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: Nolina Retail Development						**2. Regulated Entity No.:**			
3. Customer Name: Nolina TIC I						**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):**		±6.78	
9. Application Fee:			**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel River			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	__	__	_x_
Region (1 req.)	__	__	_x_
County(ies)	__	__	_x_
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __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.
PAULO MISI Print Name of Customer/Authorized Agent
Paulo Misi 11/03/2025 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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 11/25/2025

Signature of Customer/Agent:

Paulo Misi

Regulated Entity Name: Nolina Retail Development

Project Information

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

   Contact Person: Nivi Pemmasani
   Entity: Nolina TIC I
   Mailing Address: 101 Parklane Blvd, Ste 102
   City, State: Sugar Land, TX Zip: 77478
   Telephone: (732) 666-5266 Fax: _____
   Email Address: nivi@ashtongraydev.com

5. Agent/Representative (If any):

Contact Person: Paulo Misi, P.E.
Entity: Southwest Engineers, Inc.
Mailing Address: 2631 Gattis School Rd, Bldg 2, Ste 270
City, State: Round Rock, TX Zip: 78664
Telephone: (512) 222-4964 Fax: _____
Email Address: paulo.misi@swengineers.com

6. Project Location:

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

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

27050 Ronald W Reagan Blvd, Georgetown, TX 78633

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 6.78 Acres

Total disturbed area: 4.90 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	28,350	÷ 43,560 =	0.65
Parking	18,792	÷ 43,560 =	0.43
Other paved surfaces	112,723	÷ 43,560 =	2.59
Total Impervious Cover	159,865	÷ 43,560 =	3.67

Total Impervious Cover 3.67 ÷ Total Acreage 6.78 X 100 = 54.13% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRMette 48491C0275E eff. 9/26/2008.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

52. ☒ Attachment J - BMPs for Upgradient Stormwater.

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

Administrative Information

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

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

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

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

CONTRIBUTING ZONE PLAN

ATTACHMENT A

ROAD MAP



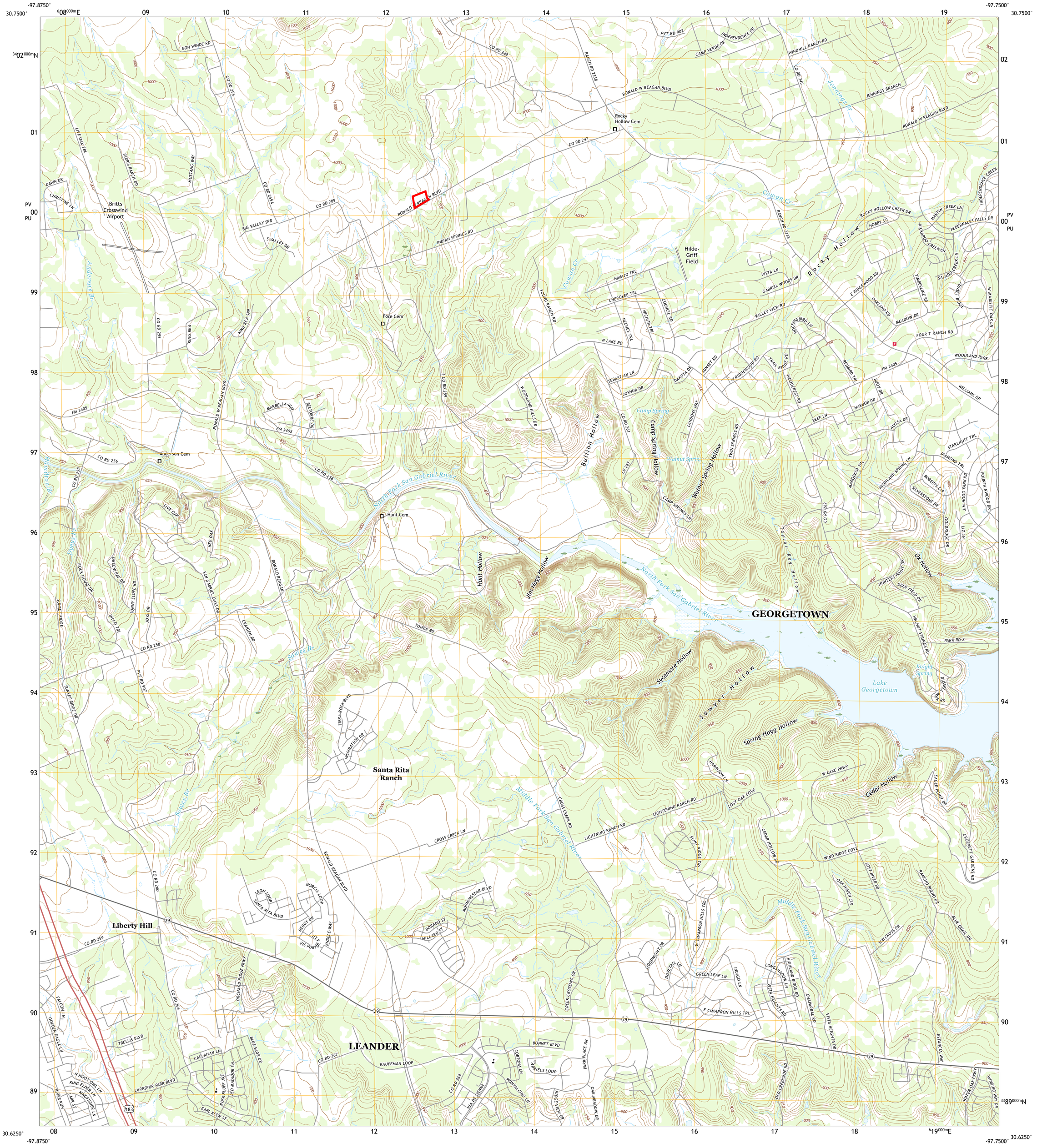
Ronald Reagan Blvd & Wild Nolina Wy,

Williamson County, TX 78633

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2021
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
3°46´ 67 MILS
0°36´ 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
PV
00
PU
Grid Zone Designation 14R

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LEANDER NE, TX
2022

NSN. 7643016396982
NGA REF NO. USGSX24K25239

CONTRIBUTING ZONE APPLICATION
ATTACHMENT C

PROJECT NARRATIVE

The subject property consists of a ±6.78-acre tract located at 27050 Ronald W Reagan Blvd, Georgetown, TX 78633. The property is located within the City of Georgetown Extra Territorial Jurisdiction and Williamson County and is not located within the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the North Fork San Gabriel River Watershed. It lies directly southwest of the Nolina Subdivision. Currently, the tract is undeveloped with no existing buildings and drives. The only structures are two landscaped rock walls that act as an entrance piece to the neighboring subdivision. The only thing to be demolished is ±180-ft of an existing fence at the southern border of the property. The property is being subdivided into 3 separate lots (Lot 1A, 1B, amd 1C) with only Lot 1C being developed on. This proposed development includes the construction of two (2) retail buildings, associated parking and a water quality/detention pond (Batch Detention Pond). The batch detention pond and all stormwater structures have been sized for complete development on all lots. While the limits of construction encompass the development of only Lot 1C, the impervious cover is for all 3 lots, with the estimated development on the other lots subject to change.

- Limits of Construction: ±4.90 acres
- Legal Boundaries: ±6.78 acres
- Total Impervious Cover: ±3.67 acres

The batch detention pond will be used as a Permanent Best Management Practice (BMP) onsite to treat stormwater generated. The BMP has been designed in accordance with TCEQ's Edwards Aquifer Rules Technical Guidance on Best Management Practices RG-348 Addendum Sheet. Stormwater will be detained in the batch detention pond prior to being released into the existing watershed.

CONTRIBUTING ZONE PLAN
ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

DURING CONSTRUCTION

Non-Storm Water Discharges - The following non-storm water discharges may occur from the site during the construction period:

- Non-point discharge of paint and solvents
- Water used to wash vehicles or control dust
- Water from utility line flushing during initial line testing
- Petroleum drippings from vehicle movement
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation)
- Silt Runoff form soil disturbance
- Trash and Debris (Litter) and discarded Food and Tobacco Products

All non-storm water discharge will be directed to the Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein. Material management practices will be utilized to reduce the risk of spills, or other accidental exposure of the materials listed above to storm water runoff. These and any other sources of pollutants that may affect storm water quality will be screened and filtered by temporary BMPs, which will be installed prior to the commencement of site clearing.

POST CONSTRUCTION

Non-Storm Water Discharges after construction has been completed which can affect water quality include:

- Lawn fertilizer and pesticides
- Petroleum drippings from vehicle movement
- Cleaning products used out-of-doors not captured in sanitary sewer
- Landscape Maintenance

Post-construction storm water discharges typically will transport sediment in the form of dirt and dust accumulated on streets and other impervious flatwork, rooftops and sediment from erosion of grassy areas. That material will be conveyed to the water quality pond (where most pollutants will be removed), and then conveyed to the proposed detention pond and finally discharge sheet flows into the undeveloped land.

CONTRIBUTING ZONE PLAN
ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

The project site is defined by seven (9) major existing drainage areas, and they drain from all directions to the south end of the property. Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the existing drainage areas will produce a peak flow of approximately 186.1 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Drainage Area Map - Existing" provided in the site construction drawings for more information. This existing drainage area naturally conveys storm water via overland flow into North Fork San Gabriel River watershed.

In proposed conditions, peak flows were calculated using an on-site impervious cover total of 65% property coverage (±2.88-acres). Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the proposed drainage areas will produce a peak flow of 186.1 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Drainage Area Map - Proposed" provided in the site construction drawings for more information. Please see the Project Narrative - Attachment C for more information.

Erosion Controls will be installed to decrease and/or prevent sediment runoff during construction. Please refer to the site construction drawings for further details.

CONTRIBUTING ZONE PLAN
ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

This attachment is not applicable. Please refer to the site construction drawings provided with this application for information concerning the proposed permanent Best Management Practices (BMPs) on-site.

CONTRIBUTING ZONE PLAN
ATTACHMENT J

BMPS FOR UPGRADIENT STORMWATER

All upgradient stormwater is either to be conveyed through a 36” HDPE pipe traveling underground through the site or overland flow over existing pervious cover to an area at the downstream end of the property where it will be transferred into an existing culvert going under Ronald W Reagan Blvd. Therefore, no BMPs will be needed to prevent the pollution of upgradient stormwater.

CONTRIBUTING ZONE PLAN
ATTACHMENT K

BMPS FOR ON-SITE STORMWATER

Permanent Best Management Practices (BMPs) are proposed to prevent pollution of surface water that originates on-site, including pollution that originates from contaminated storm water runoff from the site. The BMP will be in the form of a Batch Detention Pond designed to capture and treat storm water runoff produced on-site. The TCEQ Total Suspended Solids (TSS) Removal Calculations spreadsheet was used to determine the total TSS removal required for the Nolina Retail Development. Please refer to the attached TSS Removal Calculations for detailed calculations and more information.

CONTRIBUTING ZONE PLAN
ATTACHMENT L

BMPS FOR SURFACE STREAMS

No BMP's are required for preventing pollutants from entering surface streams. Please refer to the site construction drawings for more information.

CONTRIBUTING ZONE PLAN
ATTACHMENT M

CONSTRUCTION PLANS

Please refer to the Nolina Retail Development construction plans and TSS Removal Calculations provided with this application.

NOLINA RETAIL CENTER

SITE DEVELOPMENT

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633
WILLIAMSON COUNTY

JULY 2025

SWE PROJECT # 1224-001-24
PERMIT/CASE # 2025-___-SDP

ENGINEER:
SOUTHWEST ENGINEERS, INC.
2631 GATTIS SCHOOL ROAD, BLDG 2, STE 270
ROUND ROCK, TEXAS 78664
PH: (512) 222-4964 Ext. 521
CONTACT: PAULO MISI, P.E.

OWNER/DEVELOPER:
NOLINA COMM I, LLC
101 PARKLANE BLVD, STE 102
SUGAR LAND, TX 77478
CONTACT: SUDHARSHAN VEMBUTTY
PHONE: (737) 666-5266

SURVEYOR:
QUICK INC. LAND SURVEYING
831 N. MAIN ST
SALADO, TX 76571
CONTACT: TRAVIS QUICKSALL
PHONE: (512) 915-4950

FLOODPLAIN STATUS:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

WATERSHED NOTE:
THIS PROJECT IS LOCATED IN THE LAKE GEORGETOWN SUB WATERSHED OF THE NORTHFORK SAN GABRIEL RIVER WATERSHED WATERSHED. RIVER SUB BASIN IS THE SAN GABRIEL OF THE BRAZOS RIVER BASIN.

LEGAL DESCRIPTION:
LOT 1, BLOCK R 5.740 ACRES BEING OF THE A.G. HAYHEST SURVEY, ABSTRACT NO. 305 AND DELORES CASANOVA SURVEY ABSTRACT NO. 128.

ZONING:

ZONING	ACREAGE	FUTURE LAND USE	PROPOSED USE	TOTAL IMP COVER	BUILDING IMP COVER
N/A	5.740	N/A	RETAIL CENTER	110,638 SF / 2.54 AC (66%)	28,350 SF / 0.65 AC

USE:
WILLIAMSON COUNTY USE, NON-RESIDENTIAL

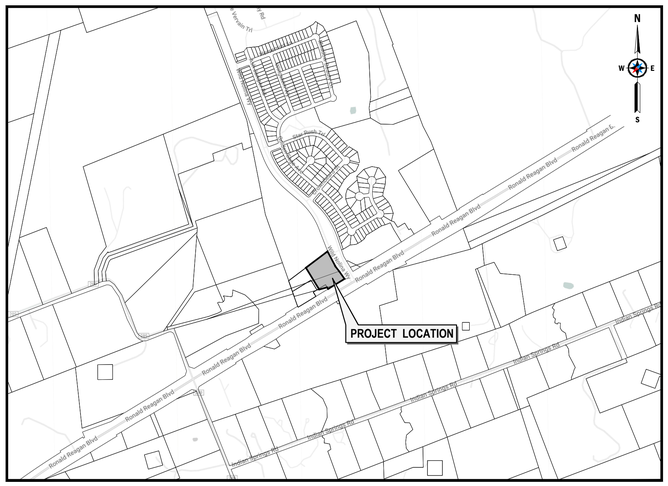
JURISDICTION:
THIS PROJECT IS LOCATED WITHIN THE CITY OF GEORGETOWN ETJ.

EDWARDS AQUIFER NOTE:
THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE CONTRIBUTING ZONE.

BENCHMARK:
BEGINNING AT A MAG NAIL IN CONCRETE LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF N. BAGDAD ROAD, BEING THE WESTERNMOST CORNER OF SAID 14.793 ACRE TRACT, AN EXTERIOR CORNER OF LOT1, BLOCK A, OF LISD BENBROOK RANCH PLAT, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO.2015075203, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

CITY OF GEORGETOWN GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF _____ PER MINUTE (INCLUDE AMOUNT) ARE BEING MET BY THIS PLAN (PLEASE PROVIDE THE FIRE FLOW THAT THIS DEVELOPMENT IS PROVIDING FOR THIS SITE).
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 HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.0



LOCATION MAP

0 500 1000 2000
SCALE IN FEET

SHEET INDEX	
SHT NO.	SHEET TITLE
1	COVER SHEET
2	NOTES SHEET - 1 of 2
3	NOTES SHEET - 2 of 2
4	DEMOLITION PLAN
5	TEMP. EROSION AND SEDIMENTATION CONTROL PLAN
6	TEMP. EROSION AND SEDIMENTATION CONTROL DETAILS
7	DRAINAGE AREA MAP - EXISTING
8	DRAINAGE AREA MAP - PROPOSED
9	DRAINAGE AREA MAP - INLET
10	DRAINAGE AREA MAP - CULVERT
11	OVERALL SITE AND DIMENSION PLAN
12	SITE AND DIMENSION PLAN - 1 of 2
13	SITE AND DIMENSION PLAN - 2 of 2
14	FIRE PROTECTION PLAN
15	SITE DETAILS - 1 oF 3
16	SITE DETAILS - 2 oF 3
17	SITE DETAILS - 3 oF 3
18	GRADING PLAN - 1 of 2
19	GRADING PLAN - 2 of 2
20	WATER QUALITY POND - PLAN AND SECTIONS
21	SMART POND DETAILS
22	STORM BYPASS PLAN AND PROFILE - 1 of 2
23	STORM BYPASS PLAN AND PROFILE - 2 of 2
24	STORM SEWER CULVERT - PLAN AND PROFILES
25	STORM SEWER PLAN - 1 oF 2
26	STORM SEWER PLAN - 2 oF 2
27	WASTEWATER LINE B - PLAN AND PROFILE
28	WASTEWATER PLAN - 1 of 2
29	WASTEWATER PLAN - 2 of 2
30	WATER PLAN - 1 of 2
31	WATER PLAN - 2 of 2
32	STORM SEWER DETAILS
33	WASTEWATER DETAILS - 1 of 2
34	WASTEWATER DETAILS - 2 of 2
35	WATER DETAILS
36	STRUCTURAL
37	LANDSCAPE PLAN
38	LANDSCAPE DETAILS

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SUBMITTED BY: SOUTHWEST ENGINEERS, INC.
DATE: MONTH, DD, YYYY

APPROVED BY:

CITY OF GEORGETOWN DATE

3 B&J MUNICIPAL UTILITY DISTRICT DATE

WILLIAMSON COUNTY ENGINEERING OFFICE DATE

WILLIAMSON COUNTY FIRE MARSHAL DATE

CORRECTIONS/ REVISIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE	IMAGED DATE
-	-	-	-	-	-	-	-	-

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

11/25/2025
STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

Southwest Engineers
Engineering Texas Since 1978
TBPE NO. F-1909
www.swengineering.com

ROUND ROCK
2631 Gattis School Rd., Ste. 270
Round Rock TX 78664
P: 512.222-4964

O:\Company Data\Clients\1224 - Ashton Gray Development\001-24, Nolina Retail Development\1-5-CAD\1-5-Production Prints\SHT_COVER.dwg - Layout: "COVER SHEET" - Tue, Nov 25, 2025, 11:14am, By: paul.thomas

SOUTHWEST ENGINEERS GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE FOR INSTANCES WHERE THEY CONFLICT WITH THESE SWE GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR
APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS,
GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO SOUTHWEST ENGINEERS (SWE) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPOSENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO SWE IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO; FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC… THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROLS:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. SWE IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. SWE DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN.
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. SWE DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP

FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
7. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
8. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
9. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
10. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
11. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
12. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
13. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
14. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
15. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
16. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
17. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

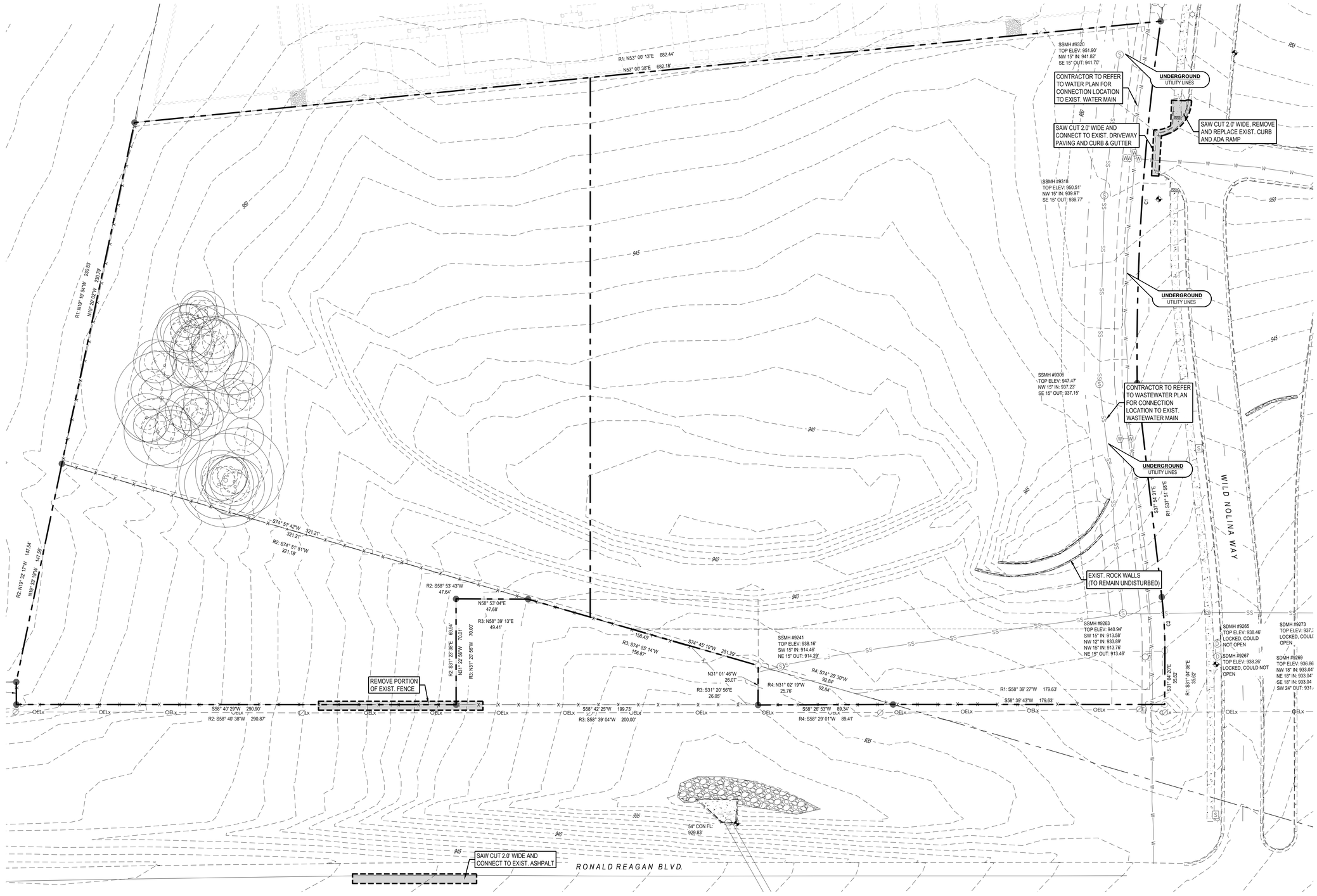
1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
    a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
    b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE SITE PLAN NOTES:

1. THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
2. PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PERSONNEL.
3. PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE, THE BUILDING DEPARTMENT, AND OTHER RELATED AGENCIES, AS APPLICABLE. REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
5. PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
6. AN ALL-WEATHER FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 POUNDS.
7. THE FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL PARTS OF COMBUSTIBLE STRUCTURES WITHIN 150 FEET OF THE FIRE LANE. THE APPROVED FIRE LANE/FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURE, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
8. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.
9. FIRE LANE WIDTH IS MEASURED FROM TOP FACE OF CURB TO TOP FACE OF CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).
10. THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS, STREET IMPROVEMENT AND PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH REQUIREMENTS SET FORTH BY THE FIRE CODE AND ADOPTED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
11. A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.
12. INSIDE TURNING RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.
13. DEAD-END FIRE LANES/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2018 IFC APPENDIX D, TABLE D103.4.
14. ACCESS GATES SHALL BE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION.
15. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH A KNOX OR BREAKAWAY PADLOCK
16. IF BUILDING EXCEEDS 30 FEET IN HEIGHT FROM GRADE PLANE, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2018 IFC, APPENDIX D105)
17. FIRE LANES SHALL BE MARKED WITH FIRE LANE – NO PARKING. THE CURBS SHALL BE PAINTED RED AND THE LETTERING SHALL BE 4" IN HEIGHT AND PAINTED WHITE. THE STENCIL SHALL BE PLACED AT INTERVALS OF 35 FEET.
18. THE MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2018 INTERNATIONAL FIRE CODE (IFC).
19. THE MAXIMUM FIRE FLOW REDUCTION FOR A PROJECT SHALL BE BASED ON THE INFORMATION PROVIDED IN THE FIRE FLOW REDUCTION TABLE PROVIDED IN THE 2018 IFC.
20. ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.
21. THE UTILITY CONTRACTOR SHALL CONSULT THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.
22. THE APPROPRIATE INDIVIDUAL SHALL CONSULT WITH THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE FOR REQUIREMENTS RELATED TO THE UNDERGROUND WATER MAIN LINE AND SUBSEQUENT INSTALLATION OF THE WATER MAIN/FIRE HYDRANT LINE.
23. UNDERGROUND MAINS FEEDING HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, THE FIRE CODE AND THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE ADOPTED AMENDMENTS, BY A CONTRACTOR LICENSED TO PERFORM THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
24. THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE CONSIDERS THE PIPING FROM THE POINT OF CONNECTION AT THE MUNICIPAL WATER SUPPLY TO THE FIRE HYDRANTS AND THE BASE OF ANY FIRE SPRINKLER RISER PART OF A FIRE PROTECTION SYSTEM.
25. THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISER DOES NOT OVERRIDE ANY REQUIREMENTS OF THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE OR NFPA 24. NFPA 24 SHALL APPLY TO ALL UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
26. FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE APPLICABLE AUTHORITY HAVING JURISDICTION (AHJ).
27. THE LARGE DIAMETER FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.
28. THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER OPENING AT LEAST 18" ABOVE FINISHED GRADE.
29. HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.
30. HYDRANTS SHALL BE LOCATED SO THAT A HOSE LINE RUNNING BETWEEN THE HYDRANT AND THE FIRE DEPARTMENT CONNECTION(S) WILL NOT CROSS DRIVEWAYS, OBSTRUCT ROADS OR FIRE LANES, OR OTHERWISE INTERFERE WITH EMERGENCY VEHICLE RESPONSE AND EVACUATION OF A SITE.
31. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION.
32. HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE. (2018 IFC, TABLE C102.1)
33. HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED IN LANDSCAPE ISLANDS/PENINSULAS, STREET AND DRIVE AISLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS.
34. HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.
35. HYDRANTS SHALL NOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC).
36. A MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
37. APPROVED FIRE HYDRANTS ARE TO BE CONSIDERED PART OF A FIRE PROTECTION SYSTEM AND SHALL NOT BE REMOVED OR TAMPERED WITH UNLESS APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE. TAMPERING SHALL INCLUDE, BUT IS NOT LIMITED TO, PAINTING, MODIFYING, AND OBSTRUCTING ACCESS.
38. FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL FACE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
39. ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE INSPECTOR OR TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG.
40. THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS MUST BE AT LEAST 4" IN HEIGHT AND OF CONTRASTING COLOR WITH THE BACKGROUND UPON WHICH THEY ARE PLACED.
41. APPROVAL OF THIS PLAN SUBMITTAL DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, CODES, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE LICENSED DESIGNER AND/OR PROFESSIONAL ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE SUBMITTAL WHETHER OR NOT THE PLAN SUBMITTAL IS REVIEWED AND APPROVED FOR CODE COMPLIANCE BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.

ABBREVIATIONS AND DEFINITIONS:

A - AREA
ADA - AMERICANS WITH DISABILITIES ACT
AWWA - AMERICAN WATER WORKS ASSOCIATION
B-B - BACK TO BACK
BC - BEGIN CURVE
BC - BACK OF CURB
BCR - BEGIN CURB RETURN
BMP - BEST MANAGEMENT PRACTICE
BOC - BACK OF CURB
BVCE - BEGIN VERTICAL CURVE ELEVATION
BVCS - BEGIN VERTICAL CURVE STATION
BW - BOTTOM OF WALL
CFS - CUBIC FEET PER SECOND
CITY CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L - CENTERLINE
CL - CENTERLINE
CONC - CONCRETE
CY - CUBIC YARD
DEMO - DEMOLITION
DG - DECOMPOSED GRANITE
DTL - DETAIL
EA - EACH
EC - END CURVE
ECR - END CURB RETURN
EG - EXISTING GROUND
EL - ELEVATION
ELEC - ELECTRICAL / ELECTRICITY
ELEV - ELEVATION
EPA - UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT - EASEMENT
EVCE - END VERTICAL CURVE ELEVATION
EVCS - END VERTICAL CURVE STATION EXISTING
F-F - FACE TO FACE
FG - FINISHED GROUND
FH - FIRE HYDRANT
FL - FLOW LINE
FOC - FACE OF CURB
FT - FEET
HGL - HYDRAULIC GRADE LINE
SWE - SOUTHWEST ENGINEERS
LAT - LATERAL
LF - LINEAR FEET
LT - LEFT
MAX - MAXIMUM
ME - MATCH EXISTING ELEVATION
MH - MANHOLE
MIN - MINUTE / MINIMUM
NO NUMBER
NOI - NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT - NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS - NOT TO SCALE
OC - ON CENTER
OFF - OFFSET
OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC - POINT OF CURVATURE
PCC - PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL - PROPOSED GRADE LINE
PI - POINT OF INFLECTION
PROP - PROPOSED
PRC - POINT OF REVERSE CURVATURE
PSI - POUNDS PER SQUARE INCH
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE
PVI - POINT OF VERTICAL INFLECTION
PVMT - PAVEMENT
RCP - REINFORCED CONCRETE PIPE
ROW - RIGHT OF WAY
RT - RIGHT
SF - SQUARE FEET
SS - SANITARY SEWER
SSMH - SANITARY SEWER MANHOLE
STA - STATION
STD - STANDARD
SY - SQUARE YARD
TAS - ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC - TOP OF CURB
TCEQ - TEXAS COM



NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

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TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DEMOLITION PLAN

NOLINA RETAIL CENTER

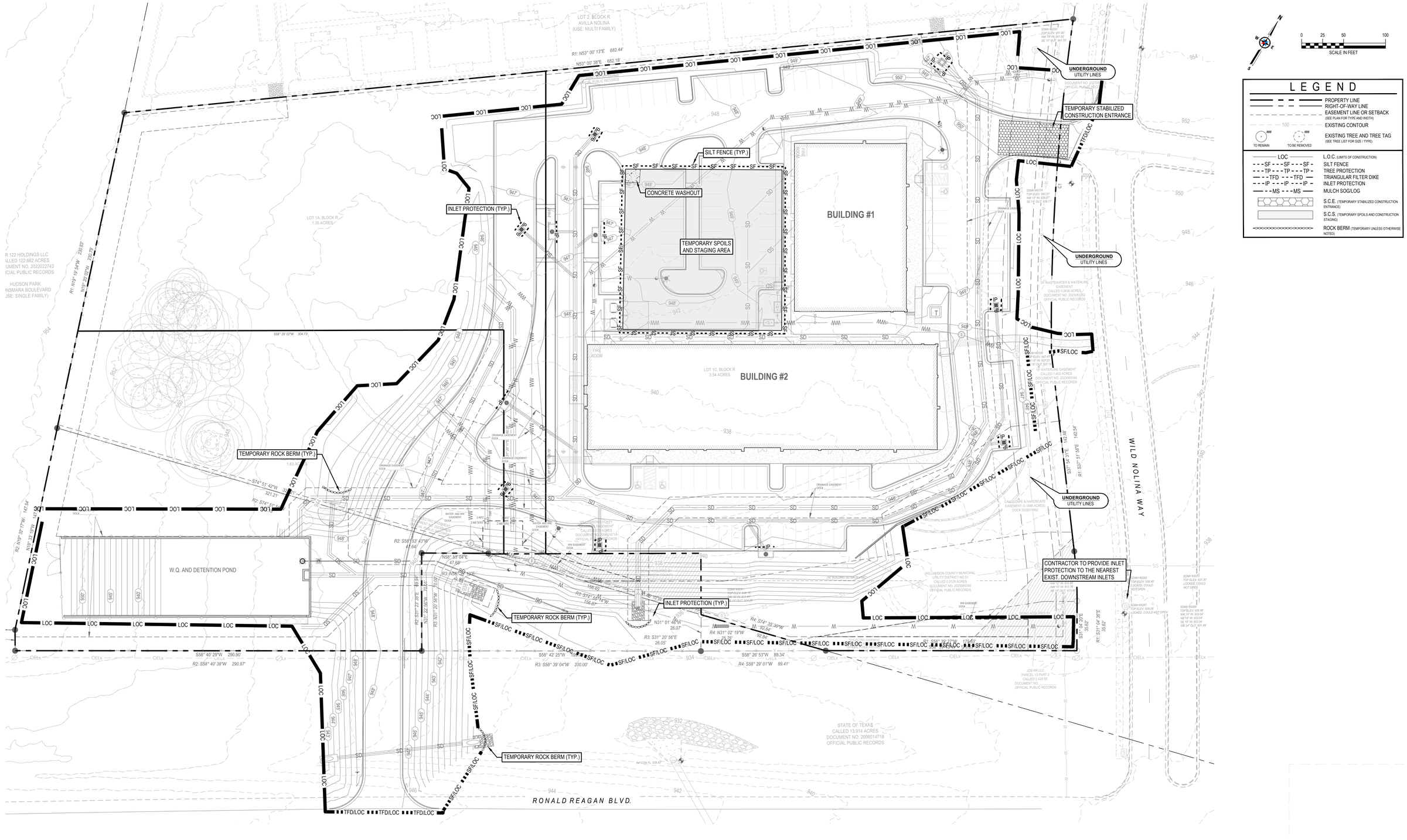
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

SHEET 4 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\110-CAD\1.0 Production Plans\SHT 05\DEMO.dwg - Layout: "DEMOLITION PLAN" - Tue, Nov 25, 2025, 11:16am, By: paul.thomas


LOT 2, BLOCK R
AVILLA NOLINA
(USE: MULTI FAMILY)
R1: N53° 00' 13"E 682.44'
N53° 00' 39"E 682.18'
OFFICIAL PUBLIC RECORDS
LOT 1A, BLOCK R
1.35 ACRES
R 122 HOLDINGS LLC
LLED 122.662 ACRES
UMENT NO. 202202743
ICIAL PUBLIC RECORDS
HUDSON PARK
INSMARA BOULEVARD
JSE: SINGLE FAMILY)
R1: N19° 19' 54"W 230.83'
N19° 20' 07"W 230.79'
S58° 29' 02"W 304.73'
S74° 51' 42"W 321.21'
R2: S74° 51' 42"W
R2: N19° 35' 17"W 147.54'
N19° 35' 10"W 147.54'
W.Q. AND DETENTION POND
S58° 40' 29"W 290.90'
R2: S58° 40' 38"W 290.87'
R2: S58° 53' 43"W
47.68'
N58° 53' 04"E
R3: N39° 20' 19"E
R2: S31° 22' 29"E 89.54'
N31° 22' 50"W 70.09'
R2: N31° 20' 56"W 70.09'
R3: S74° 35' 30"W
156.85'
R3: S58° 39' 04"W 200.00'
S58° 42' 25"W 199.99'
R4: S74° 35' 30"W
92.84'
R4: N31° 02' 19"W
26.26'
R3: S31° 20' 56"E
26.05'
N31° 01' 46"W
26.07'
S58° 26' 53"W 89.34'
R4: S58° 29' 01"W 89.41'
S58° 29' 01"W 179.43'
R1: S31° 04' 08"E 35.66'
S31° 04' 20"E 35.62'
R1: S31° 56' 31"E 142.54'
S31° 56' 58"E 142.48'
SILT FENCE (TYP.)
CONCRETE WASHOUT
INLET PROTECTION (TYP.)
TEMPORARY SPOILS AND STAGING AREA
BUILDING #1
BUILDING #2
LOT 1C, BLOCK R
3.54 ACRES
TEMPORARY ROCK BERM (TYP.)
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
UNDERGROUND UTILITY LINES
CONTRACTOR TO PROVIDE INLET PROTECTION TO THE NEAREST EXIST. DOWNSTREAM INLETS
WILD NOLINA WAY
RONALD REAGAN BLVD.
STATE OF TEXAS
CALLED 13.914 ACRES
DOCUMENT NO. 2006014718
OFFICIAL PUBLIC RECORDS
JOS RR LLC
PARCEL 13 PART 2
CALLED 3.428 SF
DOCUMENT NO.
OFFICIAL PUBLIC RECORDS
W.C.I.D. #3 WATER/WW EASEMENT
CALLED 1.403 ACRES
DOCUMENT NO. 2020035346
OFFICIAL PUBLIC RECORDS
WILCO WATER/WW EASEMENT
CALLED 0.3636 ACRES /
DOCUMENT NO. 2020035352
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO 51
CALLED 0.3128 ACRES
DOCUMENT NO. 2023058344
OFFICIAL PUBLIC RECORDS
TANGIBRITE & HARDSCAPE EASEMENT (0.1946 ACRES)
DOCU 2025019990
SDMH #9265
TOP ELEV: 939.40'
INV: 930.65' EXIST. COULD NOT OPEN
SDMH #9266
TOP ELEV: 936.99'
INV: 19" IN: 933.04'
INV: 19" IN: 933.04'
INV: 19" OUT: 931.44'
SDMH #9267
TOP ELEV: 937.30'
LOCKED, COULD NOT OPEN
SDMH #9268
TOP ELEV: 936.29'
LOCKED, COULD NOT OPEN
SSMH #9314
TOP ELEV: 950.15'
INV: 31" IN: 914.49'
INV: 31" OUT: 914.19'
SSMH #9315
TOP ELEV: 950.15'
INV: 31" IN: 914.49'
INV: 31" OUT: 914.19'
SSMH #9316
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH #9317
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH #9318
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH #9319
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.77'
SSMH #9320
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH #9321
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH #9322
TOP ELEV: 950.57'
INV: 31" IN: 915.81'
INV: 31" OUT: 915.51'
SSMH

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

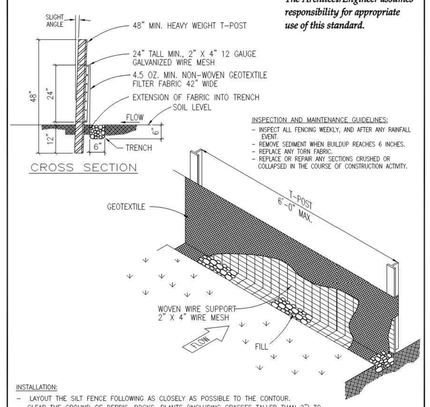
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES	revision note: ADOPTED 6/21/2006 drawing name: EC01 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

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

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100#/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 80% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE A, RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE. PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL IS TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS. FOR DAMAGE PRIOR TO CONSTRUCTION, ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS EROSION and SEDIMENTATION and TREE PROTECTION NOTES	revision note: ADOPTED 6/21/2006 drawing name: EC01A scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

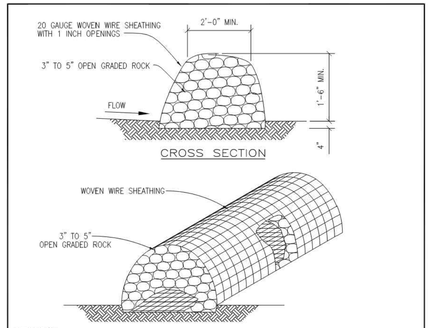


INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SILT FENCE DETAIL	revision note: ADOPTED 6/21/2006 drawing name: EC02 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

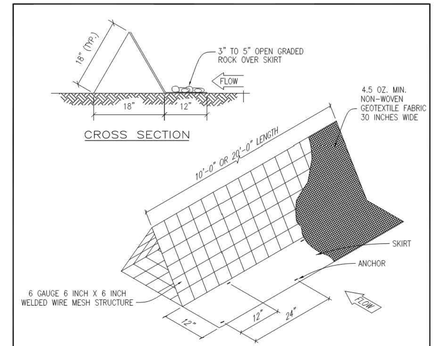


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE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

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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS ROCK BERM DETAIL	revision note: ADOPTED 6/21/2006 drawing name: EC03 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

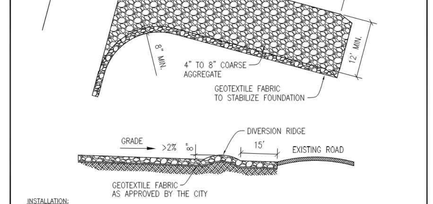


INSTALLATION:
- LAYOUT THE FILTER DIKE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE FILTER DIKE SECTIONS ONE AT A TIME, WITH THE SKIRT ON THE UPHILL SIDE TOWARDS THE DIRECTION OF FLOW, ANCHORING EACH SECTION TO THE GROUND BEFORE THE NEXT SECTION IS PLACED.
- ANCHORS SHOULD BE PLACED ON 2'-0" CENTERS ALTERNATING FROM FRONT TO BACK SO THAT THERE IS ACTUALLY ONLY 1'-0" IN BETWEEN ANCHORS.
- SECURELY FASTEN THE SKIRT FROM ONE SECTION OF FILTER DIKE TO THE NEXT.
- FILTER DIKES MUST MAINTAIN CONTINUOUS CONTACT WITH THE GROUND.
- AFTER THE SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHOULD BE REMOVED. SILT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- INSPECT AND REALIGN BERMS AS NEEDED TO PREVENT GAPS BETWEEN THE SECTIONS.
- ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL EVENT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRIANGULAR FILTER DIKE	revision note: ADOPTED 6/21/2006 drawing name: EC05 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

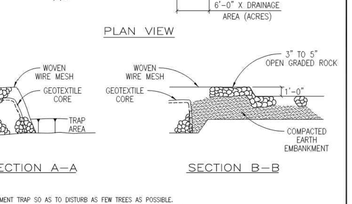


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE	revision note: ADOPTED 6/21/2006 drawing name: EC06 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

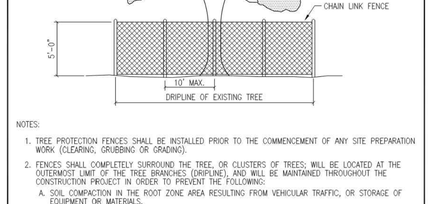


INSTALLATION:
- LOCATE THE SEDIMENT TRAP SO AS TO DISTURB AS FEW TREES AS POSSIBLE.
- CLEAR AND GRUB THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MATS.
- LAYOUT THE WIRE MESH AND THEN THE GEOTEXTILE FABRIC.
- CONSTRUCT THE GEOTEXTILE CORE AND CORRESPONDING ROCK EMBANKMENT TO THE DESIGNATED HEIGHT AND CONFIGURATION.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE. SECURE WITH TIE WIRE.
- PLACE THE EMBANKMENT MATERIAL IN 8 TO 12 INCH LIFTS AND MACHINE COMPACT.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- TRASH AND OTHER DEBRIS SHOULD BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP.
- SEDIMENT REMOVED FROM THE TRAP SHOULD BE DEPOSITED IN AN APPROVED SPOILS AREA AND IN SUCH A MANNER THAT IT WILL NOT CAUSE ADDITIONAL SILTATION.

