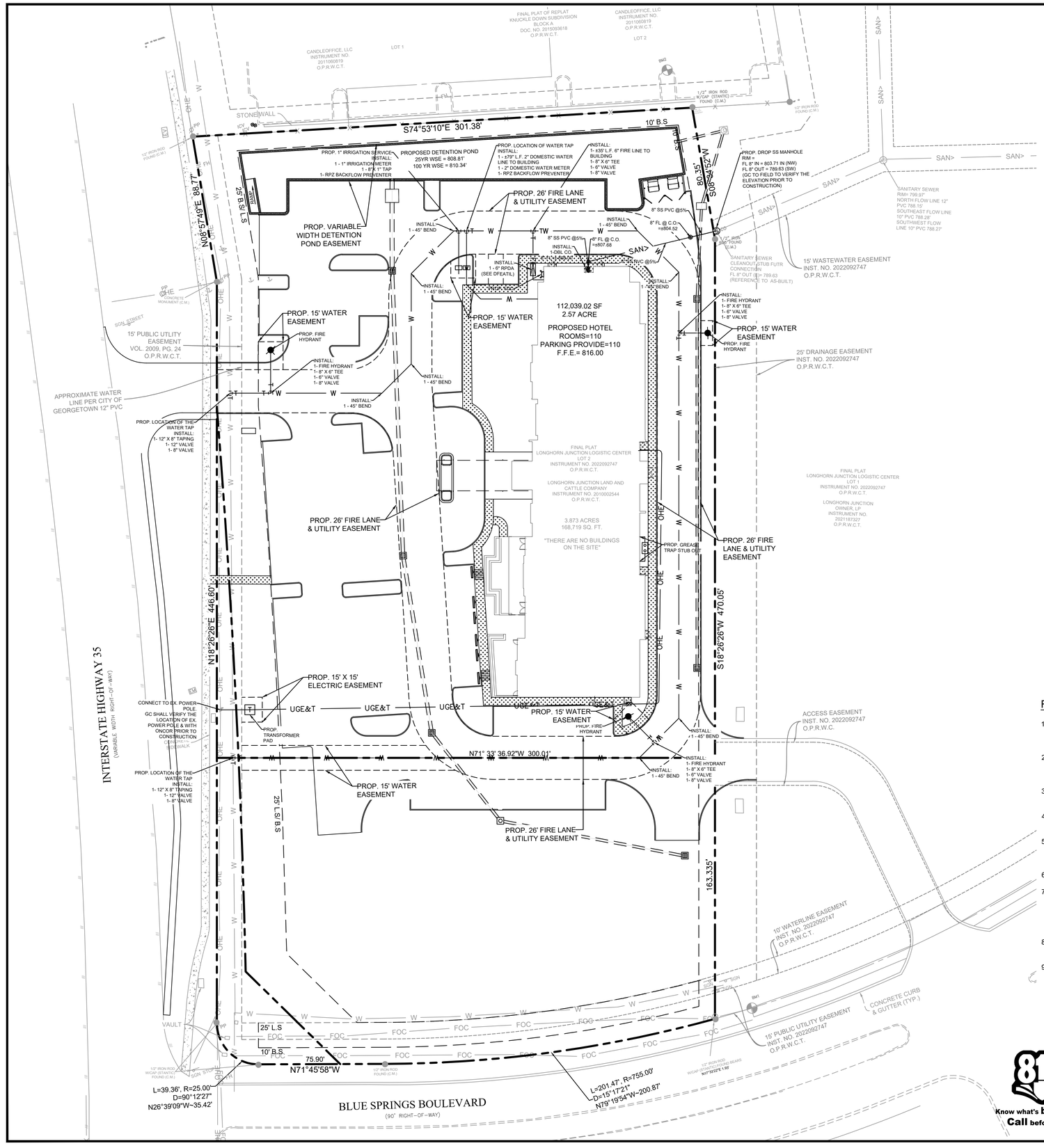
AY	DK	09/18/2023	SEE SCALE BAR	082-23	6

TX. P.E. FIRM #11525



EXISTING LEGEND

	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
—W—	WATER LINE		"X" CUT SET
— SAN> —	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
— OHE —	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
O CO	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	UGT
UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G
SANITARY SEWER LINE	X"SS
WATER MAIN	X"W
DOMESTIC WATER LINE	D
STORM LINE	STM–>
STORM SEWER MANHOLE	
STORM SEWER CLEANOUT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	1"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

FIRE PROTECTION NOTES

1. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.
2. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
3. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
4. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
6. ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
7. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.
8. FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDCS.
9. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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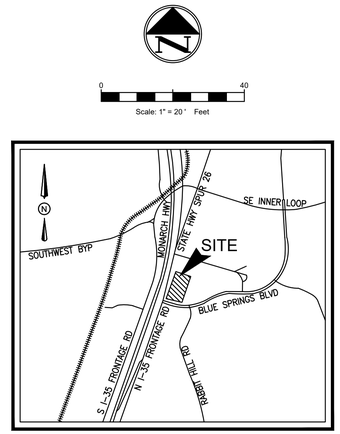
STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025



VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN , SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO
6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

CITY NOTES:

LA-507.5.7 CITY OF GEORGETOWN FIRE HYDRANT COLOR CODE SYSTEM. PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE IN ACCORDANCE WITH NFPA 291.

1. ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).
2. ALL PRIVATE FIRE HYDRANTS SHOULD BE INSPECTED, MAINTAINED, AND FLOW TESTED ANNUALLY, AND COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.
3. HYDRANT FLOW CODING STANDARDS. PUBLIC HYDRANTS BARRELS WILL BE PAINTED SILVER, THE HYDRANTS WILL BE FLOW TESTED, AND THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN AS FOLLOWS: AT 20 PSI RESIDUAL.
   FLOW COLOR
   GREATER THAN 1500 GPM BLUE
   1000- 1500 GPM GREEN
   500-999 GPM ORANGE
   LESS THAN 500 GPM RED
   NOT WORKING BLACK OR BAGGED
4. AT THE CONCLUSION OF CONSTRUCTION FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED IN ACCORDANCE WITH CITY'S STANDARDS, AND RESULTS SHALL BE EMAILED TO THE FIRE DEPARTMENT. IFC- LA-507.5.7 FIRE HYDRANT SYSTEMS.

UTILITY PLAN
HOTEL
INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	7

TX. P.E. FIRM #11525

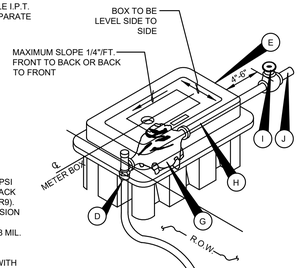
MATERIAL LIST:

A. SERVICE CLAMP REQUIRED.
B. 1" CORPORATION STOP - SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 5/8" AND 3/4" METERS: 1" X 3/4"
- FOR 1" METERS: 1" X 1"
- SEE NOTE #2

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
- FOR 5/8" AND 3/4" METERS: 3/4" X 8 1/2" LONG.
- FOR 1" METERS: LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR. EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (3/4" OR 1") FEMALE I.P.T. (PROPERTY OWNERS CUT-OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID.
J. 3/4" OR 1" PIPE MEETING CITY CODE REQUIREMENTS.

METER SIZE	LENGTH
5/8"	7 1/2"
3/4"	7 1/2"
1"	11"

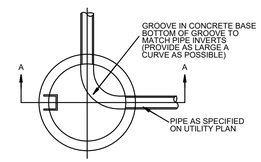


NOTES:
1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 PSI ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 PSI BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
7. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE C.O.R.R.

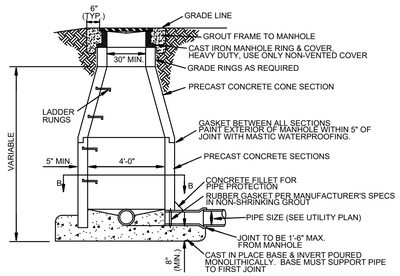
PART NUMBER	SERIES	SIZE	HEIGHT	WIDTH	LENGTH
DFW36C-BODY*	36C	STD.	12-1/4"	TOP = 13-3/4"	TOP = 19"
DFW36C-SBSM*	36C	STD.	12-1/4"	BASE = 10"	BASE = 18-1/4"
DFW36C-SBSM-LID*	36C	STD.	1-3/4"	LID = 10"	LID = 15"

* ROTEC BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

1" & 3/4" WATER METER DETAIL
N.T.S.

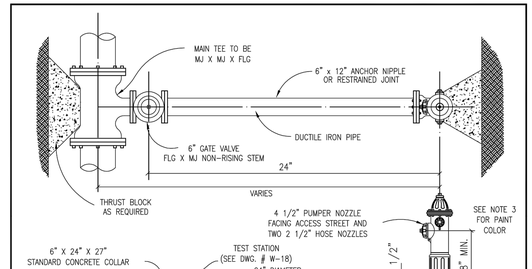


SEC. B-B



SEC. A-A

PRE-CAST SANITARY SEWER MANHOLE
N.T.S.

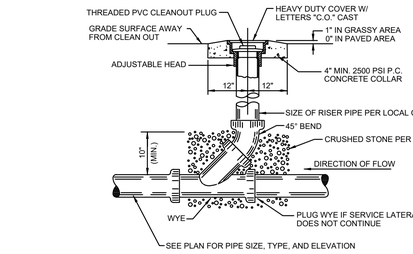


NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL FIRE HYDRANT EXTERIORS SHALL BE FACTORY PRIMED AND PAINTED SILVER USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A. KENNEDY – K81
   B. AMERICAN DARLING – B84B
   C. CLOW MEDALLION
6. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MILL. POLYETHELENE FILM.

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

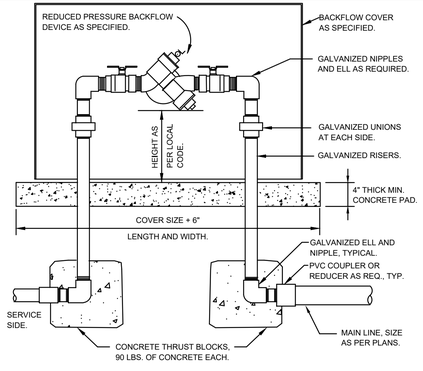
REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	W10
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION

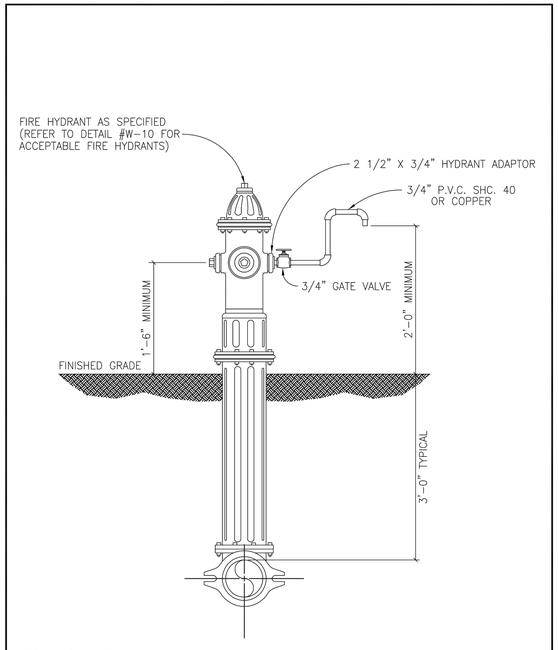


NOTE:
SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY SEWER CLEAN-OUT
N.T.S.



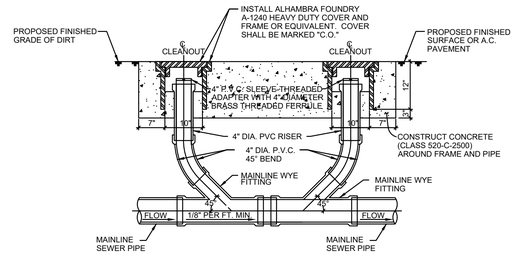
RP BACKFLOW WITH ENCLOSURE DETAIL
N.T.S.



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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	W19
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
FIRE HYDRANT SAMPLING POINT



SANITARY SEWER DOUBLE CLEAN-OUT
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NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
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03/18/2025

UTILITY DETAILS
HOTEL
INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTIC CENTER ADDITION, LOT 2

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AY	DK	09/18/2023	SEE SCALE BAR	082-23	8

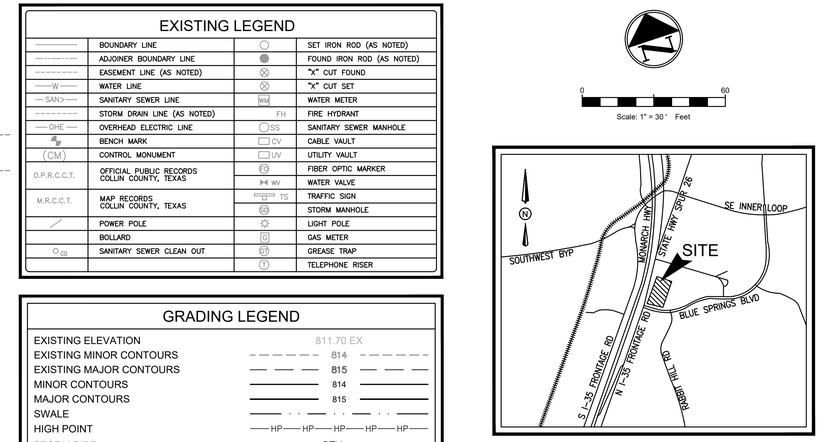
TX. P.E. FIRM #11525

EXISTING LEGEND

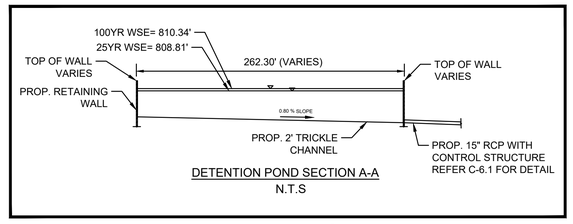
	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN—	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
CO	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

GRADING LEGEND

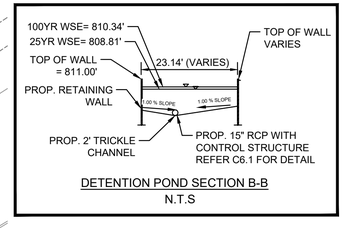
EXISTING ELEVATION	811.70 EX
EXISTING MINOR CONTOURS	814
EXISTING MAJOR CONTOURS	815
MINOR CONTOURS	814
MAJOR CONTOURS	815
SWALE	
HIGH POINT	HP
STORM PIPE	STM–>
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	816.00 FF
TOP OF CURB ELEVATION	815.60 TC
GUTTER ELEVATION	815.10 G
SIDEWALK ELEVATION	815.65 SW
TOP OF PAVEMENT	814.73 TP
GROUND ELEVATION	811.00
DRAINAGE FLOW DIRECTION	1%
GRATE INLET	
STORM MANHOLE	
STORM CLEANOUT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	DC
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	W
IRRIGATION METER	
GAS METER	G
TRANSFORMER	T
LIGHT POLE	
POWER POLE	



VICINITY MAP
N.T.S.