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

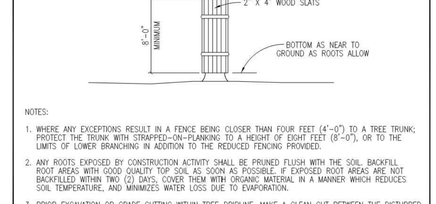
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SEDIMENT TRAP DETAIL	revision note: ADOPTED 6/21/2006 drawing name: EC07 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB



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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – CHAIN LINK FENCE	revision note: ADOPTED 6/21/2006 drawing name: EC09 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB



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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – WOOD SLATS	revision note: ADOPTED 6/21/2006 drawing name: EC10 scale: NTS, date: 1/2003 drawn by: MPS, approved by: TRB

NO.	REVISION	DATE

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11/25/2025

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TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

TEMP. EROSION AND SEDIMENTATION CONTROL DETAILS

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

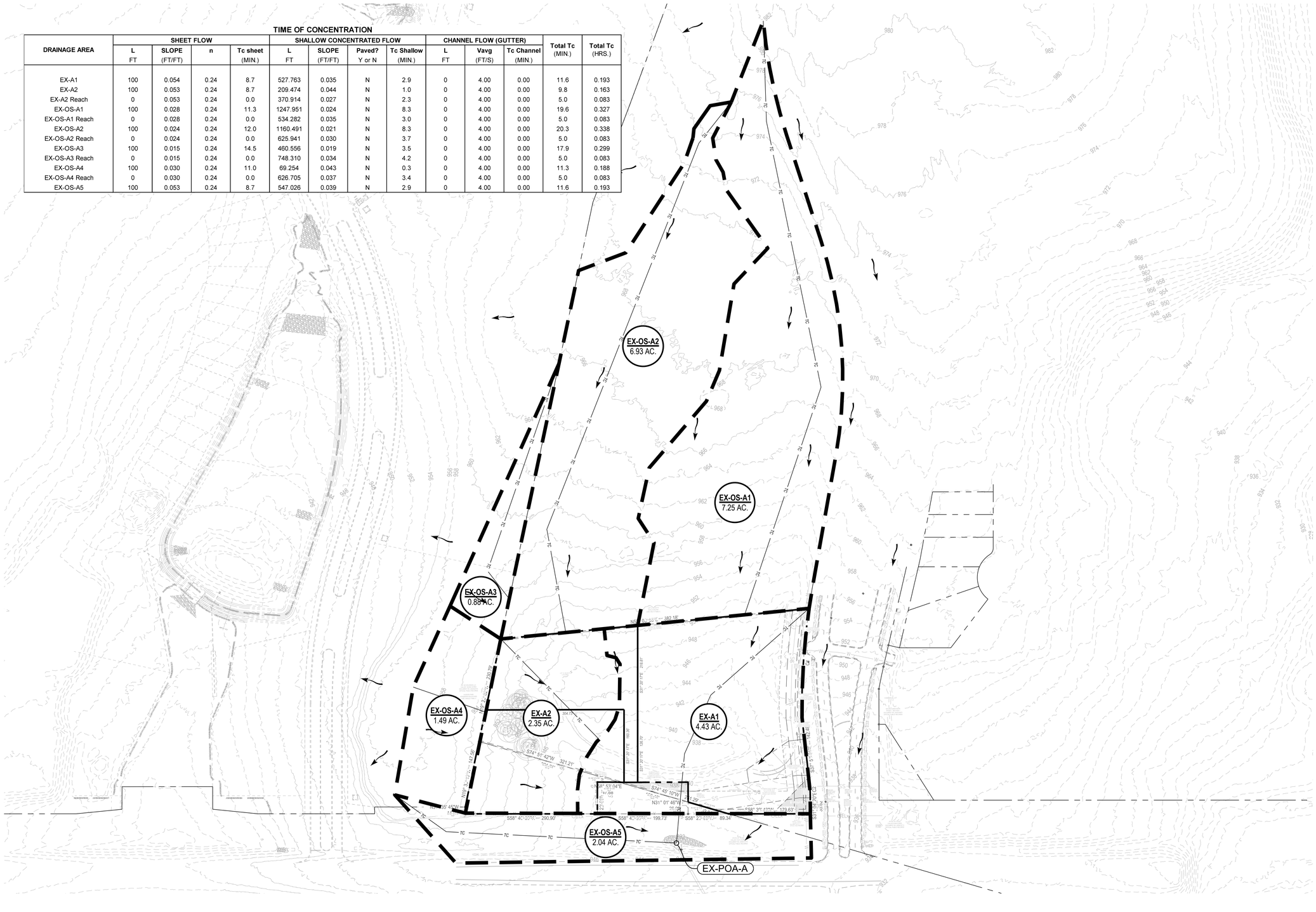
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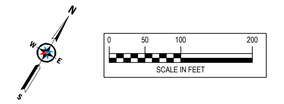
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O:\Company Data\Clients\1224 - Ashton Gray Development\001-24 - Nolina Retail Development\0 CAD\1.0 Production Plans\SHT DETAILS ES.dwg - Layout: "TEMP. EROSION AND SEDIMENTATION CONTROL DETAILS" – Tue, Nov 25, 2025, 11:15am, By: paul.thomas

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)		
EX-A1	100	0.054	0.24	8.7	527.763	0.035	N	2.9	0	4.00	0.00	11.6	0.193
EX-A2	100	0.053	0.24	8.7	209.474	0.044	N	1.0	0	4.00	0.00	9.8	0.163
EX-A2 Reach	0	0.053	0.24	0.0	370.914	0.027	N	2.3	0	4.00	0.00	5.0	0.083
EX-OS-A1	100	0.028	0.24	11.3	1247.951	0.024	N	8.3	0	4.00	0.00	19.6	0.327
EX-OS-A1 Reach	0	0.028	0.24	0.0	534.282	0.035	N	3.0	0	4.00	0.00	5.0	0.083
EX-OS-A2	100	0.024	0.24	12.0	1160.491	0.021	N	8.3	0	4.00	0.00	20.3	0.338
EX-OS-A2 Reach	0	0.024	0.24	0.0	625.941	0.030	N	3.7	0	4.00	0.00	5.0	0.083
EX-OS-A3	100	0.015	0.24	14.5	460.556	0.019	N	3.5	0	4.00	0.00	17.9	0.299
EX-OS-A3 Reach	0	0.015	0.24	0.0	748.310	0.034	N	4.2	0	4.00	0.00	5.0	0.083
EX-OS-A4	100	0.030	0.24	11.0	69.254	0.043	N	0.3	0	4.00	0.00	11.3	0.188
EX-OS-A4 Reach	0	0.030	0.24	0.0	626.705	0.037	N	3.4	0	4.00	0.00	5.0	0.083
EX-OS-A5	100	0.053	0.24	8.7	547.026	0.039	N	2.9	0	4.00	0.00	11.6	0.193





LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
- DRAINAGE BOUNDARY LINE
- TC TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- # / XX — NAME / AREA — DRAINAGE LABEL
- # — INLET LABEL

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES

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TEXAS ONE CALL SYSTEM 1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DRAINAGE AREA MAP - EXISTING

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

SHEET 7 OF 38

2025-___-SDP

O:\Company Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT 0A EXISTING.dwg - Layout: DRAINAGE AREA MAP - EXISTING - Tue, Nov 25, 2025, 11:15am, By: paul.flores

DRAINAGE SUMMARY TABLE (NRCS METHOD)

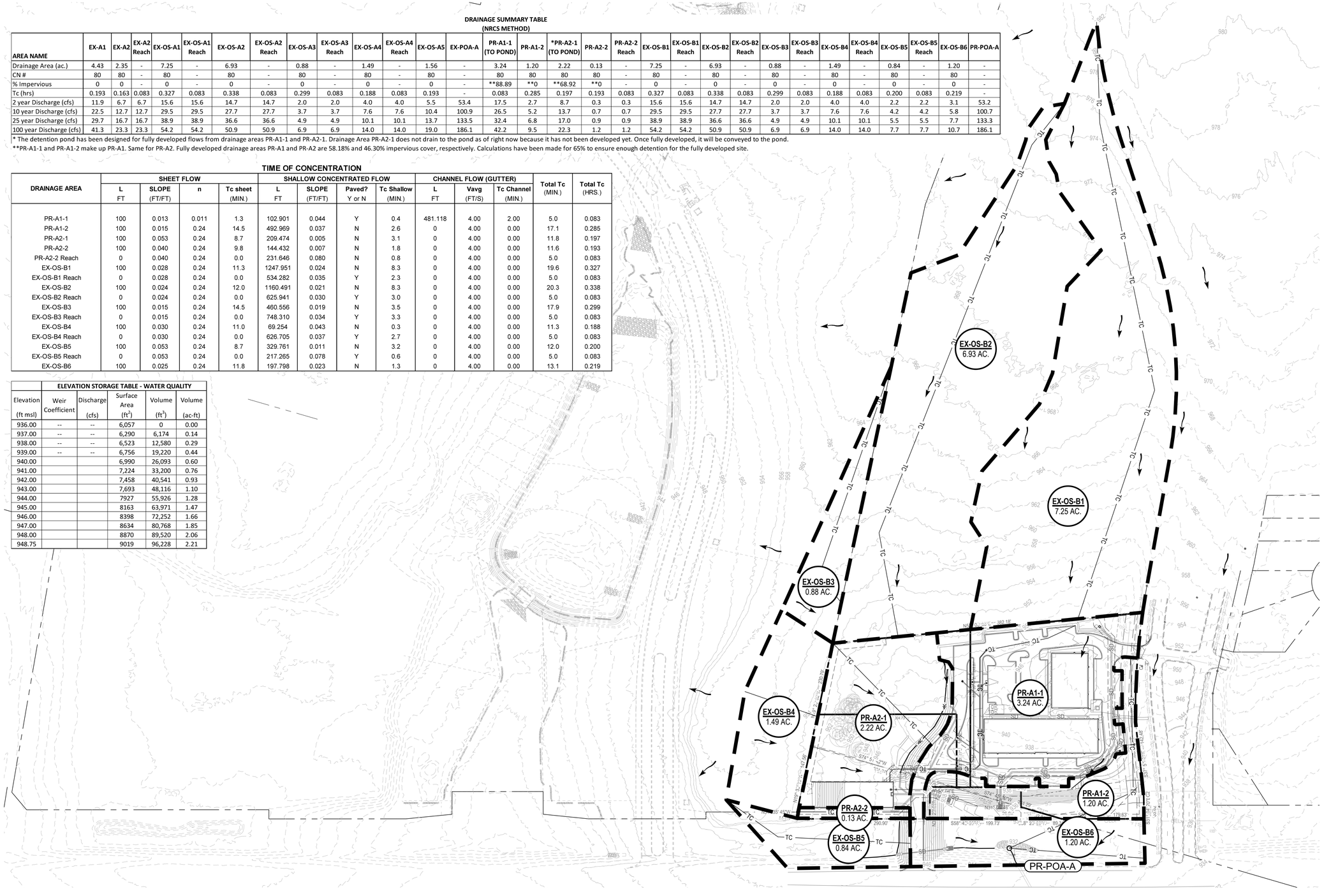
AREA NAME	EX-A1	EX-A2	EX-A2 Reach	EX-OS-A1	EX-OS-A1 Reach	EX-OS-A2	EX-OS-A2 Reach	EX-OS-A3	EX-OS-A3 Reach	EX-OS-A4	EX-OS-A4 Reach	EX-OS-A5	EX-POA-A	PR-A1-1 (TO POND)	PR-A1-2	*PR-A2-1 (TO POND)	PR-A2-2	PR-A2-2 Reach	EX-OS-B1	EX-OS-B1 Reach	EX-OS-B2	EX-OS-B2 Reach	EX-OS-B3	EX-OS-B3 Reach	EX-OS-B4	EX-OS-B4 Reach	EX-OS-B5	EX-OS-B5 Reach	EX-OS-B6	PR-POA-A
Drainage Area (ac.)	4.43	2.35	-	7.25	-	6.93	-	0.88	-	1.49	-	1.56	-	3.24	1.20	2.22	0.13	-	7.25	-	6.93	-	0.88	-	1.49	-	0.84	-	1.20	-
CN #	80	80	-	80	-	80	-	80	-	80	-	80	-	80	80	80	80	-	80	-	80	-	80	-	80	-	80	-	80	-
% Impervious	0	0	-	0	-	0	-	0	-	0	-	0	-	**88.89	**0	**68.92	**0	-	0	-	0	-	0	-	0	-	0	-	0	-
Tc (hrs)	0.193	0.163	0.083	0.327	0.083	0.338	0.083	0.299	0.083	0.188	0.083	0.193	-	0.083	0.285	0.197	0.193	0.083	0.327	0.083	0.338	0.083	0.299	0.083	0.188	0.083	0.200	0.083	0.219	-
2 year Discharge (cfs)	11.9	6.7	6.7	15.6	15.6	14.7	14.7	2.0	2.0	4.0	4.0	5.5	53.4	17.5	2.7	8.7	0.3	0.3	15.6	15.6	14.7	14.7	2.0	2.0	4.0	4.0	2.2	2.2	3.1	53.2
10 year Discharge (cfs)	22.5	12.7	12.7	29.5	29.5	27.7	27.7	3.7	3.7	7.6	7.6	10.4	100.9	26.5	5.2	13.7	0.7	0.7	29.5	29.5	27.7	27.7	3.7	3.7	7.6	7.6	4.2	4.2	5.8	100.7
25 year Discharge (cfs)	29.7	16.7	16.7	38.9	38.9	36.6	36.6	4.9	4.9	10.1	10.1	13.7	133.5	32.4	6.8	17.0	0.9	0.9	38.9	38.9	36.6	36.6	4.9	4.9	10.1	10.1	5.5	5.5	7.7	133.3
100 year Discharge (cfs)	41.3	23.3	23.3	54.2	54.2	50.9	50.9	6.9	6.9	14.0	14.0	19.0	186.1	42.2	9.5	22.3	1.2	1.2	54.2	54.2	50.9	50.9	6.9	6.9	14.0	14.0	7.7	7.7	10.7	186.1

* The detention pond has been designed for fully developed flows from drainage areas PR-A1-1 and PR-A2-1. Drainage Area PR-A2-1 does not drain to the pond as of right now because it has not been developed yet. Once fully developed, it will be conveyed to the pond.
**PR-A1-1 and PR-A1-2 make up PR-A1. Same for PR-A2. Fully developed drainage areas PR-A1 and PR-A2 are 58.18% and 46.30% impervious cover, respectively. Calculations have been made for 65% to ensure enough detention for the fully developed site.

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)		
PR-A1-1	100	0.013	0.011	1.3	102.901	0.044	Y	0.4	481.118	4.00	2.00	5.0	0.083
PR-A1-2	100	0.015	0.24	14.5	492.969	0.037	N	2.6	0	4.00	0.00	17.1	0.285
PR-A2-1	100	0.053	0.24	8.7	209.474	0.005	N	3.1	0	4.00	0.00	11.8	0.197
PR-A2-2	100	0.040	0.24	9.8	144.432	0.007	N	1.8	0	4.00	0.00	11.6	0.193
PR-A2-2 Reach	0	0.040	0.24	0.0	231.646	0.080	N	0.8	0	4.00	0.00	5.0	0.083
EX-OS-B1	100	0.028	0.24	11.3	1247.951	0.024	N	8.3	0	4.00	0.00	19.6	0.327
EX-OS-B1 Reach	0	0.028	0.24	0.0	534.282	0.035	Y	2.3	0	4.00	0.00	5.0	0.083
EX-OS-B2	100	0.024	0.24	12.0	1160.491	0.021	N	8.3	0	4.00	0.00	20.3	0.338
EX-OS-B2 Reach	0	0.024	0.24	0.0	625.941	0.030	Y	3.0	0	4.00	0.00	5.0	0.083
EX-OS-B3	100	0.015	0.24	14.5	460.556	0.019	N	3.5	0	4.00	0.00	17.9	0.299
EX-OS-B3 Reach	0	0.015	0.24	0.0	748.310	0.034	Y	3.3	0	4.00	0.00	5.0	0.083
EX-OS-B4	100	0.030	0.24	11.0	69.254	0.043	N	0.3	0	4.00	0.00	11.3	0.188
EX-OS-B4 Reach	0	0.030	0.24	0.0	626.705	0.037	Y	2.7	0	4.00	0.00	5.0	0.083
EX-OS-B5	100	0.053	0.24	8.7	329.761	0.011	N	3.2	0	4.00	0.00	12.0	0.200
EX-OS-B5 Reach	0	0.053	0.24	0.0	217.265	0.078	Y	0.6	0	4.00	0.00	5.0	0.083
EX-OS-B6	100	0.025	0.24	11.8	197.798	0.023	N	1.3	0	4.00	0.00	13.1	0.219

Elevation (ft msl)	ELEVATION STORAGE TABLE - WATER QUALITY: Weir Coefficient	Discharge (cfs)	Surface Area (ft^2)	Volume (ft^3)	Volume (ac-ft)
936.00	--	--	6,057	0	0.00
937.00	--	--	6,290	6,174	0.14
938.00	--	--	6,523	12,580	0.29
939.00	--	--	6,756	19,220	0.44
940.00			6,990	26,093	0.60
941.00			7,224	33,200	0.76
942.00			7,458	40,541	0.93
943.00			7,693	48,116	1.10
944.00			7927	55,926	1.28
945.00			8163	63,971	1.47
946.00			8398	72,252	1.66
947.00			8634	80,768	1.85
948.00			8870	89,520	2.06
948.75			9019	96,228	2.21



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- EXISTING CONTOUR
- EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE) — TO REMAIN / TO BE REMOVED
- DRAINAGE BOUNDARY LINE
- TC — TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- DRAINAGE LABEL (NAME, AREA)
- INLET LABEL

NOTES:

Williamson County NOAA Atlas-14 data was utilized for precipitation values taken from the San Gabriel River rainfall zone for a 24-hour frequency duration storm.

NO.	REVISION	DATE

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TEXAS ONE CALL SYSTEM 1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DRAINAGE AREA MAP - PROPOSED

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

SHEET 8 OF 38

2025-___-SDP

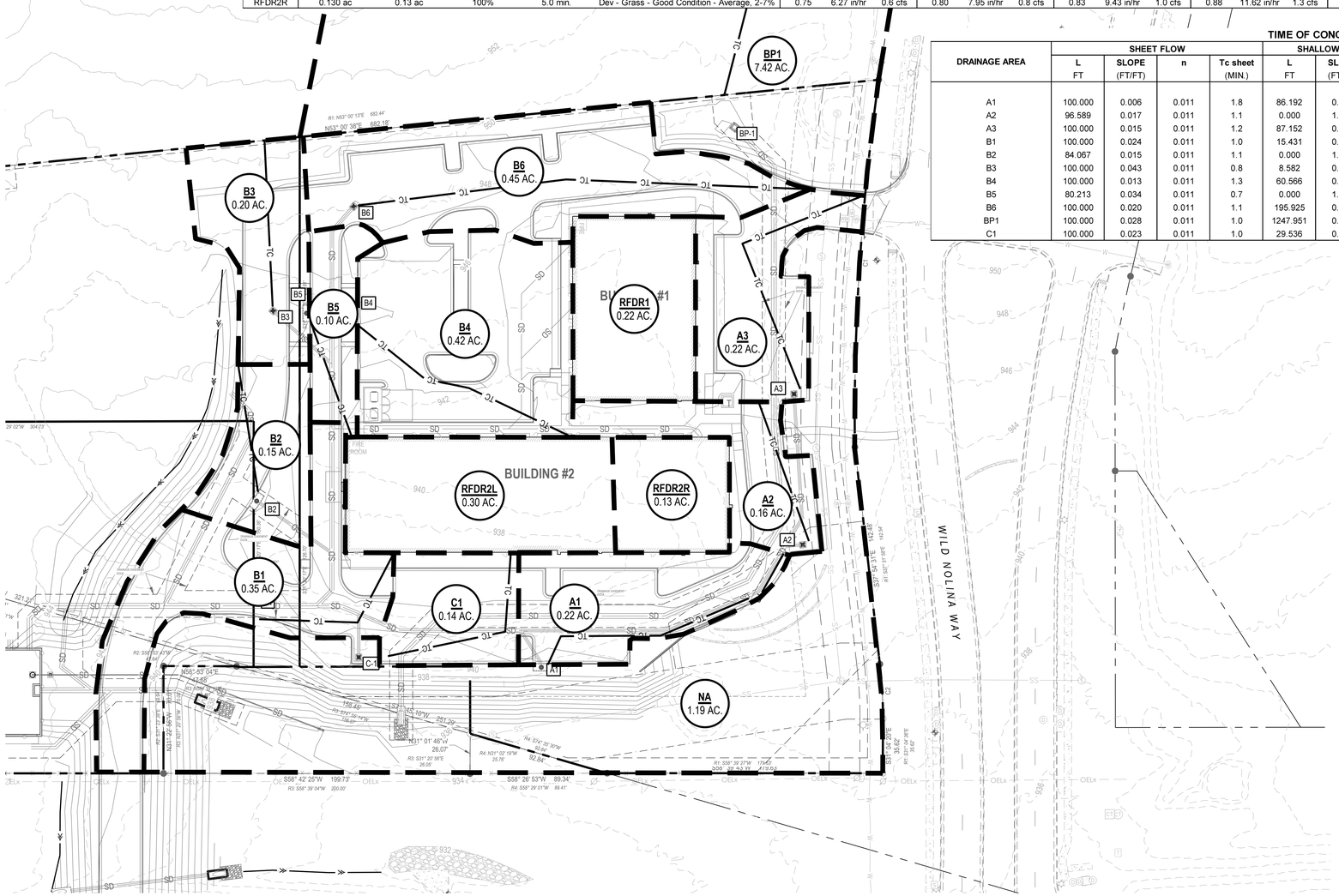
O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_ Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT\DA PROPOSED.dwg • Layout: "DRAINAGE AREA MAP - PROPOSED" • Tue, Nov 25, 2025, 11:15am, By: paul.thomas

PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			5-Yr.			10-Yr.			25-Yr.			50-Yr.			100-Yr.			500-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_5	i_5 (in/hr)	Q_5 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{50}	i_{50} (in/hr)	Q_{50} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)	C_{500}	i_{500} (in/hr)	Q_{500} (cfs)
A1	0.220 ac	0.21 ac	94%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.72	6.27 in/hr	1.0 cfs	0.77	7.95 in/hr	1.3 cfs	0.80	9.43 in/hr	1.7 cfs	0.85	11.62 in/hr	2.2 cfs	0.89	13.43 in/hr	2.6 cfs	0.94	15.32 in/hr	3.2 cfs	0.97	20.02 in/hr	4.3 cfs
A2	0.160 ac	0.12 ac	76%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.64	6.27 in/hr	0.6 cfs	0.68	7.95 in/hr	0.9 cfs	0.71	9.43 in/hr	1.1 cfs	0.76	11.62 in/hr	1.4 cfs	0.80	13.43 in/hr	1.7 cfs	0.85	15.32 in/hr	2.1 cfs	0.89	20.02 in/hr	2.9 cfs
A3	0.220 ac	0.22 ac	99%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.75	6.27 in/hr	1.0 cfs	0.80	7.95 in/hr	1.4 cfs	0.83	9.43 in/hr	1.7 cfs	0.88	11.62 in/hr	2.2 cfs	0.92	13.43 in/hr	2.7 cfs	0.97	15.32 in/hr	3.3 cfs	1.00	20.02 in/hr	4.4 cfs
B1	0.350 ac	0.28 ac	81%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.66	6.27 in/hr	1.5 cfs	0.71	7.95 in/hr	2.0 cfs	0.74	9.43 in/hr	2.4 cfs	0.79	11.62 in/hr	3.2 cfs	0.83	13.43 in/hr	3.9 cfs	0.87	15.32 in/hr	4.7 cfs	0.92	20.02 in/hr	6.4 cfs
B2	0.150 ac	0.08 ac	52%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.53	6.27 in/hr	0.5 cfs	0.57	7.95 in/hr	0.7 cfs	0.60	9.43 in/hr	0.8 cfs	0.64	11.62 in/hr	1.1 cfs	0.68	13.43 in/hr	1.4 cfs	0.73	15.32 in/hr	1.7 cfs	0.79	20.02 in/hr	2.4 cfs
B3	0.200 ac	0.11 ac	57%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.55	6.27 in/hr	0.7 cfs	0.59	7.95 in/hr	0.9 cfs	0.62	9.43 in/hr	1.2 cfs	0.67	11.62 in/hr	1.6 cfs	0.71	13.43 in/hr	1.9 cfs	0.75	15.32 in/hr	2.3 cfs	0.81	20.02 in/hr	3.2 cfs
B4	0.420 ac	0.36 ac	86%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.68	6.27 in/hr	1.8 cfs	0.73	7.95 in/hr	2.4 cfs	0.76	9.43 in/hr	3.0 cfs	0.81	11.62 in/hr	4.0 cfs	0.85	13.43 in/hr	4.8 cfs	0.90	15.32 in/hr	5.8 cfs	0.94	20.02 in/hr	7.9 cfs
B5	0.100 ac	0.07 ac	65%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.59	6.27 in/hr	0.4 cfs	0.63	7.95 in/hr	0.5 cfs	0.66	9.43 in/hr	0.6 cfs	0.71	11.62 in/hr	0.8 cfs	0.75	13.43 in/hr	1.0 cfs	0.79	15.32 in/hr	1.2 cfs	0.85	20.02 in/hr	1.7 cfs
B6	0.450 ac	0.31 ac	70%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.61	6.27 in/hr	1.7 cfs	0.65	7.95 in/hr	2.3 cfs	0.68	9.43 in/hr	2.9 cfs	0.73	11.62 in/hr	3.8 cfs	0.77	13.43 in/hr	4.6 cfs	0.81	15.32 in/hr	5.6 cfs	0.87	20.02 in/hr	7.8 cfs
BP1	7.420 ac	3.63 ac	49%	7.6 min.	Dev - Grass - Good Condition - Average, 2-7%	0.52	5.54 in/hr	21.2 cfs	0.55	7.02 in/hr	28.9 cfs	0.58	8.30 in/hr	36.0 cfs	0.63	10.21 in/hr	47.7 cfs	0.66	11.79 in/hr	58.1 cfs	0.71	13.43 in/hr	70.7 cfs	0.78	17.48 in/hr	100.6 cfs
C1	0.140 ac	0.14 ac	100%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.75	6.27 in/hr	0.7 cfs	0.80	7.95 in/hr	0.9 cfs	0.83	9.43 in/hr	1.1 cfs	0.88	11.62 in/hr	1.4 cfs	0.92	13.43 in/hr	1.7 cfs	0.97	15.32 in/hr	2.1 cfs	1.00	20.02 in/hr	2.8 cfs

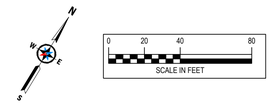
ROOF DRAIN DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			5-Yr.			10-Yr.			25-Yr.			50-Yr.			100-Yr.			500-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_5	i_5 (in/hr)	Q_5 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{50}	i_{50} (in/hr)	Q_{50} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)	C_{500}	i_{500} (in/hr)	Q_{500} (cfs)
RFDR1	0.220 ac	0.22 ac	100%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.75	6.27 in/hr	1.0 cfs	0.80	7.95 in/hr	1.4 cfs	0.83	9.43 in/hr	1.7 cfs	0.88	11.62 in/hr	2.3 cfs	0.92	13.43 in/hr	2.7 cfs	0.97	15.32 in/hr	3.3 cfs	1.00	20.02 in/hr	4.4 cfs
RFDR2L	0.300 ac	0.30 ac	100%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.75	6.27 in/hr	1.4 cfs	0.80	7.95 in/hr	1.9 cfs	0.83	9.43 in/hr	2.3 cfs	0.88	11.62 in/hr	3.1 cfs	0.92	13.43 in/hr	3.7 cfs	0.97	15.32 in/hr	4.5 cfs	1.00	20.02 in/hr	6.0 cfs
RFDR2R	0.130 ac	0.13 ac	100%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.75	6.27 in/hr	0.6 cfs	0.80	7.95 in/hr	0.8 cfs	0.83	9.43 in/hr	1.0 cfs	0.88	11.62 in/hr	1.3 cfs	0.92	13.43 in/hr	1.6 cfs	0.97	15.32 in/hr	1.9 cfs	1.00	20.02 in/hr	2.6 cfs



TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)		
A1	100.000	0.006	0.011	1.8	86.192	0.003	Y	1.3	0	4.00	0.00	5.0	0.083
A2	96.589	0.017	0.011	1.1	0.000	1.000	Y	0.0	0	4.00	0.00	5.0	0.083
A3	100.000	0.015	0.011	1.2	87.152	0.017	Y	0.5	0	4.00	0.00	5.0	0.083
B1	100.000	0.024	0.011	1.0	15.431	0.016	Y	0.1	0	4.00	0.00	5.0	0.083
B2	84.067	0.015	0.011	1.1	0.000	1.000	Y	0.0	0	4.00	0.00	5.0	0.083
B3	100.000	0.043	0.011	0.8	8.582	0.029	Y	0.0	0	4.00	0.00	5.0	0.083
B4	100.000	0.013	0.011	1.3	60.566	0.019	Y	0.4	0	4.00	0.00	5.0	0.083
B5	80.213	0.034	0.011	0.7	0.000	1.000	Y	0.0	0	4.00	0.00	5.0	0.083
B6	100.000	0.020	0.011	1.1	195.925	0.009	Y	1.7	0	4.00	0.00	5.0	0.083
BP1	100.000	0.028	0.011	1.0	1247.951	0.024	Y	6.6	0	4.00	0.00	7.6	0.126
C1	100.000	0.023	0.011	1.0	29.536	0.005	Y	0.3	0	4.00	0.00	5.0	0.083



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 — EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
- DRAINAGE BOUNDARY LINE
- TC — TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- # NAME / XX AREA — DRAINAGE LABEL
- # — INLET LABEL

NO.	REVISION	DATE

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11/25/2025

STATE OF TEXAS — PAULO MISI — 106179 — LICENSED PROFESSIONAL ENGINEER

Southwest Engineers
Engineering Texas Since 1978
TBPE NO. F-1909
www.swengineering.com

ROUND ROCK
2631 GATTIS SCHOOL ROAD STE 270
ROUND ROCK, TEXAS 78664
PH: 512.222.4962

GONZALES | BUDA | BASTROP
ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DRAINAGE AREA MAP - INLET

NOLINA RETAIL CENTER

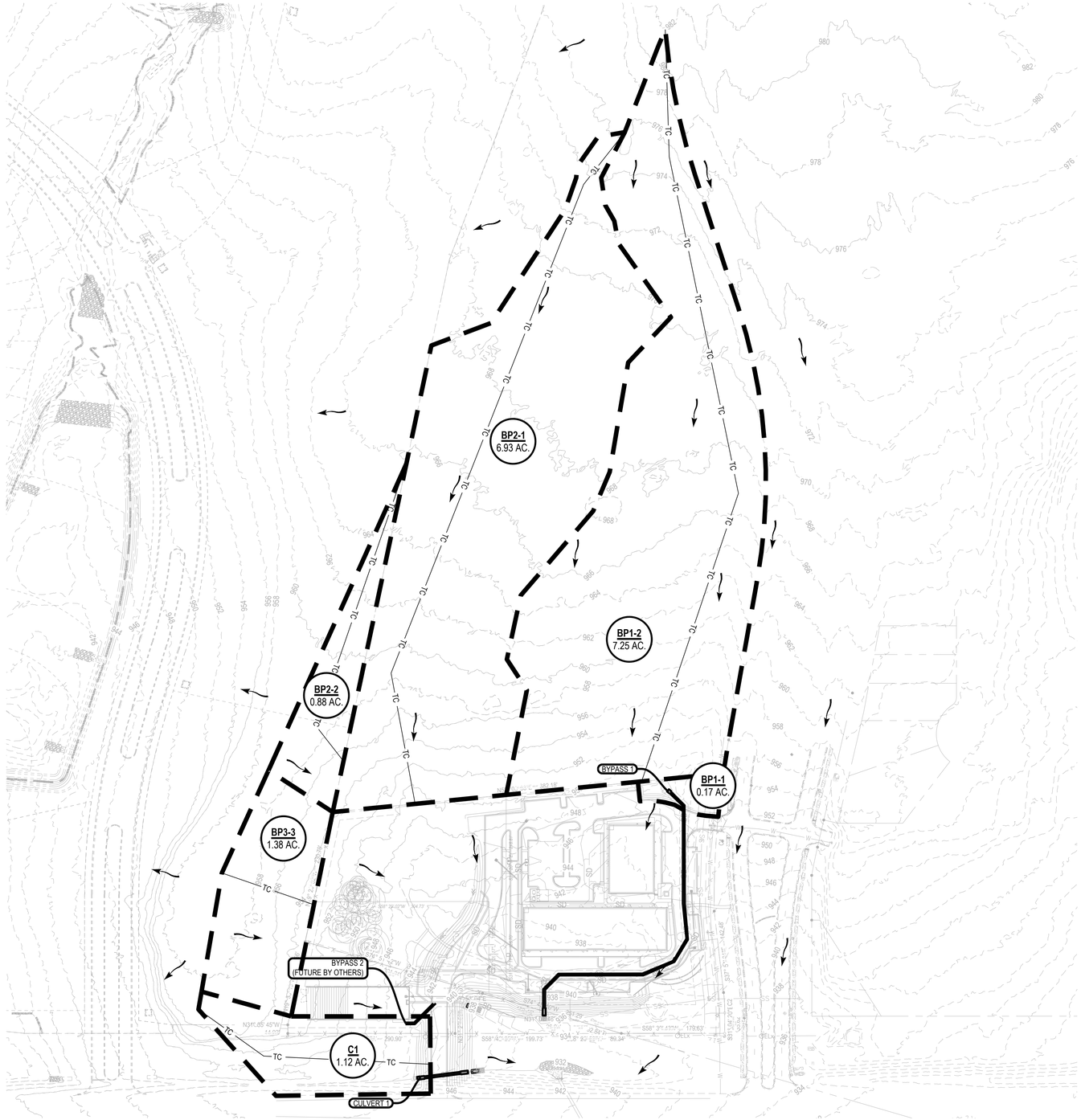
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

SHEET 9 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0-CAD\1.0-Production Plans\SHT-DA INLET.dwg - Layout: "DRAINAGE AREA MAP - INLET" - Tue, Nov 25, 2025, 11:15am, By: paul.thomas



BYPASS 1	25 yr	100 yr
Q (cfs)	54.31	71.47
# of barrels	1	1
Q per barrel (cfs)	54.31	71.47
Rise (ft)	3	3
Span (ft)	3	3
Invert Upstream	943.62	943.62
Invert Downstream	936.11	936.11
Box Length (ft)	600	600
Slope	1.25%	1.25%
Headwater	949.80	948.34
Tailwater	932.74	933.75
Normal Depth (ft)	2.39	2.96
Velocity Upstream (fps)	7.14	7.94
Velocity Downstream (fps)	4.29	4.78