DETENTION POND SECTION A-A
N.T.S



DETENTION POND SECTION B-B
N.T.S

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

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

GRADING PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	9

TX. P.E. FIRM #11525

0 30 60

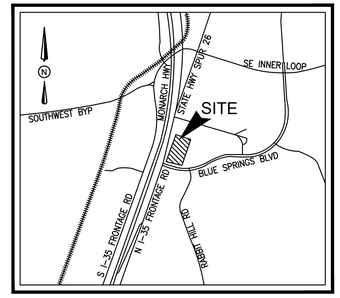
Scale: 1" = 30 ' Feet

EXISTING LEGEND

	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
W	WATER LINE		"X" CUT SET
SAN>	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS		FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
			STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
CO	SANITARY SEWER CLEAN OUT		GREASE TRAP
		T	TELEPHONE RISER

PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	814
EXISTING MAJOR CONTOURS	815
DRAINAGE DIVIDE	
DRAINAGE AREA NO.	XDA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	



VICINITY MAP
N.T.S.

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48491C0485F, DATED DECEMBER 20, 2019 FOR THE WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

PRE DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA(AC)	REMARKS
XDA-1	1.71	SHEET FLOW TO TXDOT
XDA-2	2.50	SHEET FLOW TO EX. INLET
OS-1	0.40	SHEET FLOW TO EX. INLET

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

PRE-DRAINAGE PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	10

TX. P.E. FIRM #11525

PROJECT SOIL TYPE = D
IMPERVIOUS AREA CURVE NUMBER = 98
PERVIOUS AREA CURVE NUMBER = 80
COMMERCIAL CURVE NUMBER = 95

1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.176	3	729	12,520	-----	-----	-----	XDA-1 (EX. FLOW TXDOT)
2	SCS Runoff	4.643	3	729	18,303	-----	-----	-----	XDA-2
3	SCS Runoff	0.743	3	729	2,929	-----	-----	-----	OS-1
4	Combine	5.385	3	729	21,232	2, 3	-----	-----	PRE FLOW TO EX. INLET
5	SCS Runoff	3.168	3	726	13,748	-----	-----	-----	DA-1 (PROP. FLOW TXDOT)
6	SCS Runoff	2.205	3	726	8,183	-----	-----	-----	DA-2
7	SCS Runoff	1.546	3	726	5,556	-----	-----	-----	DA-3
8	SCS Runoff	0.825	3	726	2,954	-----	-----	-----	DA-4
9	SCS Runoff	2.481	3	726	8,913	-----	-----	-----	DA-5
10	SCS Runoff	0.709	3	726	2,547	-----	-----	-----	DA-6
11	SCS Runoff	0.548	3	726	1,968	-----	-----	-----	DA-7
12	SCS Runoff	0.290	3	726	1,042	-----	-----	-----	DA-8
13	SCS Runoff	0.258	3	726	926	-----	-----	-----	DA-9
14	SCS Runoff	0.509	3	726	1,830	-----	-----	-----	DA-10
15	SCS Runoff	0.501	3	726	1,187	-----	-----	-----	DA-11
16	Combine	6.147	3	726	29,180	6, 7, 8, 9, 10, 15	-----	-----	FLOW TO DETENTION
17	Reservoir	3.958	3	741	29,364	16	807.08	8,365	FLOW FROM DETENTION
18	Combine	4.775	3	729	36,257	3, 11, 13, 14, 17	-----	-----	PROP. FLOW TO EX. INLET

Georgetown.gpw | Return Period: 2 Year | Thursday, 01 / 23 / 2025

2

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 1

XDA-1 (EX. FLOW TXDOT)

Hydrograph type	= SCS Runoff	Peak discharge	= 3.176 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 12,520 cuft
Drainage area	= 1.710 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.00 min
Total precip.	= 3.97 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-1 (EX. FLOW TXDOT)
Hyd. No. 1 -- 2 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 1

3

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 2

XDA-2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.643 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 18,303 cuft
Drainage area	= 2.500 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 3.97 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-2
Hyd. No. 2 -- 2 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 2

4

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 3

OS-1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.743 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 2,929 cuft
Drainage area	= 0.400 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 3.97 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

OS-1
Hyd. No. 3 -- 2 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 3

5

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 4

PRE FLOW TO EX. INLET

Hydrograph type	= Combine	Peak discharge	= 5.385 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 21,232 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 2.900 ac

PRE FLOW TO EX. INLET
Hyd. No. 4 -- 2 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 4 | Hyd No. 2 | Hyd No. 3

21

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.479	3	729	25,610	-----	-----	-----	XDA-1 (EX. FLOW TXDOT)
2	SCS Runoff	9.472	3	729	37,442	-----	-----	-----	XDA-2
3	SCS Runoff	1.516	3	729	5,991	-----	-----	-----	OS-1
4	Combine	10.99	3	729	43,432	2, 3	-----	-----	PRE FLOW TO EX. INLET
5	SCS Runoff	6.609	3	726	19,826	-----	-----	-----	DA-1 (PROP. FLOW TXDOT)
6	SCS Runoff	3.704	3	726	13,791	-----	-----	-----	DA-2
7	SCS Runoff	2.564	3	726	9,407	-----	-----	-----	DA-3
8	SCS Runoff	1.330	3	726	4,935	-----	-----	-----	DA-4
9	SCS Runoff	4.997	3	726	18,179	-----	-----	-----	DA-5
10	SCS Runoff	1.179	3	726	4,334	-----	-----	-----	DA-6
11	SCS Runoff	0.904	3	726	3,349	-----	-----	-----	DA-7
12	SCS Runoff	0.479	3	726	1,773	-----	-----	-----	DA-8
13	SCS Runoff	0.426	3	726	1,576	-----	-----	-----	DA-9
14	SCS Runoff	0.828	3	726	3,106	-----	-----	-----	DA-10
15	SCS Runoff	0.712	3	726	2,387	-----	-----	-----	DA-11
16	Combine	13.99	3	729	60,064	6, 7, 8, 9, 10, 15	-----	-----	FLOW TO DETENTION
17	Reservoir	4.002	3	747	49,247	16	808.04	12,884	FLOW FROM DETENTION
18	Combine	7.227	3	726	84,043	3, 11, 13, 14, 17	-----	-----	PROP. FLOW TO EX. INLET

Georgetown.gpw | Return Period: 10 Year | Thursday, 01 / 23 / 2025

22

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 1

XDA-1 (EX. FLOW TXDOT)

Hydrograph type	= SCS Runoff	Peak discharge	= 6.479 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 25,610 cuft
Drainage area	= 1.710 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.00 min
Total precip.	= 5.38 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-1 (EX. FLOW TXDOT)
Hyd. No. 1 -- 10 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 1

23

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 2

XDA-2

Hydrograph type	= SCS Runoff	Peak discharge	= 9.472 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 37,442 cuft
Drainage area	= 2.500 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 5.38 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-2
Hyd. No. 2 -- 10 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 2

24

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 3

OS-1

Hydrograph type	= SCS Runoff	Peak discharge	= 1.516 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 5,991 cuft
Drainage area	= 0.400 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 5.38 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

OS-1
Hyd. No. 3 -- 10 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 3

25

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 4

PRE FLOW TO EX. INLET

Hydrograph type	= Combine	Peak discharge	= 10.99 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 43,432 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 2.900 ac

PRE FLOW TO EX. INLET
Hyd. No. 4 -- 10 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 4 | Hyd No. 2 | Hyd No. 3

40

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.990	3	729	35,908	-----	-----	-----	XDA-1 (EX. FLOW TXDOT)
2	SCS Runoff	13.14	3	729	52,495	-----	-----	-----	XDA-2
3	SCS Runoff	2.103	3	729	8,399	-----	-----	-----	OS-1
4	Combine	15.25	3	729	60,894	2, 3	-----	-----	PRE FLOW TO EX. INLET
5	SCS Runoff	7.402	3	726	26,356	-----	-----	-----	DA-1 (PROP. FLOW TXDOT)
6	SCS Runoff	4.808	3	726	18,035	-----	-----	-----	DA-2
7	SCS Runoff	3.295	3	726	12,367	-----	-----	-----	DA-3
8	SCS Runoff	1.716	3	726	6,441	-----	-----	-----	DA-4
9	SCS Runoff	6.395	3	726	19,838	-----	-----	-----	DA-5
10	SCS Runoff	1.510	3	726	5,668	-----	-----	-----	DA-6
11	SCS Runoff	1.167	3	726	4,380	-----	-----	-----	DA-7
12	SCS Runoff	0.618	3	726	3,319	-----	-----	-----	DA-8
13	SCS Runoff	0.548	3	726	2,951	-----	-----	-----	DA-9
14	SCS Runoff	0.959	3	726	3,993	-----	-----	-----	DA-10
15	SCS Runoff	0.880	3	726	3,347	-----	-----	-----	DA-11
16	Combine	17.85	3	729	85,895	6, 7, 8, 9, 10, 15	-----	-----	FLOW TO DETENTION
17	Reservoir	4.810	3	747	64,875	16	808.81	17,783	FLOW FROM DETENTION
18	Combine	9.046	3	726	94,091	3, 11, 13, 14, 17	-----	-----	PROP. FLOW TO EX. INLET

Georgetown.gpw | Return Period: 25 Year | Thursday, 01 / 23 / 2025

41

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 1

XDA-1 (EX. FLOW TXDOT)

Hydrograph type	= SCS Runoff	Peak discharge	= 8.990 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 35,908 cuft
Drainage area	= 1.710 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.00 min
Total precip.	= 6.17 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-1 (EX. FLOW TXDOT)
Hyd. No. 1 -- 25 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 1

42

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 2

XDA-2

Hydrograph type	= SCS Runoff	Peak discharge	= 13.14 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 52,495 cuft
Drainage area	= 2.500 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 8.17 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-2
Hyd. No. 2 -- 25 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 2

43

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 3

OS-1

Hydrograph type	= SCS Runoff	Peak discharge	= 2.103 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 8,399 cuft
Drainage area	= 0.400 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 8.17 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

OS-1
Hyd. No. 3 -- 25 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 3

44

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 4

PRE FLOW TO EX. INLET

Hydrograph type	= Combine	Peak discharge	= 15.25 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 60,894 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 2.900 ac

PRE FLOW TO EX. INLET
Hyd. No. 4 -- 25 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 4 | Hyd No. 2 | Hyd No. 3

59

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	13.66	3	729	55,630	-----	-----	-----	XDA-1 (EX. FLOW TXDOT)
2	SCS Runoff	19.97	3	729	81,339	-----	-----	-----	XDA-2
3	SCS Runoff	3.195	3	729	13,014	-----	-----	-----	OS-1
4	Combine	23.16	3	729	94,353	2, 3	-----	-----	PRE FLOW TO EX. INLET
5	SCS Runoff	10.70	3	726	38,990	-----	-----	-----	DA-1 (PROP. FLOW TXDOT)
6	SCS Runoff	6.908	3	726	25,946	-----	-----	-----	DA-2
7	SCS Runoff	4.668	3	726	17,792	-----	-----	-----	DA-3
8	SCS Runoff	2.431	3	726	9,266	-----	-----	-----	DA-4
9	SCS Runoff	7.489	3	726	28,541	-----	-----	-----	DA-5
10	SCS Runoff	2.140	3	726	8,154	-----	-----	-----	DA-6
11	SCS Runoff	1.653	3	726	6,301	-----	-----	-----	DA-7
12	SCS Runoff	0.875	3	726	3,336	-----	-----	-----	DA-8
13	SCS Runoff	0.778	3	726	2,966	-----	-----	-----	DA-9
14	SCS Runoff	1.318	3	726	4,975	-----	-----	-----	DA-10
15	SCS Runoff	1.494	3	726	5,100	-----	-----	-----	DA-11
16	Combine	25.05	3	729	94,894	6, 7, 8, 9, 10, 15	-----	-----	FLOW TO DETENTION
17	Reservoir	5.643	3	750	94,093	16	810.34	28,150	FLOW FROM DETENTION
18	Combine	12.35	3	726	1,24,080	3, 11, 13, 14, 17	-----	-----	PROP. FLOW TO EX. INLET

Georgetown.gpw | Return Period: 100 Year | Thursday, 01 / 23 / 2025

60

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 1

XDA-1 (EX. FLOW TXDOT)

Hydrograph type	= SCS Runoff	Peak discharge	= 13.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 55,630 cuft
Drainage area	= 1.710 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.00 min
Total precip.	= 11.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-1 (EX. FLOW TXDOT)
Hyd. No. 1 -- 100 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 1

61

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 2

XDA-2

Hydrograph type	= SCS Runoff	Peak discharge	= 19.97 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 81,339 cuft
Drainage area	= 2.500 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 11.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

XDA-2
Hyd. No. 2 -- 100 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 2

62

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 3

OS-1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.195 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 13,014 cuft
Drainage area	= 0.400 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.70 min
Total precip.	= 11.50 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

OS-1
Hyd. No. 3 -- 100 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 3

63

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 | Thursday, 01 / 23 / 2025

Hyd. No. 4

PRE FLOW TO EX. INLET

Hydrograph type	= Combine	Peak discharge	= 23.16 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 3 min	Hyd. volume	= 94,353 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 2.900 ac

PRE FLOW TO EX. INLET
Hyd. No. 4 -- 100 Year
Q (cfs) / Q (cfs) | Time (min)
Hyd No. 4 | Hyd No. 2 | Hyd No. 3