CULVERT 1	25 yr	100 yr
Q (cfs)	4.45	5.85
# of barrels	1	1
Q per barrel (cfs)	4.45	5.85
Rise (ft)	1.5	1.5
Span (ft)	-	-
Invert Upstream	941.09	941.09
Invert Downstream	935.67	935.67
Box Length (ft)	87.8	87.8
Slope	6.17%	6.17%
Headwater	943.90	944.84
Tailwater	932.74	933.75
Normal Depth (ft)	0.42	0.93
Velocity Upstream (fps)	4.57	5.06
Velocity Downstream (fps)	3.98	4.38

0 50 100 200
SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
- DRAINAGE BOUNDARY LINE
- TC — TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- # XX (NAME / AREA) DRAINAGE LABEL
- # INLET LABEL

NOTES:

1. BYPASS 2 PIPE TO BE INSTALLED WITH FUTURE DEVELOPMENT OF LOT 1A AND 1B

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UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DRAINAGE AREA MAP - CULVERT

NOLINA RETAIL CENTER

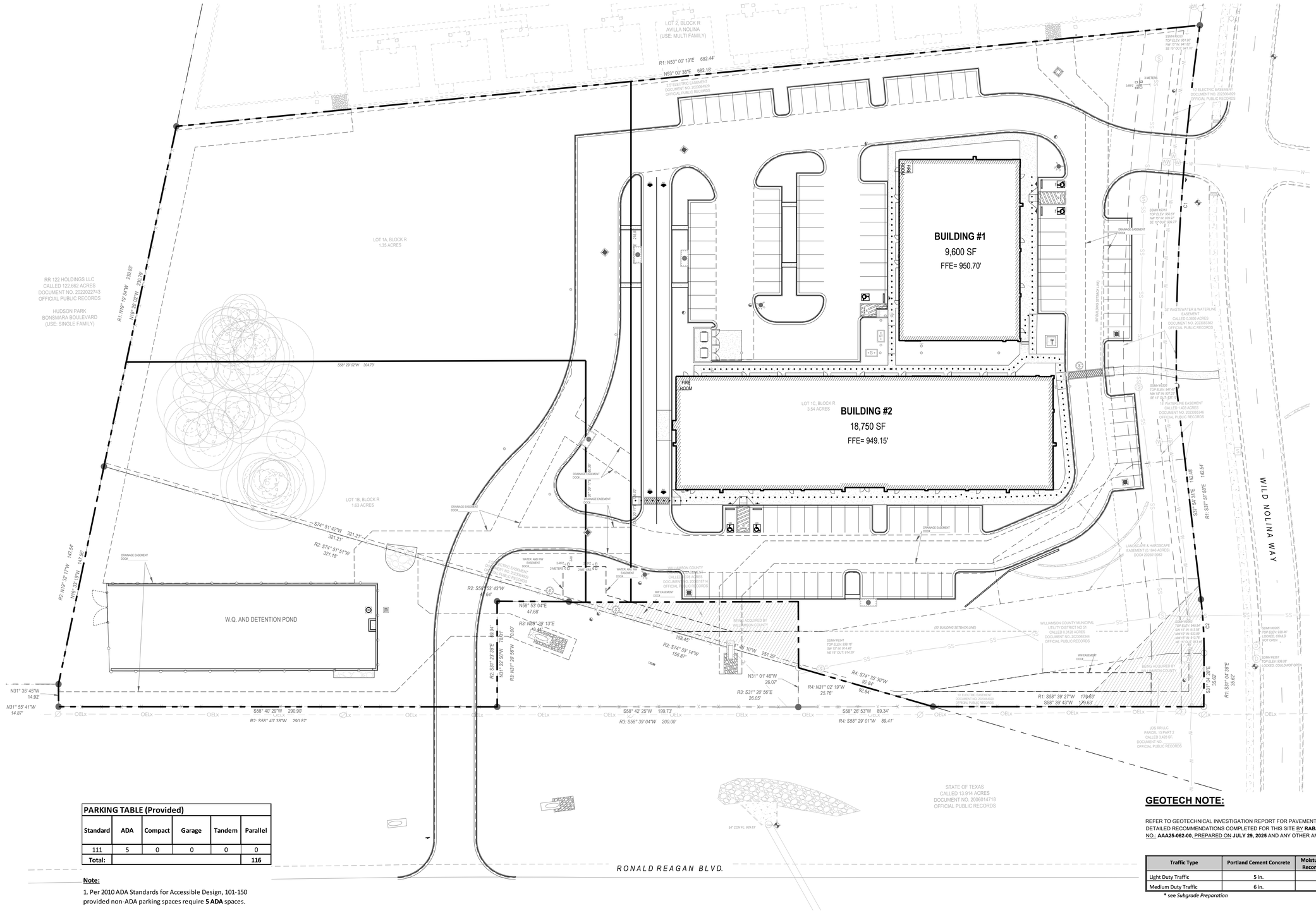
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

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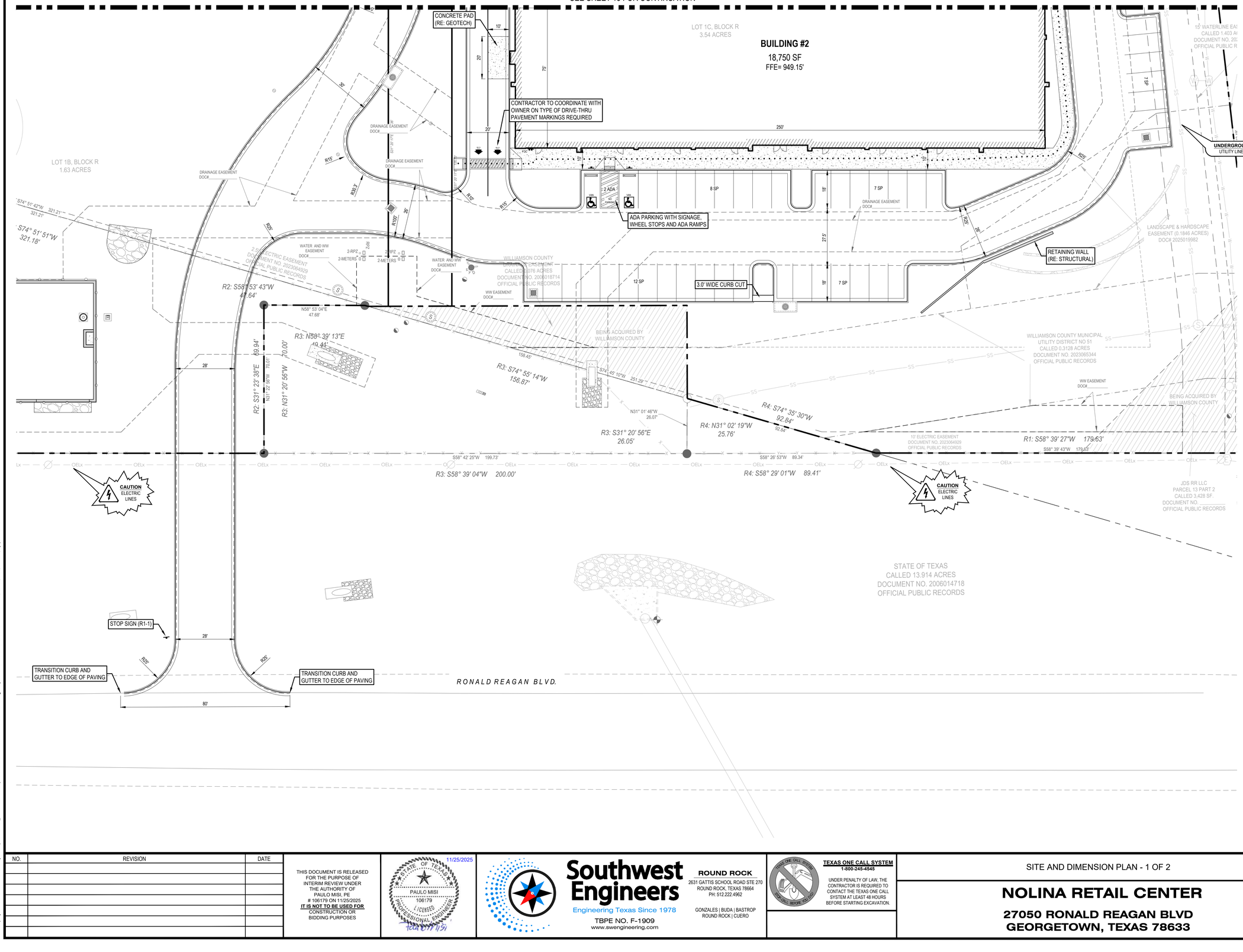
SHEET 10 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0-CAD\1.0-Production Plans\SHT DA CULVERT.dwg - Layout: "DRAINAGE AREA MAP - CULVERT" - Tue, Nov 25, 2025, 11:16am, By: paul.thomas


LOT 2, BLOCK R
AVILLA NOLINA
(USE: MULTI-FAMILY)
R1: N53° 00' 13"E 682.44'
N53° 00' 38"E 682.18'
LOT 1A, BLOCK R
1.35 ACRES
RR 122 HOLDINGS LLC
CALLED 122.662 ACRES
DOCUMENT NO. 2022022743
OFFICIAL PUBLIC RECORDS
HUDSON PARK
BONSMARA BOULEVARD
(USE: SINGLE FAMILY)
R1: N18° 19' 54"W 230.83'
N19° 20' 02"W 230.76'
S58° 39' 03"W 304.73'
BUILDING #1
9,600 SF
FFE= 950.70'
BUILDING #2
18,750 SF
FFE= 949.15'
LOT 1C, BLOCK R
3.54 ACRES
LOT 1B, BLOCK R
1.63 ACRES
S74° 51' 42"W 321.21'
321.21'
R2: S74° 51' 51"W
321.16'
R2: N19° 32' 17"W 147.54'
N19° 32' 39"W 147.56'
W.Q. AND DETENTION POND
R2: S59° 53' 43"W
47.64'
N58° 53' 04"E
47.68'
R3: N58° 39' 13"E
48.44'
R2: S31° 23' 29"E 80.84'
N31° 22' 58"W 70.00'
R3: N31° 20' 56"W 70.00'
158.45'
R3: S74° 55' 14"W
156.87'
46' 10"W 251.29'
N31° 01' 46"W
26.07'
R3: S31° 20' 56"E
26.05'
R4: S74° 35' 30"W
92.84'
R4: N31° 02' 19"W
25.76'
R4: S58° 29' 01"W 89.41'
S58° 42' 25"W 199.73'
R3: S58° 39' 04"W 200.00'
S58° 26' 53"W 89.34'
S58° 40' 29"W 290.90'
R3: S58° 40' 38"W 290.87'
N31° 35' 45"W
14.92'
N31° 55' 41"W
14.87'
R1: S58° 39' 27"W 179.63'
S58° 39' 43"W 179.63'
S31° 54' 31"E 142.48'
R1: S37° 51' 58"E 142.54'
S31° 54' 04"E
35.62'
R1: S31° 54' 04"E
35.62'
WILD INDIGO WAY
RONALD REAGAN BLVD.
STATE OF TEXAS
CALLED 13.914 ACRES
DOCUMENT NO. 2006014718
OFFICIAL PUBLIC RECORDS
JDS RR LLC
PARCEL 13 PART 2
CALLED 3.428 SF
DOCUMENT NO.
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO 51
CALLED 0.3128 ACRES
DOCUMENT NO. 2023065344
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY
CALLED 0.1026 ACRES
DOCUMENT NO. 2006018714
OFFICIAL PUBLIC RECORDS
30' WASTEWATER & WATERLINE EASEMENT
CALLED 0.3636 ACRES
DOCUMENT NO. 2023030343
OFFICIAL PUBLIC RECORDS
15' WATERLINE EASEMENT
CALLED 1.403 ACRES
DOCUMENT NO. 2023065345
OFFICIAL PUBLIC RECORDS
LANDSCAPE & HARDSCAPE EASEMENT (0.1546 ACRES)
DOCK 2025019982
BEING ACQUIRED BY WILLIAMSON COUNTY
DOCK 2025019982
(50' BUILDING SETBACK LINE)
(25' BUILDING SETBACK LINE)
SSMH #9241
TOP ELEV: 930.18'
DW 15" IN: 914.48'
NE 15" OUT: 914.29'
SSMH #9242
TOP ELEV: 940.94'
NW 15" IN: 933.06'
NW 12" IN: 933.80'
NW 15" IN: 913.79'
NE 15" OUT: 913.79'
SSMH #9243
TOP ELEV: 940.94'
NW 15" IN: 933.06'
SE 15" OUT: 913.79'
SSMH #9244
TOP ELEV: 947.40'
NW 15" IN: 937.27'
SE 15" OUT: 937.27'
SSMH #9245
TOP ELEV: 947.40'
NW 15" IN: 939.93'
SE 15" OUT: 939.93'
SSMH #9246
TOP ELEV: 940.94'
NW 15" IN: 933.06'
SE 15" OUT: 913.79'
SSMH #9247
TOP ELEV: 936.28'
LOCKED, COULD NOT OPEN
SSMH #9248
TOP ELEV: 931.69'
NW 15" IN: 915.69'
SE 15" OUT: 915.69'
SSMH #9249
TOP ELEV: 940.94'
NW 15" IN: 933.06'
SE 15" OUT: 913.79'
SSMH #9250
TOP ELEV: 938.48'
LOCKED, COULD NOT OPEN
SSMH #9251
TOP ELEV: 936.28'
LOCKED, COULD NOT OPEN
ELECTRIC EASEMENT
DOCUMENT NO. 2023064025
OFFICIAL PUBLIC RECORDS
ELECTRIC EASEMENT
DOCUMENT NO. 2023064029
OFFICIAL PUBLIC RECORDS
3-#4W2
3-#4W2
3-#4T2
2-#4T2
2-#4T2
2

SEE SHEET 13 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
- CURB AND GUTTER / RIBBON — PROPOSED CURB (UNLESS OTHERWISE NOTED PLANS)
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ACCESSIBLE ROUTE
- SDWK — PROPOSED SIDEWALK (SEE PLAN FOR WIDTHS AND MATERIAL)
- PROPOSED FIRE LANE (REFER TO PLAN FOR STRIPING NOTES & DETAILS)
- PROPOSED SLOPE DAYLIGHT LINE

SP	=	REGULAR	CV	=	COVERED (SURFACE)
H	=	ADA	CVH	=	COVERED (ADA)
T	=	TANDEM	G	=	GARAGE
C	=	COMPACT	GH	=	GARAGE (ADA)

CITY OF GEORGETOWN 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 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

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SITE AND DIMENSION PLAN - 1 OF 2

NOLINA RETAIL CENTER

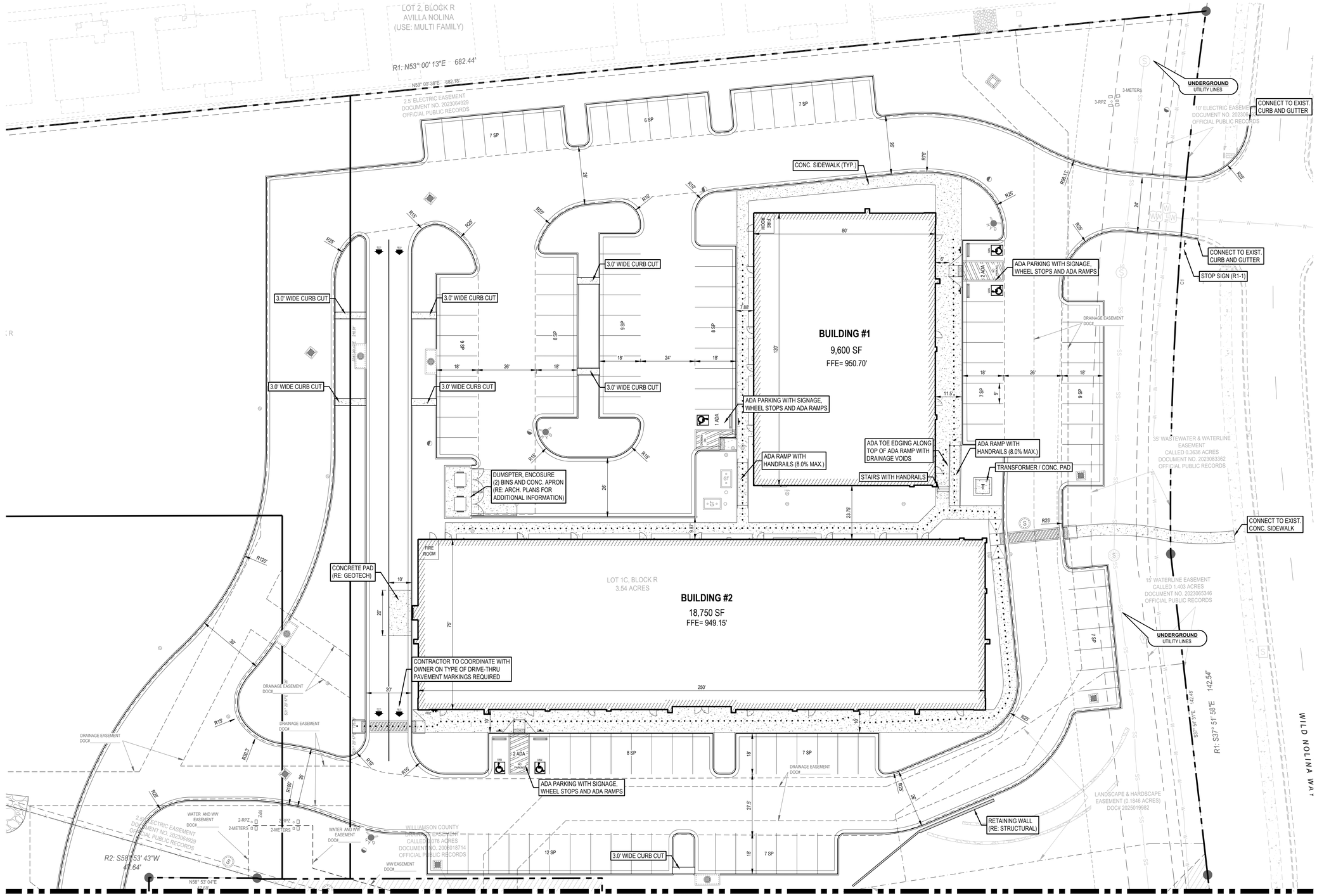
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

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CHECKED BY:	DRAWING NO.

SHEET 12 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\0.CAD\1.0-Production Plans\SHT-SITE.dwg - Layout: "SITE AND DIMENSION PLAN - 1 of 2" - Tue, Nov 25, 2025, 11:16am, By: paul.thomas



0 10 20 40
SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
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H	=	ADA	CVH	=	COVERED (ADA)
T	=	TANDEM	G	=	GARAGE
C	=	COMPACT	GH	=	GARAGE (ADA)

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SITE AND DIMENSION PLAN - 2 OF 2

NOLINA RETAIL CENTER

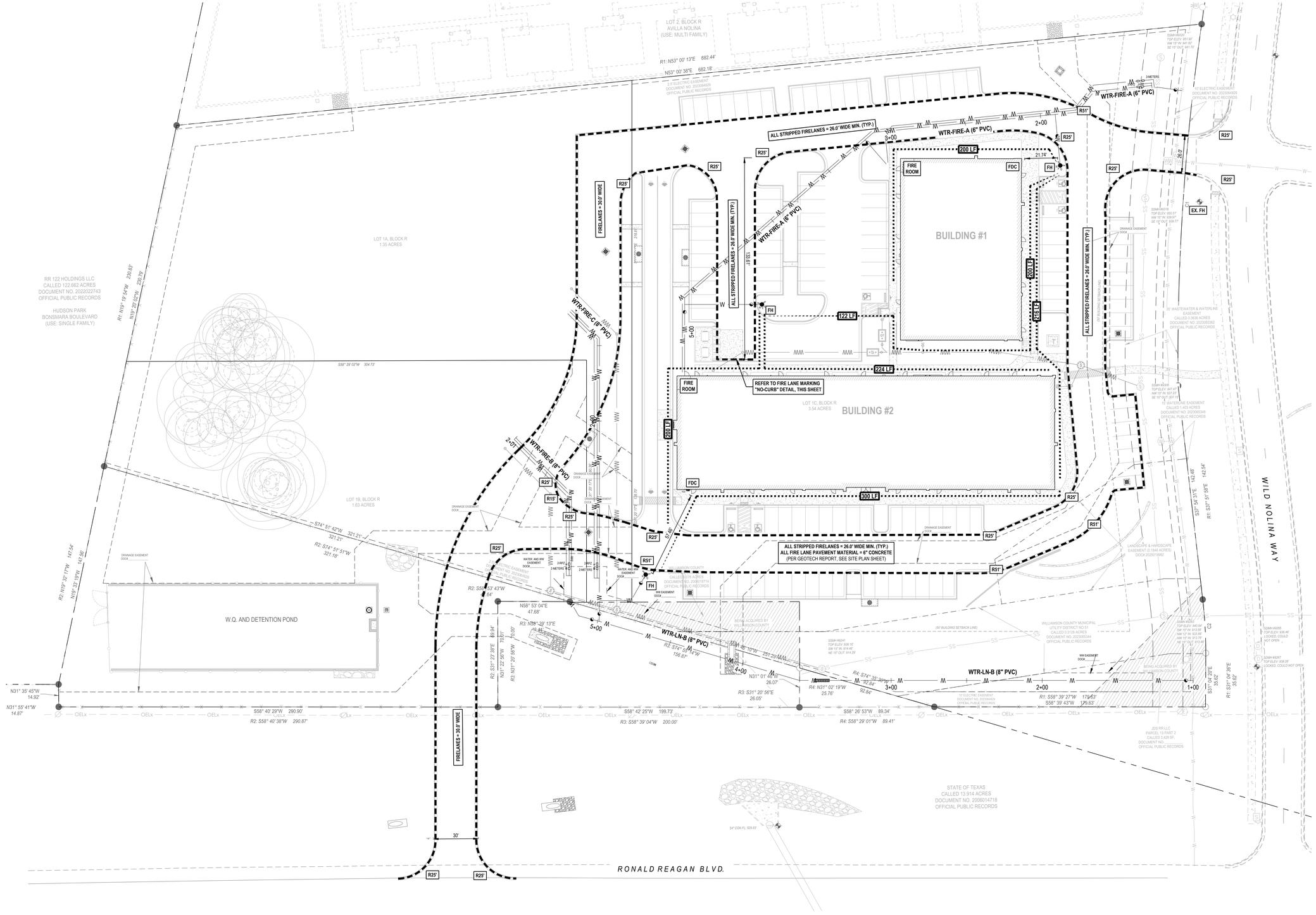
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

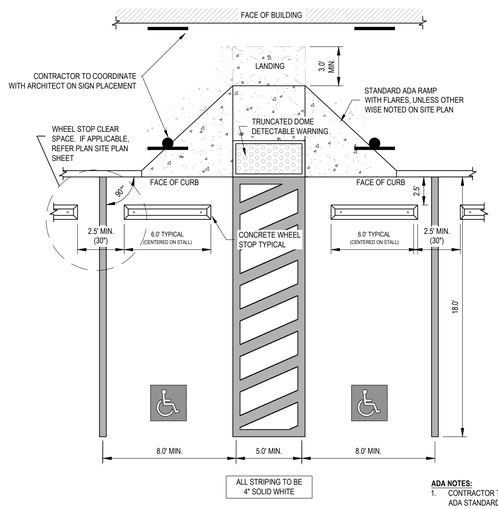
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SHEET 13 OF 38

2025-___-SDP

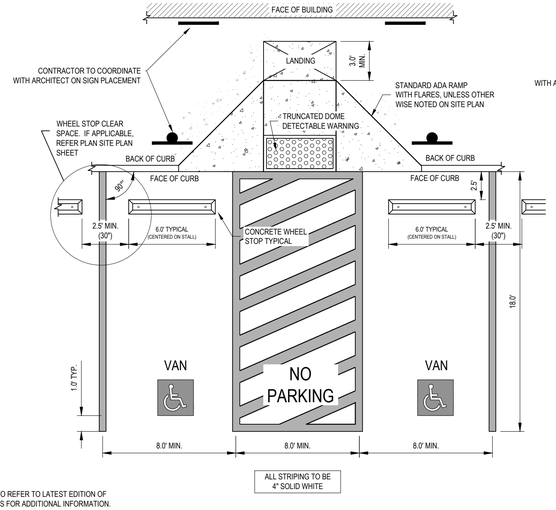
O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT-SITE.dwg - Layout: "SITE AND DIMENSION PLAN - 2 of 2" - Tue, Nov 25, 2025, 11:16am, By paul.thomas


LOT 2, BLOCK R
AVILLA NOLINA
(USE: MULTI-FAMILY)
R1: N53° 00' 13"E 682.44'
N53° 00' 38"E 682.18'
LOT 1A, BLOCK R
1.35 ACRES
RR 122 HOLDINGS LLC
CALLED 122.662 ACRES
DOCUMENT NO. 2022022743
OFFICIAL PUBLIC RECORDS
HUDSON PARK
BONSMARA BOULEVARD
(USE: SINGLE FAMILY)
R1: N19° 19' 54"W 230.83'
N19° 20' 02"W 230.78'
S58° 29' 02"W 304.73'
LOT 1B, BLOCK R
1.83 ACRES
S74° 51' 42"W 321.21'
321.21'
R2: S74° 51' 51"W
321.16'
R2: N19° 32' 17"W 147.54'
N19° 33' 19"W 147.56'
W.Q. AND DETENTION POND
N31° 35' 45"W
14.92'
N31° 55' 41"W
14.87'
S58° 40' 29"W 290.90'
R2: S58° 40' 38"W 290.87'
LOT 1C, BLOCK R
3.54 ACRES
BUILDING #1
BUILDING #2
FIRE ROOM
FDC
FH
EX. FH
200 LF
122 LF
224 LF
218 LF
300 LF
REFER TO FIRE LANE MARKING "NO-CURB" DETAIL, THIS SHEET
ALL STRIPPED FIRELANES = 26.0' WIDE MIN. (TYP.)
FIRELANES = 30.0' WIDE
WTR-FIRE-A (6" PVC)
WTR-FIRE-B (6" PVC)
WTR-FIRE-C (6" PVC)
WTR-LN-B (8" PVC)
ALL STRIPPED FIRELANES = 26.0' WIDE MIN. (TYP.)
ALL FIRE LANE PAVEMENT MATERIAL = 6" CONCRETE
(PER GEOTECH REPORT, SEE SITE PLAN SHEET)
R25'
R15'
R51'
1+00
2+00
3+00
4+00
5+00
WILD NOLINA WAY
RONALD REAGAN BLVD.
30'
STATE OF TEXAS
CALLED 13.914 ACRES
DOCUMENT NO. 2006014718
OFFICIAL PUBLIC RECORDS
JDS RR LLC
PARCEL 13 PART 2
CALLED 3.409 SF
DOCUMENT NO.:
OFFICIAL PUBLIC RECORDS
LANDSCAPE & HARDSCAPE
EASEMENT (0.1946 ACRES)
DOC# 2025019982
DRAINAGE EASEMENT
DOC#
WATER AND WW EASEMENT
DOC#
WW EASEMENT
DOC#
(50' BUILDING SETBACK LINE)
(20' BUILDING SETBACK LINE)
SDMH #9205
TOP ELEV: 939.48'
LOCKED, COULD NOT OPEN
SDMH #9206
TOP ELEV: 936.28'
LOCKED, COULD NOT OPEN
SDMH #9207
TOP ELEV: 940.94'
SW 15° IN: 913.90'
NW 172° IN: 933.89'
NW 15° IN: 912.75'
NE 15° OUT: 913.90'
SDMH #9208
TOP ELEV: 947.47'
NW 15° IN: 937.23'
SE 15° OUT: 937.23'
SDMH #9241
TOP ELEV: 938.18'
SW 15° IN: 914.48'
NE 15° OUT: 914.29'
SDMH #9242
TOP ELEV: 950.57'
NW 15° IN: 939.97'
SE 15° OUT: 939.77'
10' ELECTRIC EASEMENT
DOCUMENT NO. 2023064029
OFFICIAL PUBLIC RECORDS
30' WASTEWATER & WATERLINE EASEMENT
CALLED 0.3636 ACRES
DOCUMENT NO. 2023030340
OFFICIAL PUBLIC RECORDS
15' WATERLINE EASEMENT
CALLED 1.403 ACRES
DOCUMENT NO. 2023065346
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO.51
CALLED 0.3128 ACRES
DOCUMENT NO. 2023065344
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY
DOCUMENT NO. 2006018714
OFFICIAL PUBLIC RECORDS
BEING ACQUIRED BY
WILLIAMSON COUNTY
10' ELECTRIC EASEMENT
DOCUMENT NO. 2023064029
OFFICIAL PUBLIC RECORDS
10' ELECTRIC EASEMENT
DOCUMENT NO. 2023065343
OFFICIAL PUBLIC RECORDS
S74° 51' 42"W 142.48'
S37° 54' 31"E 142.54'
R1: S37° 51' 58"E
S74° 51' 42"W 142.48'
R1: S37° 54' 26"E
35.62'
R2: S74° 51' 51"W 142.48'
R2: S58° 40' 38"W
R3: N58° 39' 13"E
47.68'
R3: S31° 22' 35"E
R3: N31° 20' 56"W
R3: S31° 20' 56"E
26.05'
R4: S74° 35' 39"W
92.84'
R4: N31° 02' 19"W
25.76'
R4: S58° 29' 01"W 89.41'
S58° 26' 53"W 89.34'
S58° 42' 25"W 199.73'
R3: S58° 39' 04"W 200.00'
S58° 39' 43"W 179.63'
R1: S58° 39' 27"W 179.63'
N58° 53' 04"E
47.68'
N31° 01' 26"W
26.07'
251.29'
S74° 46' 10"W
156.87'
S74° 51' 42"W
321.21'
R2: S74° 51' 51"W
321.16'
54" CON FL: 939.83'
2-4" PVC @ 2-METERS
2-6" DOM @ 2-METERS
3-METERS
2-4" PVC @ 2-METERS
2-6" DOM @ 2-METERS
2-2" PVC @ 2-METERS
2-6" DOM @ 2-METERS
2-3

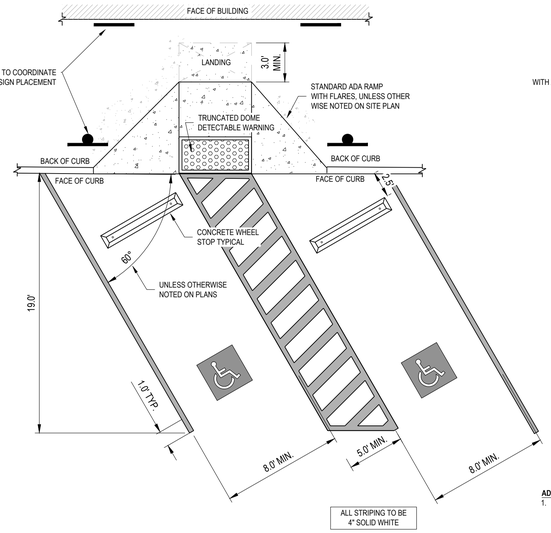


ALL STRIPING TO BE 4" SOLID WHITE

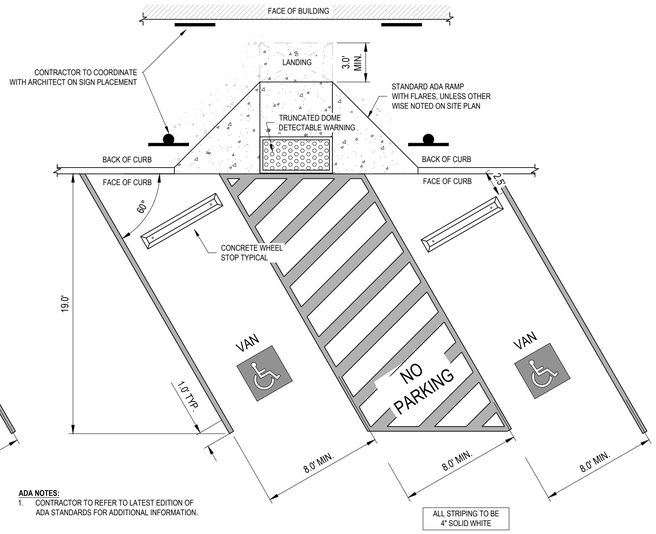
ADA NOTES:
1. CONTRACTOR TO REFER TO LATEST EDITION OF ADA STANDARDS FOR ADDITIONAL INFORMATION.



ALL STRIPING TO BE 4" SOLID WHITE



ALL STRIPING TO BE 4" SOLID WHITE

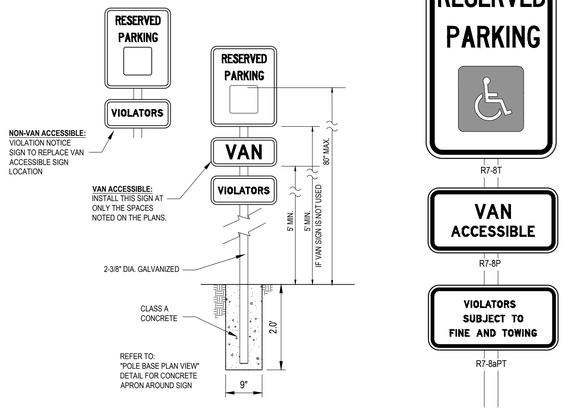


ALL STRIPING TO BE 4" SOLID WHITE

ADA NOTES:
1. CONTRACTOR TO REFER TO LATEST EDITION OF ADA STANDARDS FOR ADDITIONAL INFORMATION.

2 PARKING STALL DETAIL (ADA) - 60 DEGREE

Scale: N.T.S.



NOTES:
1. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED AND RESERVED FOR THE THE DISABLED BY VERTICALLY MOUNTED SIGNS INCORPORATING THE SYMBOL OF ACCESSIBILITY AND PLACED SO THAT THEY WILL NOT BE OBSCURED BY PARKED VEHICLES. THERE SHALL BE A SUFFICIENT NUMBER OF SIGNS SO THAT EACH SPACE IS CLEARLY IDENTIFIED. THE SIGNAGE SHALL BE SUCH SIZE THAT IS LEGIBLE FROM A DISTANCE THAT WOULD BE REASONABLE FOR THE CONDITION. SIGNS MAY BE MOUNTED ON POSTS, WALL, FENCES, COLUMNS, OR OTHER PERMANENT VERTICAL SURFACES. THEY SHOULD BE MOUNTED BETWEEN 48 INCHES AND 80 INCHES ABOVE THE GROUND OR FLOOR SURFACE UNLESS THEY ARE PART OF AN ACCESSIBLE ROUTE.
2. WHERE NOTED ON THE DRAWINGS-SIGN MAY BE MOUNTED ON A WALL-USING SAME DIMENSIONS.
3. CONTRACTOR TO REFER TO LATEST EDITION OF ADA STANDARDS FOR ADDITIONAL INFORMATION.

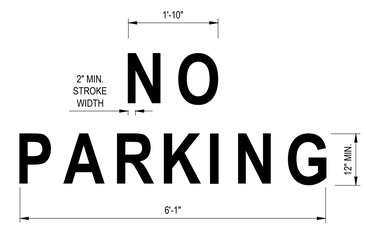
4 ADA SIGN DETAIL

Scale: N.T.S.



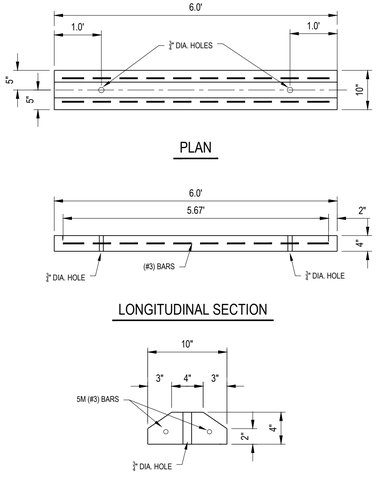
5 ADA PAVEMNT MARKING DETAIL

Scale: N.T.S.



6 ADA "NO PARKING" DETAIL

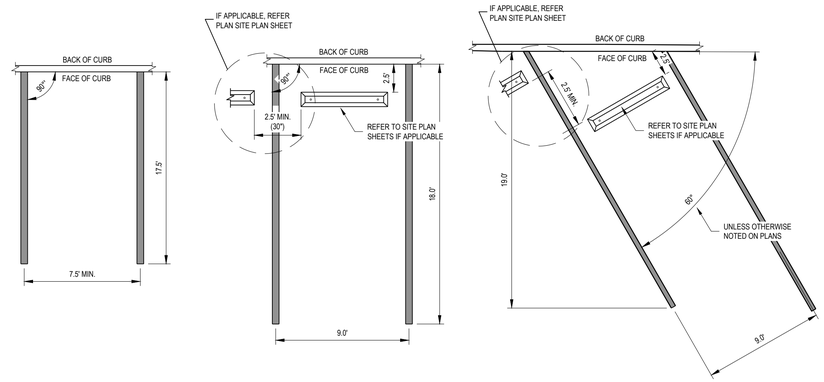
Scale: N.T.S.



ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

1 CONCRETE WHEEL STOP

Scale: N.T.S.



ALL STRIPING TO BE 4" SOLID WHITE

3 PARKING STALL DETAIL (NON-ADA) - 90 DEGREE

Scale: N.T.S.

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

11/25/2025
STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

Southwest Engineers
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TBPE NO. F-1909
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ROUND ROCK
2631 GATTIS SCHOOL ROAD STE 270
ROUND ROCK, TEXAS 78664
PH: 512.222.4962

GONZALES | BUDA | BASTROP
ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

SITE DETAILS - 1 OF 3

NOLINA RETAIL CENTER

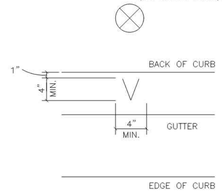
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 1224-001-24
CHECKED BY:	DRAWING NO.