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

PRE-DRAINAGE CALCS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

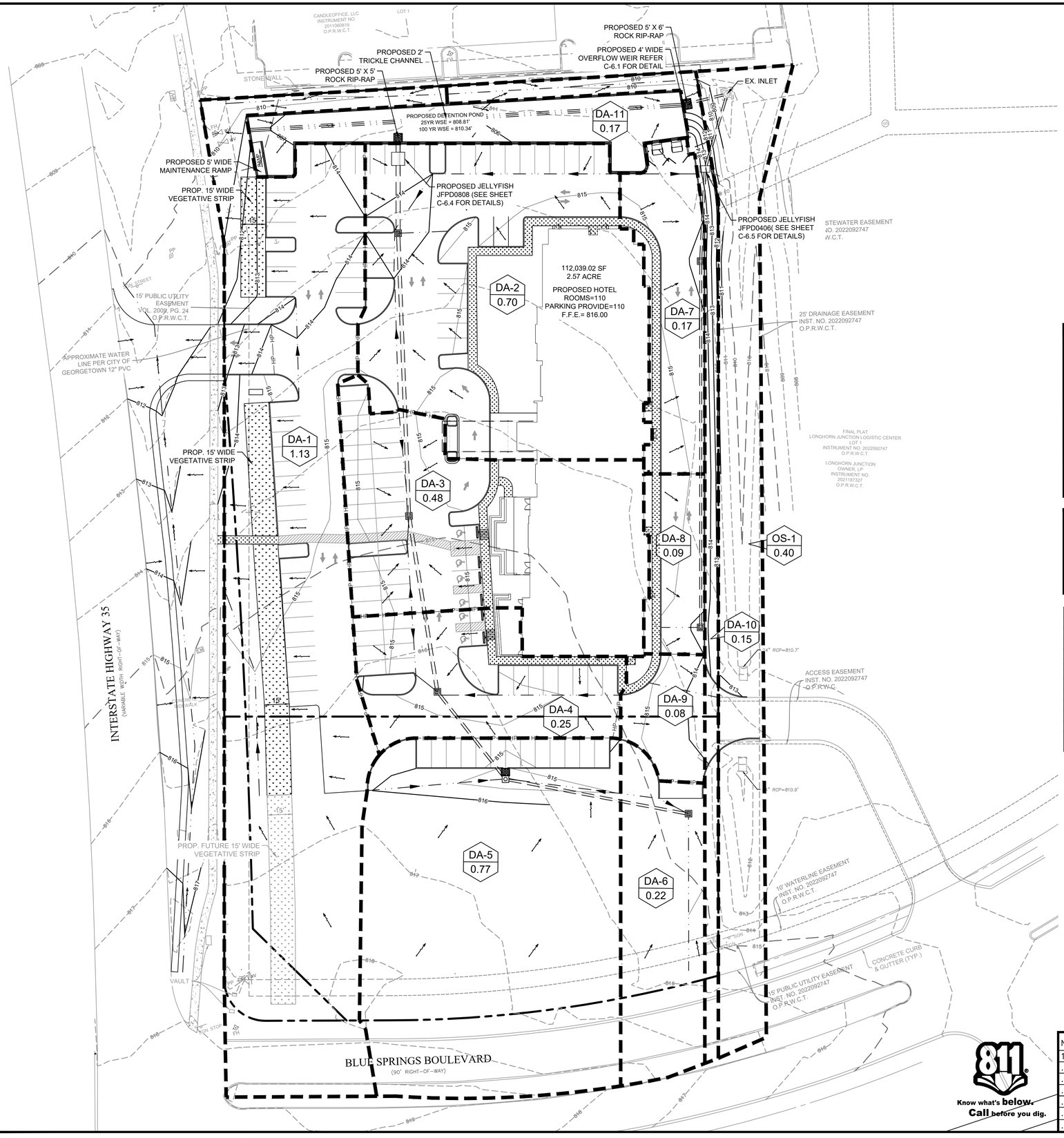
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	11

TX. P.E. FIRM #11525



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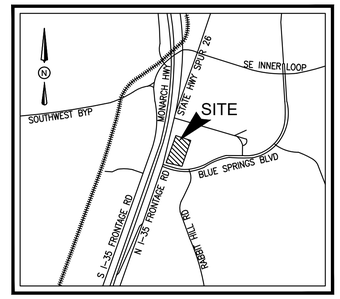
Scale: 1" = 30 ' Feet

EXISTING LEGEND

	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
—W—	WATER LINE		"X" CUT SET
— SAN> —	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
— OHE —	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS		FIBER OPTIC MARKER
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	WV	WATER VALVE
		TS	TRAFFIC SIGN
	POWER POLE		STORM MANHOLE
	BOLLARD		LIGHT POLE
	SANITARY SEWER CLEAN OUT		GAS METER
			GREASE TRAP
			TELEPHONE RISER



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	814
EXISTING MAJOR CONTOURS	815
MINOR CONTOURS	814
MAJOR CONTOURS	815
DRAINAGE DIVIDE	
HIGH POINT	HP HP HP HP
DRAINAGE AREA NO.	DA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48491C0485F, DATED DECEMBER 20, 2019 FOR THE WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

POST DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA(AC)	REMARKS
DA-1	1.16	SHEET FLOW TO TXDOT
DA-2	0.70	FLOW TO INLET TO JELLYFISH JFPD0808 TO DETENTION
DA-3	0.48	FLOW TO INLET TO JELLYFISH JFPD0808 TO DETENTION
DA-4	0.25	FLOW TO INLET TO JELLYFISH JFPD0808 TO DETENTION
DA-5	0.74	FLOW TO INLET TO JELLYFISH JFPD0808 TO DETENTION
DA-6	0.22	FLOW TO INLET TO JELLYFISH JFPD0808 TO DETENTION
DA-7	0.17	FLOW TO INLET TO JELLYFISH JFPD0406 TO EX. INLET
DA-8	0.09	FLOW TO INLET TO JELLYFISH JFPD0406 TO EX. INLET
DA-9	0.08	SHEET FLOW TO EX. INLET
DA-10	0.15	SHEET FLOW TO EX. INLET
DA-11	0.17	DETENTION TO EX. INLET
OS-1	0.40	SHEET FLOW TO EX. INLET

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

POST-DRAINAGE PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

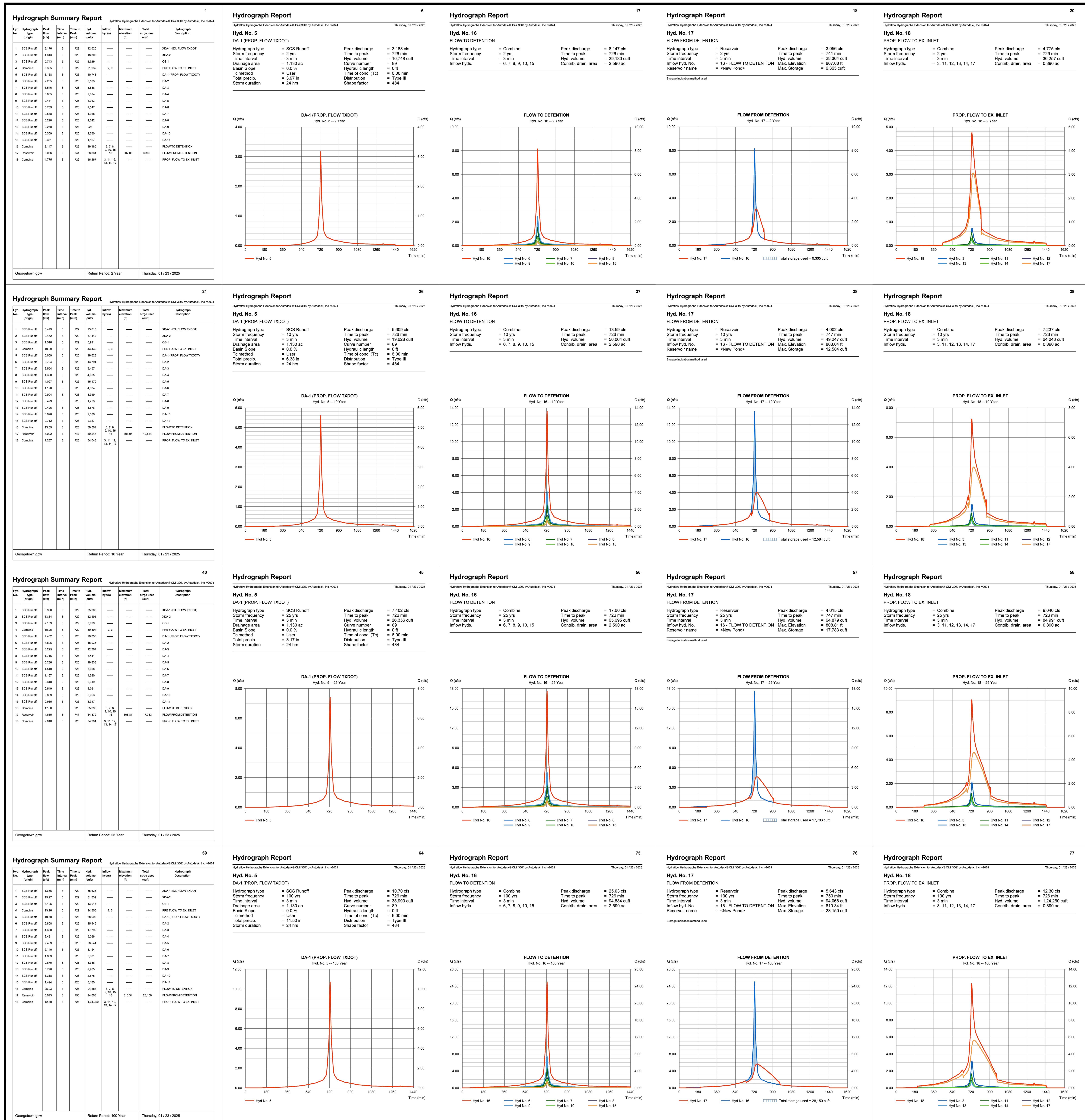
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 1

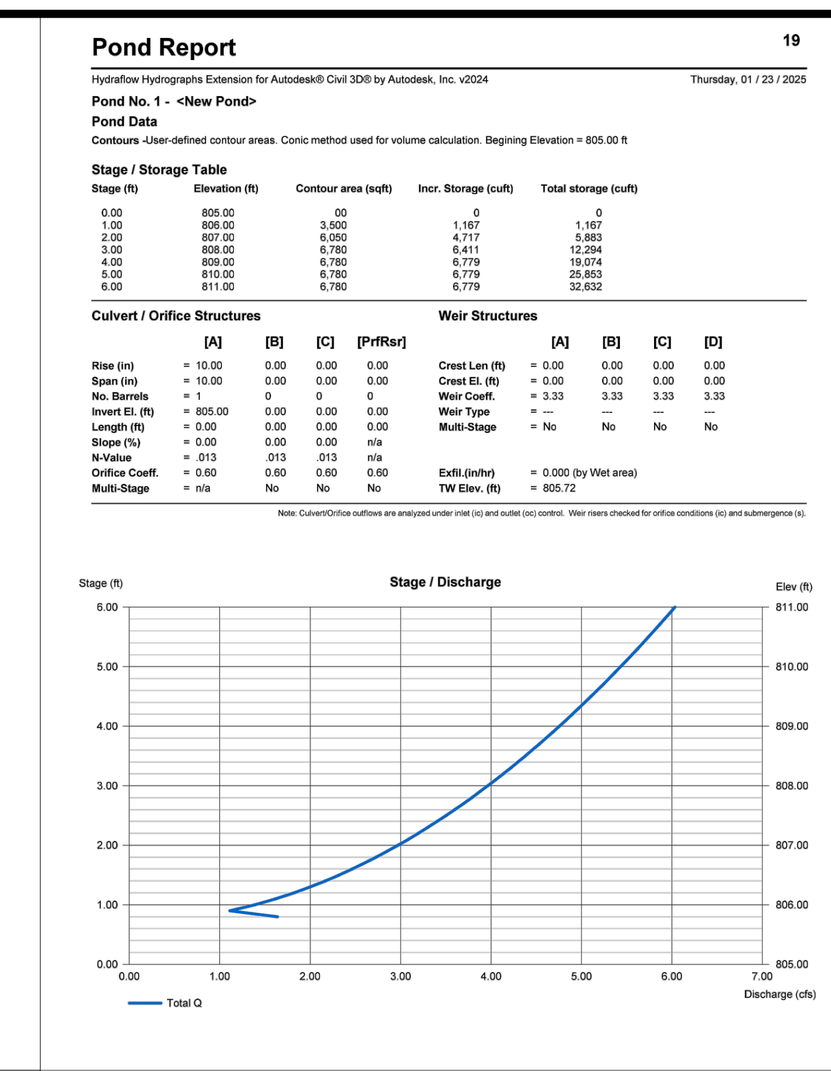
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	12

TX. P.E. FIRM #11525





CURVE NUMBER CALCS:

PROJECT SOIL TYPE = D
IMPERVIOUS AREA CURVE NUMBER = 98
PERVIOUS AREA CURVE NUMBER = 80
COMMERCIAL CURVE NUMBER = 95

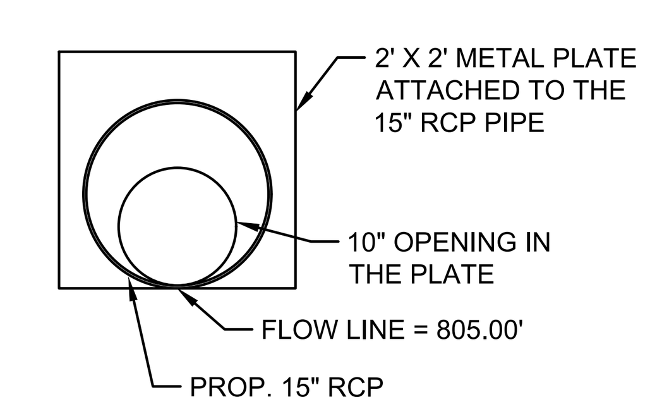
DRAINAGE AREA DA-1
IMPERVIOUS AREA= 0.59 AC; PERVIOUS AREA= 0.54 AC.
WEIGHTED CURVE NUMBER= (0.59X98+0.54X80)/1.13= 89

PRE vs POST DEVELOPED DISCHARGE SUMMARY(TXDOT)