SHEET 15 OF 38

2025-___-SDP

O:\Company Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0-CAD\1.0-Production Plans\SHT DETAILS-SITE.dwg - Layout: "SITE DETAILS - 1 of 3" - Tue, Nov 25, 2025, 11:15am, By: paul.thomas



PLAN VIEW
(TYPICAL)

NOTES:

1. ALL WATER SERVICE, WASTE WATER SERVICE AND VALVE LOCATIONS SHALL BE APPROXIMATELY MARKED AS FOLLOWS:

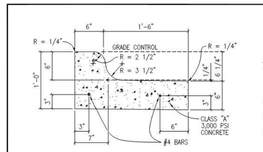
WATER SERVICE	"W"	TOP OF CURB
WASTE WATER SERVICE	"S"	TOP OF CURB
VALVE	"V"	TOP OF CURB

2. LETTERS SHALL HAVE A 1/2" MAX. WIDTH.

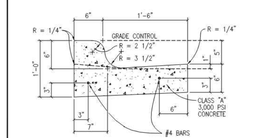
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB STAMP DETAIL

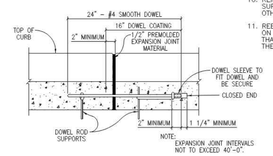
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD05
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



SPILL CURB



CATCH AND LAYDOWN CURB



CURB DOWEL DETAIL

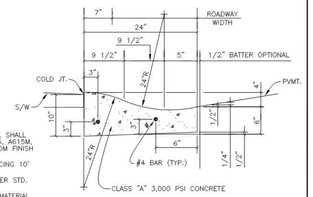
NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS

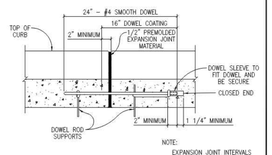
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD06
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



MOUNTABLE CURB

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR TH CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

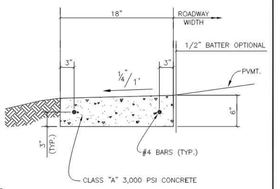


CURB DOWEL DETAIL

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
MOUNTABLE CURB AND GUTTER DETAILS

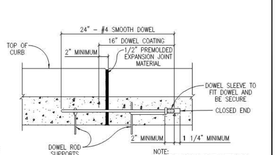
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD07
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



RIBBON CURB

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR TH CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

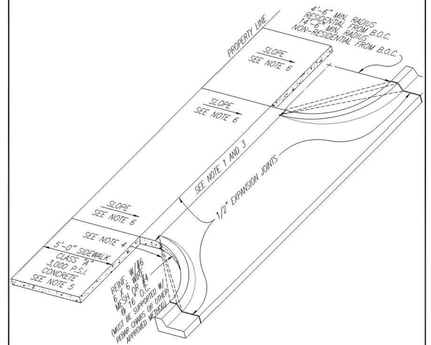


CURB DOWEL DETAIL

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
RIBBON CURB DETAILS

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD08
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



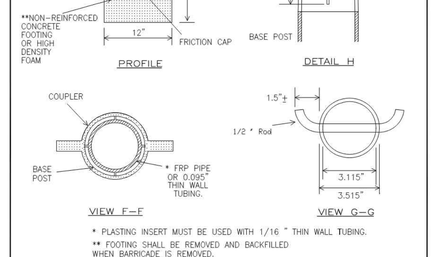
NOTES:

1. MAXIMUM WIDTH OF APPROACH SHALL BE 24'-0" FOR RESIDENTIAL, 30'-0" FOR NON-RESIDENTIAL UNDIVIDED AND 45'-0" FOR NON-RESIDENTIAL DIVIDED.
2. DRIVEWAY PERMITS TO BE ACQUIRED FROM CITY INSPECTION OFFICE.
3. MINIMUM WIDTH OF APPROACH SHALL BE 10'-0" FOR RESIDENTIAL AND 15'-0" FOR NON-RESIDENTIAL.
4. LINEAR "RADIUS" AT CORNERS, PERMITTED FOR "SINGLE FAMILY" OR "TWO FAMILY" RESIDENTIAL DRIVEWAY APPROACH.
5. SIDEWALK LOCATION TO BE APPROVED BY CITY ENGINEER PRIOR TO FINAL DESIGN.
6. SLOPE 1/8" PER FOOT USUAL, NOT TO EXCEED 1/4" PER FOOT.
7. DRIVEWAY APPROACH THICKNESS TO BE A MIN. OF 6".

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE DRIVEWAY APPROACH TYPICAL

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD15
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



PROFILE

DETAIL H

VIEW F–F

VIEW G–G

* PLASTING INSERT MUST BE USED WITH 1/16 " THIN WALL TUBING.
** FOOTING SHALL BE REMOVED AND BACKFILLED WHEN BARRICADE IS REMOVED.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
UNIVERSAL ANCHOR SYSTEM

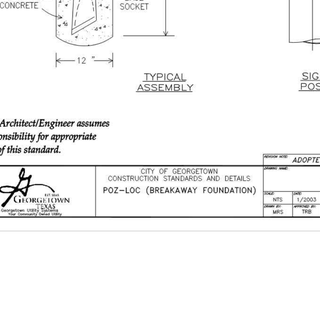
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD23
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



WEDGE



BASE SOCKET



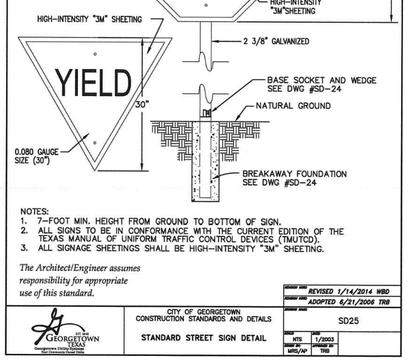
TYPICAL ASSEMBLY

SIGN POST

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
POZ-LOC (BREAKAWAY FOUNDATION)

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD24
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. 7-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE HIGH-INTENSITY "3M" SHEETING.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD STREET SIGN DETAIL

REVISION NOTE: REVISED 1/14/2014 WBD
ADOPTED 6/21/2006 TRB
DRAWING NAME: SD25
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS/AP | APPROVED BY: TRB

NOTES:

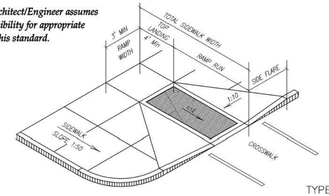
1. COMMERCIAL SIDEWALKS WIDTHS – 6'
   RESIDENTIAL SIDEWALKS WIDTHS – 5'
2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOMED SURFACES OR GROOVES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
6. COLOR CONTRAST, FOR EXAMPLE, CAN BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES OR BY COLORED STAINED CONCRETE WITH GROOVES, EITHER OF WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 4 FEET WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
10. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.
11. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.
12. ALL SIDEWALKS WILL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
13. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
PEDESTRIAN RAMPS GENERAL NOTES

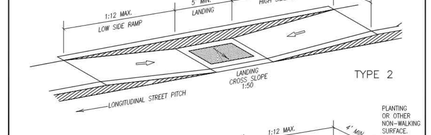
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD28
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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

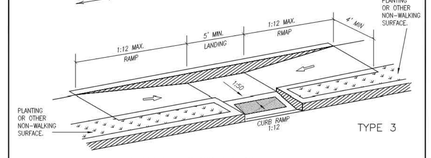


TYPE 1

PERPENDICULAR CURB RAMPS



TYPE 2



TYPE 3

PARALLEL CURB RAMPS

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK RAMP DETAILS TYPE 1–3

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD31
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

NO.	REVISION	DATE

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11/25/2025
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PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

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PH: 512.222.4962

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TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

SITE DETAILS - 2 OF 3

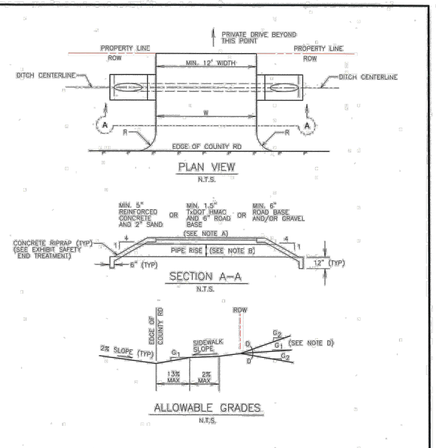
NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:
PROJECT NO. 1224-001-24
CHECKED BY:
DRAWING NO.
SHEET 16 OF 38

2025-___-SDP

O:\Company Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT DETAILS_SITE.dwg - Layout: "SITE DETAILS_2 of 3" - Tue, Nov 25, 2025, 11:14am, By paul thomas

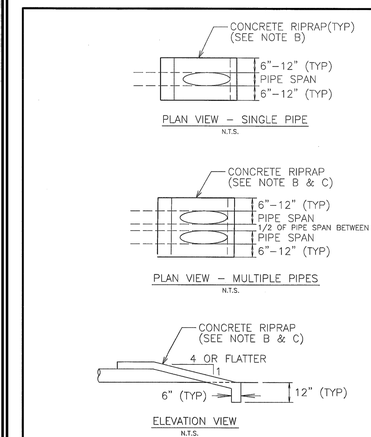


NOTES:
A) MATERIAL DEPTHS SHOWN ABOVE ARE RECOMMENDED.
B) INSTALL CULVERT PIPE TO MATCH DITCH CENTERLINE AND FLOWLINE.
C) ENGINEERED DRAWINGS MUST BE SUBMITTED FOR MULTIFAMILY OR COMMERCIAL/INDUSTRIAL DRIVEWAYS.
D) WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS. "D" IS THE ALGEBRAIC DIFFERENCE OF "G2" AND "G1" AND SHOULD NOT EXCEED THE MAXIMUM PERCENT STATED IN THE TABLES FOR DRIVEWAY CRITERIA.

WILLIAMSON COUNTY
WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE
1848

EXHIBIT
DRIVEWAY WITH CULVERT PIPE

Revised: 11/22/21

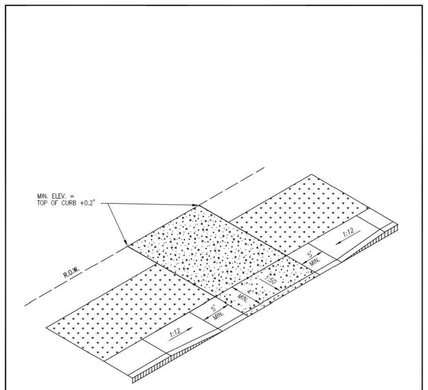


NOTES:
A) PIPE SIZE TO BE DETERMINED OR AS APPROVED BY WILLIAMSON COUNTY.
B) CONCRETE RIPRAP SHALL BE NORMAL 4" THICK REINFORCED WITH MIN. 6x6x1.5x1.5 WELDED WIRE MESH IN ACCORDANCE WITH CURRENT TxDOT SAFETY END TREATMENT STANDARDS.
C) SPECIAL CONDITIONS MAY APPLY TO ARCH PIPES LARGER THAN DES. 24 OR ROUND PIPES LARGER THAN 30" IN DIAMETER IN ACCORDANCE WITH CURRENT TxDOT SAFETYEND TREATMENT STANDARDS.
D) ENGINEERED DRAWINGS MUST BE SUBMITTED FOR MULTIFAMILY OR COMMERCIAL/INDUSTRIAL DRIVEWAYS.

WILLIAMSON COUNTY
WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE
1848

EXHIBIT
SAFETY END TREATMENT FOR DRIVEWAY CULVERT

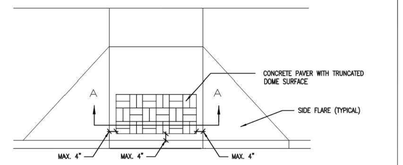
Revised: 11/22/21



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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
DRIVEWAY APRON TYPE 10

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD34
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



TRUNCATED DOME PATTERN CURB RAMP

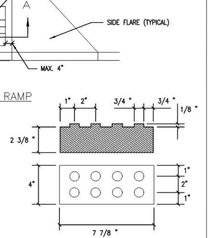
GENERAL NOTES

CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-936, C-33, AND SHALL BE LAID IN A TWO BY TWO RUNNING BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN PLANS.

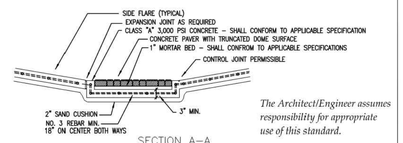
CONCRETE PAVER UNIT SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.

CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR TO THE ADJACENT SURFACES. THE COLOR OF THE CONCRETE PAVER UNITS SHALL BE SHOWN ELSEWHERE IN THE PLANS. (ADJACENT SURFACES INCLUDE SIDE FLARES).

CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

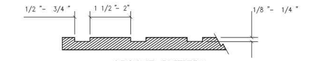


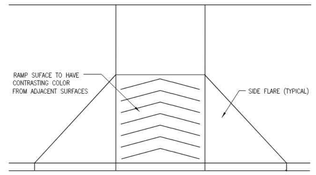
SECTION A-A

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB RAMP TEXTURES TYPE A

REVISION NOTE: REVISED 3/14/2014 WBD
REVISION NOTE: ADOPTED 6/21/2006 TRB
DRAWING NAME: SD37
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS/AP | APPROVED BY: TRB





GROOVE PATTERN CURB RAMP
(15 DEGREES TO HORIZONTAL)

GENERAL NOTES

CONCRETE SURFACE AREAS THAT ARE IDENTIFIED IN THE PLANS TO RECEIVE SEALER / STAIN TREATMENT, SHALL NOT BE TREATED W/CURING COMPOUND (RETARDANT) AND SHALL BE ALLOWED TO CURE A MINIMUM OF 30 DAYS PRIOR TO APPLICATION OF THE SEALER / STAIN.

THE SEALER / STAIN FOR THE RAMP SHALL BE A CONTRASTING COLOR TO THE ADJACENT SURFACES (ADJACENT SURFACES INCLUDE THE SIDE FLARES). THE COLOR OF THE SEALER / STAIN SHALL BE SHOWN ELSEWHERE IN THE PLANS.

SEALER / STAIN SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.

AREAS RECEIVING SEALER / STAIN TREATMENT SHALL BE CLEANED USING A "DRY" (SAND) BLAST CLEANING METHOD IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB RAMP TEXTURE TYPE B

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD38
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

SITE DETAILS - 3 OF 3

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

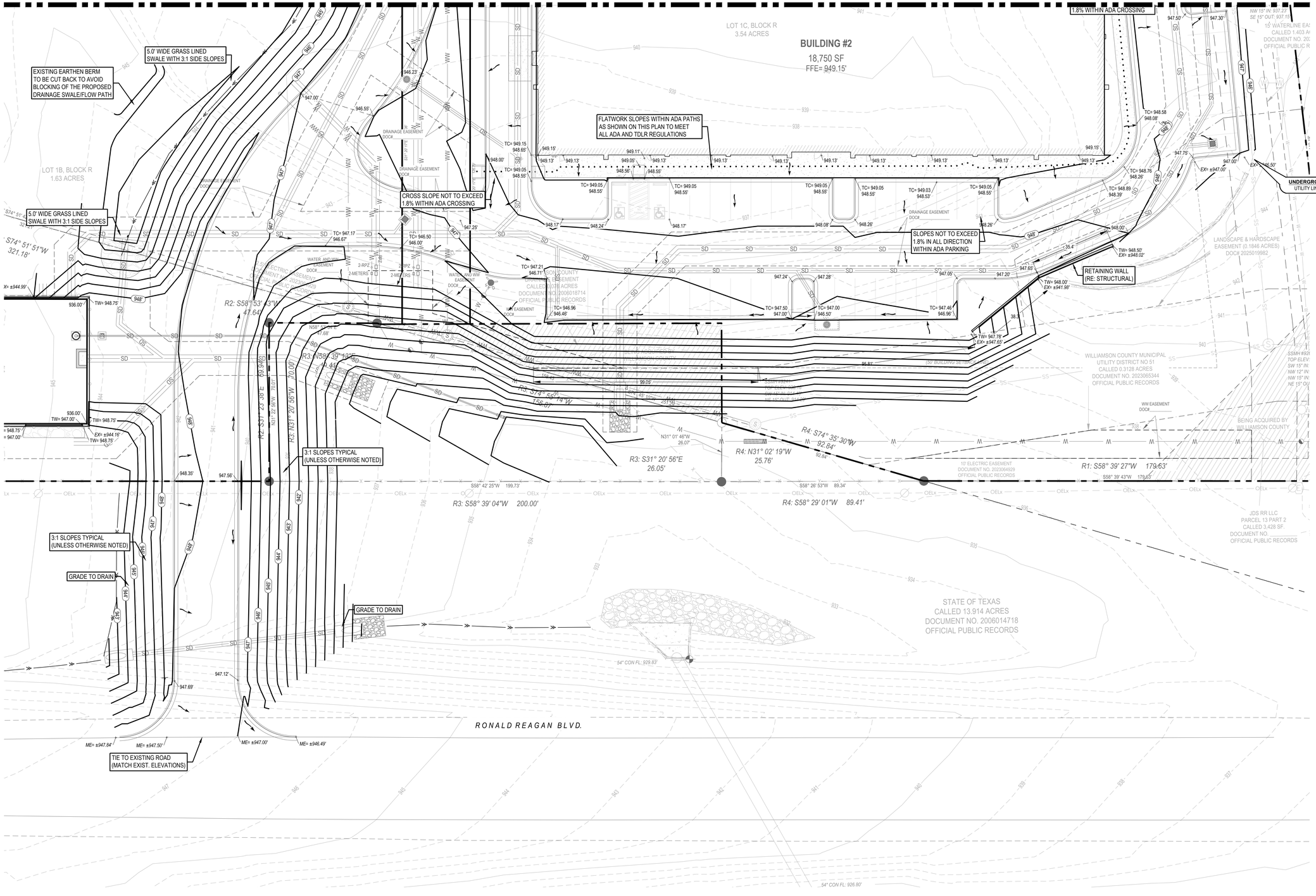
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CHECKED BY:	DRAWING NO.

SHEET 17 OF 38

2025-___-SDP

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SEE SHEET 19 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- EXISTING CONTOUR
- EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE) — TO REMAIN / TO BE REMOVED
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- EXISTING SPOT GRADES
- PROPOSED FLOWLINE
- PROPOSED FLOW ARROWS

TC	=	TOP OF CURB	T/W	=	TOP OF WALL
EOP	=	EDGE OF PAVEMENT	ME	=	MATCH EXISTING
FL	=	FLOW LINE	HP	=	HIGH POINT
LP	=	LOW POINT	EG	=	EXISTING GRADE

NO.	REVISION	DATE

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GRADING PLAN - 1 OF 2

NOLINA RETAIL CENTER

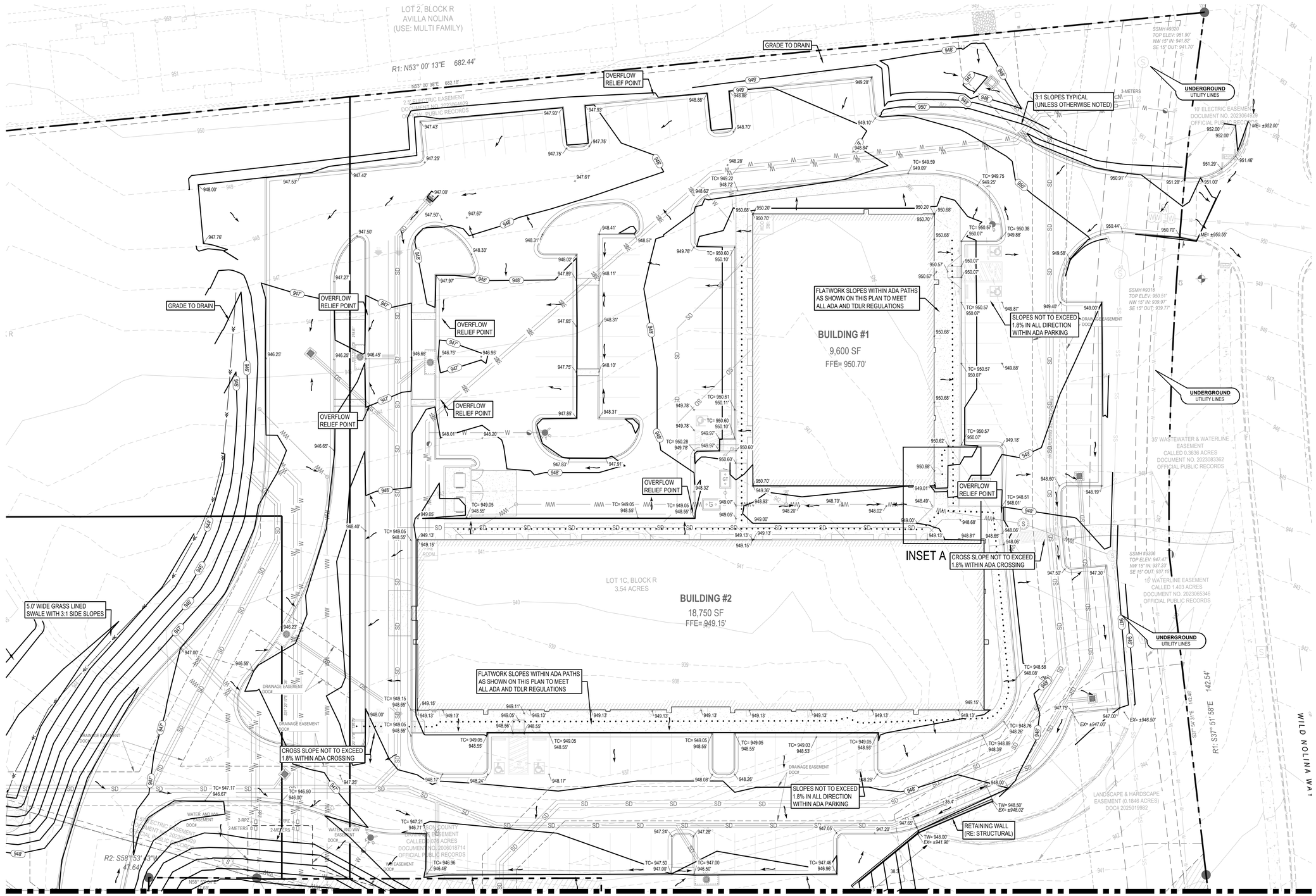
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

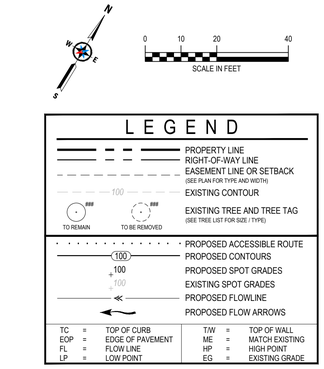
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SHEET 18 OF 38

2025-___-SDP

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)
- PROPOSED ACCESSIBLE ROUTE
- 100 PROPOSED CONTOURS
- 100 PROPOSED SPOT GRADES
- 100 EXISTING SPOT GRADES
- PROPOSED FLOWLINE
- PROPOSED FLOW ARROWS

TC	=	TOP OF CURB	T/W	=	TOP OF WALL
EOP	=	EDGE OF PAVEMENT	ME	=	MATCH EXISTING
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GRADING PLAN - 2 OF 2

NOLINA RETAIL CENTER

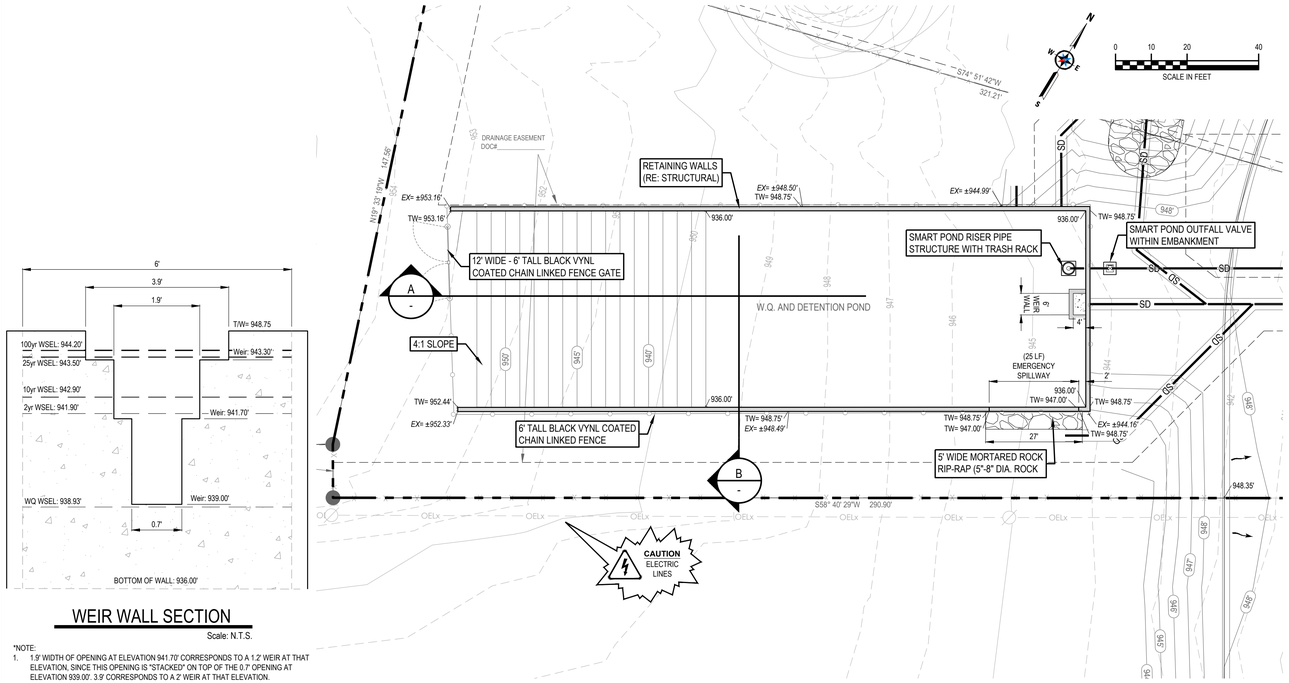
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

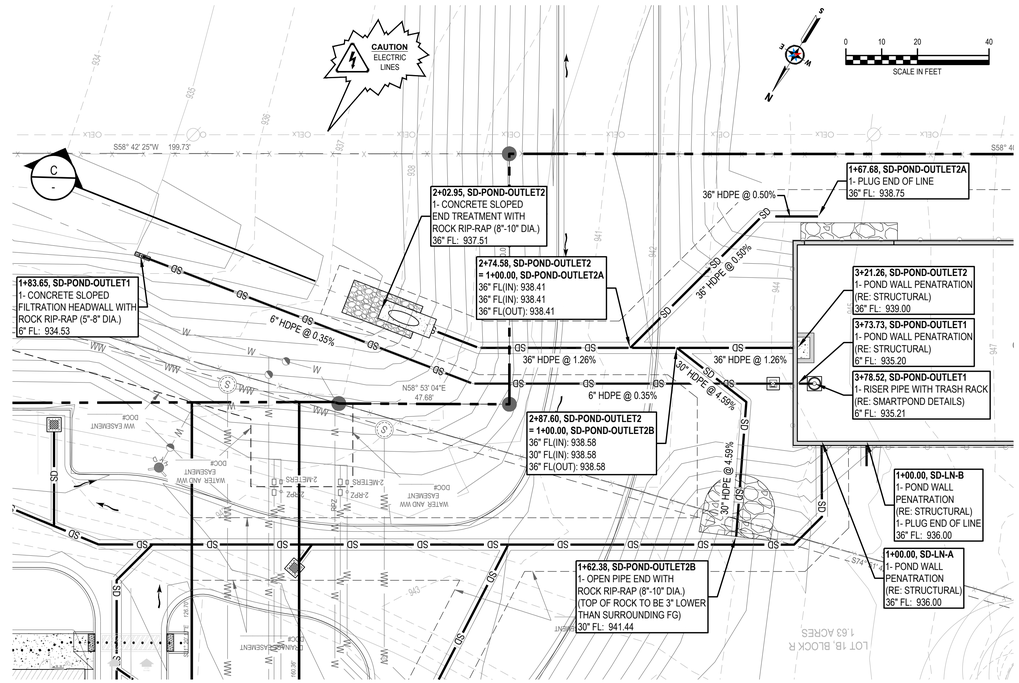
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CHECKED BY:	DRAWING NO.

SHEET 19 OF 38

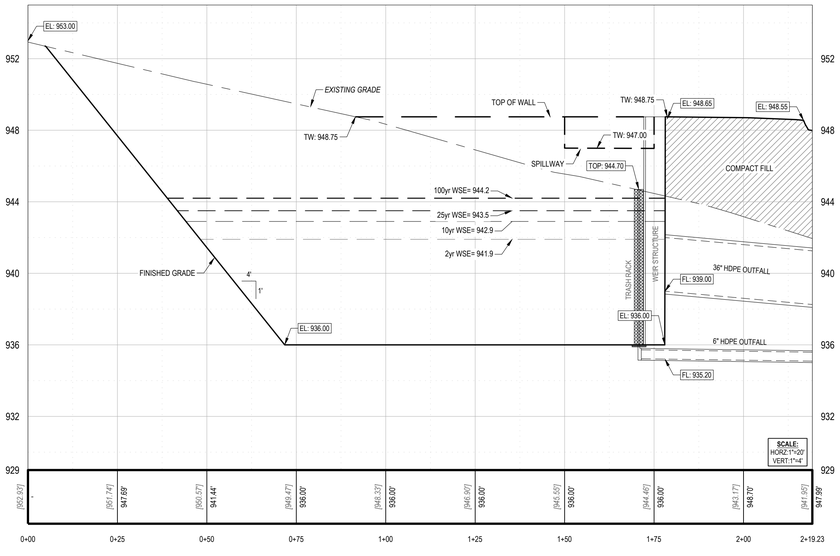
2025-___-SDP

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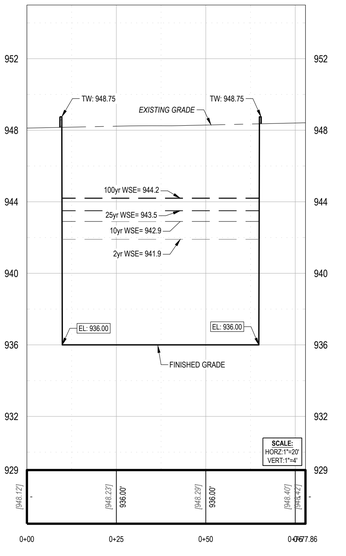




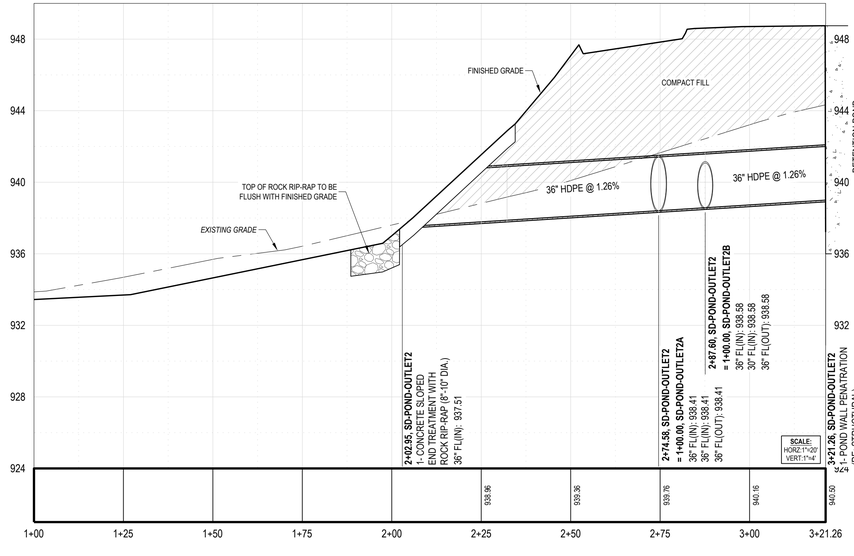
SECTION A



SECTION B



SD-POND-OUTLET2



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WATER QUALITY POND - PLAN AND SECTIONS

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD GEORGETOWN, TEXAS 78633

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CHECKED BY:	DRAWING NO.

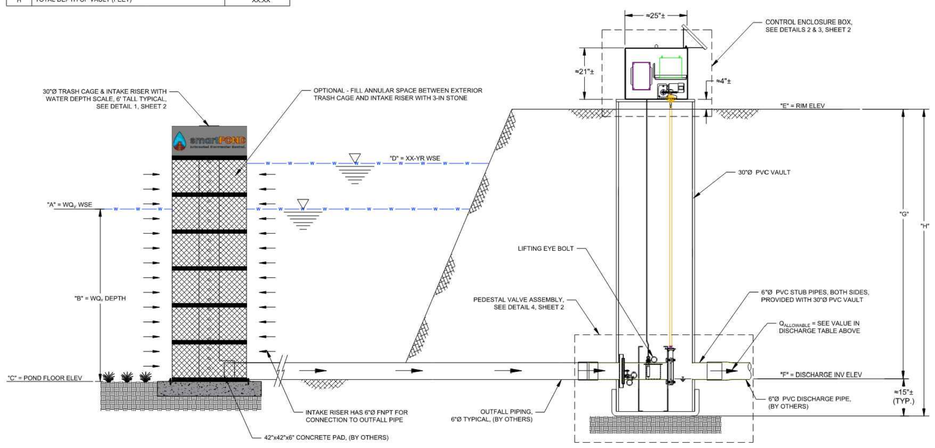
SHEET 20 OF 38

2025-___-SDP

smartPOND™ VAULT VALVE CONFIGURED IN DETENTION EMBANKMENT

ELEVATIONS & DEPTHS		
A	WATER QUALITY BATCH SURFACE ELEVATION (WSE)	XXX.XX'
B	WATER QUALITY BATCH VOLUME (WQ_V) DEPTH (FEET)	X.XX'
C	POND FLOOR ELEVATION (FEET)	XXX.XX'
D	XX-YR WATER SURFACE ELEVATION (FEET)	XXX.XX'
E	RIM, TOP OF BERM (TOB) ELEVATION (FEET)	XXX.XX'
F	DISCHARGE PIPE INVERT ELEVATION (FEET)	XXX.XX'
G	RIM TO DISCHARGE PIPE INVERT (FEET)	XX.XX'
H	TOTAL DEPTH OF VAULT (FEET)	XX.XX'

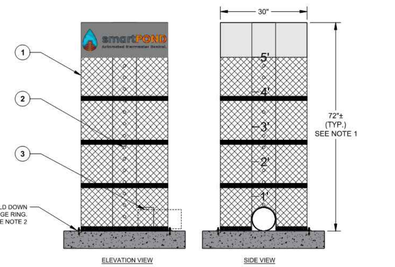
DISCHARGE RATE AND DETENTION SETTING	
ALLOWABLE DISCHARGE RATE ($Q_{ALLOWABLE}$)	X.XX-FT³/S (XX.X-GPM)
REQUIRED DETENTION VOLUME	X.XX-FT³
DETENTION VOLUME PROVIDED	X.XX-FT³/S
REQUIRED WATER QUALITY BATCH DETENTION TIME	12-HOURS



NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

PROJECT:	MODEL:			
PROJECT NAME CITY, STATE	**VAULT VALVE** FOR BATCH DETENTION	smartPOND Automated Stormwater Control	FOR ADDITIONAL INFORMATION, CONTACT CONVERGENT WATER TECHNOLOGIES 1-800-711-5428 www.convergentwater.com	REVISION NO. 0 DATE 10/19/2023 SHEET NO. 1

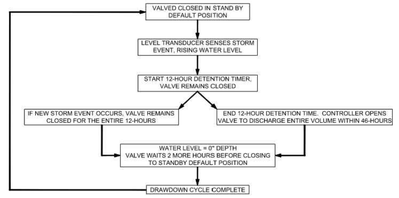
DETAIL 1 - TRASH CAGE & INTAKE RISER



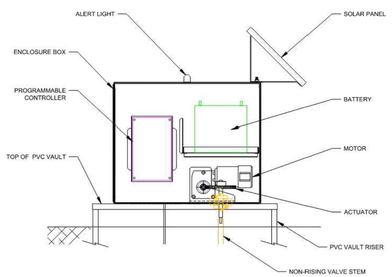
TRASH CAGE & INTAKE RISER NOTES:
1. DESIGN HEIGHT OF INTAKE TRASH CAGE AND INTAKE RISER TO MATCH REQUIRED DETENTION DEPTHS.
2. USE 4X, ¾"Ø X 3.5" SS WEDGE ANCHOR BOLTS TO CONNECT OUTFALL ASSEMBLY TO CONCRETE PAD, 2.5" MINIMUM EMBEDMENT.

TRASH CAGE WITH INTAKE RISER - PARTS LIST	
ITEM	COMPONENT DESCRIPTION
1	30"Ø CAGE WITH 1.5" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1"Ø PERFORATIONS, SPACED 4" ON CENTERS WITH WATER DEPTH SCALE
3	6"Ø FNPTS PROVIDED AT BOTTOM DISCHARGE OF INTAKE RISER

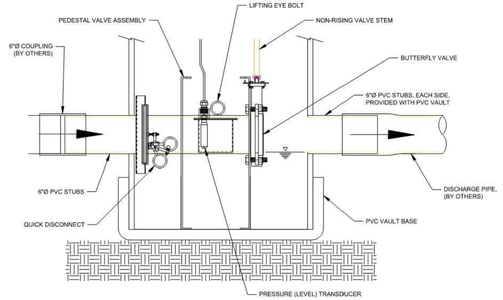
DETAIL 2 - PROGRAMMABLE LOGIC FLOW CHART, VAULT VALVE OPERATION FOR DETENTION AND/OR WATER QUALITY



DETAIL 3 - CONTROL ENCLOSURE BOX



DETAIL 4 - PEDESTAL VALVE ASSEMBLY



smartPOND™ VAULT VALVE
VAULT VALVE DETAILS

REVISION NO. 0
DATE 10/19/2023
SHEET NO. 2

smartPOND VAULT VALVE SPECIFICATIONS

CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), WITH PROGRAM CONTROLLED VAULT VALVE

1. **CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS) DEVICE**: THE CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), SHOWN ON THE PLANS AS THE VAULT ASSEMBLY SHALL BE a smartPOND™ VAULT VALVE PROVIDED BY:

   CONVERGENT WATER TECHNOLOGIES
   800.711.5428
   WWW.CONVERGENTWATER.COM

   THE smartPOND™ VAULT VALVE SHALL SHALL PROVIDE FOR ACTIVE MANAGEMENT OF DETAINED STORMWATER VOLUME AND / OR ITS ALLOWABLE DISCHARGE RATE. THE smartPOND™ VAULT VALVE SHALL BE PROGRAMMABLE TO DETAIN A SPECIFIED VOLUME OF STORMWATER FOR A SPECIFIED REQUIRED PERIOD OF TIME AND / OR PROGRAMMED TO CONTROL THE OUTFLOW RATE TO MATCH THE MAXIMUM ALLOWABLE DISCHARGE RATE OR BOTH OF THIS OPERATIONS SIMULTANEOUSLY. THE smartPOND™ VAULT VALVE MAXIMIZES THE DETENTION TO PROMOTE THE SETTLEMENT OF SOLIDS BEFORE AUTOMATICALLY DEWATERING THE DETENTION POND COMPLETELY. FOR STORMWATER RETENTION SYSTEMS, THE SYSTEM SHALL BE PROGRAMMED TO MANAGE THE REQUIRED RETENTION VOLUME WHILE MAINTAINING A SPECIFIED AMOUNT OF CAPACITY FOR FLOOD STORAGE OR OTHER USE.

   THE FOLLOWING SPECIFICATIONS DESCRIBE THE COMPONENTS, GENERAL FUNCTIONS, AND APPLICATIONS OF A CONTINUOUSLY MONITORED AUTOMATED STORMWATER SYSTEM (C-MASS), USING THE PROGRAMMED smartPOND™ VAULT VALVE.

   THIS smartPOND™ VAULT VALVE SHALL FUNCTION AS AN ELECTRONICALLY CONTROLLED, SOLAR POWERED STORMWATER MANAGEMENT DEVICE, PROVIDING PRECISION STORMWATER VOLUME MANAGEMENT CAPABILITIES AND REAL-TIME DATA. USING SENSORS, SOLAR POWER, AN ELECTRONIC ACTUATOR, AND AN INTERNET-BASED CONTROL INTERFACE. THE smartPOND™ VAULT VALVE CONNECTS TO A SPECIALIZED PERFORATED INTAKE RISER INSIDE THE STORMWATER IMPOUNDMENT AREA TO ENABLE PRECISE CONTROL OF REQUIRED DETAINED OR RETAINED STORMWATER CONTROL VOLUMES AND ALLOWABLE DISCHARGE RATES AUTOMATICALLY OR IN REAL TIME. THE smartPOND™ ASSEMBLY CAN BE CONFIGURED ABOVE GROUND OR BELOW IN SMALL MANHOLE OR VAULT STRUCTURE.

   1.1 PRE-PROGRAMMED VAULT VALVE CONTROL: THE VAULT VALVE SHALL BE PRE-PROGRAMMED TO EXECUTE COMMANDS BASED ON STORM EVENTS, REQUIRED CONTROL VOLUMES, ALLOWABLE DISCHARGE RATES, AND DETENTION TIME.

   1.1.1 BATCH DETENTION FUNCTION FOR STORMWATER QUALITY: THE smartPOND™ VAULT VALVE MAY BE PROGRAMMED TO PROVIDE BATCH DETENTION TO ACHIEVE STORMWATER QUALITY EFFLUENT GOAL OF 80% OR MORE REMOVAL OF TOTAL SUSPENDED SOLID (TSS) REMOVAL BY HOLDING THE WATER QUALITY VOLUME (WQ_V) FOR SETTLEMENT TREATMENT. FOR A REQUIRED PERIOD OF TIME. HOLDING TIMES ARE TYPICALLY SET FORTH IN STORMWATER MANAGEMENT REGULATIONS AS 12, 24 OR 48-HOURS.

   1.2 REAL-TIME MONITORING (OPTIONAL): THE smartPOND™ SHALL COME WITH TELEMETRY THAT SHALL ENABLE REAL-TIME REMOTE MONITORING & VALVE OPERATION CAPACITIES THROUGH A SECURE WEB-BASED USER INTERFACE. THIS INTERFACE ENABLES COMMANDS TO BE SENT TO THE VAULT VALVE. TO CHANGE THE VALVES POSITION TO CONTROL DISCHARGE RATE AND POND DEPTH. THROUGH THIS SECURE WEB-BASED USER INTERFACE THE DETENTION POND'S STORAGE-STAGE AND DISCHARGE RATE CAN BE MONITORED IN REAL-TIME. THE SECURE WEB-BASED USER INTERFACE SHALL ALSO ENABLE A USER TO:

   - CONTROL THE VAULT VALVE, EITHER OPEN OR CLOSE.
   - DETERMINE THE WATER SURFACE ELEVATION (WSE) OR POND DEPTH.
   - DETERMINE IF TRASH OR DEBRIS IS SURROUNDING THE TRASH CAGE AND INTAKE RISER.
   - RECEIVE MAINTENANCE ALERTS SUCH AS: LOW BATTERY, VAULT VALVE FAILURE, ETC.
   - MAINTAIN SPECIFIED WATER SURFACE LEVEL.

   THIS SECURE WEB-BASED USER INTERFACE SHALL PROVIDE LIVE AND HISTORICAL DATA AND PROVIDE THE ALERTS LISTED IN SECTION 4. IT WILL ALSO ENABLE COMMANDS TO BE SENT TO THE VAULT VALVE TO CHANGE THE VALVES POSITION TO CONTROL DISCHARGE RATE AND POND DEPTH.

   A COMPLETE SET OF INSTRUCTIONS FOR ACCESSING AND USING THIS SECURE WEB-BASED INTERFACE FOR LONG-TERM OPERATIONS SHALL BE PROVIDED IN THE CONSTRUCTION SUBMITTALS AND COPY OF THESE INSTRUCTION SHALL BE PLACED IN THE ENCLOSURE BOX.

2. **COMPONENTS**: THE smartPOND™ VAULT VALVE MAY BE IMPLEMENTED EITHER ABOVE OR BELOW GROUND, AND IS COMPRISED OF THE FOLLOWING COMPONENTS:

   2.1 HARDWARE AND CONFIGURATION:

   THE STANDARD smartPOND™ VAULT VALVE SYSTEM CONSISTS OF A LOWER AND UPPER COMPONENT: THE LOWER COMPONENT IS THE PEDESTAL VALVE ASSEMBLY WITH 6"Ø PIPE SPOOL AND 6"Ø ACTUATED VAULT VALVE AND PRESSURE TRANSDUCER HOUSING. THIS LOWER PEDESTAL SHALL HAVE A QUICK DISCONNECT SYSTEM ENABLING THE PEDESTAL VALVE ASSEMBLY TO BE DISCONNECTED FROM THE SURFACE AND HOISTED UP USING THE LIFTING EYE-BOLT ON TOP OF THE PEDESTAL VALVE ASSEMBLY.

   THE SECOND, UPPER COMPONENT IS THE LOCKABLE STEEL WEATHERPROOF ENCLOSURE BOX WITH A SOLAR PANEL AND ALERT LIGHT MOUNTED ON ITS TOP. THIS ENCLOSURE BOX HOUSES THE PROGRAMMABLE CONTROLLER INSIDE A NEMA-3R BOX, BATTERY, ELECTRIC MOTOR, ACTUATOR GEARING AND AN EXTENDABLE NON-RISING VALVE STEM BETWEEN THE ACTUATOR AND THE 6"Ø VAULT VALVE.

   THE ENCLOSURE BOX SHALL BE BOLTED TO THE TOP OF THE VAULT WITH ¾"Ø * STAINLESS STEEL (SS) BOLT, NUTS AND WASHERS. USE ¾Ø, 3.5" LONG STAINLESS STEEL (SS) WEDGE ANCHORS IF VAULTS TOP IS A CONCRETE PAD.

   THIS ENCLOSURE BOX MAY BE INSTALLED WITHIN THE UNDERGROUND STRUCTURE AS LONG AS ACCESS TO THE ENTIRE VAULT ASSEMBLY IS ENSURED WITH A PROPERLY SIZED STRUCTURE. IN SUCH AN UNDERGROUND DEPLOYMENT CONFIGURATION, THE ENCLOSURE BOX SHOULD BE MOUNTED ABOVE THE MAXIMUM WATER SURFACE ELEVATION (WSE). OF THE DETENTION/DRAINAGE SYSTEM ION. THIS DEPLOYMENT CONFIGURATION STILL REQUIRES THE SOLAR PANEL TO BE LOCATED ABOVE GROUND.

   THE LOWER PEDESTAL VALVE ASSEMBLY IS INSTALLED IN A MANHOLE OR VAULT AS NEEDED. AN EXTENDED NON-RISING VALVE STEM, AKA: "DRIVE SHAFT" CONNECTS THE UNDERGROUND VAULT VALVE TO THE ACTUATOR IN THE ABOVE GROUND ENCLOSURE BOX.

   THE OUTFALL PIPE FROM THE DETENTION SYSTEM CONNECTS TO THE 6"Ø PVC INLET STUB PVC VAULT.

   2.2 OTHER ELECTRONICS SPECIFICATIONS:

   - MOTOR - OPERATES ON 12-VOLTS AND HAS TWO WIRES CONNECTING TO THE MOTOR CONTROLLER BOARD.
   - BATTERY - THIS IS A GEL BATTERY THAT PROVIDES 12-VOLTS, 30 AMP-HOUR OF POWER TO THE VAULT VALVE ASSEMBLY.
   - SOLAR PANEL - PROVIDES 15-WATT CHARGING TO THE 12-VOLT GEL BATTERY.
   - SOLAR CHARGE CONTROLLER - REGULATES THE VOLTAGE AND CURRENT DELIVERED TO THE GEL BATTERY.

   SENSORS:

   - PRESSURE TRANSDUCER - A SENSOR CAPABLE OF STAYING SUBMERSED IN WATER INDEFINITELY AND IS MOUNTED IN CENTER PIPE SPOOL OF THE LOWER PEDESTAL COMPONENT.
   - VAULT VALVE POSITION SENSOR - DETERMINES THE POSITION OF THE OUTFALL VALVE.

   OPTIONAL SENSORS & HARDWARE:

   - CELL DATA MODEM - REQUIRED FOR REAL TIME CONTROL AND ALERTS.
   - HYDROCARBON SENSOR - THIS OPTIONAL SENSOR MAY BE FITTED TO THE smartPOND™ VAULT VALVE TO PERFORM SPECIFIC FUNCTIONS BASED ON THE PRESENCE OF HYDROCARBON CONTAMINATION.

3. **ADDITIONAL COMPONENTS LIST**:

   3.1 INTAKE RISER: THIS SHALL BE A PERFORATED STEEL RISER CONNECTED TO THE 6"Ø VAULT PIPE WITHIN THE POND AREA. THIS INTAKE RISER SHALL BE AN 8" SQUARE STEEL WITH FOUR (4X) 1"Ø HOLES AT 90-DEGREES EACH, EVERY 4 VERTICAL INCHES. THE DISCHARGE OF THIS INTAKE TUBING SHALL HAVE FEMALE NATIONAL PIPE THREADS (FNPT) TO MATCH THE 6"Ø SCHEDULE 40 PVC VAULT PIPE.

   3.2 TRASH CAGE: THE TRASH CAGE ATTACHES TO THE PERFORATED RISER WITH A COUPLING AND CALDER PIN PROVIDED WITH THE THE SYSTEM. THE TRASH CAGE SHALL BE COMPRISED OF STEEL BANDING AND A 1.5" X 1.5" MESH TO PREVENT FLOATABLE'S AND OTHER CONTAMINANTS FROM ENTERING AND CLOGGING THE PERFORATED RISER. THE TRASH CAGE WILL SIT 0.5" ABOVE THE BOTTOM OF THE IMPOUNDMENT TO ALLOW THE LAST 0.5" OUT OF THE IMPOUNDMENT.

   3.3 VAULT VALVE STEM EXTENSION: THE NON-RISING STEM, AKA: "DRIVE SHAFT" OF THE smartPOND™ SYSTEM MAY BE EXTENDED TO ANY LENGTH NECESSARY FOR DEPLOYMENT CONFIGURATIONS INSTANCES WHERE THE VAULT VALVE WILL BE IN AN UNDERGROUND VAULT OR MANHOLE. THE VAULT VALVE STEM WILL CONNECT THE VAULT VALVE TO THE ABOVE GROUND CONTROLS.

4. **ALERTS**: THE smartPOND™ VAULT VALVE WILL INDICATE THE FOLLOWING ALERTS BY ILLUMINATING AN EXTERIORLY VISIBLE RED LIGHT ON TOP OF THE ENCLOSURE BOX:

   - LOW BATTERY
   - LOSS OF FUNCTION
   - VAULT VALVE MALFUNCTION
   - HYDROCARBON CONTAMINATION (OPTIONAL)

6. **MAINTENANCE & OPERATION SUBMITTAL**: AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED, REVIEWED AND APPROVED DURING THE CONSTRUCTION SUBMITTAL PROCESS AND SHALL INCLUDE AT A MINIMUM: GREASING AND LUBRICATION ITEMS AND CYCLE FOR THE ACTUATOR, MOTOR AND VALVE. INSPECTION AND MAINTENANCE OF THE SOLAR PANEL, GEL BATTERY TRASH CAGE AND INTAKE RISER; AND PROCEDURES FOR VALVE OPERATION IN CASE OF TOTAL ELECTRONIC OR MOTOR FAILURE.

7. **SHIPPING AND HANDLING STORAGE**: THE smartPOND™ VAULT VALVE IS SHIPPED IN A NEAR-FULLY ASSEMBLED CONFIGURATION AND SHOULD BE STORED LIKEWISE. THE SYSTEMS ARE TRANSPORTED AND STORED ON PALLETS AND MUST REMAIN SECURED VIA STRAPS OR STEEL BANDS TO SAID PALLET AT ALL TIMES. THE SOLAR PANEL IS NOT INSTALLED AT TIMES OF TRANSPORT OR STORAGE AND SHOULD NOT BE INSTALLED UNTIL THE UNIT IS READY TO BEGIN OPERATION. THE BATTERY MAY BE STORED INSIDE THE ELECTRONICS BOX AND IF REMOVED, SHOULD NEVER BE STORED ON A CONCRETE SURFACE.

8. **INSTALLATION**: INSTALL THE smartPOND™ VAULT ASSEMBLY FIRST WITHOUT THE SOLAR PANEL. MOUNT SOLAR PANEL WITH THE CONNECTION BOLTS PROVIDED AFTER THE ASSEMBLY IS ANCHORED TO THE CONCRETE PAD USING THE ANCHOR BOLTS CALLED OUT ON THE PLANS, AS BOLTS SHOULD BE REMOVED DURING THE INSTALLATION PROCESS. THERE ARE SEVERAL WAYS TO INSTALL THE smartPOND™ VAULT VALVE WITH THE KEY BEING STRUCTURED SUPPORT.

   8.1 BELOW GROUND INSTALLATIONS: THE UPPER COMPONENT CONSISTING OF THE ENCLOSURE BOX AND ALL ITS INTERNALS SHOULD BE FASTENED TO THE VAULT TOP OR TO THE SURFACE OF A CONCRETE PAD POURED OVER THE VAULT TOP. FOR VAULT INSTALLATIONS, SEE DESIGN DETAILS FOR STANDARD VAULT DESIGN.

9. **SAFETY INFORMATION AND WARNINGS**:

   - ALWAYS KEEP HANDS CLEAR OF THE VAULT VALVE AND MOTOR WHEN UNIT IS IN OPERATION.
   - TURN THE POWER SWICHE OFF WHEN DOING ANY ELECTRICAL WORK.
   - DO NOT ENTER THE WATER WHEN THE DEVICE IS ACTIVELY DRAINING WATER.
   - ALWAYS USE PROPER PERSONAL PROTECTION EQUIPMENT (PPE), AND CONFINED SPACE PROTOCOL WHEN SERVICING A VAULT VALVE BENEATH GROUND.

10. **PRODUCTS**: THE MANUFACTURER SHALL BE AN ESTABLISHED STORMWATER COMPANY THAT HAS AT LEAST FIVE (5X) INSTALLATIONS OF C-MASS DEVICES THAT HAVE BEEN IN USE AND FUNCTIONAL FOR FIVE (5X) OR MORE YEARS.

11. **QUALITY ASSURANCE AND PERFORMANCE SPECIFICATIONS**: THE QUALITY OF ALL SYSTEM COMPONENTS AND ALL OTHER APPURTENANCES AND THEIR ASSEMBLY PROCESS SHALL BE SUBJECT TO INSPECTION UPON DELIVERY OF THE SYSTEM TO THE WORK SITE. INSTALLATION IS TO BE PERFORMED ONLY BY SKILLED WORK PEOPLE WITH SATISFACTORY RECORD OF PERFORMANCE ON EARTHWORKS, PIPE, WELDING, CHAMBER, OR POND/LANDFILL CONSTRUCTION PROJECTS OF COMPARABLE SIZE AND QUALITY.

smartPOND™ VAULT VALVE
SPECIFICATIONS

REVISION NO. 0
DATE 10/19/2023
SHEET NO. 3

NO.	REVISION	DATE

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UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

SMART POND DETAILS

NOLINA RETAIL CENTER

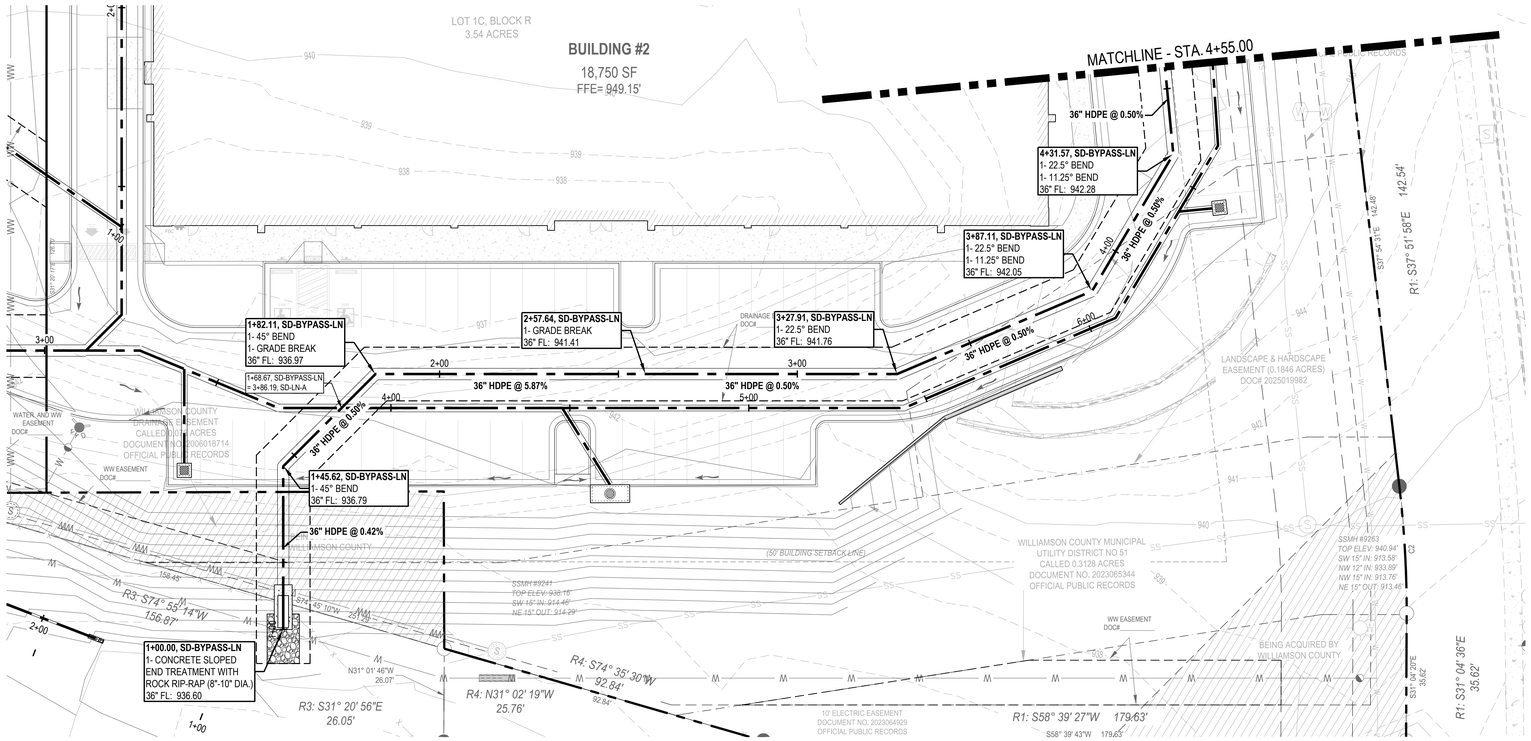
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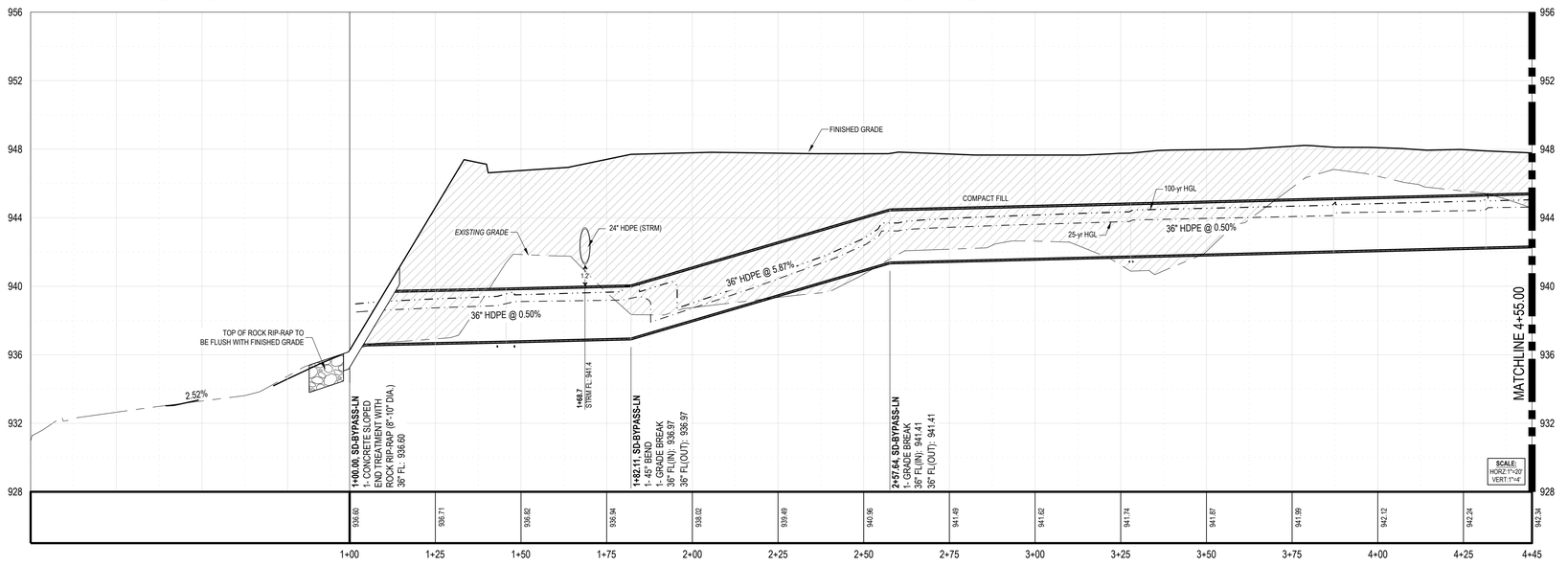
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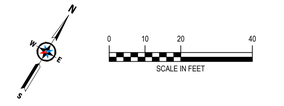
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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER	WATER
WASTEWATER	WASTEWATER
STORM SEWER	STORM SEWER

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- SD-LN @ X% — PROPOSED STORM LINE

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STORM BYPASS PLAN AND PROFILE - 1 OF 2

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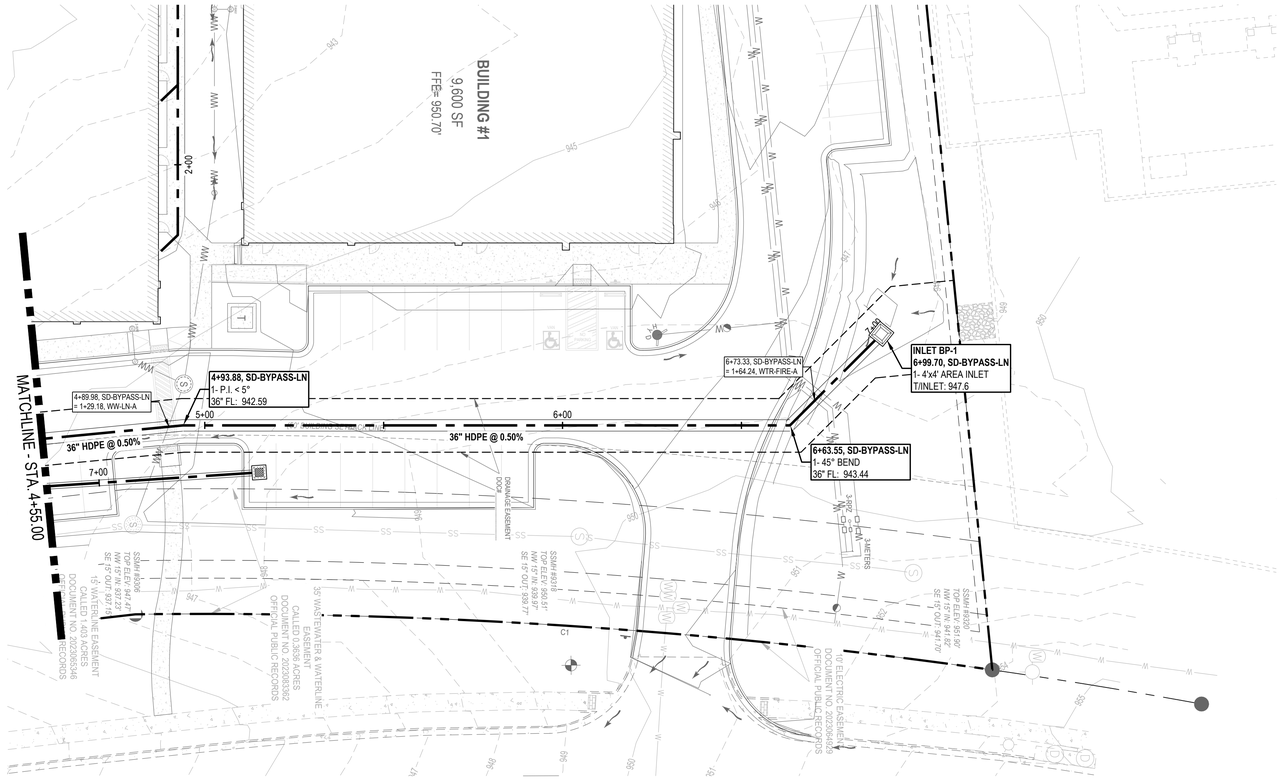
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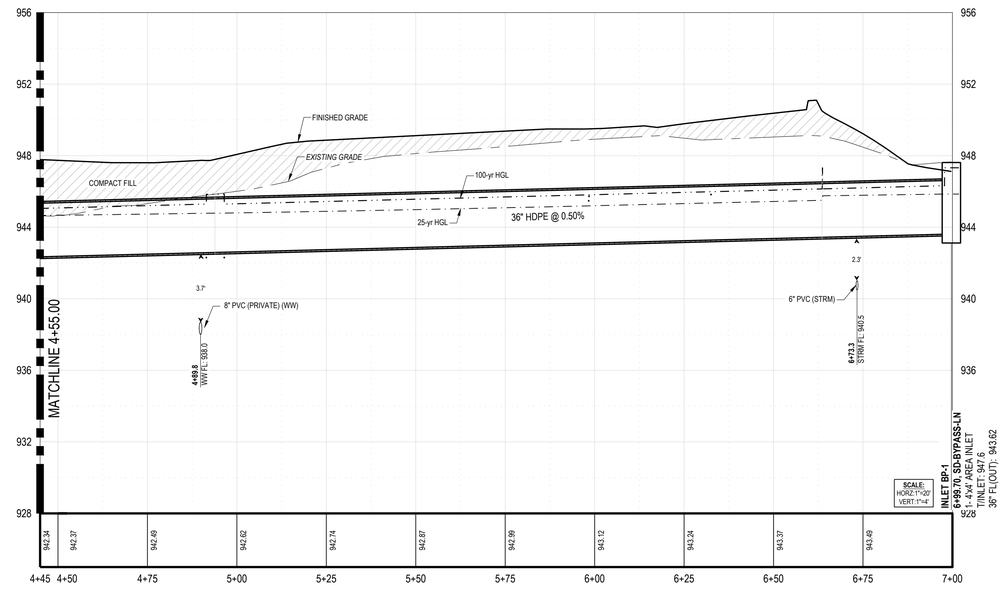
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SD-BYPASS-LN



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STORM BYPASS PLAN AND PROFILE - 2 OF 2

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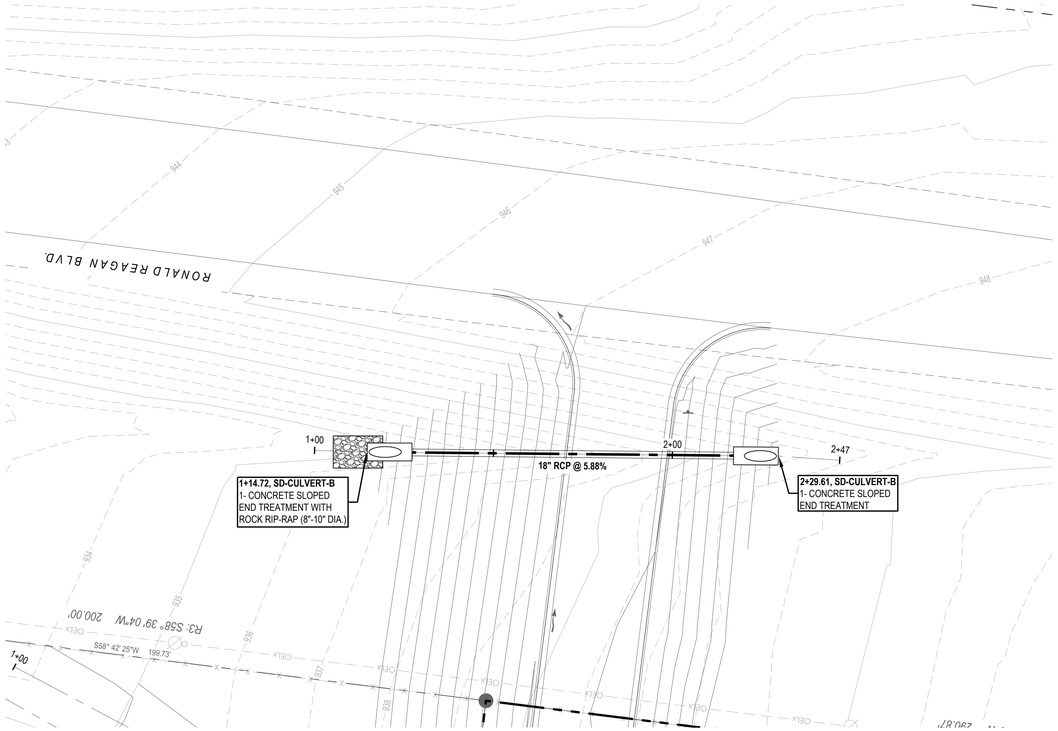
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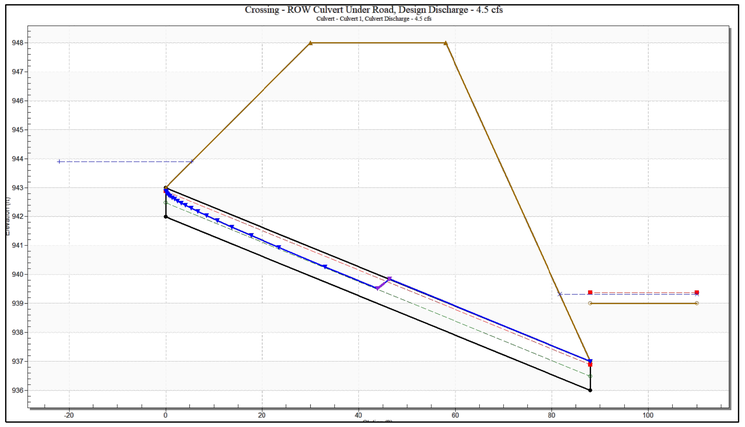
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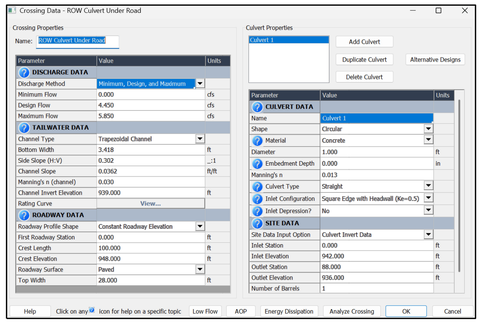
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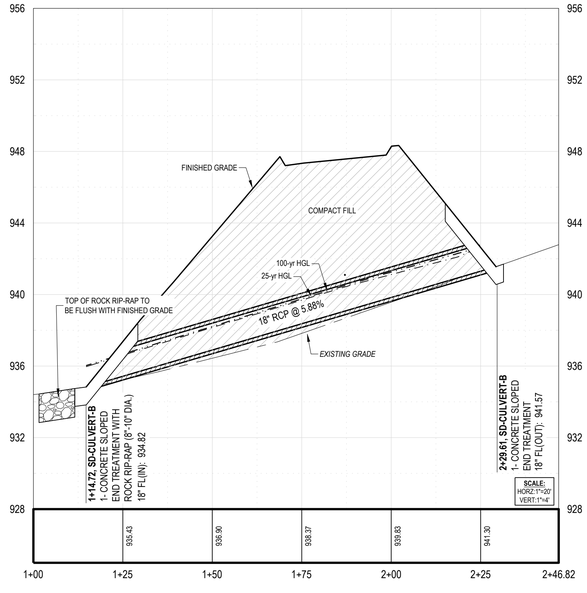




Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
942.00	0.00	0.00	0.00	1
942.41	0.58	0.58	0.00	1
942.63	1.17	1.17	0.00	1
942.82	1.75	1.75	0.00	1
942.99	2.34	2.34	0.00	1
943.19	2.92	2.92	0.00	1
943.43	3.51	3.51	0.00	1
943.71	4.09	4.09	0.00	1
943.90	4.45	4.45	0.00	1
944.42	5.26	5.26	0.00	1
944.84	5.85	5.85	0.00	1
948.00	8.93	8.93	0.00	Overtopping

Total Discharg	Culvert Discharg	Headwat Elevatio	Inlet Control	Outlet Control	HW / D	Flow Type	Normal Depth	Critical Depth	Outlet Depth	Tailwate Depth	Outlet Velocity	Tailwate Velocity
0.00	0.00	942.00	0.00	0.0	0.00	0-NF	0.00	0.00	1.00	0.00	0.00	0.00
0.58	0.58	942.41	**0.41**	0.0*	0.41	1-JS1f	0.17	0.32	1.00	0.09	0.74	1.85
1.17	1.17	942.63	**0.63**	0.0*	0.63	1-JS1f	0.24	0.46	1.00	0.14	1.49	2.42
1.75	1.75	942.82	**0.82**	0.0*	0.82	1-JS1f	0.29	0.56	1.00	0.18	2.23	2.82
2.34	2.34	942.99	**0.99**	0.0*	0.99	1-JS1f	0.34	0.65	1.00	0.21	2.98	3.14
2.92	2.92	943.19	**1.19**	0.0*	1.19	5-JS1f	0.38	0.73	1.00	0.25	3.72	3.41
3.51	3.51	943.43	**1.43**	0.0*	1.43	5-JS1f	0.43	0.80	1.00	0.27	4.47	3.65
4.09	4.09	943.71	**1.71**	0.0*	1.71	5-JS1f	0.46	0.86	1.00	0.30	5.21	3.86
4.45	4.45	943.90	**1.90**	0.0*	1.90	5-JS1f	0.49	0.88	1.00	0.32	5.67	3.98
5.26	5.26	944.42	**2.42**	0.30	2.42	5-JS1f	0.54	0.93	1.00	0.35	6.70	4.22
5.85	5.85	944.84	**2.84**	1.02	2.84	5-S2n	0.57	0.95	0.57	0.38	12.54	4.38

SD-CULVERT-B







LEGEND

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STATE OF TEXAS — PAULO MISI — 106179 — LICENSED PROFESSIONAL ENGINEER

Southwest Engineers
Engineering Texas Since 1978
TBPE NO. F-1909
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ROUND ROCK
2631 GATTIS SCHOOL ROAD STE 270
ROUND ROCK, TEXAS 78664
PH: 512.222.4962

GONZALES | BUDA | BASTROP
ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

STORM SEWER CULVERT - PLAN AND PROFILES

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

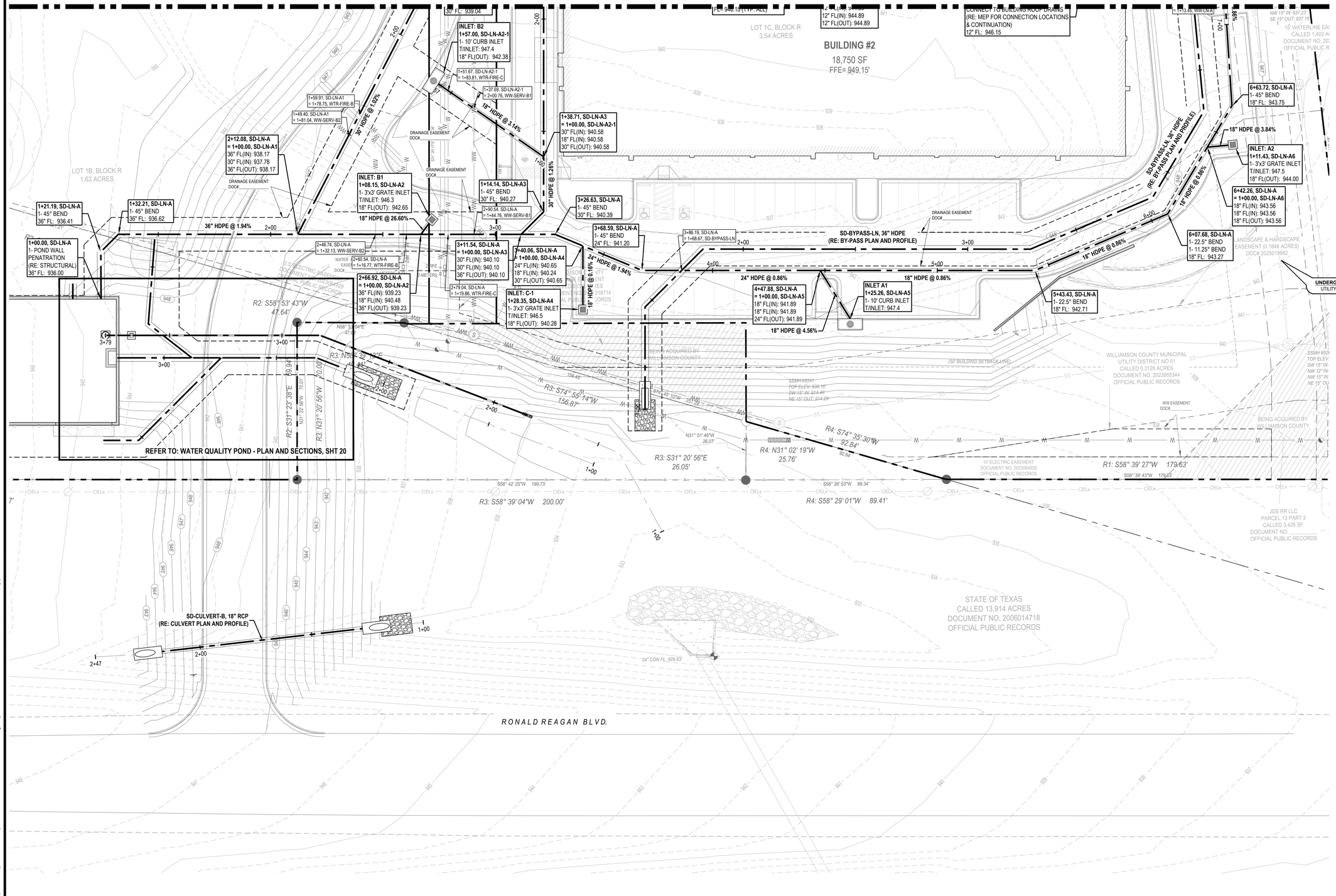
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SHEET 24 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0-CAD\1.0-Production Plans\SHT-STORM-CULVERTS.dwg - Layout: "STORM SEWER CULVERT - PLAN AND PROFILES" - Tue, Nov 25, 2025, 11:16am By: paul.thomas