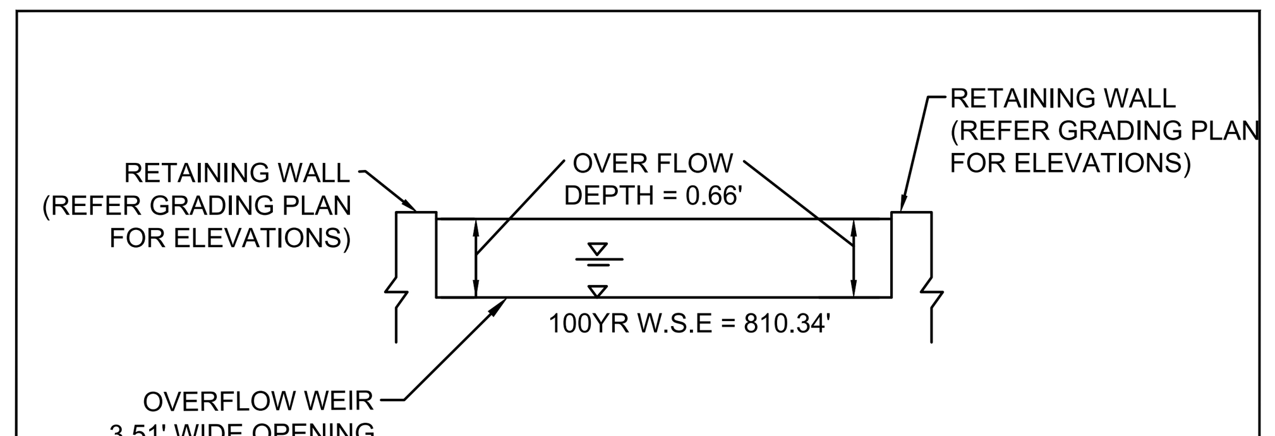
STORM EVENT	PRE DEV. (DISCHARGE CFS)	POST DEV. (DISCHARGE CFS)	DIFFERENCE (POST - PRE)
2yr	3.176	3.168	-0.008
10yr	6.479	5.609	-0.870
25yr	8.990	7.402	-1.588
100yr	13.660	10.700	-2.960

PRE vs POST DEVELOPED DISCHARGE SUMMARY(EX. INLET)

STORM EVENT	PRE DEV. (DISCHARGE CFS)	PRE DEV.(AS-BUILTS) (DISCHARGE CFS)	POST DEV. (DISCHARGE CFS)	DIFFERENCE (POST - PRE (AS-BUILTS))
2yr	5.385	4.870	4.775	-0.095
10yr	10.990	7.450	7.237	-0.213
25yr	15.250	9.170	9.046	-0.124
100yr	23.160	12.840	12.300	-0.540



CONTROL STRUCTURE DETAIL
N.T.S



USING WEIR EQUATION:

$Q = CL(H)^{3/2}$

$Q_{100YR\ ALLOWABLE}$ = 5.643 CFS

C = 3.0

L = LENGTH OF OPENING = ?

H = 0.66'

$5.643 = 3.0XLX(0.66)^{3/2}$

USE L = 3.51 FT

OVERFLOW WEIR CALCS
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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POST-DRAINAGE CALCS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

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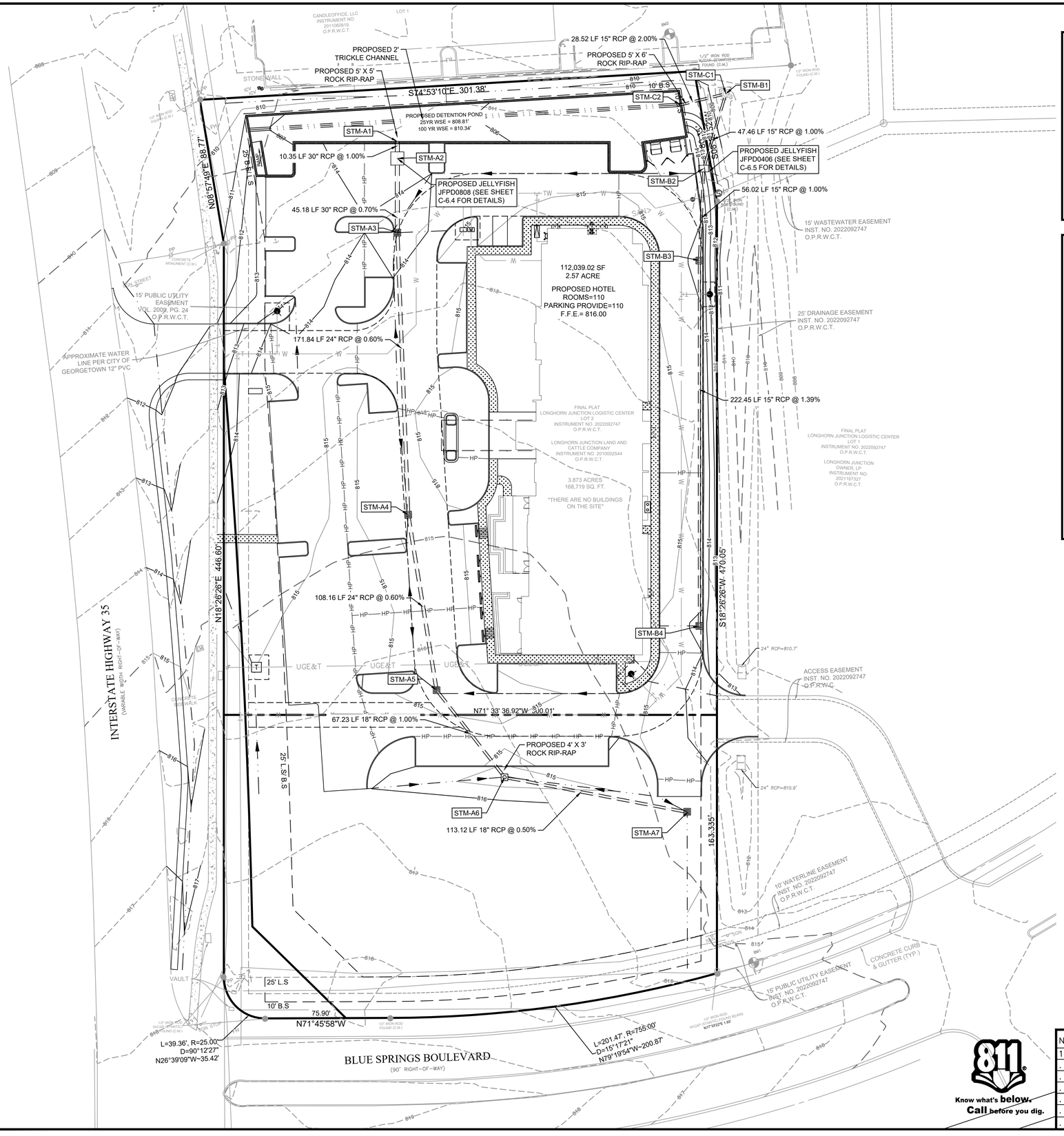
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	13

TX. P.E. FIRM #11525



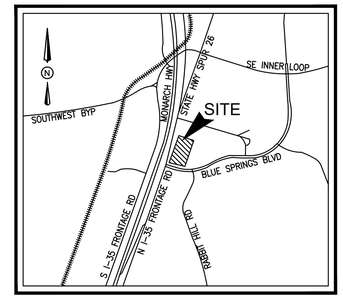
EXISTING LEGEND

	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN>—	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

STORM SEWER LEGEND

EXISTING MINOR CONTOURS	814
EXISTING MAJOR CONTOURS	815
MINOR CONTOURS	814
MAJOR CONTOURS	815
STORM PIPE	STM–>
HIGH POINT	HP HP HP HP
CURB INLET	
GRATE INLET	
STORM MANHOLE	
STORM CLEANOUT	
JUNCTION BOX	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

STORM SEWER GENERAL NOTES

1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS, SIZES AND FLOW LINES FOR ALL STORM SEWER SYSTEMS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS PRIOR TO CONNECTING PROPOSED STORM SEWER PIPES.
3. TWO WEEKS PRIOR TO CONNECTING TO EXISTING STORM DRAIN LINES, THE CONTRACTOR SHOULD INSPECT THE EXISTING LINE AND CONTACT TT THE STORM WATER INSPECTOR SHOULD THE LINE NEED TO BE CLEANED.
4. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN TWO WEEKS PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

PROPOSED STORM CALLOUTS	
LABELS	STORM LINE A- DESCRIPTIONS
STM-A1	STA: 0+00.00 CONNECT TO PROPOSED DETENTION POND 30" RCP FL IN = 806.70'
STM-A2	STA: 0+10.35 INSTALL: PROPOSED JELLYFISH JFPD0808 OUTLET PIPE 30" RCP FL OUT = 806.80'
STM-A3	STA: 0+55.53 INSTALL: 4' GRATE INLET TOP = 813.69' 30" RCP FL OUT = 807.11' 24" RCP FL IN = 807.61'
STM-A4	STA: 2+27.37 INSTALL: 4' GRATE INLET TOP = 814.32' 24" RCP FL OUT = 808.64' 24" RCP FL IN = 808.64'
STM-A5	STA: 3+35.53 INSTALL: 4' GRATE INLET TOP = 814.36' 24" RCP FL OUT = 809.29' 18" RCP FL IN = 809.71'
STM-A6	STA: 4+02.76 INSTALL: 4' WYE INLET TOP = 814.95' THROAT = 814.45' 18" RCP FL OUT = 810.38' 18" RCP FL IN = 810.38'
STM-A7	STA: 5+15.88 INSTALL: 4' GRATE INLET TOP = 814.15' 18" RCP FL OUT = 810.95'

PROPOSED STORM CALLOUTS	
LABELS	STORM LINE B - DESCRIPTIONS
STM-B1	STA: 0+00.00 CONNECT TO EXISTING INLET EX. 18" RCP FL OUT = 804.22' 15" RCP FL IN = 804.22'
STM-B2	STA: 0+47.46 INSTALL: PROPOSED JELLYFISH JFPD0406 OUTLET PIPE 15" RCP FL OUT = 804.67'
STM-B3	STA: 1+03.48 INSTALL: 4' GRATE INLET TOP = 813.80' 15" RCP FL OUT = 805.21'
STM-B4	STA: 3+25.93 INSTALL: 4' GRATE INLET TOP = 813.83' 15" RCP FL OUT = 808.30'

PROPOSED STORM CALLOUTS	
LABELS	STORM LINE C - DESCRIPTIONS
STM-C1	STA: 0+00.00 CONNECT TO EXISTING INLET EX. 18" RCP FL OUT = 804.22' 15" RCP FL IN = 804.43'
STM-C2	STA: 0+28.52 15" RCP W/CONTROL STRUCTURE 15" RCP FL OUT = 805.00'

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

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS · PIK HAU YEOH · 121532 · LICENSED · PROFESSIONAL ENGINEER
03/18/2025

STORM SEWER PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

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WILLIAMSON COUNTY, TEXAS 78626

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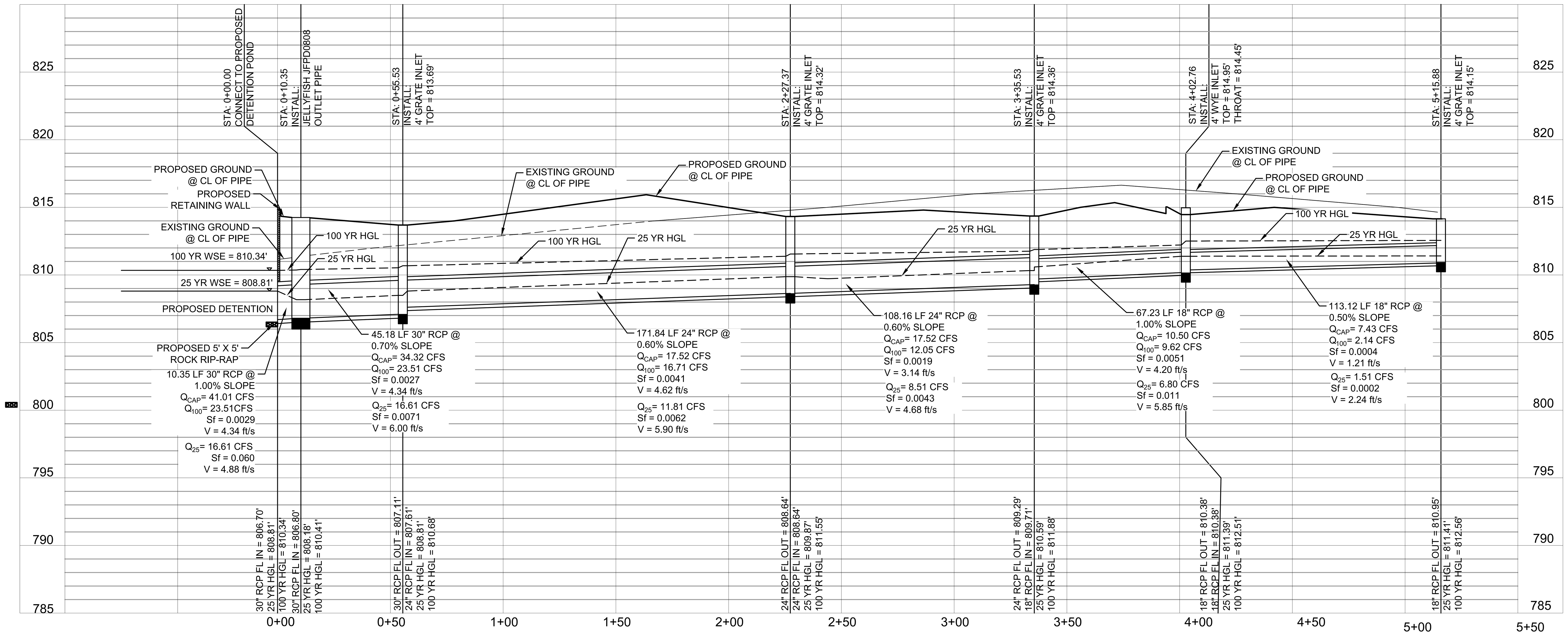
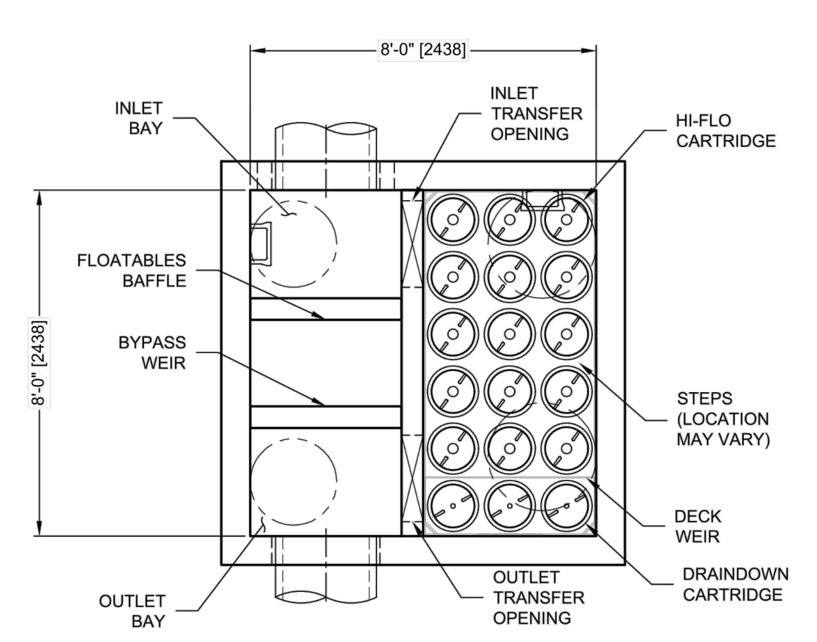
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	14

TX. P.E. FIRM #11525



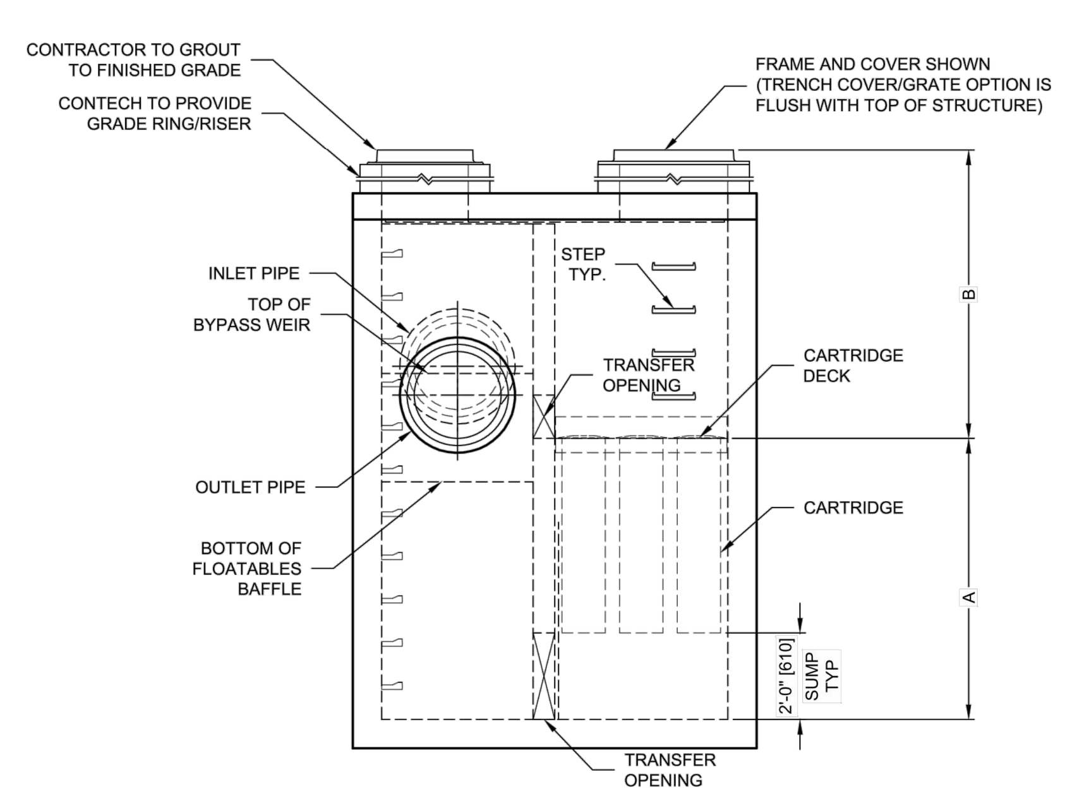
STORM LINE "A" (PRIVATE) PROFILE

SCALE H: 1"=30' V: 1"=5'



PLAN VIEW

TOP SLAB NOT SHOWN

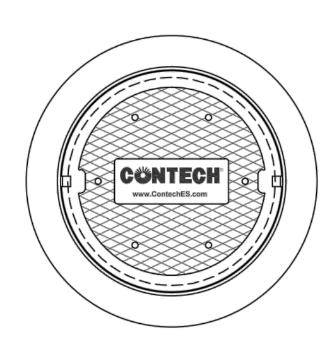


ELEVATION VIEW

JELLYFISH DESIGN NOTES

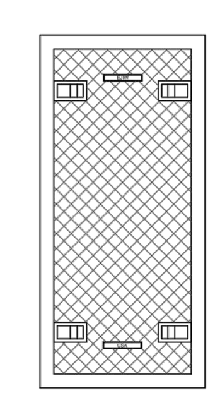
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SIZE, TYPE AND QUANTITY. THE STANDARD PEAK DIVERSION VAULT STYLE WITH PRECAST TOP SLAB IS SHOWN. THE 8' x 8' [2438 x 2438] JELLYFISH PEAK TREATMENT CAPACITY IS 2.94 CFS [83.25 L/s]. MAXIMUM BYPASS CAPACITY IS DETERMINED BY CONTECH ENGINEERED SOLUTIONS. IF THE SITE CONDITIONS EXCEED THE TOTAL BYPASS CAPACITY OF THE SYSTEM, AN UPSTREAM DIVERSION STRUCTURE IS REQUIRED.

CARTRIDGE SIZE	54	40	27	15
FLOW RATE HIGH-FLO / DRAINDOWN (cfs [L/s])	0.178/0.089 [5.10/2.55]	0.133/0.065 [3.68/1.84]	0.089/0.045 [2.55/1.28]	0.049/0.025 [1.42/0.71]
MAXIMUM CARTRIDGE QUANTITY, HI-FLO / DRAINDOWN	15/3			
MAXIMUM TREATMENT	2.94 [83.25]	2.21 [62.58]	1.47 [41.63]	0.81 [22.94]
OUTLET INVERT TO STRUCTURE INVERT (A) (ft. [mm])	6.50 [1981]	5.33 [1625]	4.25 [1295]	3.25 [991]
FINISHED GRADE TO OUTLET INVERT (SHALLOW) (B)	DETERMINED BY CONTECH			
FINISHED GRADE TO OUTLET INVERT (STANDARD) (B) (ft. [mm])	5.67 [1727]	4.58 [1396]		



FRAME AND COVER

STANDARD TOP
SLAB CONFIGURATION
(DIAMETER VARIES)
NOT TO SCALE



24" TRENCH COVER

SHALLOW TOP
SLAB CONFIGURATION
(LENGTH VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
NUMBER OF CARTRIDGES REQUIRED (HF / DD)	
CARTRIDGE SIZE (54, 40, 27, 15)	
RIM ELEVATION	

PIPE DATA:	INVERT	MAT'L	DIA	SLOPE %	HGL
INLET PIPE 1					
INLET PIPE 2					
OUTLET PIPE					

SEE GENERAL NOTES 7-8 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. ALTERNATE UNITS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' [3048], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
6. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
7. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
8. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
9. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. WHEN ACTIVATED PRIOR TO SITE STABILIZATION, CONTRACTOR TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ACCORDING TO THE PROVISIONS IN THE ACTIVATION CHECKLIST AND THE QUOTED SCOPE OF WORK. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

Jellyfish® Filter

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0808
PEAK DIVERSION CONFIGURATION
STANDARD DETAIL

25 YR Hydraulic Calculations For Storm Line "A"

Station		Length	Structure	Flow		Pipe				Material	HGL		Frisction Slope (Sf)	Velocity Head
				Additional	Total	Capacity	Velocity	Size	Slope		(d/s)	(u/s)		
From	To	(ft)		(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)		(ft)	(ft)	(ft/ft)	ft
0+10.35	0+00.00	10.35	JELLYFISH	0.00	16.61	41.01	4.88	30	1.00	RCP	808.81	808.18	-0.0609	0.3698
0+55.53	0+10.35	45.18	4' GRATE Inlet	4.81	16.61	34.32	6.00	30	0.70	RCP	808.18	808.50	0.0071	0.5590
2+27.37	0+55.53	171.84	4' GRATE Inlet	3.29	11.80	17.52	5.90	24	0.60	RCP	808.81	809.87	0.0062	0.5405
3+35.53	2+27.37	108.16	4' GRATE Inlet	1.72	8.51	17.52	4.68	24	0.60	RCP	809.87	810.33	0.0043	0.3401
4+02.76	3+35.53	67.23	4' WYE Inlet	5.29	6.80	10.50	5.85	18	1.00	RCP	810.59	811.39	0.0119	0.5314
5+15.88	4+02.76	113.12	4' GRATE Inlet	1.51	1.51	7.43	2.24	18	0.50	RCP	811.39	811.41	0.0002	0.0779

100 YR Hydraulic Calculations For Storm Line "A"

Station		Length	Structure	Flow		Pipe				Material	HGL		Frisction Slope (Sf)	Velocity Head
				Additional	Total	Capacity	Velocity	Size	Slope		(d/s)	(u/s)		
From	To	(ft)		(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)		(ft)	(ft)	(ft/ft)	ft
0+10.35	0+00.00	10.35	JELLYFISH	0.00	23.51	41.01	4.34	30	1.00	RCP	810.34	810.37	0.0029	0.2925
0+55.53	0+10.35	45.18	4' GRATE Inlet	6.80	23.51	34.32	4.34	30	0.70	RCP	810.41	810.53	0.0027	0.2925
2+27.37	0+55.53	171.84	4' GRATE Inlet	4.66	16.71	17.52	4.62	24	0.60	RCP	810.68	811.39	0.0041	0.3314
3+35.53	2+27.37	108.16	4' GRATE Inlet	2.43	12.05	17.52	3.14	24	0.60	RCP	811.55	811.76	0.0019	0.1531
4+02.76	3+35.53	67.23	4' WYE INLET	7.48	9.62	10.50	4.20	18	1.00	RCP	811.88	812.22	0.0051	0.2739
5+15.88	4+02.76	113.12	4' GRATE Inlet	2.14	2.14	7.43	1.21	18	0.50	RCP	812.51	812.56	0.0004	0.0227

NO.	DATE	DESCRIPTION	BY
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03/18/2025

STORM SEWER PROFILE

HOTEL

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TRIANGLE ENGINEERING LLC
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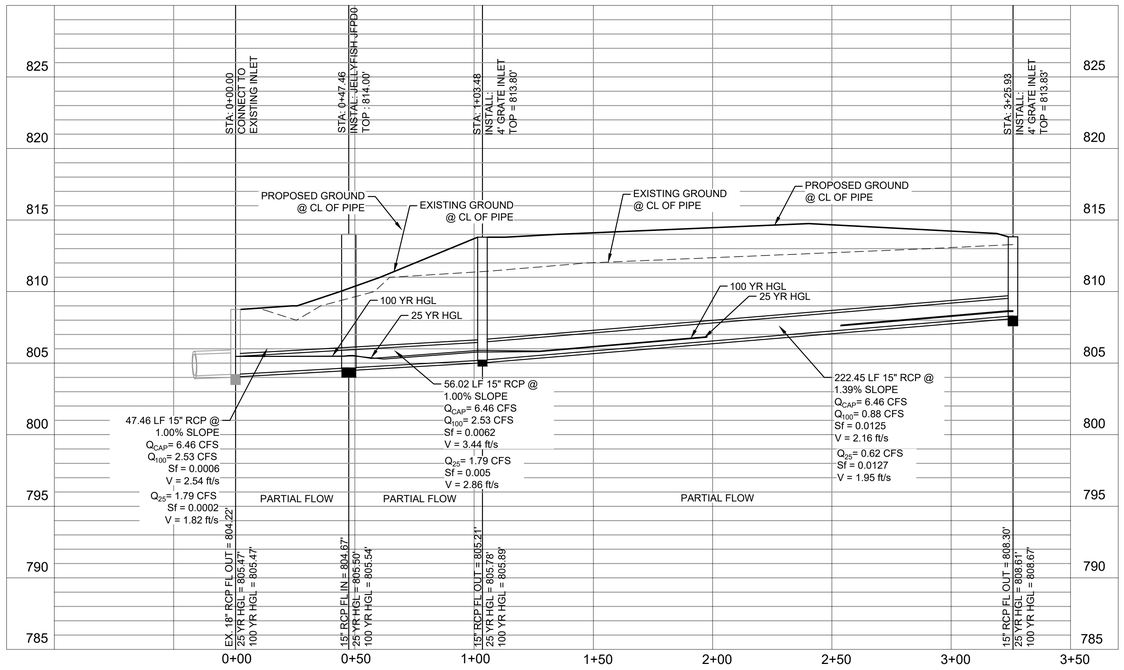
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

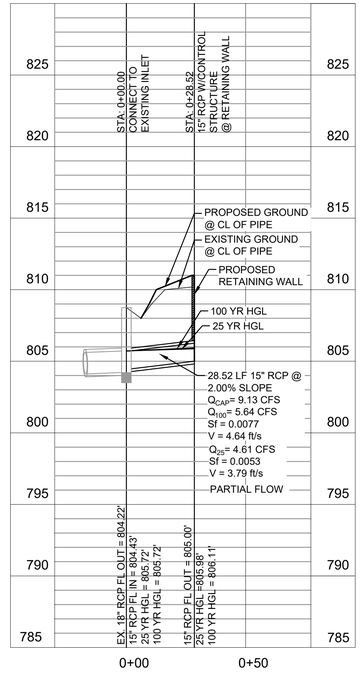
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	15

TX. P.E. FIRM #11525



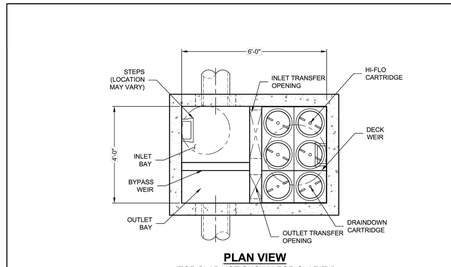
STORM LINE "B" (PRIVATE) PROFILE

SCALE H: 1"=30' V: 1"=5'

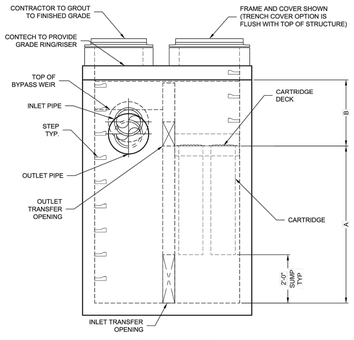


STORM LINE "C" (PRIVATE) PROFILE

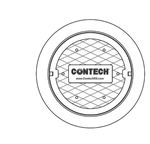
SCALE H: 1"=30' V: 1"=5'



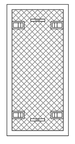
PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
N.T.S.