SEE SHEET 26 FOR CONTINUATION



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PAULO MISI
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TEXAS ONE CALL SYSTEM
1-800-245-4545
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STORM SEWER PLAN - 1 OF 2

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

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SHEET 25 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001.24 - Nolina Retail Development\1.0 CAD\1.0-Production Plans\SHT-STORM.dwg - Layout: "STORM SEWER PLAN - 1 of 2" - Tue, Nov 25, 2025, 11:14am, By paul.thomas

LOT 2, BLOCK R
AVILLA NOLINA
(USE: MULTI FAMILY)

R1: N53° 00' 13"E 682.44'
N53° 00' 38"E 682.18'

2.5' ELECTRIC EASEMENT
DOCUMENT NO. 2023064929
OFFICIAL PUBLIC RECORDS

10' ELECTRIC EASEMENT
DOCUMENT NO. 2023064929
OFFICIAL PUBLIC RECORDS

SSMH #9320
TOP ELEV: 951.90'
NW 15" IN: 941.82'
SE 15" OUT: 941.70'

SSMH #9310
TOP ELEV: 950.51'
NW 15" IN: 939.97'
SE 15" OUT: 939.77'

SSMH #9306
TOP ELEV: 947.47'
NW 15" IN: 937.37'
SE 15" OUT: 937.15'

3-METERS
3-RPZ

DRAINAGE EASEMENT DOC#

UNDERGROUND UTILITY LINES

SD-BYPASS-LN, 36" HDPE (RE: BY-PASS PLAN AND PROFILE)

INLET: B6
3+69.96, SD-LN-A3
1- 3'x3' GRATE INLET
T/INLET: 947.0
24" FL(OUT): 943.50

24" HDPE @ 1.26%

INLET: B5
1+14.00, SD-LN-A2-4
1- 10' CURB INLET
T/INLET: 947.0
18" FL(OUT): 942.99

18" HDPE @ 3.08%

2+94.99, SD-LN-A3
= 1+00.00, SD-LN-A2-4
24" FL(IN): 942.56
18" FL(IN): 942.56
30" FL(OUT): 942.56

INLET: B3
1+51.72, SD-LN-A2-2
1- 3'x3' GRATE INLET
T/INLET: 946.3
18" FL(OUT): 942.81

30" HDPE @ 1.26%

INLET: B4
1+15.37, SD-LN-A2-3
1- 10' CURB INLET
T/INLET: 947.8
18" FL(OUT): 942.74

18" HDPE @ 2.14%

2+83.08, SD-LN-A3
= 1+00.00, SD-LN-A2-3
30" FL(IN): 942.41
18" FL(IN): 942.41
30" FL(OUT): 942.41

30" HDPE @ 1.26%

3+52.32, SD-RD-A2
CONNECT TO BUILDING ROOF DRAINS
(RE: MEP FOR CONNECTION LOCATIONS
& CONTINUATION)
12" FL: 947.70

3+06.57, SD-RD-A2
1- 45° BEND
12" FL: 946.76

12" HDPE @ 2.85%

BUILDING #1
9,600 SF
FFE= 950.70'

ROOF DRAIN CONNECTION
FL= 947.70 (TYP. ALL)

2+58.03, SD-LN-A1
Null Structure
30" FL: 939.39

30" HDPE @ 1.02%

2+61.85, SD-LN-A3
= 1+00.00, SD-LN-A2-2
30" FL(IN): 942.14
18" FL(IN): 942.14
30" FL(OUT): 942.14

2+39.82, SD-LN-A1
1- 45° BEND
30" FL: 939.20

2+19.61, SD-LN-A3
= 1+00.00, SD-RD-A2
30" FL(IN): 941.61
12" FL(IN): 943.02
30" FL(OUT): 941.61

30" HDPE @ 1.26%

2+28.85, SD-RD-A2
= 2+53.60, WW-SERV-A

2+26.96, SD-RD-A2
1- 45° BEND
12" FL: 945.13

1+18.87, SD-RD-A2
= 5+23.70, WTR-FIRE-A

2+19.66, SD-RD-A2-1
1- 45° BEND
12" FL: 946.09

12" HDPE @ 1.62%

12" HDPE @ 1.00%

1+35.90, SD-RD-A2
= 3+44.13, WW-SERV-A

ROOF DRAIN CONNECTION
FL= 946.15 (TYP. ALL)

2+15.14, SD-RD-A2
= 1+00.00, SD-RD-A2-1
12" FL(IN): 944.89
12" FL(IN): 944.89
12" FL(OUT): 944.89

2+26.15, SD-RD-A2-1
CONNECT TO BUILDING ROOF DRAINS
(RE: MEP FOR CONNECTION LOCATIONS
& CONTINUATION)
12" FL: 946.15

LOT 1C, BLOCK R
3.54 ACRES

BUILDING #2
18,750 SF
FFE= 949.15'

2+23.44, SD-LN-A1
1- 22.5° BEND
30" FL: 939.04

INLET: B2
1+57.00, SD-LN-A2-1
1- 10' CURB INLET
T/INLET: 947.4
18" FL(OUT): 942.38

1+51.67, SD-LN-A2-1
= 1+83.81, WTR-FIRE-C

1+37.69, SD-LN-A2-1
= 2+00.76, WW-SERV-B1

1+59.91, SD-LN-A1
= 1+78.75, WTR-FIRE-B

1+49.40, SD-LN-A1
= 1+81.04, WW-SERV-B2

30" HDPE @ 1.02%

18" HDPE @ 3.14%

2+12.08, SD-LN-A
= 1+00.00, SD-LN-A1
36" FL(IN): 938.17
30" FL(IN): 937.78
36" FL(OUT): 938.17

INLET: B1
1+08.15, SD-LN-A2
1- 3'x3' GRATE INLET
T/INLET: 946.3
18" FL(OUT): 942.65

18" HDPE @ 26.60%

1+38.71, SD-LN-A3
= 1+00.00, SD-LN-A2-1
30" FL(IN): 940.58
18" FL(IN): 940.58
30" FL(OUT): 940.58

1+14.14, SD-LN-A3
1- 45° BEND
30" FL: 940.27

2+90.54, SD-LN-A
= 1+44.76, WW-SERV-B1

3+26.63, SD-LN-A
1- 45° BEND
30" FL: 940.39

30" HDPE @ 1.26%

36" HDPE @ 1.94%

3+68.59, SD-LN-A
1- 45° BEND
24" FL: 941.20

3+86.19, SD-LN-A
= 1+68.67, SD-BYPASS-LN

SD-BYPASS-LN, 36" HDPE
(RE: BY-PASS PLAN AND PROFILE)

24" HDPE @ 1.94%

18" HDPE @ 0.16%

2+46.74, SD-LN-A
= 1+32.13, WW-SERV-B2

2+60.54, SD-LN-A
= 1+16.77, WTR-FIRE-B

3+11.54, SD-LN-A
= 1+00.00, SD-LN-A3
30" FL(IN): 940.10
30" FL(IN): 940.10
36" FL(OUT): 940.10

3+40.06, SD-LN-A
= 1+00.00, SD-LN-A4
24" FL(IN): 940.65
18" FL(IN): 940.24
30" FL(OUT): 940.65

2+66.92, SD-LN-A
= 1+00.00, SD-LN-A2
36" FL(IN): 939.23
18" FL(IN): 940.48
36" FL(OUT): 939.23

2+79.04, SD-LN-A
= 1+19.86, WTR-FIRE-C

INLET: C-1
1+28.35, SD-LN-A4
1- 3'x3' GRATE INLET
T/INLET: 946.5
18" FL(OUT): 940.28

2.5' ELECTRIC EASEMENT
DOCUMENT NO. 2023064929
OFFICIAL PUBLIC RECORDS

R2: S58° 53' 43"W
47.64'

N58° 53' 04"W
47.66'

24" HDPE @ 0.86%

4+47.88, SD-LN-A
= 1+00.00, SD-LN-A5
18" FL(IN): 941.89
18" FL(IN): 941.89
24" FL(OUT): 941.89

18" HDPE @ 0.86%

INLET A1
1+25.26, SD-LN-A5
1- 10' CURB INLET
T/INLET: 947.4

18" HDPE @ 4.56%

5+43.43, SD-LN-A
1- 22.5° BEND
18" FL: 942.71

INLET: A3
7+44.82, SD-LN-A
1- 3'x3' GRATE INLET
T/INLET: 948.4
18" FL(OUT): 944.45

18" HDPE @ 0.86%

7+14.15, SD-LN-A
= 1+13.45, WW-LN-A

15' WASTEWATER & WATERLINE EASEMENT
CALLED 0.3636 ACRES
DOCUMENT NO. 2023083362
OFFICIAL PUBLIC RECORDS

15' WATERLINE EASEMENT
CALLED 1.403 ACRES
DOCUMENT NO. 2023065346
OFFICIAL PUBLIC RECORDS

6+63.72, SD-LN-A
1- 45° BEND
18" FL: 943.75

18" HDPE @ 3.84%

INLET: A2
1+11.43, SD-LN-A6
1- 3'x3' GRATE INLET
T/INLET: 947.5
18" FL(OUT): 944.00

6+42.26, SD-LN-A
= 1+00.00, SD-LN-A6
18" FL(IN): 943.56
18" FL(IN): 943.56
18" FL(OUT): 943.56

18" HDPE @ 0.86%

6+07.68, SD-LN-A
1- 22.5° BEND
1- 11.25° BEND
18" FL: 943.27

LANDSCAPE & HARDSCAPE
EASEMENT (0.1846 ACRES)
DOC# 2025019982

WILD NOLINA WAY

S37° 54' 31"E 142.48'
R1: S37° 51' 58"E 142.54'

SEE SHEET 25 FOR CONTINUATION

N
0 15 30 60
SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER	WATER
WASTEWATER	WASTEWATER
STORM SEWER	STORM SEWER

NO.	REVISION	DATE

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ROUND ROCK, TEXAS 78664
PH: 512.222.4962

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ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

STORM SEWER PLAN - 2 OF 2

NOLINA RETAIL CENTER

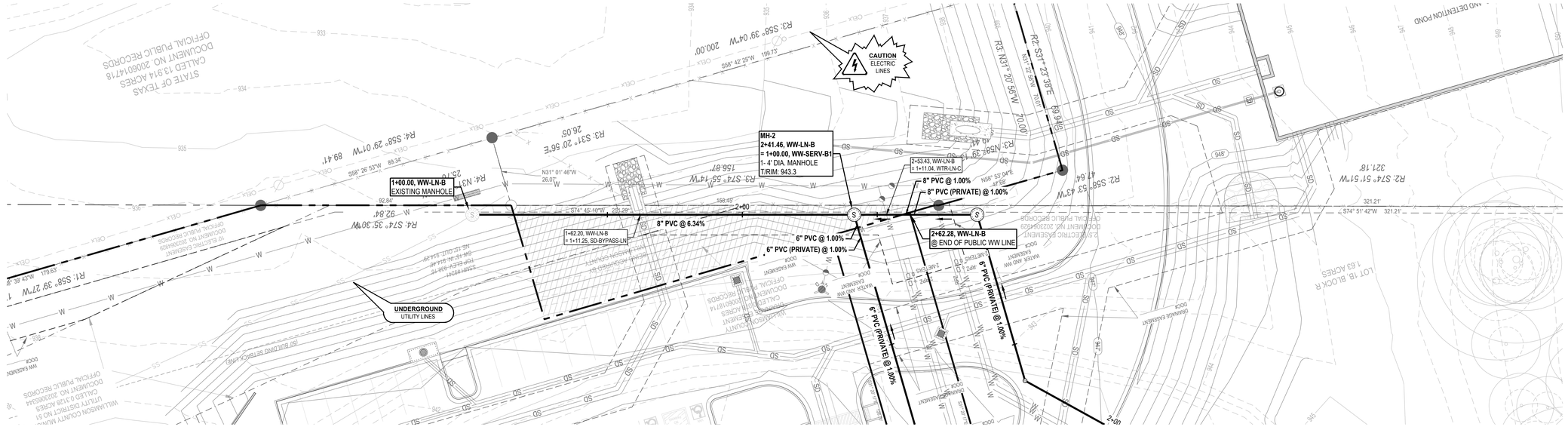
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

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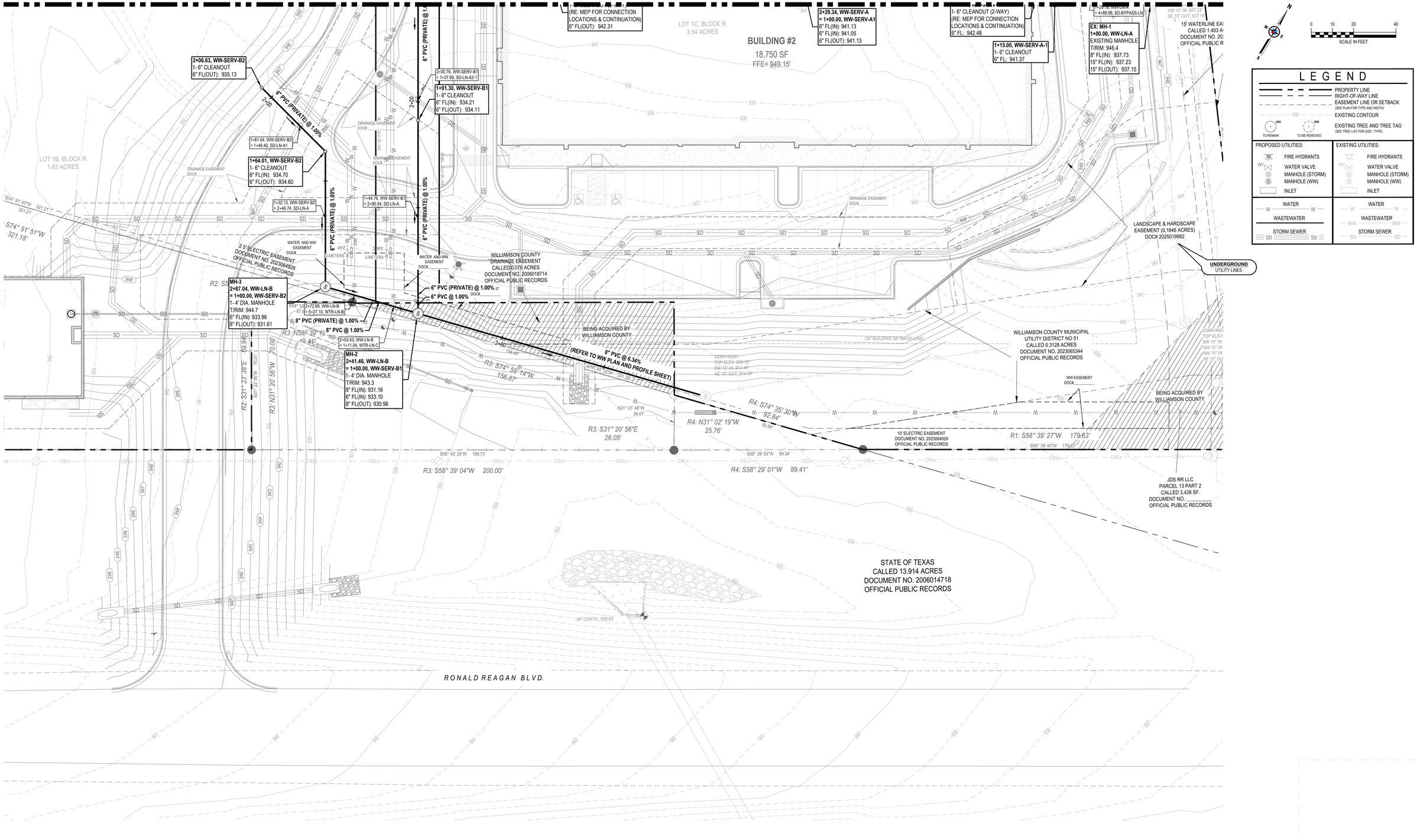
SHEET 26 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001-24_Nolina Retail Development\1.0 CAD\1.4 Production Plans\SHT_STORM.dwg - Layout: STORM SEWER PLAN - 2 of 2 - Tue, Nov 25, 2025, 11:14am, By: paul.thomas


CAUTION
ELECTRIC
LINES
UNDERGROUND
UTILITY LINES
1+00.00, WW-LN-B
EXISTING MANHOLE
MH-2
2+41.46, WW-LN-B
= 1+00.00, WW-SERV-B1
1- 4' DIA. MANHOLE
T/RIM: 943.3
1+62.20, WW-LN-B
= 1+11.25, SD-BYPASS-LN
8" PVC @ 6.34%
6" PVC @ 1.00%
6" PVC (PRIVATE) @ 1.00%
2+53.43, WW-LN-B
= 1+11.04, WTR-LN-C
8" PVC @ 1.00%
8" PVC (PRIVATE) @ 1.00%
2+62.28, WW-LN-B
@ END OF PUBLIC WW LINE
6" PVC (PRIVATE) @ 1.00%
6" PVC (PRIVATE) @ 1.00%
2+00
2+00
S74° 45' 40"W 231.29'
S74° 51' 42"W 321.21'
321.21'
321.18'
92.84'
156.45'
156.87'
179.63'
89.41'
89.34'
26.05'
200.00'
199.75'
70.00'
47.64'
69.46'
25.14'
26.00'
N31° 01' 46"W
N58° 55' 04"E
S58° 42' 25"W
S58° 39' 43"W
S58° 39' 27"W
S58° 39' 04"W
S58° 29' 01"W
S58° 25' 55"W
S74° 35' 30"W
S74° 55' 14"W
S74° 55' 51"W
S74° 51' 42"W
S31° 20' 56"E
N31° 20' 56"W
N58° 39' 04"E
S58° 53' 04"E
S58° 53' 43"W
R1: S58° 39' 27"W
R2: S74° 51' 42"W
R2: S74° 55' 51"W
R2: S58° 53' 43"W
R2: S31° 23' 38"E
R3: S58° 39' 04"W
R3: S31° 20' 56"E
R3: N31° 20' 56"W
R3: S74° 55' 14"W
R3: N58° 39' 04"E
R4: S58° 29' 01"W
R4: N31° 01' 46"E
R4: S74° 35' 30"W
LOT 1B, BLOCK R
1.65 ACRES
STATE OF TEXAS
CALLED 13.914 ACRES
DOCUMENT NO. 2006014718
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
CALLED 0.3128 ACRES
DOCUMENT NO. 2023066534
OFFICIAL PUBLIC RECORDS
ELECTRIC EASEMENT
DOCUMENT NO. 2023066539
OFFICIAL PUBLIC RECORDS
WW EASEMENT
DOOR
WATER AND WW EASEMENT
DOOR
DRAINAGE EASEMENT
DOOR
20' BUILDING SETBACK LINE
TOP: ELEV. 938.16
INV: IN: ELEV. 928.16
INV: OUT: ELEV. 928.16
SOUTH 925FT
EXISTING MANHOLE #1
EXISTING MANHOLE #2
EXISTING MANHOLE #3
EXISTING MANHOLE #4
EXISTING MANHOLE #5
EXISTING MANHOLE #6
EXISTING MANHOLE #7
EXISTING MANHOLE #8
EXISTING MANHOLE #9
EXISTING MANHOLE #10
EXISTING MANHOLE #11
EXISTING MANHOLE #12
EXISTING MANHOLE #13
EXISTING MANHOLE

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TEXAS ONE CALL SYSTEM
1-800-245-4545
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WASTEWATER PLAN - 1 OF 2

NOLINA RETAIL CENTER

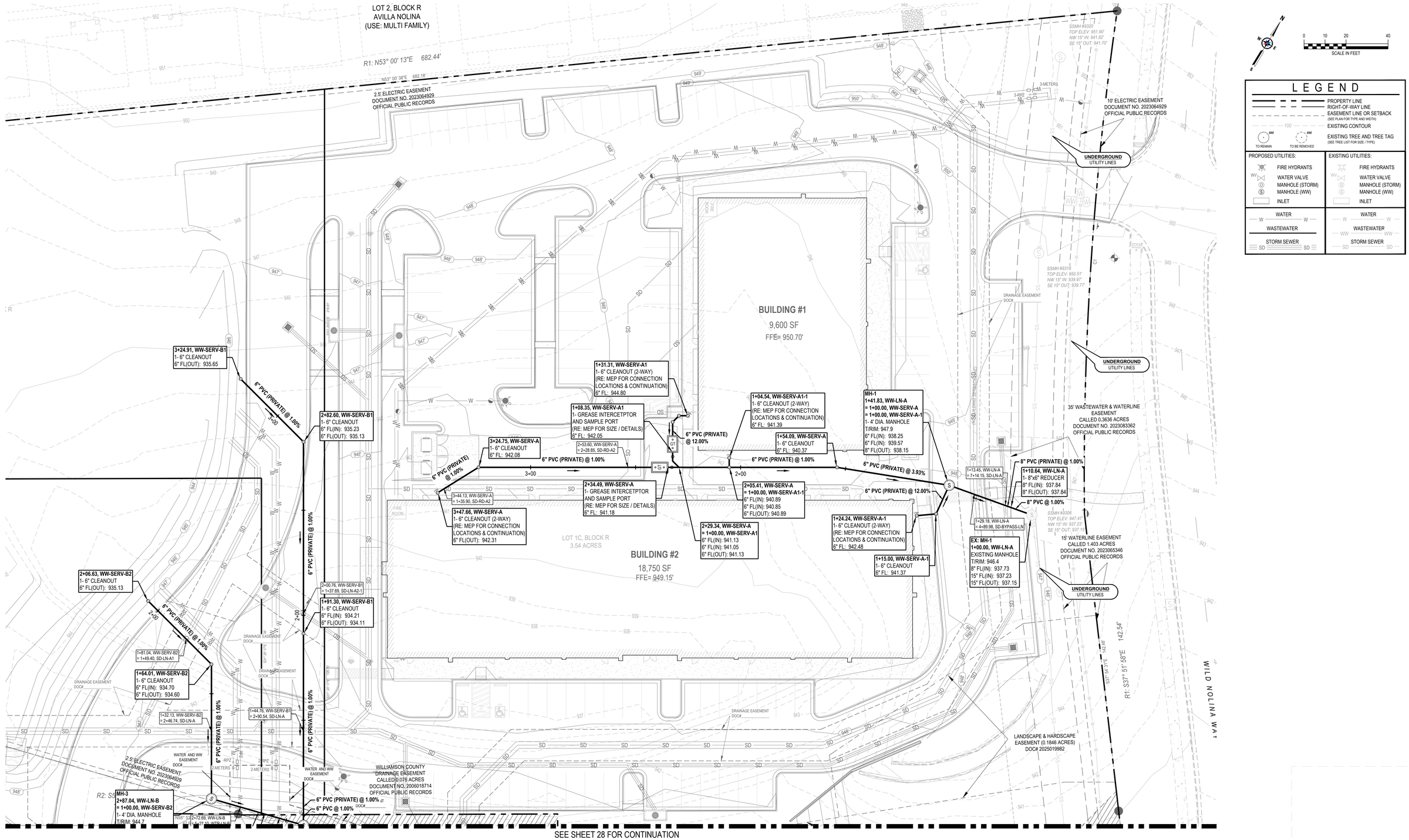
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SHEET 28 OF 38

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O:\Company\Data\Clients\1224 - Ashton Gray Development\001.24 - Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT.WASTEWATER.dwg – Layout: "WASTEWATER PLAN - 1 of 2" – Tue, Nov 25, 2025, 11:15am, By: paul.thomas



N

0 10 20 40
SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER	WATER
WASTEWATER	WASTEWATER
STORM SEWER	STORM SEWER

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WASTEWATER PLAN - 2 OF 2

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

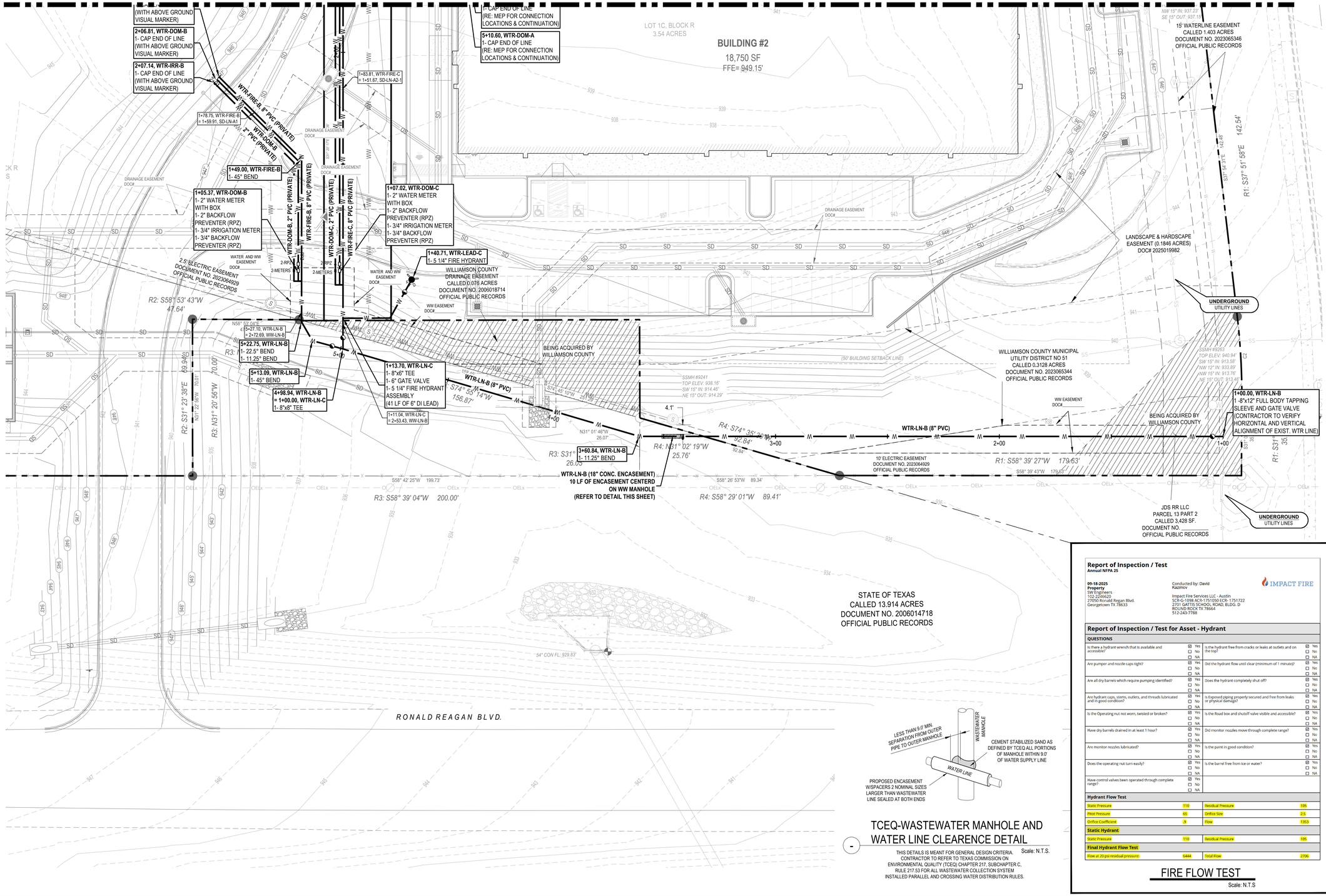
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SHEET 29 OF 38

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SEE SHEET 29 FOR CONTINUATION



TCEQ-WASTEWATER MANHOLE AND WATER LINE CLEARENCE DETAIL

Scale: N.T.S.

THIS DETAILS IS MEANT FOR GENERAL DESIGN CRITERIA. CONTRACTOR TO REFER TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217, SUBCHAPTER C, RULE 217.53 FOR ALL WASTEWATER COLLECTION SYSTEM INSTALLED PARALLEL AND CROSSING WATER DISTRIBUTION RULES.

Report of Inspection / Test

Annual NFPA 25

IMPACT FIRE

09-18-2025
Property
SW Engineers
702-2246620
27050 Ronald Regan Blvd.
Georgetown TX 78633

Conducted by: David Kazimov

Impact Fire Services LLC - Austin
SCR-G-1098 ACR-1751050 ECR- 1751722
2701 GATTIS SCHOOL ROAD, BLDG. D
ROUND ROCK TX 78664
512-243-7788

Report of Inspection / Test for Asset - Hydrant

QUESTIONS			
Is there a hydrant wrench that is available and accessible?	☑ Yes ☐ No ☐ NA	Is the hydrant free from cracks or leaks at outlets and on the top?	☑ Yes ☐ No ☐ NA
Are pumper and nozzle caps tight?	☑ Yes ☐ No ☐ NA	Did the hydrant flow until clear (minimum of 1 minute)?	☑ Yes ☐ No ☐ NA
Are all dry barrels which require pumping identified?	☑ Yes ☐ No ☐ NA	Does the hydrant completely shut off?	☑ Yes ☐ No ☐ NA
Are hydrant caps, stems, outlets, and threads lubricated and in good condition?	☑ Yes ☐ No ☐ NA	Is exposed piping properly secured and free from leaks or physical damage?	☑ Yes ☐ No ☐ NA
Is the Operating nut not worn, twisted or broken?	☑ Yes ☐ No ☐ NA	Is the Road box and shutoff valve visible and accessible?	☑ Yes ☐ No ☐ NA
Have dry barrels drained in at least 1 hour?	☑ Yes ☐ No ☐ NA	Did monitor nozzles move through complete range?	☑ Yes ☐ No ☐ NA
Are monitor nozzles lubricated?	☑ Yes ☐ No ☐ NA	Is the paint in good condition?	☑ Yes ☐ No ☐ NA
Does the operating nut turn easily?	☑ Yes ☐ No ☐ NA	Is the barrel free from ice or water?	☑ Yes ☐ No ☐ NA
Have control valves been operated through complete range?	☑ Yes ☐ No ☐ NA		

Hydrant Flow Test			
Static Pressure	110	Residual Pressure	105
Pitot Pressure	65	Orifice Size	2.5
Orifice Coefficient	.9	Flow	1353
Static Hydrant			
Static Pressure	110	Residual Pressure	105
Final Hydrant Flow Test			
Flow at 20 psi residual pressure:	6444	Total Flow	2706

FIRE FLOW TEST

Scale: N.T.S

0 10 20 40
SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER	WATER
WASTEWATER	WASTEWATER
STORM SEWER	STORM SEWER

JOINT RESTRAINT TABLE (PVC)

FITTING	PIPE SIZE (in)	RESTRAINT LENGTH (ft)
TEE (Branch)	8 x 8	25
REDUCER	8 x 6	33
DEAD END	8	78
Horizontal Bends		
11.25	8	3
	6	2
22.5	8	6
	6	3
45.0	8	12
	6	6
Vertical Bends (Down)		
11.25	8	8
	6	5
22.5	8	16
	6	9
45.0	8	32
	6	19
Vertical Bends (Up)		
11.25	8	3
	6	2
22.5	8	6
	6	3
45.0	8	12
	6	6

NOTES:

1. THIS TABLE IS PROVIDED AS A GUIDE FOR JOINT RESTRAINTS FOR **PVC MATERIAL** WITH TYPICAL FITTINGS AT **MINIMUM DEPTH OF 4'-0"**. WHERE MORE SPECIFIC INFORMATION IS PROVIDED IN THE CONSTRUCTION DOCUMENTS FOR CERTAIN FITTINGS, THE SPECIFIC INFORMATION SHALL BE USED.

2. BENDS: SEE TABLE FOR RESTRAINT LENGTH REQUIRED ON EACH SIDE OF THE FITTING.

3. REDUCER: SEE TABLE FOR RESTRAINT LENGTH REQUIRED ON LARGER MAIN LINE OF THE FITTING.

4. DEAD ENDS: SEE TABLE FOR RESTRAINT AT END OF PIPE.

5. TEES: RESTRAINT LENGTH ALONG THE MAIN LINE RUN IS **10 LF** EACH SIDE. SEE TABLE FOR BRANCH RESTRAINT LENGTH.

6. JOINT RESTRAINTS WERE CALCULATED USING FROM (https://ric.ebaa.com/calculator.php)

TRENCH TYPE:	4
TEST PRESSURE:	200 PSI
SAFETY FACTOR:	1.5
TRENCH TYPE:	5
SOILS:	CH (Gran.Fill)

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

STATE OF TEXAS — PAULO MISI — 106179 — LICENSED PROFESSIONAL ENGINEER — 11/25/2025

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www.swengineering.com

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ROUND ROCK, TEXAS 78664
PH: 512.222.4962

GONZALES | BUDA | BASTROP
ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM 1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

WATER PLAN - 1 OF 2

NOLINA RETAIL CENTER

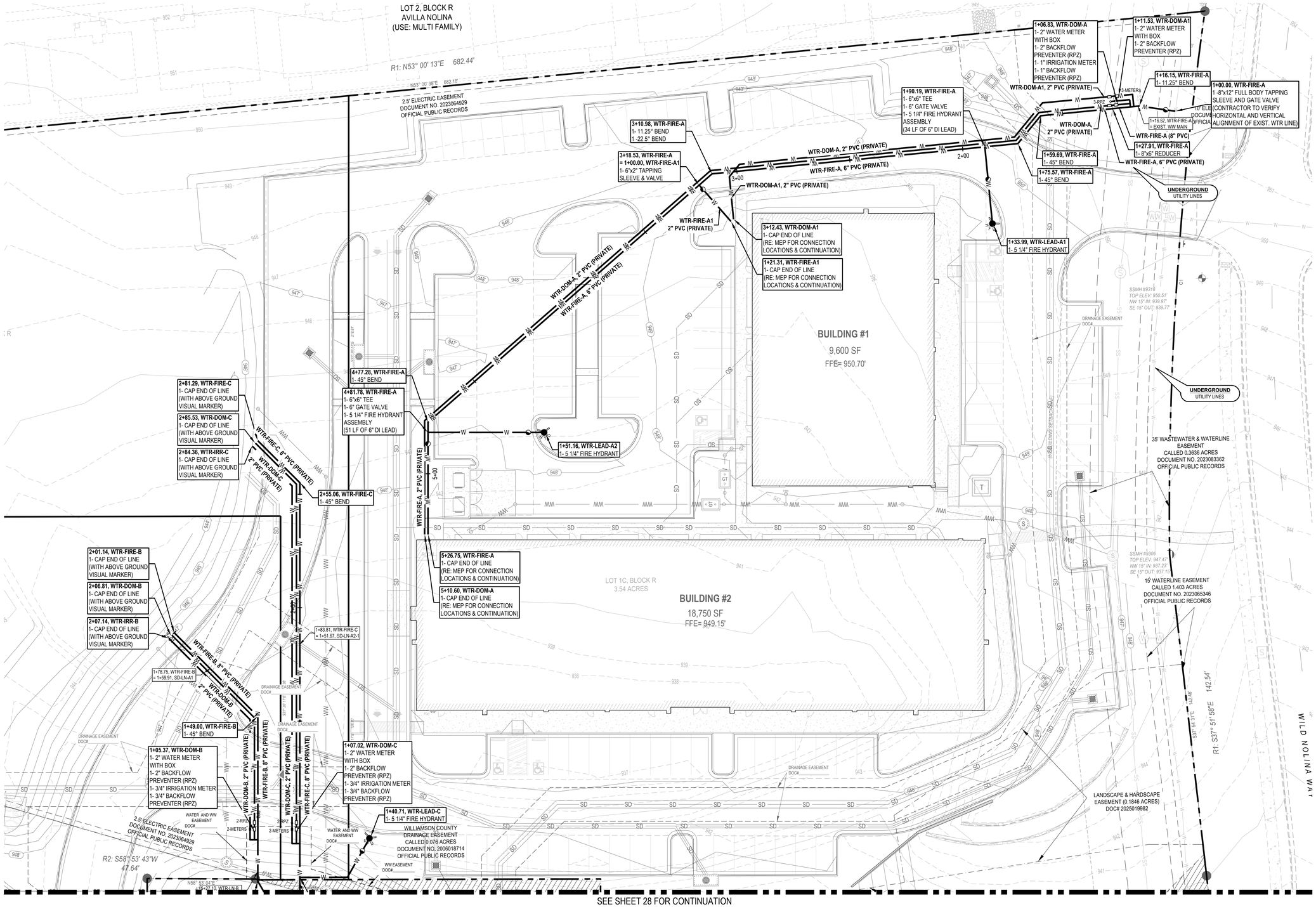
27050 RONALD REAGAN BLVD GEORGETOWN, TEXAS 78633

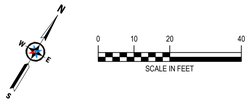
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CHECKED BY:	DRAWING NO.

SHEET 30 OF 38

2025-___-SDP

O:\Company\Data\Clients\1224 - Ashton Gray Development\001.24_Nolina Retail Development\1.0-CAD\1.0-Production Plans\SHT\WATER.dwg - Layout: "WATER PLAN - 1 of 2" - Tue, Nov 25, 2025, 11:15am, By: paul.thomas





LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE OR SETBACK (SEE PLAN FOR TYPE AND WIDTH)
- 100 EXISTING CONTOUR
- ### TO REMAIN / ### TO BE REMOVED — EXISTING TREE AND TREE TAG (SEE TREE LIST FOR SIZE / TYPE)

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER	WATER
WASTEWATER	WASTEWATER
STORM SEWER	STORM SEWER

JOINT RESTRAINT TABLE (PVC)

FITTING	PIPE SIZE (in)	RESTRAINT LENGTH (ft)
TEE (Branch)	8 x 8	25
REDUCER	8 x 6	33
DEAD END	8	78
Horizontal Bends		
11.25	8	3
	6	2
22.5	8	6
	6	3
45.0	8	12
	6	6
Vertical Bends (Down)		
11.25	8	8
	6	5
22.5	8	16
	6	9
45.0	8	32
	6	19
Vertical Bends (Up)		
11.25	8	3
	6	2
22.5	8	6
	6	3
45.0	8	12
	6	6

NOTES:

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2. BENDS: SEE TABLE FOR RESTRAINT LENGTH REQUIRED ON EACH SIDE OF THE FITTING.