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	5'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART.)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0406
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

C:\USERS\JOHN.WRIGHT\ONEDRIVE - THE QUIKRETE COMPANIES\DESKTOP\STANDARD DETAILS\JFPD0406UTIL.DWG 11/15/2022 2:01 PM

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

STORM SEWER PROFILE 2

HOTEL
INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

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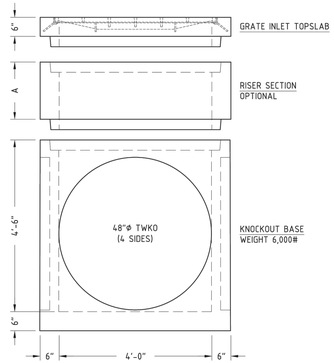
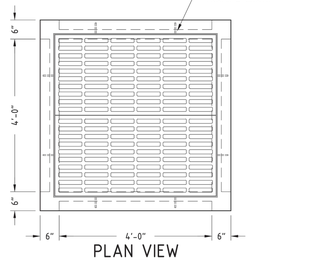
AY	DK	09/18/2023	SEE SCALE BAR	082--23	16

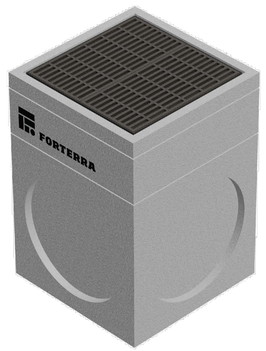


RISER	
A	WEIGHT
1'-0"	1,375#
1'-6"	2,075#
2'-0"	2,750#
3'-0"	4,125#

SIDE VIEW



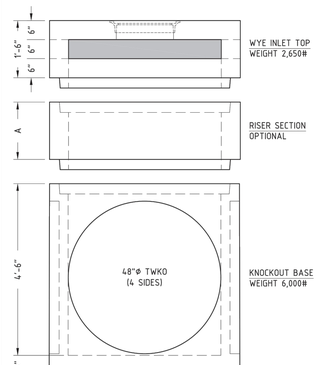
PLAN VIEW



NOTE:

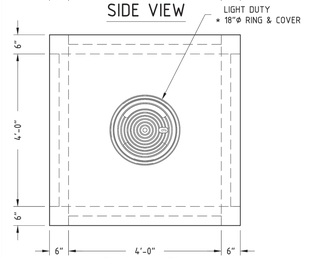
-MAX. PIPE CONNECTION: 36"Ø RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-MAX BURIAL DEPTH 25'-0" FROM INSIDE FLOOR TO FINISHED GRADE
-PER TxDOT PRECAST BASE DETAIL TYPE 'PB' JANUARY 2015.
-STEPS NOT AVAILABLE
-CAST IRON FRAME CAST INTO SLAB
-SMALLER FRAME & GRATE OPTIONS ARE AVAILABLE.
-ADA GRATE AVAILABLE.

FORTERRA	REGION, STATE	GRATE INLET - CAST IRON
	NORTH TX	4'-0" x 4'-0"
	DATE: 2018 / SECT.PAGE: 1.4.11	



RISER	
A	WEIGHT
1'-0"	1,375#
1'-6"	2,075#
2'-0"	2,750#
3'-0"	4,125#

SIDE VIEW



PLAN VIEW

NOTE:

-MAX. PIPE CONNECTION: 36"Ø RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-MAX BURIAL DEPTH 25'-0" FROM INSIDE FLOOR TO FINISHED GRADE
-PER TxDOT PRECAST BASE DETAIL TYPE 'PB' JANUARY 2015
-NOT TRAFFIC RATED
-STEPS NOT AVAILABLE
-NUMEROUS RING & COVER OPTIONS ARE AVAILABLE.

FORTERRA	REGION, STATE	WYE INLET
	NORTH TX	4'-0" x 4'-0"
	DATE: 2018 / SECT.PAGE: 1.4.13	

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
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STORM SEWER DETAILS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

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LONGHORN JUNCTION LOGISTIC CENTER ADDITION, LOT 2

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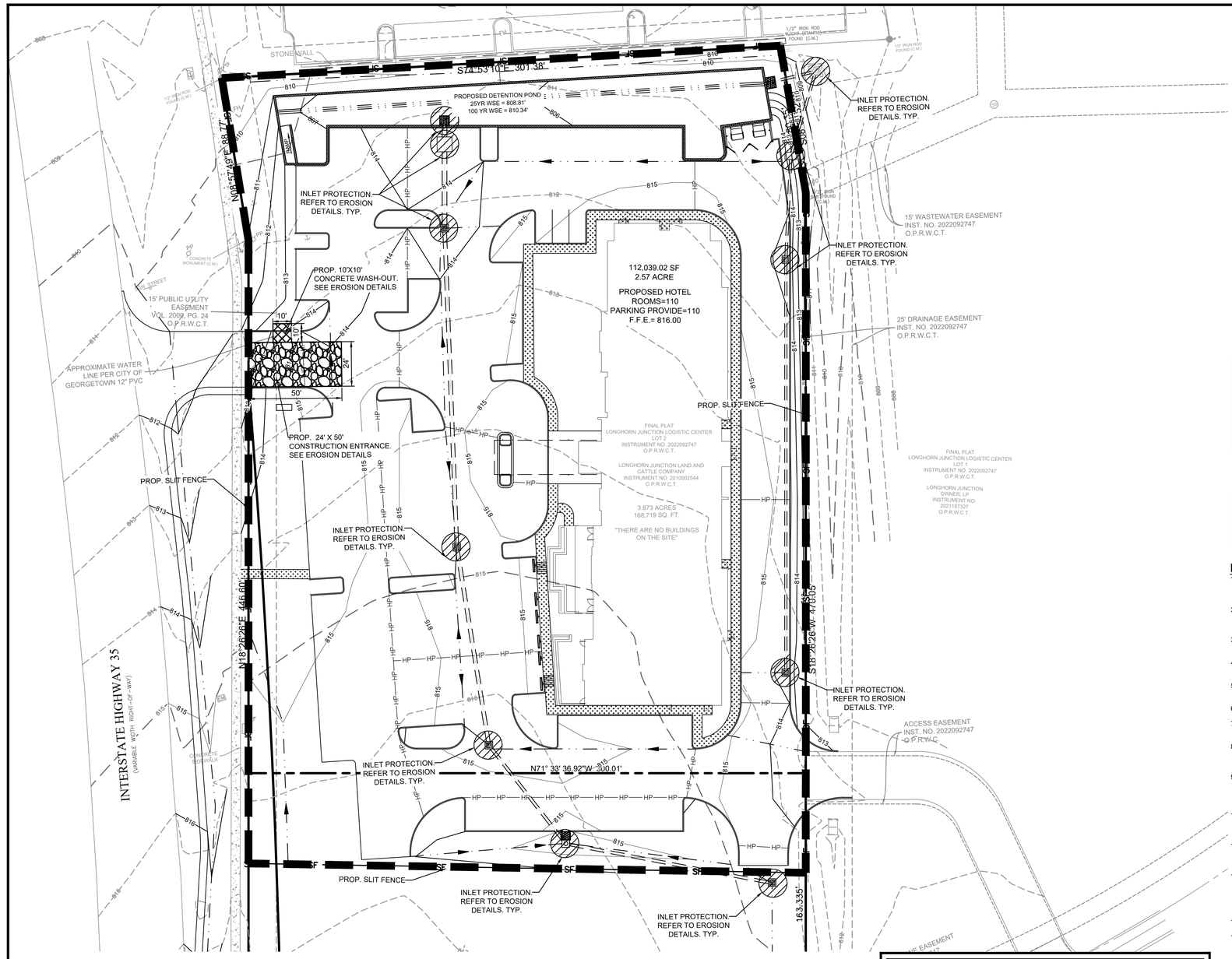


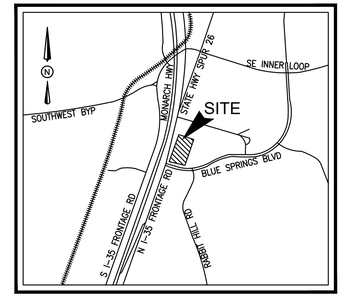
EXISTING LEGEND

	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
—W—	WATER LINE		"X" CUT SET
—SAN>	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS		FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
			STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
CO	SANITARY SEWER CLEAN OUT		GREASE TRAP
		T	TELEPHONE RISER

EROSION CONTROL LEGEND

TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY CONCRETE WASHOUT AREA	
RIP RAP	
TEMPORARY SILT FENCE	SF
TEMPORARY COMPOST FILTER SOCK	FS
HIGH POINT	HP HP HP HP HP
LIMITS OF DISTURBANCE	
TEMPORARY INLET PROTECTION	
ROCK BERM	

Scale: 1" = 20' Feet (0, 20, 40)



VICINITY MAP
N.T.S.

EROSION CONTROL GENERAL NOTES

1. EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN .
2. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
3. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
5. THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY; AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
6. CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
7. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
8. TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24' WIDE X 50' LONG X 6" DEEP. (3"-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE .
9. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.

EROSION CONTROL GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
3. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
4. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
5. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
6. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
7. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
8. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING
9. EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
10. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
11. A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
15. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
19. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
20. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

1. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
5. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre),, Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac). Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain.
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

EROSION & SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:
SELECT T = TEMPORARY OR P = PERMANENT
(AS APPLICABLE)

___ MULCHING (HAY OR STRAW)
___ BUFFER ZONES
_P_ PLANTING
_T_ SEEDING
_P_ SODDING
___ PRESERVATION OF NATURAL RESOURCES
___ FLEXIBLE CHANNEL LINER
___ RIGID CHANNEL LINER
___ SOIL RETENTION BLANKET
___ COMPOST MANUFACTURED TOPSOIL
___ EROSION CONTROL BLANKET

EROSION CONTROL SUMMARY

PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMP'S. 2. BEGIN EARTHWORK. 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMP'S & INSTALLATION OF PERMANENT EROSION CONTROL BMP'S.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	3.873ACRES
TOTAL DISTURBED AREA:	X.XX ACRES

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

Know what's below.
Call before you dig.

EROSION CONTROL PLAN

HOTEL
INTERSTATE HWY 35 & BLUE SPRINGS BLVD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS 78626
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
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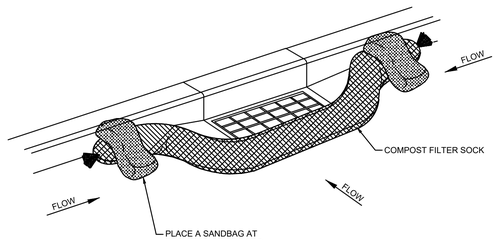
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	18

TX. P.E. FIRM #11525



CURB INLET PROTECTION DETAIL

COMPOST FILTER SOCK DETAIL

N.T.S.

USAGE NOTES:

1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFETIVELY SECURES THEFILTER SOCK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURES RECOMMENDATIONS. (1'MIN. 3'MAX.)
3. USE 8" TO 12" DIA. SOCK ON CUBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

DESIGN CRITERIA:

COMPOST FILTER SOCKS ARE DESIGNED TO RETAIN SEDIMENT TRANSPORTED IN SHEET FLOW FROM DISTURBED AREAS. COMPOST FILTER SOCKS PERFORM THE SAME FUNCTION AS SILT FENCE, ALLOW A HIGHER FLOW RATE, AND ARE USUALLY FASTER AND CHEAPER TO INSTALL. WHERE ALL RUNOFF IS TO BE TREATED BY THE COMPOST FILTER SOCK THE MAXIMUM SLOPE LENGTH BEHIND THE COMPOST FILTER SOCK SHALL NOT EXCEED THOSE SHOWN IN TABLE 1. THE DRAINAGE AREA SHALL NOT EXCEED ¼ ACRE FOR EVERY 100 FT OF COMPOST FILTER SOCK.

THE SEDIMENT AND POLLUTANT REMOVAL PROCESS CHARACTERISTIC TO COMPOST FILTER SOCKS COMBINES BOTH FILTERING AND DEPOSITION FROM SETTLING SOLIDS.THIS IS DIFFERENT THAN METHODS THAT RELY ON PONDING FOR DEPOSITION OF SOLIDS FOR SEDIMENT CONTROL,SUCH AS SILT FENCE. PONDING OCCURS WHEN WATER FLOWING TO THE COMPOST FILTER SOCK ACCUMULATES FASTER THAN THE HYDRAULIC FLOW THROUGH RATE OF THE COMPOST FILTER SOCK. HYDRAULIC FLOW-THROUGH RATS FOR COMPOST FILTER SOCKS ARE 50% GREATER THAN SILT FENCE FILTER FABRIC. GREATER HYDRAULIC FLOW-THROUGH RATES REDUCE PONDING. COMPOST FILTER SOCKS SHALL MEET THE NETTING SPECIFICATIONS IN TABLE 22. COMPOST FILTER SOCKS SHALL MEET THE SPECIFICATIONS IN TABLE 3. COMPOST USED IN COMPOST FILTER SOCKS SHALL MEET THE SPECIFICATION DESCRIBED UNDER COMPOST FILTER MEDIA SPECIFICATIONS.

A 12 INCH DIAMETER COMPOST FILTER SOCK SHALL BE USED ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO SIX MONTHS. A 12 INCH DIAMETER COMPOST FILTER SOCK MAY ALSO BE USED ON MINOR PROJECTS, SUCH AS RESIDENTIAL HOME SITES OR SMALL COMMERCIAL DEVELOPMENTS.

COMPOST FILTER MEDIA SPECIFICATIONS:

COMPOST USED FOR COMPOST FILTER SOCK FILLER MATERIAL (FILTER MEDIA) SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS INCLUDING TIME AND TEMPERATURE DATA. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW US COMPOSTING COUNCIL TEST METHODS FOR THE EXAMINATION OF COMPOSTING AND COMPOST GUIDELINES FOR LABORATORY PROCEDURES:

A. PH _5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
B. PARTICLE SIZE -99% PASSING A 2 IN (50MM) SIEVE AND A MAXIMUM OF 40% PASSING A ⅜ IN (9.5MM) SIEVE, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION", (NOTE- IN THE FIELD, PRODUCT COMMONLY IS BETWEEN ½ IN [12.5MM] AND 2 IN [50MM] PARTICLE SIZE.)
C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OF FOREIGN MAN MADE MATERIALS.
E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS,

CONSTRUCTION SPECIFICATIONS:

THE COMPOST FILTER SOCK SHALL BE INSTALLED ACCORDING TO THIS SPECIFICATION, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

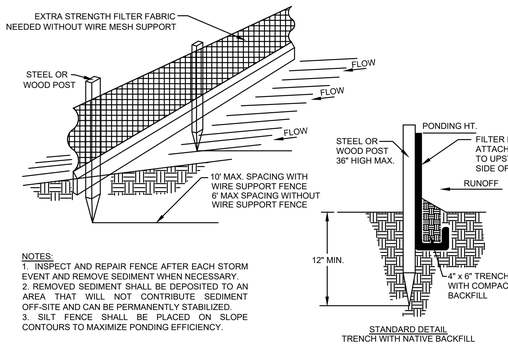
1. COMPOST FILTER SOCKS SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA. IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), A SECOND COMPOST FILTER SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE.
2. STAKES SHALL BE INSTALLED THROUGH THE MIDDLE OF THE COMPOST FILTER SOCK ON 10 FT (3M) CENTERS, USING 2 IN (50MM) BY 2 IN (50MM) BY 3 FT (1M) WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN COMPOST FILTER SOCKS ARE USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE COMPOST FILTER SOCKS TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.
3. STAKING DEPTH FOR SAND AND SILT LOAM SOILS SHALL BE 12 IN (300MM), AND 8 IN (200MM) FOR CLAY SOILS.
4. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.
5. IF THE COMPOST FILTER SOCK IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER WILL SPECIFY SEED REQUIREMENTS.
6. COMPOST FILTER SOCKS ARE NOT TO BE USED IN PERENNIAL, EPHEMERAL, OR INTERMITTENT STREAMS.

MAINTENANCE:

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. COMPOST FILTER SOCKS SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF COMPOST FILTER SOCK IS REDUCED. COMPOST FILTER SOCKS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATION AT THE COMPOST FILTER SOCK SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE COMPOST FILTER SOCK IS REMOVED.

COMPOST FILTER SOCK NOTES

N.T.S.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

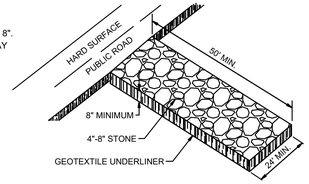
SILT FENCE DETAIL

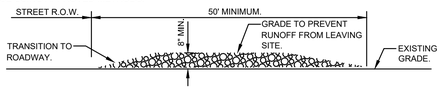
N.T.S.

NOTES

1. STABILIZED CONSTRUCTION ENTRANCES SHALL CONFORM TO THE CITY'S CRITERIA MANUAL.
2. STONE SIZE SHALL BE 4" - 8" OPEN GRADED ROCK.
3. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
4. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
5. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.





CONSTRUCTION ENTRANCE DETAIL

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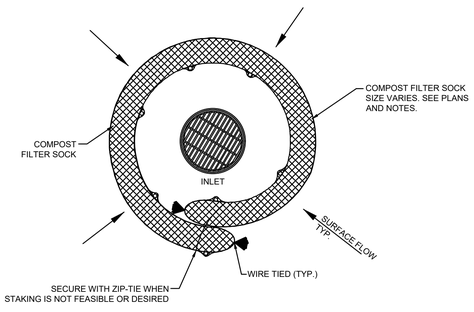

AREA/GRATE INLET PROTECTION DETAIL

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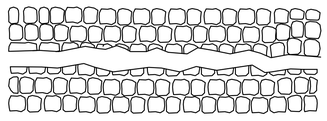
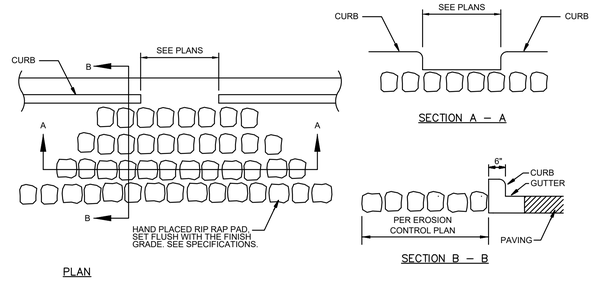


PLACE RIP-RAP IN ALL AREAS INDICATED ON THE DRAWING.THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED, UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP PAD FOR SLOPE PROTECTION DETAIL

N.T.S.



CURB CUT WITH RIP RAP

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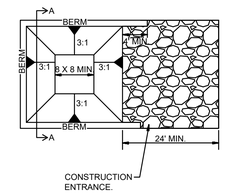
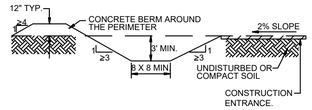


NOTES

1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRANAIGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS WITH INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINE ABOVE GROUND STORAGE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE FLAT SUBSURFACE PIT THAT IS AT LEAST 6' x 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
9. INSPECT BMPs EACH WORKDAY, AND MAINTAIN IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
10. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
11. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
12. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
13. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN SHALL BE TRANSPORTED FROM THE JOB SITE IN A CONTAINER AND DISPOSED OF PROPERLY.
14. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
15. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BE THE LOCAL JURISDICTION.



CONCRETE WASHOUT AREA DETAIL

N.T.S.

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STATE OF TEXAS
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EROSION CONTROL DETAILS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTIC CENTER ADDITION, LOT 2

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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082-23	19

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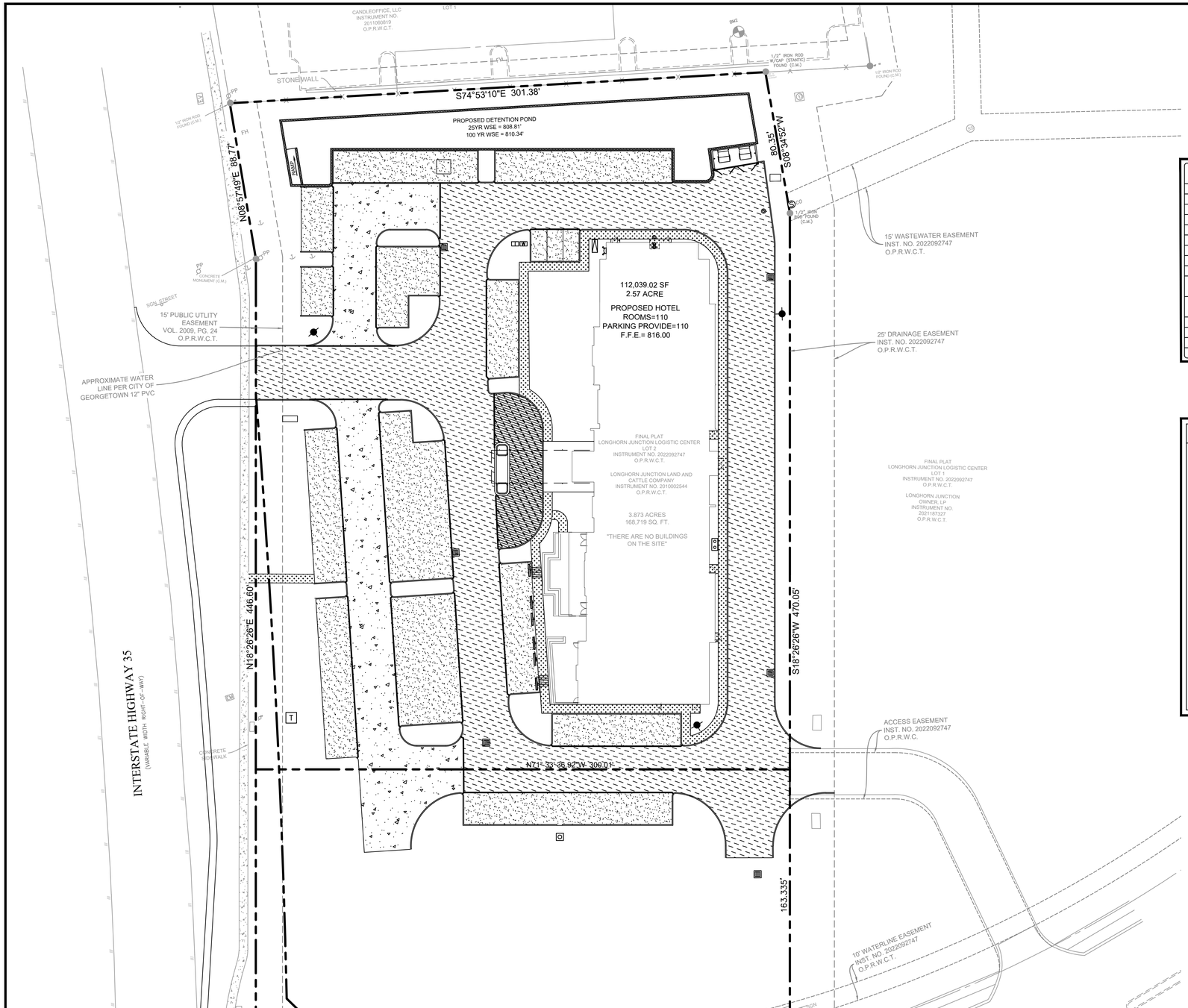


EXISTING LEGEND

	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
W	WATER LINE		"X" CUT SET
SAN>	SANITARY SEWER LINE	WM	WATER METER
	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	FO	FIBER OPTIC MARKER
		WV	WATER VALVE
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS	TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
CO	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
		T	TELEPHONE RISER

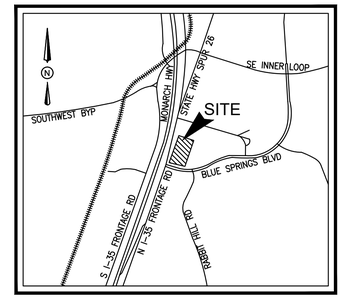
PAVING LEGEND

EXPANSION JOINT (@ 60' MAX.)	
SAWCUT JOINT (@ 15' MAX.)	
4" SIDEWALK	
PARKING CONCRETE	
DECORATIVE CONCRETE	
DRIVEWAY CONCRETE	
FIRE LANE CONCRETE	
STORM SEWER MANHOLE	D
STORM SEWER CLEANOUT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	DO
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	GT
DOMESTIC WATER METER	WM
IRRIGATION METER	
GAS METER	G
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

N

0 1 40

Scale: 1" = 20 ' Feet



VICINITY MAP

N.T.S.

PAVING GENERAL NOTES

1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
2. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
3. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
4. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
5. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
6. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
7. LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
8. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.
9. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
10. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
11. SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.

PROPOSED RIGID PAVEMENT RECOMMENDATIONS

PAVEMENT THICKNESS & STRENGTH	LEGEND	SUBGRADE RECOMMENDATIONS	PROPOSED REINFORCEMENT	PROPOSED USE
4" THICK CONCRETE PAVEMENT @ 3,000 PSI		PLEASE REFER TO PAVING DETAILS	PLEASE REFER TO PAVING DETAILS	SIDEWALK
5" THICK CONCRETE PAVEMENT @ 3,500 PSI		6" COMPACTED SUBGRADE	# 3 REBAR @ 18" O.C. EACH-WAY	PARKING
6" THICK CONCRETE PAVEMENT @ 3,500 PSI		PLEASE REFER TO ARCH PLANS	PLEASE REFER TO ARCH PLANS	DECORATIVE PAVING
6" THICK CONCRETE PAVEMENT @ 3,500 PSI		6" COMPACTED SUBGRADE	# 3 REBAR @ 18" O.C. EACH-WAY	DRIVE WAY
7" THICK CONCRETE PAVEMENT @ 3,500 PSI		6" COMPACTED SUBGRADE	# 3 REBAR @ 18" O.C. EACH-WAY	FIRE LANE

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

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

PAVING PLAN

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

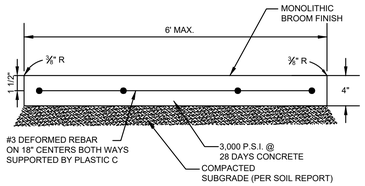
LONGHORN JUNCTION LOGISTICS CENTER ADDITION , LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

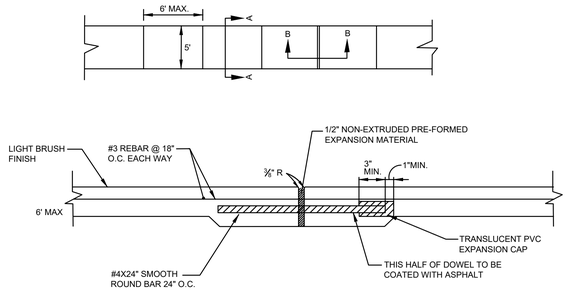
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082--23	20

TX. P.E. FIRM #11525

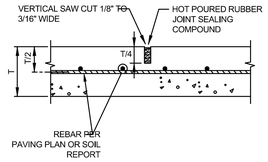


SECTION A-A

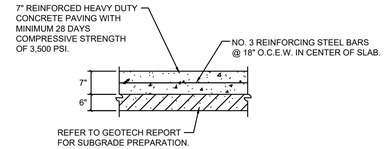


SECTION B-B

SIDEWALK DETAIL
N.T.S.



TYPICAL SAW CUT DETAIL
N.T.S.



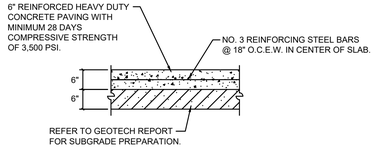
NOTE:
1. CONTRACTOR TO VERIFY WITH CITY REQUIREMENTS. SHOULD THE CITY REQUIREMENTS DIFFER FROM DETAIL, THE CITY REQUIREMENTS WILL SUPERCEDE.
2. CONTRACTOR TO VERIFY REQUIREMENTS FOR INSTALLATION OF PAVEMENT IN FIRE LANE. CONTRACTOR TO INSTALL ACCORDING TO LOCAL, STATE OR GOVERNMENT JURISDICTION.