3. REDUCER: SEE TABLE FOR RESTRAINT LENGTH REQUIRED ON LARGER MAIN LINE OF THE FITTING.

4. DEAD ENDS: SEE TABLE FOR RESTRAINT AT END OF PIPE.

5. TEES: RESTRAINT LENGTH ALONG THE MAIN LINE RUN IS **10 LF** EACH SIDE. SEE TABLE FOR BRANCH RESTRAINT LENGTH.

6. JOINT RESTRAINTS WERE CALCULATED USING FROM (https://rlc.ebaa.com/calculator.php)

TRENCH TYPE:	4
TEST PRESSURE:	200 PSI
SAFETY FACTOR:	1.5
TRENCH TYPE:	5
SOILS:	CH (Gran.Fill)

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

11/25/2025
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PAULO MISI
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WATER PLAN - 2 OF 2

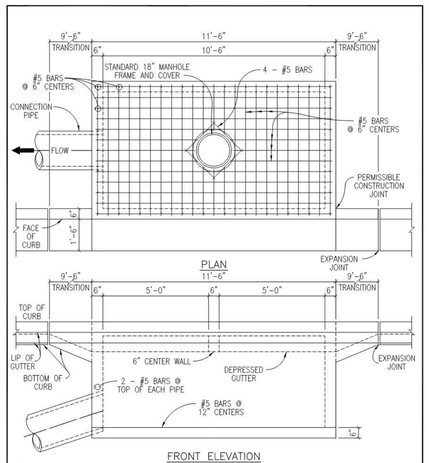
NOLINA RETAIL CENTER

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CHECKED BY:	DRAWING NO.
SHEET 31 OF 38	

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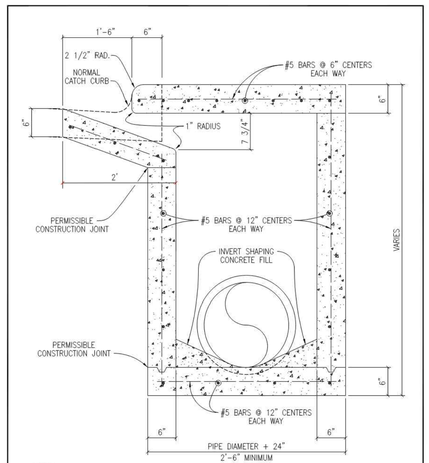
O:\Company\Data\Clients\1224 - Ashton Gray Development\001.04_Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT WATER.dwg - Layout: "WATER PLAN - 2 of 2" - Tue, Nov 25, 2025, 11:16am, By paul.thomas



NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	TYPICAL CONCRETE CURB INLET DETAIL	DRAWING NAME: SD09	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

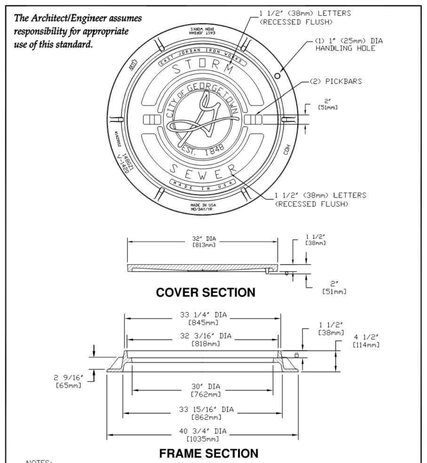


NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	CURB DRAIN INLET TYPICAL SECTION	DRAWING NAME: SD10	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

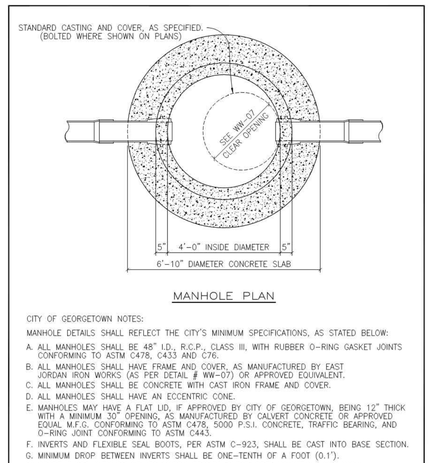
The Architect/Engineer assumes responsibility for appropriate use of this standard.



NOTES:
1. STANDARD STORM SEWER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420\1480Z1. COVER TO BE STAMPED WITH "STORM SEWER".
2. STANDARD STORM SEWER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 414200112 00148391.
4. FOR BOLTED STORM SEWER MANHOLE SET REFER TO DETAIL SD11A.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	STANDARD STORM SEWER MANHOLE SET	DRAWING NAME: SD11	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	



MANHOLE PLAN

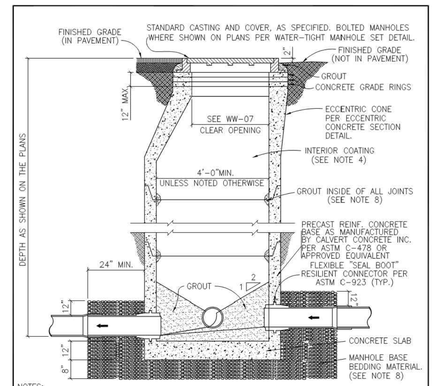
CITY OF GEORGETOWN NOTES:

MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER O-RING GASKET JOINTS CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW-07) OR APPROVED EQUIVALENT.
C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.
D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY CALVERT CONCRETE OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING, AND O-RING JOINT CONFORMING TO ASTM C443.
F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM OF FIVE (5) GRADE RINGS ARE ALLOWED.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	STANDARD STORM SEWER MANHOLE PLAN	DRAWING NAME: SD12	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

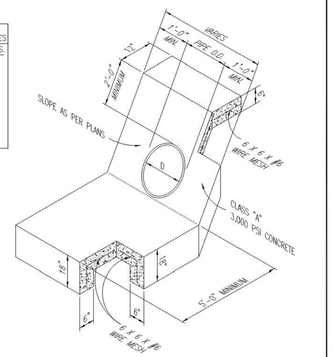


NOTES:
1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH STORM SEWER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
8. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT (%) RETAINED 0 SIEVE SIZE 1 1/2", % RETAINED 0-10 SIEVE SIZE 1", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 95-100 SIEVE SIZE 3/8", % RETAINED 95-100

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	STANDARD STORM SEWER MANHOLE – SECTION	DRAWING NAME: SD13	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

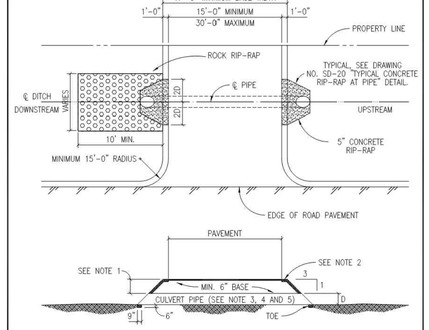
MINIMUM RIP-RAP QUANTITIES	
PIPE	SQ. YDS.
18"	6.2
24"	6.9
27"	7.8
30"	9.5
36"	10.4
42"	12.0
48"	14.3
54"	16.4



NOTES:
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF GEORGETOWN.
3. SUPPORT REINFORCING WIRE MESH REQUIRED AS SUPPORT FOR APPROACH SLAB AND SHALL BE SUPPORTED BY REBAR CHAIRS OR OTHER APPROVED METHODS.

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

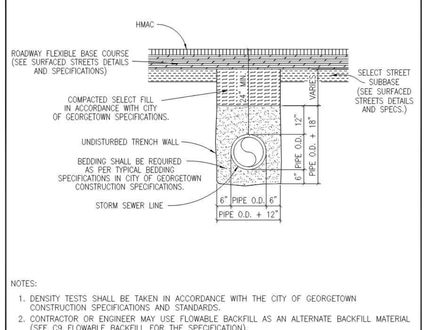
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	TYPICAL CONCRETE RIP-RAP AT PIPE	DRAWING NAME: SD19	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	



NOTES:
1. MINIMUM COVER OVER CULVERT PIPE SHALL BE 6" (SEE NOTE 5).
2. 5" CONCRETE RIP-RAP SHALL BE INSTALLED.
3. CULVERT PIPE TO BE MINIMUM OF 12" DIAMETER.
4. CULVERT PIPE MATERIAL TO BE R.C.P. (CLASS III), UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF GEORGETOWN.
5. MINIMUM COVER OVER CULVERT PIPE SHALL PROVIDE H20 LOADING.
6. BACKFILL AROUND CULVERT PIPE SHALL BE SELECT MATERIAL TO BE PLACED AND COMPACTED TO 95% TEX-114E.
7. ROCK RIP-RAP SHALL SHALL EXTEND 10' FROM THE DOWN STREAM SIDE USING THE AVERAGE STONE SIZE DIA. OF 8" AT A DEPTH OF 16" (MINIMUM).
8. MINIMUM CHANNEL SIDE SLOPE SHALL BE 4:1.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	RURAL NON-RESIDENTIAL UNDIVIDED DRIVEWAY APPROACH WITH CULVERT PIPE	DRAWING NAME: SD18	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

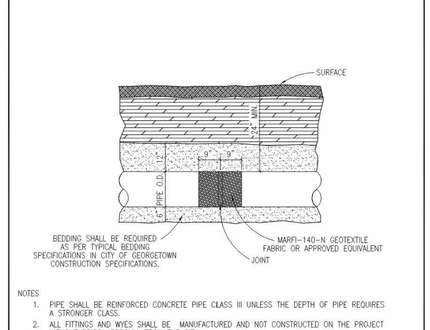


NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

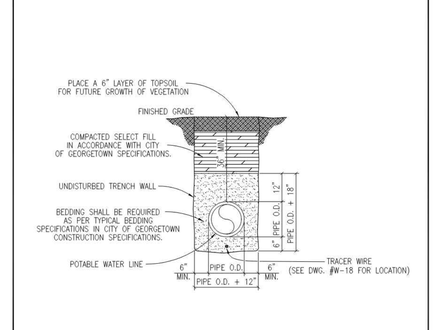
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY FOR STORM SEWER	DRAWING NAME: SD41	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	



NOTES
1. PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS THE DEPTH OF PIPE REQUIRES A STRONGER CLASS.
2. ALL FITTINGS AND WYES SHALL BE MANUFACTURED AND NOT CONSTRUCTED ON THE PROJECT WITHOUT PRIOR APPROVAL FROM THE CITY.
3. ALL JOINTS SHALL BE WRAPPED WITH MARFI-140-N GEOTEXTILE FABRIC OR APPROVED EQUIVALENT. EACH JOINT SHALL BE WRAPPED WITH 18" WIDE FABRIC CENTERED ON THE JOINT.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	TRENCH AND EMBEDMENT DETAIL (PROFILE) FOR STORM SEWER	DRAWING NAME: SD42	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006	
	TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS	DRAWING NAME: W02	
		SCALE: NTS DATE: 1/2003	
		DRAWN BY: MRS APPROVED BY: TRB	

NO.	REVISION	DATE

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ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545
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STORM SEWER DETAILS

NOLINA RETAIL CENTER

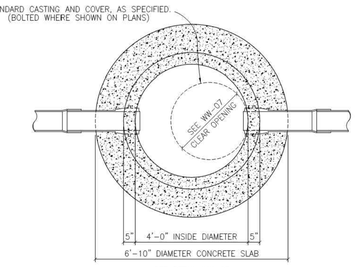
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GEORGETOWN, TEXAS 78633

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SHEET 32 OF 38

2025-___-SDP

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MANHOLE PLAN

CITY OF GEORGETOWN NOTES:

MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW-07) OR APPROVED EQUIVALENT.
C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.
D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY HANSEN PIPE AND PRECAST OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING AND WITH PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C443.
F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM ADJUSTMENT OF 12" ARE ALLOWED.

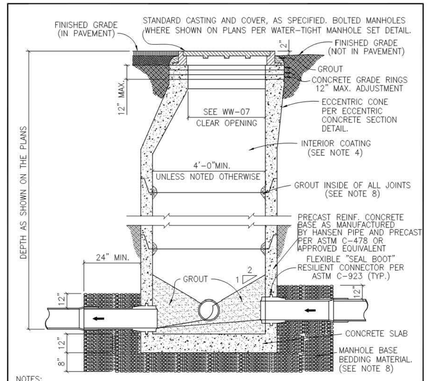
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REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD MANHOLE – PLAN

DRAWING NAME: WW02

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



NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
   SIEVE SIZE 2", PERCENT (%) RETAINED 0
   SIEVE SIZE 1 1/2", % RETAINED 0-10
   SIEVE SIZE 1", % RETAINED 45-80
   SIEVE SIZE 3/4", % RETAINED 85-100
   SIEVE SIZE 3/8", % RETAINED 95-100

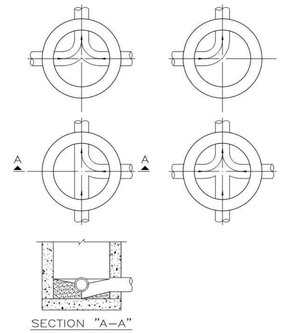
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REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD MANHOLE – SECTION

DRAWING NAME: WW03

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



NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

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

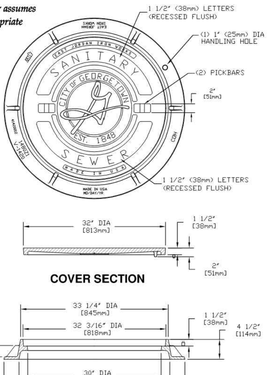
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
FLOW PATTERNS FOR INVERT CHANNELS

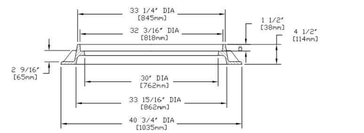
DRAWING NAME: WW06

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

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



COVER SECTION



FRAME SECTION

NOTES:

1. STANDARD WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420/1480Z1, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. STANDARD WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 41420012 00148390.
4. FOR BOLTED WASTEWATER MANHOLE SET REFER TO DETAIL WW07A.

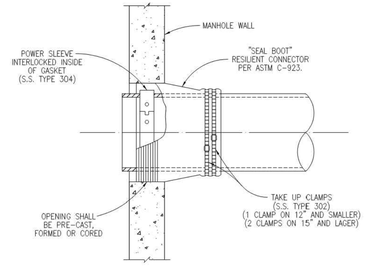
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REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD WASTEWATER MANHOLE SET

DRAWING NAME: WW07

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



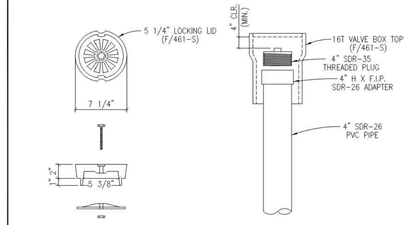
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
FLEXIBLE "SEAL BOOT" CONNECTOR

DRAWING NAME: WW10

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



5 1/4" LOCKING LID
(F/461-S)

SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

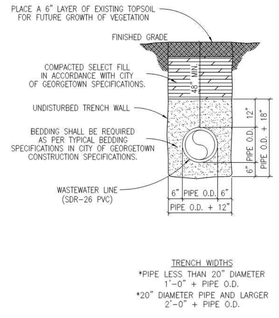
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REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL

DRAWING NAME: WW12

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



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

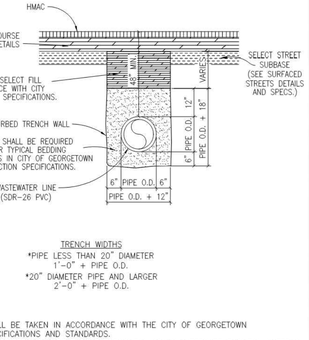
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REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

DRAWING NAME: WW16

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



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

DRAWING NAME: WW18

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

NO.	REVISION	DATE

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11/25/2025
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PAULO MISI
106179
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TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

WASTEWATER DETAILS - 1 OF 2

NOLINA RETAIL CENTER

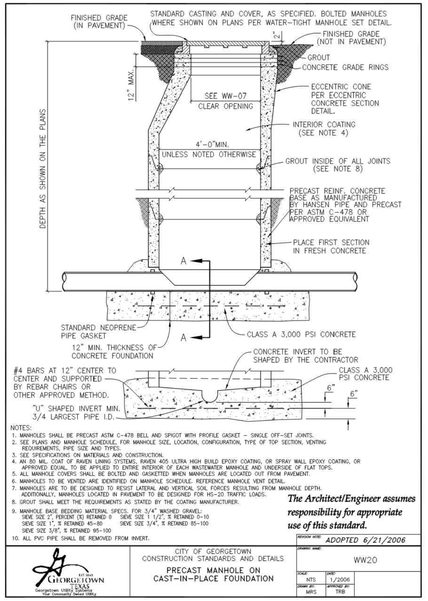
27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:
PROJECT NO. 12240012424
CHECKED BY:
DRAWING NO.

SHEET 33 OF 38

2025-___-SDP

O:\Company Data\Clients\1224 - Ashton Gray Development\00134_Nolina Retail Development\10-CAD\1.0 Production Plans\SHT DETAILS-UTILITIES.dwg - Layout: "WASTEWATER DETAILS - 1 of 2" - Tue, Nov 25, 2025, 11:15am, By: paul.thomas



NOTES:
1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZES, ETC.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. AN 80 MIL MIN. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
   SIEVE SIZE 2", PERCENT (%) RETAINED 0 — SIEVE SIZE 1 1/2", % RETAINED 0–10
   SIEVE SIZE 1", % RETAINED 45–80 — SIEVE SIZE 3/4", % RETAINED 85–100
   SIEVE SIZE 3/8", % RETAINED 95–100
10. ALL PVC PIPE SHALL BE REMOVED FROM INVERT.

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

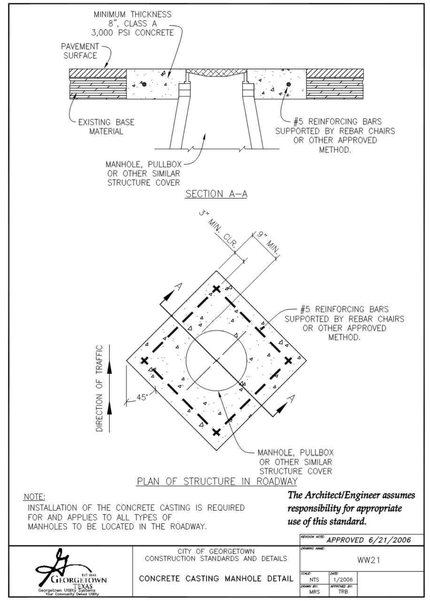
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

PRECAST MANHOLE ON CAST-IN-PLACE FOUNDATION

DRAWING NAME: WW20

SCALE: NTS | DATE: 1/2006 | DRAWN BY: MPS | APPROVED BY: TRB



NOTE:
INSTALLATION OF THE CONCRETE CASTING IS REQUIRED FOR AND APPLIES TO ALL TYPES OF MANHOLES TO BE LOCATED IN THE ROADWAY.

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

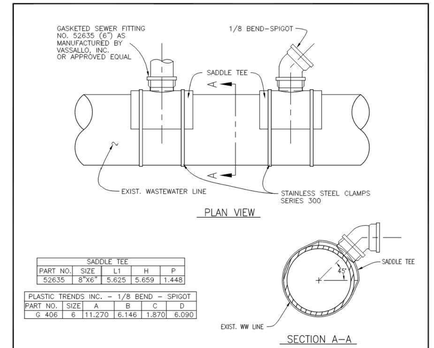
REVISION NOTE: APPROVED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

CONCRETE CASTING MANHOLE DETAIL

DRAWING NAME: WW21

SCALE: NTS | DATE: 1/2006 | DRAWN BY: MPS | APPROVED BY: TRB



SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TRENDS INC. – 1/8 BEND – SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN. (SEE SEWER SERVICE CONNECTIONS DETAIL – DWG # WW-13)
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN. DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

DRAWING NAME: WW13A

SCALE: NTS | DATE: 1/2003 | DRAWN BY: MPS | APPROVED BY: TRB

NO.	REVISION	DATE

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11/25/2025

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WASTEWATER DETAILS - 2 OF 2

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
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DRAWN BY:

PROJECT NO. 12240001424

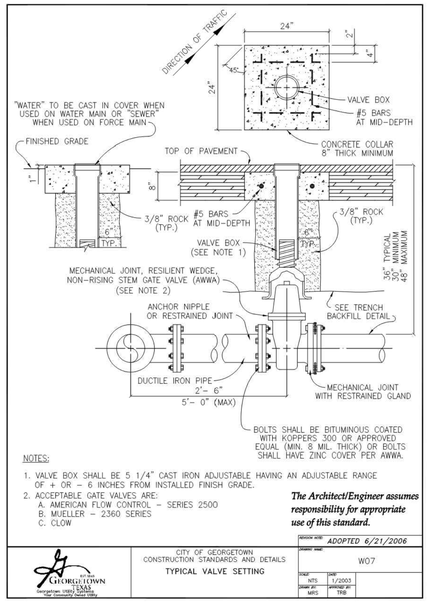
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SHEET 34 OF 38

2025-___-SDP

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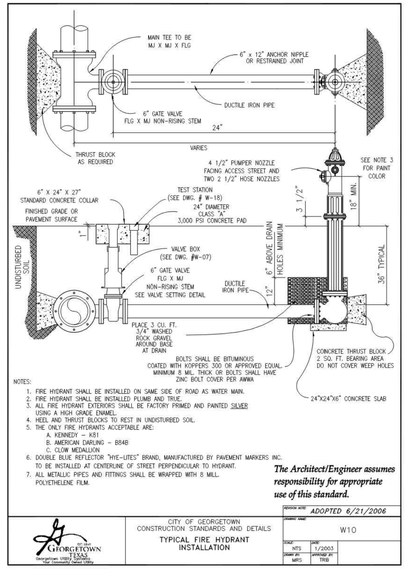


NOTES:

1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TYPICAL VALVE SETTING**	revision note: ADOPTED 6/21/2006 drawing sheet: W07 scale: NTS date: 1/2003 drawn by: MPS approved by: TRB

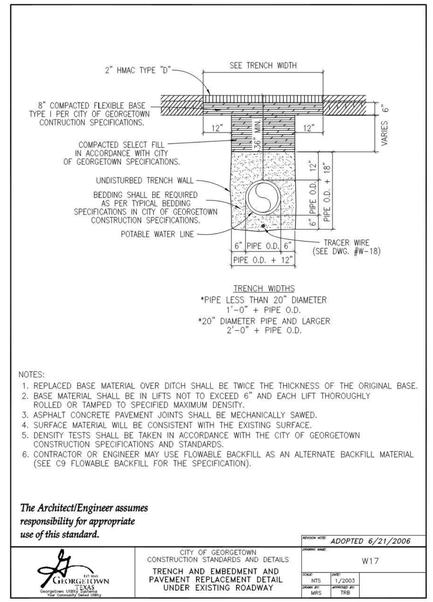


NOTES:

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.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TYPICAL FIRE HYDRANT INSTALLATION**	revision note: ADOPTED 6/21/2006 drawing sheet: W10 scale: NTS date: 1/2003 drawn by: MPS approved by: TRB



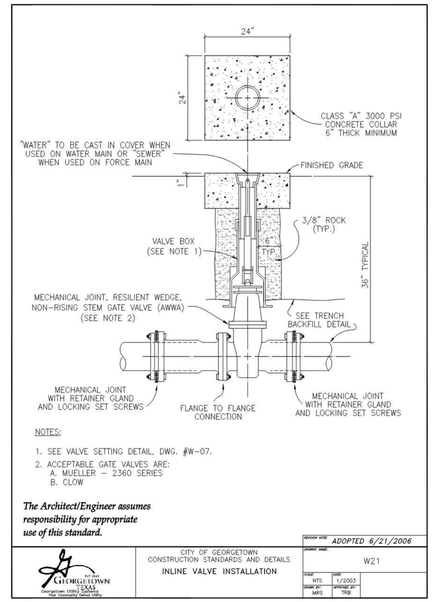
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'–0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE IN LIFTS NOT TO EXCEED 6" AND EACH LIFT THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
6. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY**	revision note: ADOPTED 6/21/2006 drawing sheet: W17 scale: NTS date: 1/2003 drawn by: MPS approved by: TRB

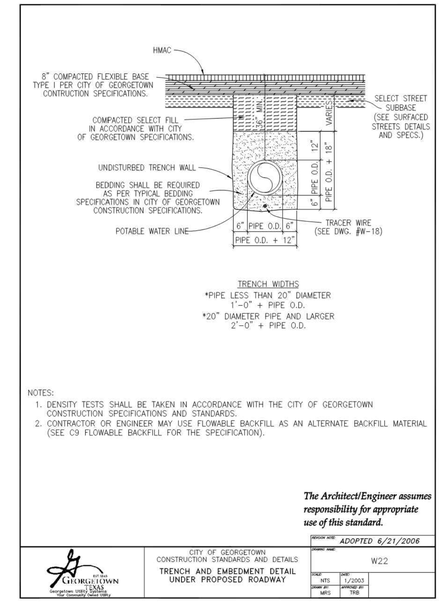


NOTES:

1. SEE VALVE SETTING DETAIL, DWG. #W–07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER – 2360 SERIES
   B. CLOW

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **INLINE VALVE INSTALLATION**	revision note: ADOPTED 6/21/2006 drawing sheet: W21 scale: NTS date: 1/2003 drawn by: MPS approved by: TRB



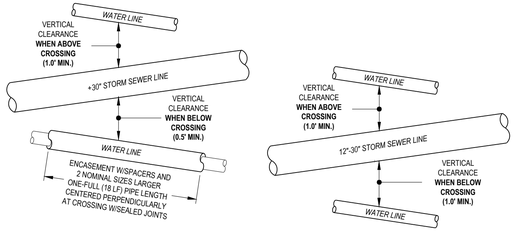
TRENCH WIDTHS
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*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY**	revision note: ADOPTED 6/21/2006 drawing sheet: W22 scale: NTS date: 1/2003 drawn by: MPS approved by: TRB

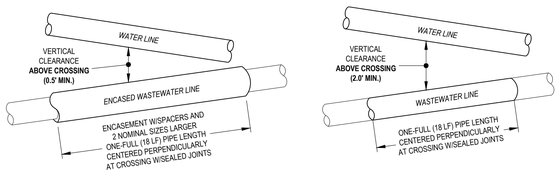


WATER AND STORM SEWER VERTICAL CROSSING DETAIL

1

THIS DETAILS IS MEANT FOR GENERAL DESIGN CRITERIA. CONTRACTOR TO REFER TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217, SUBCHAPTER C, RULE 217.53 FOR ALL WASTEWATER COLLECTION SYSTEM INSTALLED PARALLEL AND CROSSING WATER DISTRIBUTION RULES.

Scale: N.T.S.

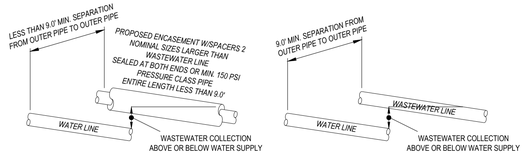


TCEQ-WATER AND WASTEWATER VERTICAL CROSSING DETAIL

2

THIS DETAILS IS MEANT FOR GENERAL DESIGN CRITERIA. CONTRACTOR TO REFER TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217, SUBCHAPTER C, RULE 217.53 FOR ALL WASTEWATER COLLECTION SYSTEM INSTALLED PARALLEL AND CROSSING WATER DISTRIBUTION RULES.

Scale: N.T.S.

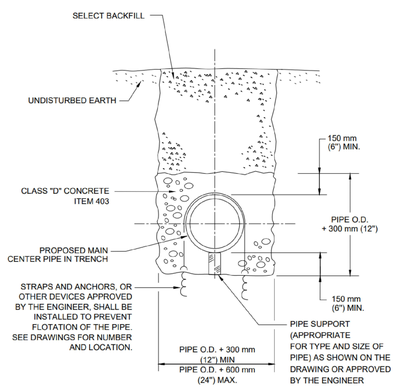


TCEQ-WATER AND WASTEWATER PARALLEL INSTALLATION DETAIL

3

THIS DETAILS IS MEANT FOR GENERAL DESIGN CRITERIA. CONTRACTOR TO REFER TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217, SUBCHAPTER C, RULE 217.53 FOR ALL WASTEWATER COLLECTION SYSTEM INSTALLED PARALLEL AND CROSSING WATER DISTRIBUTION RULES.

Scale: N.T.S.



CONCRETE ENCASEMENT DETAIL

4

Scale: 1:1

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE # 106179 ON 11/25/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION OR BIDDING PURPOSES

11/25/2025
STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

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ROUND ROCK, TEXAS 78664
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ROUND ROCK | CUERO

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

WATER DETAILS

NOLINA RETAIL CENTER

27050 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 78633

DRAWN BY:	PROJECT NO. 12240001424
CHECKED BY:	DRAWING NO.

SHEET 35 OF 38

2025-___-SDP

O:\Company Data\Clients\1224 - Ashton Gray Development\001.24_Nolina Retail Development\1.0 CAD\1.0 Production Plans\SHT DETAILS-UTILITIES.dwg • Layout: • "WATER DETAILS" • Tue, Nov 25, 2025, 11:16am, By: paul.thomas

CONCRETE

1. ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT WHERE NOTED. DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A1064, GR 70. ALL WELDED WIRE FABRIC SHALL BE SMOOTH ROUND WIRE IN FLAT SHEETS (NOT ROLLED) AND CONFORM TO ASTM A1064.

2. CONCRETE PERTAINING TO THE FOLLOWING ITEMS SHALL HAVE SAND AND CRUSHED CARBONATE AGGREGATE CONFORMING TO ASTM C33, TYPE I/II PORTLAND CEMENT CONFORMING TO ASTM C150 AND FLY ASH CONFORMING TO ASTM C618, CLASS "C" OR "F" UP TO 25 PERCENT REPLACEMENT BY MASS EXCEPT WHERE NOTED OTHERWISE. CONCRETE MIX DESIGNS SHALL CONFORM TO ACI 318. MIX DESIGNS SHALL CONFORM TO THE FOLLOWING DESIGNATED COMPRESSIVE STRENGTH (f'c) IN 28 DAYS:

CONCRETE MIX DESIGN REQUIREMENTS

MEMBER TYPE	STRENGTH (PSI)	MAX AGGREGATE SIZE (1" UNO)	EXPOSURE CLASS
RETAINING WALL	4000		F0

CONCRETE SUPPLIER SHALL BE AWARE OF CEMENTS THAT CAN CAUSE DELAYED ETTRINGITE FORMATION IN THE CEMENT PASTE AND BE PREPARED TO SHOW THAT THE CEMENTS USED WILL NOT CAUSE THIS PROBLEM.

3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS; SEE ACI 318, LATEST EDITION FOR CONDITIONS NOT NOTED.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 THRU #18 BARS - 2"
#5 BAR AND SMALLER - 1 1/2"

4. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT WHERE THEY NORMALLY OCCUR OR WHERE NOTED. VERTICAL JOINTS SHALL ONLY OCCUR AT LOCATIONS APPROVED BY DUNAWAY STRUCTURAL ENGINEER.

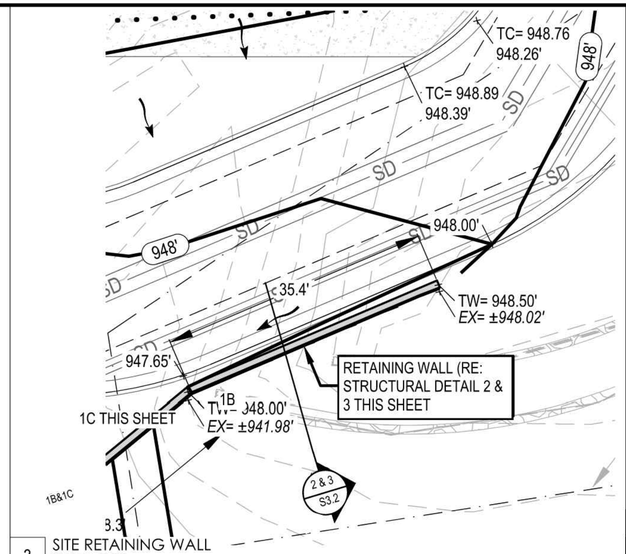
5. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI PUBLICATION 315, LATEST EDITION. ALL HOOKED BARS SHOWN IN DETAILS SHALL HAVE STANDARD HOOKS UNLESS NOTED OTHERWISE.

6. REINFORCING BARS SHALL NOT BE WELDED WITHOUT APPROVAL OF DUNAWAY STRUCTURAL ENGINEER.

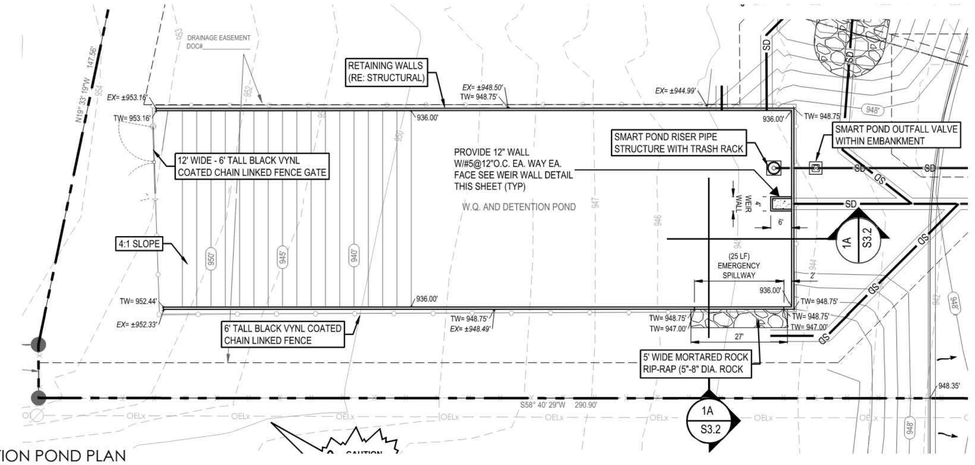
7. UNLESS OTHERWISE NOTED CONTINUOUS BOTTOM REINFORCING BARS SHALL BE SPLICED AT SUPPORTS AND CONTINUOUS TOP REINFORCING BARS SHALL BE SPLICED AT MID-SPAN. ALL DISCONTINUOUS TOP BARS SHALL BE HOOKED INTO SUPPORT.

8. ALL GRADE SUPPORTED BEAM CONTINUOUS REINFORCEMENT SHALL BE SPLICED WITH A CLASS 'B' TENSION SPLICE. UNLESS NOTED OTHERWISE, PROVIDE TOP AND BOTTOM BARS (TWO 36" LEGS MINIMUM WITH 90 DEGREE BEND) TO MATCH SIZE AND SPACING OF CONTINUOUS REINFORCING AT CORNERS AND INTERSECTIONS, AND AT 18" ON CENTER VERTICALLY AT WALLS.

9. ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE, ACI 301, LATEST EDITION.



3 SITE RETAINING WALL
SCALE: N.T.S.

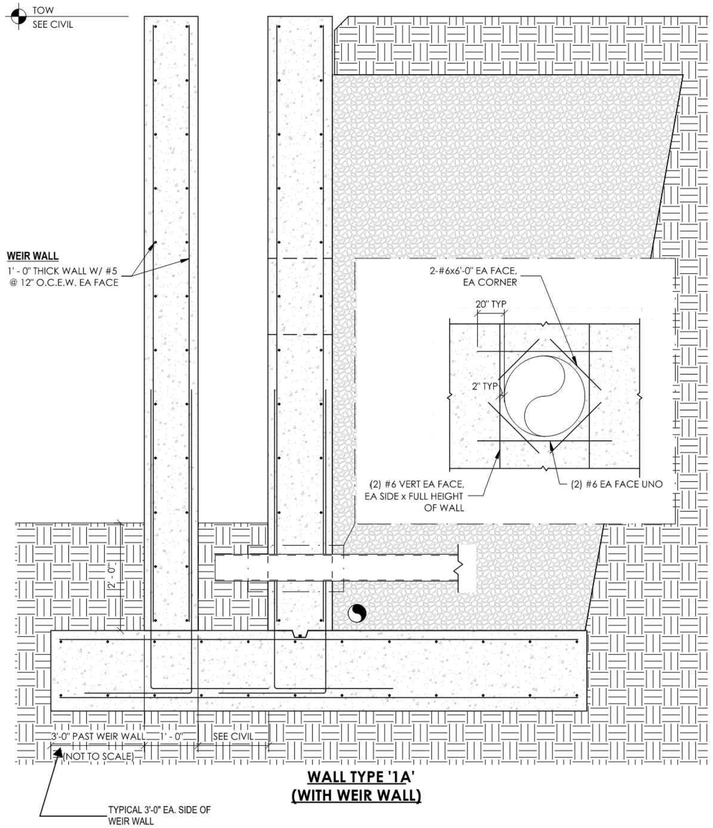


2 DETENTION POND PLAN
SCALE: N.T.S.

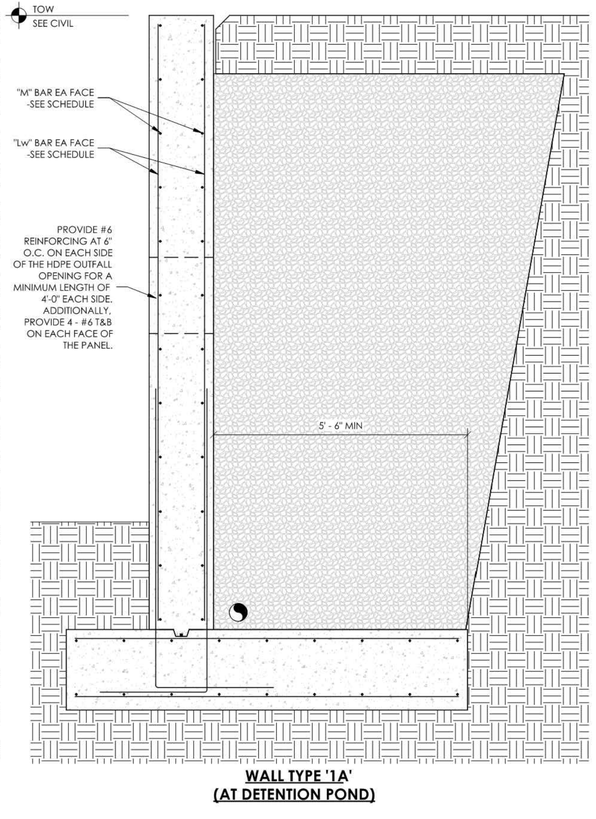
RETAINING WALL NOTES:
1. GC COORD WITH CIVIL FOR RETAINING WALL LOCATIONS ON SITE.
2. GC COORD T.O. FTG ELEVATIONS WITH CIVIL GRADING.
3. ALL RETAINING WALL SHALL BE SHORED UNTIL WALL HAS REACHED 100% OF ITS DESIGN STRENGTH. ADDITIONALLY, PROVIDE GRANULAR BACKFILL AND PERFORATED DRAIN PIPE CONNECTED TO SITE DRAINAGE, RE: CIVIL.