7" CONCRETE PAVEMENT
N.T.S.

TYPICAL CURB DETAIL
N.T.S.

(SPACED 30 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)

TYPICAL EXPANSION JOINT DETAIL
N.T.S.



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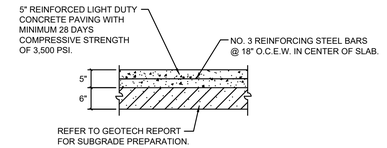
6" CONCRETE PAVEMENT
N.T.S.



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5" CONCRETE PAVEMENT
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	03/18/2025	1ST SITE DEVELOPMENT PLAN SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
03/18/2025

PAVING DETAILS

HOTEL

INTERSTATE HWY 35 & BLUE SPRINGS BLVD

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS 78626

LONGHORN JUNCTION LOGISTIC CENTER ADDITION, LOT 2

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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/18/2023	SEE SCALE BAR	082-23	21

TX. P.E. FIRM #11525

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Andrew Yeoh

Date: 01/07/2025

Signature of ~~Customer~~/Agent:

Regulated Entity Name: Hotel,IH-35 & Blue Springs Blvd, Georgetown, TX

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

[X] 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.

[X] 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.

[X] 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.

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

9. [X] **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. [X] **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.

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

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

18. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

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

Attachment A
SPILL RESPONSE ACTIONS
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION:

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

SPILL PREVENTION:

The following are the management practices that will be used to reduce the risk of spill or other accidental exposure of materials and substances to stormwater runoff. The general construction site Superintendent is responsible for cleaning up and disposition spills.

A. Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough products required to do the job.
2. All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and if possible, under a roof or other enclosure.
3. Products will be kept in their original containers with the original Manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the Manufacturer.
5. Whenever possible, all of the products will be used up before disposing of the container.
6. Manufacturers' recommendations for proper use and disposal will be followed.
7. Designated areas for equipment maintenance and repair (control of oil, grease and fuel spills).
8. Waste receptacles shall be placed on site for litter and construction debris and regularly collected.
9. Equipment washes down area on-site with appropriate control of wash water (including concrete truck wash down).
10. Protected storage areas for chemicals, paints, solvents, fertilizers and other potentially toxic materials.
11. Adequately maintained sanitary facilities.
12. Proper control of raw materials stored on-site (for example, sand, aggregate and cement used in the manufacture of concrete or stockpiles of topsoil).
13. Street sweeping or cleaning.

14. Removal of inlet protection barriers prior to major rainfall events so as to avoid flooding and verification that reinforced filter fabric fences are in proper condition prior to all rainfall events.
15. The site Superintendent will inspect daily to ensure proper use and disposal of materials onsite.

B. Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials if hazardous materials are used.

1. Products will be kept in original containers unless they are not resealable.
2. Original labels and material safety data will be retained.
3. If surplus products must be disposed of, the Manufacturer or Local and State recommended methods for proper disposal will be followed.

C. Product Specific Practices

The product-specific practices are to be followed.

D. Spill Prevention Practices

The spill prevention practices are to be followed. For spills and releases (of reportable quantities) the following steps must be taken:

1. Protect drain inlets and promptly clean up and properly dispose of spilt material. Be prepared to contain spills to prevent spreading with sorbent materials such as clay (kitty litter), polypropylene, booms and pads, rags and sawdust.
2. Notify the National Response Center (800) 424-8002 as soon as there is knowledge of the spill. Below is the link for the reportable quantities. https://www.tceq.texas.gov/response/spills/spill_rq.html
3. The SWPPP must be modified within 14 days of the spill to provide a description of the release, the circumstances leading to the release, and the date of the release.

Attachment B
POTENTIAL SOURCES OF CONTAMINATIONS
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

POTENTIAL SOURCES OF CONTAMINATIONS:

The following best management practices have been utilized for this project:

Other Pollution Prevention Controls

1. Waste Disposal

All waste material except scrap timber and brush will be collected and stored in a secure metal dumpster (or equivalent). The waste container will be inspected regularly with contents disposed of properly by the Contractor. No construction waste materials shall be buried on-site. No waste oil or other petroleum-based products shall be disposed of on-site (e.g., buried, poured, etc.), but shall be taken off-site for proper disposal.

Hazardous Waste. Any hazardous waste material must be disposed of in the manner specified by local and state regulations and/or by the Manufacturer. Site personnel will be instructed to be aware of this requirement.

Sanitary Waste. All sanitary waste must be collected from portable units as required and disposed of properly off-site.

The contractor will be responsible for removing waste from the site and disposing of it properly or contracting a service provider to do the same.

2. State/Local Waste Disposal, Sanitary Sewer and Septic System Regulations

Any sewer waste must be disposed of in the manner specified by local and state regulations. Site personnel will be instructed to be aware of this requirement.

3. Pollution Sources Other Than Construction

All on-site vehicles will be monitored for leaks and receive proper preventive maintenance to reduce the chance of leakage. Petroleum products must be stored in

tightly sealed containers, which are clearly labeled. All spills must be cleaned up immediately after discovery. Waste oil and other petroleum products shall not be discharged onto the ground. Petroleum products used on-site shall be applied/used according to the Manufacturer's recommendations.

The construction entrance to the site will be cleaned regularly to keep them clear of construction materials and debris.

There will be no anticipated stormwater discharge associated with an industrial activity other than construction at the project site

Attachment C
SEQUENCE OF MAJOR ACTIVITIES
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

SEQUENCE OF MAJOR ACTIVITIES:

The general sequence of major work activities includes, but is not limited to the following activities outlined below:

1. Submit and obtain the necessary approvals on all of the required plans and permits for the development of 3.873 acres of land.
2. Obtain the Notice to Proceed and commence mobilization.
3. Place SWPPP controls, signs, and barricades. Install inlet protection and perimeter sediment barriers, as required by construction plans.
4. Clear and grub.
5. Construction of underground utilities, pavement, sidewalk, and site grading.
6. Site restoration, landscaping, and final stabilization.
7. Perform contract requirements, including participating and supporting the project through the prefinal(s)/final inspections required as part of the Contract.
8. Demobilization of remaining equipment and materials.
9. Remove SWPPP controls and obtain the Notice of Termination.

Attachment D
TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES:

The following best management practices have been utilized for this project:

1. Stabilized Construction Entrance

A stabilized construction entrance consists of a pad consisting of gravel, crushed stone, recycled concrete or other rock-like material on top of geotextile filter cloth to facilitate the wash down and removal of sediment and other debris from construction equipment prior to exiting the construction site. For added effectiveness, a wash rack area shall be incorporated into the design to further reduce sediment tracking. For long term projects, cattle guards or another type of permanent rack system can be used in conjunction with a wash rack. This directly addresses the problem of silt and mud deposition in roadways used for construction site access.

2. Silt Fence

A silt fence consists of geotextile fabric supported by poultry or other backing stretched between metal posts with the lower edge of the fabric securely embedded in the soil. The fence is typically located downstream of the disturbed areas to intercept runoff in the form of sheet flow. Silt fence provides both filtration and time for sedimentation to reduce sediment and it reduces the velocity of the runoff. A properly designed silt fence is economical since it can be relocated during construction and reused on other projects.

3. Inlet Protection

Inlet protection consists of a variety of methods of intercepting w point inlets through the use of stone, filter fabric, and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in stormwater.

Attachment F
STRUCTURAL PRACTICES
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

STRUCTURAL PRACTICES:

The following best management practices have been utilized for this project:

The existing site currently drains to the existing ditch along the IH-35 frontage road and some water discharges into the existing inlet. Post-development, the site will drain to the proposed vegetative filter strips and eventually discharge into the existing ditch along the IH-35 frontage road. Some portion of the area will drain to the proposed jellyfish and eventually discharge into the existing inlet.

Attachment G
DRAINAGE AREA MAP
HOTEL
IH-35 & BLUE SPRING BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

DRAINAGE AREA MAP:

The existing site currently drains to the existing ditch along the IH-35 frontage road and some water discharges into the existing inlet. Post-development, the site will drain to the proposed vegetative filter strips and eventually discharge into the existing ditch along the IH-35 frontage road. Some amount of area will drain to the proposed jellyfish and eventually discharge into the existing inlet. The total post-development area will be disturbed at a one-time. Vegetative strips and jellyfish will be used in combination with other erosion and sediment controls within each disturbed drainage area.

Attachment I
INSPECTION AND MAINTENANCE FOR BMPs
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft of impervious coverage (Building, Driveways, and parking lots) and with project development.

INSPECTION AND MAINTENANCE FOR BMPs:

Below are inspection and maintenance practices required by the permit to maintain erosion and sediment controls during construction. The Contractor is responsible for performing all maintenance on controls and for all reports associated with maintenance performed.

A. All measures must be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of a negative report. Repairs shall be made within 7 days of the negative report or before the next forecasted rain event, whichever is sooner. For instance, a filter sock found to have been washed out by a large storm event must be repaired/replaced or substituted by another control measure if the current structure is deemed insufficient to control erosion.

B. Sediment found to have washed down a hill slope must be excavated from the stream, control structure, or other accumulation point and restored to prevent sedimentation of downstream waters.

C. Sediment must be removed from behind silt control device when a 6" build-up occurs reducing design capacity by 33%.

D. During inspections, any sediment barriers must be inspected for depth of sediment, material problems and proper attachment to support posts, as well as to confirm that posts are firmly in the ground.

E. Temporary and permanent seeding and planting must be inspected for bare spots, washouts, and healthy growth.

F. Inspection and Maintenance Reports must be completed after each inspection and kept with the SWPPP. If inspection results indicate a need for revision to the plan, the plan shall be revised and implemented, as appropriate, within 7 calendar days following the inspection. The reports shall identify any incidents of noncompliance. Where a report does not identify any incidents of noncompliance, the report shall contain a certification that the project is in compliance with the SWPPP and the general permit. The report will be signed in accordance with the signatory requirements located in Section 4.

G. A designated person (e.g., an area operations manager) will perform the inspections or assign other qualified personnel to perform them under his/her direction and training.

Record Keeping. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, and major observations relating to the implementation of the SWPPP shall be made and retained as part of the SWPPP for at least three (3) years from the date of final site stabilization.

Attachment J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES
HOTEL
IH-35 & BLUE SPRINGS BLVD
GEORGETOWN, TEXAS

PROJECT DESCRIPTION

The Project site is situated near the Northeast side of Blue Springs Blvd & IH-35, located at IH-35 & Blue Springs Blvd, Georgetown, Texas. The project site is currently vacant. The total project site is 3.873 acres. The proposed development is a commercial development (Hotel) with approximately 1,19,820 sq. ft impervious coverage (Building, Driveways, and parking lots) and with project development.

SCHEDULE OF SOIL STABILIZATION PRACTICES:

The schedule of soil stabilization includes, but is not limited to the following activities outlined below:

1. Interim Controls

Interim erosion controls should be considered the first line of defense for prevention of water pollution during construction activities. Prior to the start of soil disturbing activities on the site, there are many controls that need to be in place. Protection of existing trees and other mature vegetation that is to remain along with any vegetation buffer strips not to be disturbed shall be protected. This will help maintain a stable ground surface and prevent loss of valuable topsoil. Construction entrances, staging and parking areas shall be stabilized. Silt fences will be installed along the limits of construction and around all material stockpiles on site. Inlet/outlet protection will be required on all existing storm structures, and new structures once built, on or around the site.

Temporary stabilization measures also include re-seeding of vegetation in all disturbed areas where soils are exposed during prolonged periods of construction inactivity. Blankets, matting, mulches and sodding shall stabilize disturbed areas until vegetation is re-established on all unpaved areas and areas not covered by a permanent structure. Temporary stabilization measures should be implemented if construction halts for more than 14 days and will not resume within 21 days.

2. Permanent Controls

Permanent stabilization measures include final seeding or sodding of vegetation in all areas of disturbed soils affected by construction. Blankets and/or matting will be required on the steep slopes to aid in stabilization.

Permanent stabilization practices should be properly put into place within 14 days of final construction of each component of the project. The following guidelines will be useful in establishing permanent vegetation in those areas disturbed by construction activities.

Prior to the final (permanent) stabilization, surface preparation (leveling, smoothing, compacting, etc.) shall be employed as necessary. Structural erosion control practices will likely be used more extensively in areas having steep slopes and/or more erodible soils.

Placement of structural practices in flood plains should be avoided to the degree attainable. The installation of these devices may be subject to Section 404 of the Clean Water Act. Areas adjacent to structures on site shall be paved after construction. In addition, all other disturbed areas on the project site shall be re-vegetated.

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Bhakta, Ram

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
32095298264	N/A	99-3266022	N/A

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

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

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

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

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

15. Mailing Address:	4907 Wildflower Lane						
	City	Temple	**State**	TX	**ZIP**	75502	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	hiten.bhakta@gmail.com

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(919)667-6365		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Hotel

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	IH-35 & Blue Springs Blvd							
	City	Georgetown	**State**	TX	**ZIP**	78626	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

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

27. Latitude (N) In Decimal:	30.602739		**28. Longitude (W) In Decimal:**	97.686031	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	36	9.86	97	41	9.71

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

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

Hotel

34. Mailing Address:	IH-35 & Blue Springs BLvd							
	City	Georgetown	**State**	TX	**ZIP**	78626	**ZIP + 4**	
35. E-Mail Address:	hiten.bhakta@gmail.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(919) 667-6365		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Andrew Yeoh	**41. Title:**	PE

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(469)213- 2804		( ) -	ayeoh@triangle-engr.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:	BHA Hospitality, LLC	**Job Title:**	Owner
Name *(In Print):*	Ram Bhakta	**Phone:**	(919) 667- 6365
Signature:		**Date:**	01/09/2025

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Hotel						**2. Regulated Entity No.:**			
3. Customer Name: BHA Hospitality LLC Ram Bhakta						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	(New)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		(Non-residential)			**8. Site (acres):**			3.873
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Vegetative Filter Strips and Jellyfish			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Smith Branch			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	__
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. Andrew Yeoh
Print Name of Customer/Authorized Agent Andrew Yeoh 05/01/2025
Signature of Customer/Authorized Agent Date

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

Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

I, BHA Hospitality LLC, acting through its designated and authorized owner/manager, Hiten Ram Bhakta, swear and affirm that I am
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at IH HWY 35 & BLUE SPRINGS BLVD, as shown in the records
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize ANDREW YEOH to submit this application and serve
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: 03/18/2025
(property owner's signature)