RETAINING WALL AND FOOTING SCHEDULE

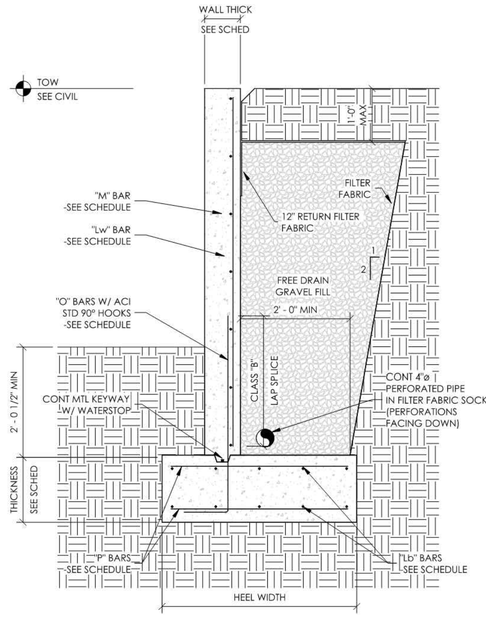
WALL MARK	MAX HEIGHT	WALL THICK	FOOTING THICK	TOE WIDTH	HEEL WIDTH	TOTAL WIDTH	"M" BARS	"Lw" BARS	"O" BARS	"P" BARS	"Lb" BARS
1A	13'-0"	14"	1'-2"	3'-0"	7'-0"	10'-0"	#6 @ 9" OC	#6 @ 9" OC	#6 @ 9" OC	#6 @ 9" OC	#6 @ 9" OC
1B	7'-6"	8"	1'-0"	1'-0"	4'-0"	5'-0"	#5 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC
1C	4'-0"	8"	1'-0"	1'-0"	1'-6"	2'-6"	#4 @ 12" OC	#4 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC	#5 @ 12" OC



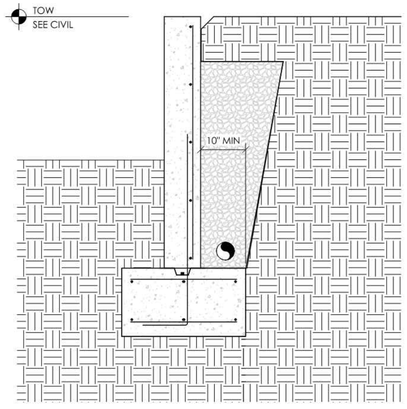
WALL TYPE '1A'
(WITH WEIR WALL)



WALL TYPE '1A'
(AT DETENTION POND)



WALL TYPE '1B'
(7'-6" MAX HEIGHT)



WALL TYPE '1C'
(4'-0" MAX HEIGHT)

1 RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

SITE RETAINING WALL DETAILS

GEORGETOWN RETAIL

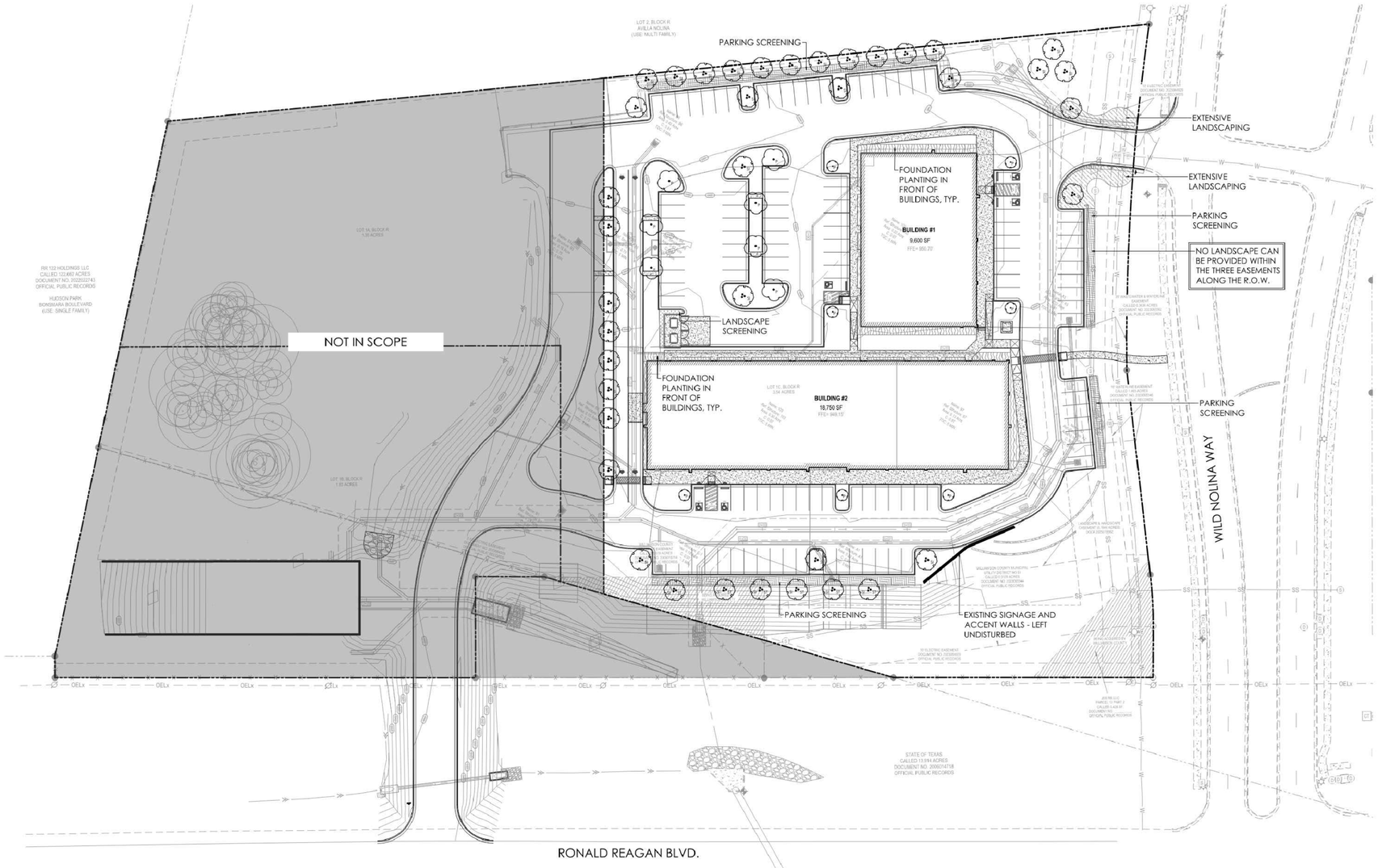
DUNAWAY
550 Bailey Avenue• Suite 400 • Fort Worth, Tx 76107
Tel 817.335.1121 • TX REG. F-11744

STATE OF TEXAS
KEVIN McCLEARY
105079
LICENSED
PROFESSIONAL ENGINEER
11/25/2025

JOB NO:	12625
DRAWN BY:	Author
DESIGNED BY:	Author
CHECKED BY:	AA
DATE:	11/25/2025

S3.2

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PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
- THE MIN. SPACING FOR SITE INTERIOR SHADE TREES SHALL BE TWENTY (20) FT O.C. - THE MIN. SPACING FOR STREET TREES SHALL BE TWENTY-FIVE (25) FT O.C. WITH A MAX. OF FIFTY (50) FT O.C. - THERE SHALL BE AN EQUIVALENT OF A TREE EVERY THIRTY (30) FT OF LANDSCAPE MEDIAN LENGTH.			
SITE INTERIOR/STREET/PARKING TREES			
	39	QUERCUS VIRGINIANA LIVE OAK	3" CAL. MIN.
	7	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL. MIN.
- SHADE TREES SHALL NOT BE PLACED WITHIN TWENTY (20) FT OF THE BUILDING FACADE. - PLANTING SPECIES THAT ARE ORNAMENTAL IN CHARACTER SHALL BE PLACED NEAR THE MAIN ENTRY.			
ORNAMENTAL TREES			
	7	PRUNUS MEXICANA MEXICAN PLUM	3" CAL. MIN.
PLANTING BED			
	3,174SF	PARKING SCREENING	-
	1,473SF	EXTENSIVE LANDSCAPING	-
	2,401SF	FOUNDATION PLANTING IN FRONT OF BUILDINGS	-
	115SF	LANDSCAPE SCREENING (5' HT MIN.)	-

TREE LEGEND:

ST	REQUIRED STREET TREES
SI	REQUIRED SITE INTERIOR TREES
P	REQUIRED PARKING TREES

NORTH

0 20 40 80

SCALE 1" = 40'

2025- -SDP

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PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
ADC	CONCEPTUAL PLAN REVIEW	10/16/25
DELTA:	DESCRIPTION:	DATE:

ADDRESS
RONALD REAGAN BOULEVARD
AND WILD NOLINA WAY

PROJECT
NOLINA RETAIL
WILLIAMSON COUNTY, TX

SHEET TITLE
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
MICHELLE M. SLATER
5447
STATE OF TEXAS
10/16/25

PROJECT NUMBER:
25KFM0167

DRAWN BY:	DESIGNED BY:	CHECKED BY:
CSI	CSI	CB

IFC DATE:
MM/DD/YY

SHEET:
LP1.00

LANDSCAPE NOTES:

- INTERSECTIONS OF DRIVEWAYS WITH PUBLIC STREETS REQUIRE A TWENTY-FIVE FOOT (25') NON- OBSTRUCTED VISIBILITY TRIANGLE OR CLEAR ZONE. TREES, LARGE SHRUBS OR OTHER OBSTRUCTIONS ARE PROHIBITED WITHIN THIS AREA. GRASS AND FLO

STREETLIGHTS AND SIDEWALKS ARE PERMITTED AND ENCOURAGED.

- DENSE LANDSCAPE PLANTING ALONG THE PERIMETERS IS REQUIRED TO SOFTEN THE PRESENCE OF TRASH ENCLOSURES. THE PLANTING MATERIAL MUST SIGNIFICANTLY SCREEN THE TRASH ENCLOSURES (MINIMUM 75%) AT THE TIME OF PLANTING.

- THE FOLLOWING AREAS REQUIRE LANDSCAPE SCREENING FROM ALL OFF-SITE VIEWS:

a. METER BOX PANELS (IF NOT CONTAINED WITHIN BOXES)

b. GAS METERS
c. AIR-CONDITIONING UNITS (GROUND MOUNTED)
d. UTILITY PEDESTALS
e. TRANSFORMER PADS
f. MECHANICAL EQUIPMENT (ENCLOSED)
g. SHIPPING AND RECEIVING AREAS
h. TRASH COLLECTION AREAS
i. ALL WATER SUPPLY AND IRRIGATION CONTROLS INCLUDING BACK FLOW PREVENTERS.
j. SOURCES OF NOISE
k. REAR/ SERVICES AREAS – REQUIRE SOLID SCREENING PER DETAIL IN SERVICE AREAS/ TRASH ENCLOSURES.
l. WATER WELLS, POWER SUBSTATIONS OR SIMILAR MAJOR FACILITIES MUST BE ENCLOSED BY FENCING AND SCREENED FROM VIEW OF ADJACENT PROPERTY AND STREETS BY A COMBINATION OF FENCING AND PLANTING.

- ALL AREAS OF ANY SITE NOT OCCUPIED BY BUILDINGS, PARKING, WALKWAYS, ETC. SHALL BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, GROUNDCOVERS, PERENNIALS, ORNAMENTAL GRASSES AND SOD.
- ALL PLANT MATERIALS SHALL BE SELECTED FROM THE PLANT LIST AND MUST COMPLY WITH THE OVERALL LANDSCAPE CONCEPT FOR NOLINA.
- ALL TREES, SHRUBS AND PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF AT LEAST THREE INCHES (3"). BROWN HARDWOOD MULCH IS REQUIRED. ANY OTHER COLORED MULCH OR ARTIFICIAL MULCH IS PROHIBITED.
- IN GENERAL, UNLESS OTHERWISE APPROVED, TREES ALONG STREETS SHALL BE KEPT OUT OF THE STREET RIGHT-OF-WAY.
- ALL CONTAINERIZED TREES SHALL BE STAKED AS REQUIRED WITH METAL T-POST STAKES, REFER TO TYPICAL SPECIFICATION.

PLANTING BEDS, SHRUBS & PERENNIALS:
- LAYERING OF PLANTING BEDS IS REQUIRED. A MINIMUM OF TWO (2) DIFFERENT GROUNDCOVER PLANTING HEIGHTS THAT VARY BY AT LEAST TWELVE INCHES (12") AT FULL GROWTH HEIGHT SHALL BE USED.
- A MINIMUM OF TWO (2) AND MAXIMUM OF FIVE (5) PLANTING SPECIES SHALL BE USED IN AN INDIVIDUAL PLANTING BED.
- ALL SHRUBS AND GROUNDCOVERS AREA SHALL BE PLANTED FOR FULL COVERAGE WHEN. REFER TO PLANNING LIST FOR DESIRED SPACING.

TURF:
- ALL LAWN OR TURF AREAS SHALL BE SOLID SODDED WITH COMMON BERMUDA GRASS SOD.
- ONE SIXTEEN (16) INCH SOLID SOD BERMUDA STRIP SHALL BE PLACE ALONG ALL CURBS AND PAVEMENT EDGES.
- AREAS FOR FUTURE DEVELOPMENT OR EXPANSION MAY BE PLANTED TEMPORARILY (HYDROMULCH) WITH COMMON BERMUDA GRASS/RYE GRASS MIXTURE (DEPENDING ON THE TIME OF YEAR WHEN PLANTED). LANDSCAPE EASEMENT AND STREET I COMMON BERMUDA GRASS ONLY.
- UNDEVELOPED SITES MUST BE MOWED REGULARLY TO MAINTAIN A TWO HUNDRED (200) FOOT STRIP ADJACENT TO ALL RIGHTS OF WAY OR DEVELOPED SITES AT A MAXIMUM HEIGHT OF TWELVE (12) INCHES.

IRRIGATION:
- ALL IRRIGATION PLANS MUST BE PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT OR IRRIGATOR. ALL IRRIGATION SYSTEMS MUST BE INSTALLED BY A LICENSED IRRIGATOR DOING BUSINESS IN TEXAS UNDER A WILLIAMSON AND RIGHT-OF-WAY ARE TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION FOR ALL RIGHT-OF-WAY LANDSCAPE AREAS SHALL BE MAINTAINED BY THE NOLINA COMMERCIAL ASSOCIATION, INC.
- INSTALLATION OF AN IRRIGATION SYSTEM IS MANDATORY. ALL LANDSCAPED AND LAWN AREAS MUST BE EFFECTIVELY WATERED, INCLUDING ISLANDS AND MEDIANS IN PARKING LOTS AND DIVIDED ACCESS DRIVEWAYS.
- SEPARATE METERS AND IRRIGATION ZONES SHALL BE PROVIDED FOR LANDSCAPE SETBACK
- SPRINKLER HEADS MUST BE LOCATED TO EFFECTIVELY WATER AREAS INTENDED WITH MINIMAL OVERTHROW ONTO PAVEMENT, WALKS, ETC. PROVIDE 100% COVERAGE OVERLAP INSURING EFFECTIVE AND EVEN COVERAGE.
- OVERSPRAY ON TO ADJACENT PROPERTIES IS PROHIBITED UNLESS OTHERWISE REQUIRED BY THE ACC TO ENSURE EFFECTIVE COVERAGE OF ALL PLANTED AREAS.
- SWING JOINTS ON ALL HEADS SHOULD BE USED TO AVOID ALL MECHANICAL DAMAGE
- HI-POP RISERS SHOULD BE USED IN BEDS NEXT TO WALKS AND DRIVEWAYS AND KEEP RIGID RISERS AWAY FROM STREET AND DRIVEWAY CURBS TO PREVENT DAMAGE FROM TRAFFIC
- ALL PRESSURE MAINS SHOULD BE SCHEDULE 40 PVC WITH SLIP JOINT CONNECTIONS.
- BACKFLOW PREVENTER SHOULD BE PLACED IN A BLACK BACKFLOW CAGE AND OUT OF SIGHT AND DENSELY SCREENED WITH LANDSCAPE
- UTILIZE SEPARATE VALVE SECTIONS FOR SHRUB, PERENNIAL AND LAWN AREAS, WHICH HAVE DIFFERENT WATER REQUIREMENTS.
- AUTOMATIC CONTROLLERS SHALL BE HIDDEN FROM PUBLIC VIEW.
- TRENCHING SHOULD BE AVOIDED WITHIN DRIP LINE OF EXISTING TREES.
- DO NOT DESIGN CIRCUITS FOR MORE THAN 75% OF MAXIMUM PRESSURE.
- CHOOSE BEST HEAD TYPE FOR EACH APPLICATION. IRRIGATION BY BUBBLERS, DRIP, SPRAY AND ROTARY IS APPROPRIATE FOR SOME SITUATIONS.
- MOISTURE SENSORS, ETC., ARE ENCOURAGED TO CONSERVE WATER BY NOT OVERWATERING AND SHALL BE CONNECTED TO THE MASTER CONTROLLER.
- OVERSPRAY ON TO ADJACENT PROPERTIES IS PROHIBITED.

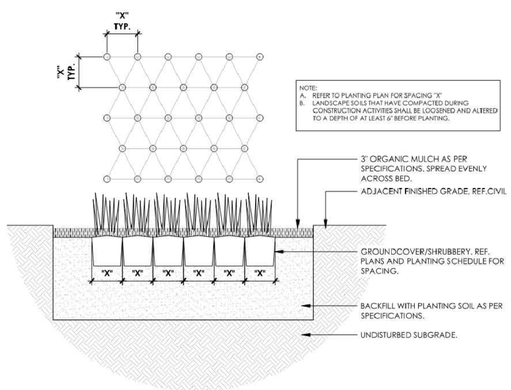
ENTRIES:
- EXTENSIVE LANDSCAPING IS REQUIRED AT ALL ENTRIES INTO A COMMERCIAL TRACT.
- NO PLANT MATERIAL THAT MAY IMPEDE DRIVER VIEWS SHALL BE PLACED IN THE VISIBILITY TRIANGLES.

PARKING:
- SHADING SHALL BE REQUIRED FOR PARKING LOTS THAT ARE LOCATED WITHIN THE PROJECT AREA, AND ANY PARKING AREAS (EXCLUDING DRIVEWAYS OR GARAGES) IN RESIDENTIAL DISTRICTS. TO SCREEN PARKING FROM ROADWAYS AND PUBLIC GROUNDCOVERS/ORNAMENTAL GRASSES ARE REQUIRED BETWEEN PARKING AREA AND ENTRY DRIVES, AND BETWEEN PARKING AREAS AND ARRIVAL PLAZAS.
- THERE SHALL BE AN EQUIVALENT OF A TREE EVERY THIRTY FEET OF LANDSCAPE MEDIAN LENGTH.
- THE TREES SHALL BE A MINIMUM OF THREE INCH (3") CALIPER IN SIZE CANOPY TREE.
- SHRUBS SHALL BE INSTALLED AT A THIRTY INCH (30") MINIMUM HEIGHT, GRASSES SHALL BE INSTALLED AT AN EIGHTEEN INCH (18") MINIMUM HEIGHT. SPACING IS PER THE PLANT SCHEDULE.
- ONE SIXTEEN (16) INCH SOLID SOD BERMUDA STRIP SHALL BE PLACE ALONG ALL CURBS AND PAVEMENT EDGES.

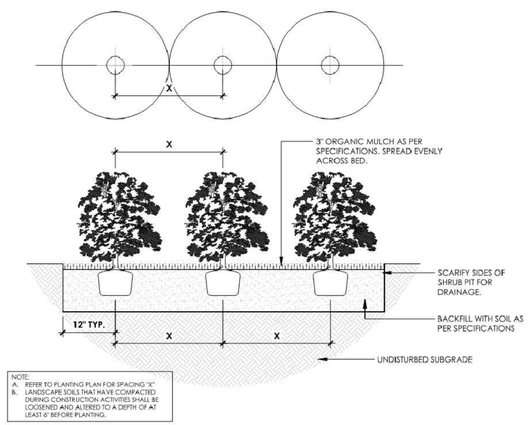
BUILDINGS:
- WHEN POSSIBLE, FOUNDATION PLANTING BEDS SHALL BE PROVIDED IN THE FRONT OF THE BUILDING AT A MINIMUM WIDTH OF SIX (6) FEET.
- THE FOUNDATION PLANTING SHALL BE COMPRISED OF TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS.
- SHADE TREES SHALL NOT BE PLACED WITHIN TWENTY (20) FEET OF THE BUILDING FAÇADE.
- MOWED BERMUDA GRASS WILL NOT BE PERMITTED WITHIN THE SIX (6) FEET FOUNDATION PLANTING BED AND IS LIMITED TO 30% GROUNDCOVER.
- PLANTING SPECIES THAT ARE ORNAMENTAL IN CHARACTER SHALL BE PLACED NEAR THE MAIN
- TREES, SHRUBS, GROUNDCOVERS, PERENNIALS, AND ORNAMENTAL GRASSES SHALL NOT SCREEN OR IMPEDE ACCESS TO DOORS AND WINDOWS.

WALKWAYS & SIDEWALKS:
- ALL CONNECTION SIDEWALKS OUTSIDE OF THE STREET RIGHT OF WAY SHALL HAVE AT LEAST ONE SHADE TREE EVERY FIFTY (50) FEET OF SIDEWALK.
- WALKWAYS SHALL HAVE A THIRTY-SIX (36) INCH SOLID SOD BERMUDA STRIP COMPOSED OF TWO (2) SIXTEEN INCH (16") SOLID SOD BERMUDA STRIPS ON EACH SIDE OF THE WALKWAY.

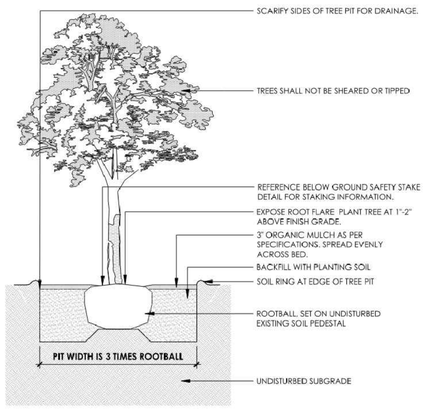
STREETSCAPE:
- THE STREETSCAPE OF MAJOR PUBLIC ROAD RIGHTS-OF-WAY SHALL BE CONSISTENT WITH THE CURRENT NOLINA LANDSCAPE CHARACTER.
- TREES SHALL BE PLANTED AT A SPACING EQUAL TO ONE (1) TREE FOR EVERY FORTY (40) FEET OF STREET AND SHOULD BE PLANTED WITHIN FIVE(5) TO TEN (10) FEET OF THE BACK OF CURB OR SIDEWALK EDGE.
- SHRUBS, GROUNDCOVERS, PERENNIALS, AND ORNAMENTAL GRASSES EXCEEDING THIRTY SIX (36) INCHES WILL NOT BE ALLOWED.



1 TRIANGULAR PLANT SPACING
1/2" = 1'-0" P-KF-01



2 PLANT SPACING ROWS
1/2" = 1'-0" P-KF-02



3 TREE PLANTING DETAIL
1/4" = 1'-0" P-KF-03

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WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
ADD:	CONCEPTUAL PLAN REVIEW	10/16/25
DELTA:	DESCRIPTION:	DATE:

ADDRESS
RONALD REAGAN BOULEVARD
AND WILD NOLINA WAY

PROJECT
NOLINA RETAIL
WILLIAMSON COUNTY, TX

SHEET TITLE
LANDSCAPE NOTES & DETAILS

REGISTERED LANDSCAPE ARCHITECT
MICHELLE M. SLATER
STATE OF TEXAS
10/16/25

PROJECT NUMBER: 25KFMO167
DRAWN BY: CSI | DESIGNED BY: CSI | CHECKED BY: CB
IFC DATE: MM/DD/YY
SHEET: LP1.01

NORTH
0 20 40 80
SCALE 1" = 40'

2025- -SDP

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Nolina Retail Development
Date Prepared: 12/12/2024

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

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

where:

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

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

County =	Williamson		
Total project area included in plan * =	6.78	acres	
Predevelopment impervious area within the limits of the plan * =	0.00	acres	
Total post-development impervious area within the limits of the plan* =	4.41	acres	approximation
Total post-development impervious cover fraction * =	0.65		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	3838	lbs.	

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	6.78	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.41	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	3838	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

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

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

where:

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

A_C =	6.78	acres
A_I =	4.41	acres
A_P =	2.37	acres
L_R =	4481	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3838 lbs.

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PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

11/06/2025

Paulo Misi

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.46	
On-site Water Quality Volume =	15620	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3124	
Total Capture Volume (required water quality volume(s) x 1.20) =	18744	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

22. Batch Detention Basin Designed as Required in RG-348 Pg. 28, Addendum

Required Water Quality Volume for batch detention basin =	18744	cubic feet

pond area sf	depth for water quality (ft)	Volume provided for WQ cu. ft.	Volume required in cu. Ft
43560	1.5	65340	18744

130,000 if add in offsite
add 3 acre-ft depth for detention storage

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TBPELS No. F-1909

CONTRIBUTING ZONE PLAN
ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

PROJECT NAME: Nolina Retail Development
ADDRESS: 27050 Ronald W Reagan Blvd
CITY, STATE ZIP: Georgetown, TX 78633

Maintenance Guidelines for Sedimentation/Filtration Basin:
The recommended maintenance plan for the Sedimentation/Filtration Basin is as follows:

Inspection
BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

Debris and Litter Removal
Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

Sediment Removal
Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

Media Replacement
Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

Filter Underdrain

Clean underdrain piping network to remove any sediment build up as needed to maintain design drawdown time.

Mowing

Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

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Documenting Inspections: Inspection, maintenance, repairs, and retrofits performed per the above requirements must be documented and records thereof maintained with the CZP.

The following format may be used to document the required maintenance:

Facility Name: _____

Date of Inspection: _____

Reason of Inspection/Action: _____
(Monthly, Quarterly, Yearly, Rainfall, Other)

Sedimentation/Filtration Basin Conditions: _____

Detailed Description of Actions Taken: _____

_____

Owner/Responsible Party: **Sudharshan Vembutty**
(Name Typed)

Entity:	Nolina TIC I
Mailing Address:	101 Parklane Blvd, Ste 102
City, State:	Sugar Land, TX Zip: 77478
Telephone:	(732) 666-5266
Fax:	

I, _Sudharshan Vembutty_ for __**Nolina TIC I**____, agree to maintain the BMP's according to the above recommended maintenance plan, until such time the ownership transfers.

V L
_____
Signature of Owner or Responsible Party

12/2/2025
_____
Date

CONTRIBUTING ZONE PLAN
ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed improvements are not expected to change the way in which stormwater runoff enters nearby streams or affects stream flashing, in-stream velocities, and other in-stream effects.

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: Paulo Misi, P.E.

Date: 11/03/2025

Signature of Customer/Agent: Paulo Misi

Regulated Entity Name: Nolina Retail Development

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: Brazos River Basin

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION

ATTACHMENT A

SPILL RESPONSE ACTIONS

Responsibility for adequate cleanup of any chemical spills during construction will be placed on the owner. All spill prevention actions, and spill response/cleanup actions will be per Section 1.4.16 of TCEQ RG-348. The responsible person will notify TCEQ of any chemical spills as required and outlined in 30 TAC 327.4 and 40 CFR 302.4.

General Measures

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

TEMPORARY STORMWATER SECTION
ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Some potential sources of contamination are as follows:

- fuel storage and use,
- chemical storage and use,
- use of asphaltic products,
- construction vehicles tracking onto public roads,
- existing solid waste,
- and other vehicular contaminants (i.e., fuel, oil, lubricants, etc.).

Refer to Attachment A for Spill Response Actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

1. Construct temporary erosion control measures, including all silt fences, inlet protections, mulch socks, and tree protection fencing per approved plan. (0.85 acres)

2. Conduct pre-construction conference with city inspector, water and wastewater utility representative, owner's representative, architect, engineer, and contractor. Contact Williamson County Development Services Department (512-943-3330) a minimum of 48 hours prior to this pre-construction meeting. An esc contact name and number will be provided to the city inspector for 24/7 access in the event of erosion and sediment control breach or related problem. (N/A)

3. The Existing Sand Filtration basin will act as permanent sedimentation basin. (N/A)

4. Contractor shall contact City of Georgetown Utility Department prior to utility abandonment at 512-930-3640, if appropriate. (N/A)

5. Perform clearing, demolition and rough grading. (4.90 acres)

6. Install utilities. Conduct water and wastewater utility construction and testing for city acceptance. Coordinate underground electric, telephone, cable tv, and telecommunications construction. (0.75 acres)

7. Construct all weather access drives including asphalt, base, and curb & gutter. (1.00 acres)

8. Construct buildings. (0.65 acres)

9. Install all sidewalks. (0.19 acres)

10. Install streetscape and/or landscaping improvements. (0.16 acres)

11. Prior to city final acceptance, the contractor shall have vegetative cover in place in conformance with the general construction notes and landscape plan. All adjacent areas disturbed by the work will be repaired and revegetated by the general contractor to preexisting or better conditions. Permanent controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site. (N/A)

12. Schedule site final inspection with city environmental technician and city building inspector. (N/A)

13. Remove any trapped sediment at erosion control devices and upon approval of city inspector. Remove all temporary erosion controls and tree protection. (0.85 acres)

14. The total overall disturbed area (limits of construction) for subject site is approximately 4.90 acres. The total proposed impervious cover is 3.67 acres.

TEMPORARY STORMWATER SECTION
ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

At the beginning of the project, Temporary Best Management Practices (BMPs) will be installed according to the Erosion and Sedimentation Notes and Details sheet and placed as shown on the Erosion and Sedimentation Control Plan sheet. Silt fences will be installed, and the proposed detention pond and vegetative filter strips will be rough cut before construction begins. When full, the proposed batch detention pond overflow will sheet flow downstream through silt fence. During construction, the silt fencing, vegetative filter strips and detention pond are to be inspected weekly, and after any rainfall. There is no upgradient water from the undeveloped site upstream of the proposed development.

On-site Water

Silt fencing will be placed downwards along the boundary line of the tracts. These Temporary BMPs will be installed along the down-gradient boundary of the property to filter all runoff that originates on site. The temporary construction entrance will be installed to prevent tracking materials offsite. Additionally, a concrete truck washout area will be placed onsite and be accessible to all existing traffic leaving the site. By this, the Temporary BMPs will prevent pollution of surface water that originates on-site due to the construction of the project.

The following sections were taken from the TNCC Manual, "Complying with Edward Aquifer Rules: Technical Guidance on Best Management Practices."

- Construction Exit should be used at all designated access points.
- Silt Fence (interior) Areas of minor sheet flow. < ¼ acre/100 feet of fence < 20% slopes.
- Silt Fence (exterior) Down slope borders of site; up slope border is necessary to divert offsite drainage. For larger areas use diversion swale or berm. < ¼ acre/100 feet of fence < 20% slopes.
- Rock Berm Drainage swales and ditches with and below site. < 5 acres < 30% slopes.
- Inlet Protection Prevent sediment from entering storm drain system. < 1 acre.
- Spill Prevention Used on all sites to reduce spills.
- Concrete Washout Use on all concrete pouring operations.

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

1. The upgradient storm water will be directed to the previously mentioned temporary BMPs.

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

1. Silt fence and stabilized construction entrances shall be used to prevent pollution of surface water, groundwater or storm water that originates on-site or flows off-site by locating the TBMPs downstream of the flows leaving the site. The TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released into the existing storm sewer system. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process.

   All TBMPs will be maintained by the Contractor as will be described in the Contractor's Storm water Pollution Prevention Plan (SWPPP). The initial installation of Erosion and Sedimentation Controls will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating on-site to the greatest extent practicable.

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

1. By locating the TBMPs downstream of the flows leaving the site, the TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. All TBMPs will be maintained by the Contractor as will be described in the Contractor's SWPPP. The initial installation of Erosion and Sedimentation Controls will act as a sediment trap and help to prevent pollution of surface waters from runoff originating onsite to the greatest extent practicable.

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

TEMPORARY STORMWATER SECTION
ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

This section is Not Applicable (N/A) for this project. There will be no temporary sealing of naturally occurring sensitive features on the site.

TEMPORARY STORMWATER SECTION
ATTACHMENT F

STRUCTURAL PRACTICES

Structural practices will be used to limit runoff discharge of pollutants from exposed areas of the site. Silt fencing, triangular sediment filter dikes, inlet protection devices, and stabilized construction entrances will be incorporated as temporary erosion control devices and will be removed after the permanent stabilization is established.

Silt fencing shall be incorporated throughout the construction process. The placement of the silt fencing shall be perpendicular to runoff flow. Refer to project construction documents for quantity and actual locations of these erosion control devices. In areas where silt fencing is to be situated but is non-installable, triangular filter dikes shall be incorporated.

Stabilized construction entrances will be employed during the construction of this site to help minimize vehicle tracking of sediments. Paved streets adjacent to these site entrances shall be cleaned and/or swept regularly to remove any excess mud, dirt or rock tracked from the site. Refer to the project construction documents for actual locations of these erosion control devices. Staging areas will be utilized in locations as decided by the project general contractor and validated by the civil engineer. If the contractor determines the need for additional stabilized construction entrances, construction staging areas or pits, their locations shall be agreed upon by the contractor and the engineer and annotated in the Storm Water Pollution Prevention Plan (SWPPP) posted on the site during construction.

TEMPORARY STORMWATER SECTION
ATTACHMENT G

DRAINAGE AREA MAPS

Please refer to the Contributing Zone Plan Attachment M for the Existing and Proposed Drainage Area Maps.

TEMPORARY STORMWATER SECTION
ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

This section is Not Applicable (N/A) for this project.

TEMPORARY STORMWATER SECTION
ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

INSPECTIONS

Each contractor will designate a qualified person (or persons) to perform the following inspections:

1. Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

2. Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.

3. Where discharge locations or points are accessible, they will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

4. Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

The inspection shall be conducted by the responsible person at least once every seven (7) calendar days and within 24 hours after a storm providing 1/2 inches of rainfall or greater. If one or more of the following conditions apply, the frequency of inspections shall be conducted at least once every month:

1. The site has been temporarily stabilized.

2. Where runoff is unlikely due to winter conditions (i.e. site is covered with snow, ice, or where frozen ground exists.

3. During seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall of 10 to 20 inches).

The information required within an inspection and maintenance report are as follows:

1. Summary of the scope of the inspection.

2. Name(s) and qualifications of personnel making the inspection.

3. The date(s) of the inspection.

4. Major observations relating to the implementation of the storm water pollution prevention plan.

5. Changes required to correct damages or deficiencies in the control measures.

In addition to the required routine inspections, the following record of information will also be maintained:

1. The dates when selective clearing activities occur.

2. The dates when selective clearing activities permanently cease on a portion of the site.

Inspection and maintenance reports, as well as all records required by a Storm Water Pollution Prevention Plan (SWPPP), shall be included in the onsite SWPPP as part of the Texas Pollution Discharge Elimination System (TPDES) Report. Copies of example forms to be used for the inspection and maintenance reports along with their related records, will be included in the onsite SWPPP and are provided for reference.

MAINTENANCE

Based on the results of the inspection, any changes required to correct damages or deficiencies in the control measures shall be made within seven (7) calendar days after the inspection. If existing erosion controls need modification or additional erosion controls are necessary, implementation shall be achieved prior to the next anticipated storm event. If, however, the execution of this requirement becomes impractical, then the implementation will occur as soon as possible, with the incident duly noted with an explanation of the impracticality, in the inspection report.

Sediment accumulation at each control will be removed and properly disposed when the depth of accumulation equals or exceeds six (6) inches. If sediment accumulation is found to be contaminated, its disposal shall be off-site in a manner which conforms to the appropriate applicable regulations.

Southwest Engineers
Engineering Texas Since 1978

Public Infrastructure
Land Development
Land & ROW Acquisition

TBPELS No. F-1909

Nolina Retail Development
27050 Ronald W Reagan Blvd, Georgetown, TX 78633

Inspection Report

Prevention Pollution Measure	Inspected in Compliance (Y/N)	Corrective Action Required: Description (use additional sheet if necessary)	Corrective Action Required: Date Completed
BEST MANAGEMENT PRACTICES			
Silt fences			
Rock berms			
Drain inlet protection			
Gravel filter bags			
Vehicle exits (offsite tracking)			
Concrete washout pit (leaks, failure)			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Other structural controls			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Construction debris			
General site cleanliness			
Trash receptacles			
Natural vegetation buffer strips			
EVIDENCE OF EROSION			
Site preparation			
Roadway or Parking Lot Construction			
Utility Construction			
Drainage Construction			
Building Construction			
MAJOR OBSERVATIONS			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

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

Inspector's Name (Superintendent) _____ Inspector's Signature _____ Date _____

Name of Owner/Operator (Firm) _____ Authorized Signature _____ Date _____

Note: If there is a "NO" answer in the second column, the right columns will need to be completed and action is required within 7 days.
Use additional sheets if necessary.

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TBPELS No. F-1909

Nolina Retail Development
27050 Ronald W Reagan Blvd
Georgetown, TX 78633

Responsible Party Form and Schedule

Prevention Pollution Measure	Responsible Party Company Name:										
	Start Date	Estimated Days									
BEST MANAGEMENT PRACTICES											
Silt fences											
Rock berms											
Drain inlet protection											
Gravel filter bags											
Vehicle exits (offsite tracking)											
Concrete washout pit (leaks, failure)											
Temporary vegetation											
Permanent vegetation											
Sediment control basin											
Other structural controls											
Material storage areas (leakage)											
Equipment areas (leaks, spills)											
Construction debris											
General site cleanliness											
Trash receptacles											
Natural vegetation buffer strips											
Inspections											
SWP3 Modification & Records											
POTENTIAL EROSION SOURCES											
Clearing											
Grading											
Excavation											
Drainage Construction											
Utility Construction											
Roadway or Parking Lot Construction											
Foundation Construction											
Building Construction											
Landscaping Activities											
Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.											

TEMPORARY STORMWATER SECTION
ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

DURING CONSTRUCTION:

The methodology for handling pollution of on-site or up-gradient storm water during construction will include the following:

1. Silt fencing and rock berms will be used as a temporary erosion and sedimentation controls.

2. Stabilized construction entrances/exits will be put into place to reduce the dispersion of sediment from the site, and to aid in accessibility to the site.

3. A construction staging area will also be put into place for material stockpiles, machinery storage, and machinery maintenance.

4. Concrete truck washout pits will be put into place to prevent contamination of storm water runoff and to aid in the removal of sediments from the site.

5. As required by the TCEQ General Permit, disturbed areas on which construction activity has ceased (temporarily or permanently) and which will be exposed for more than 21 days shall be stabilized within 14 days. Areas receiving less than 20 inches of annual rainfall should be stabilized as soon as practicable and only to pre-project conditions.

6. If construction stops for more than 14 days, hydro-seeding, sod or other TCEQ approved method will be applied to re-stabilize vegetation.

AFTER CONSTRUCTION:

This site will provide the following permanent pollution abatement measures to prevent the pollution of storm water originating on-site or upgradient from the project site:

1. Storm water will be directed and conveyed via curbing and grading and discharged into the vegetative filter strip. The vegetative filter strip has been designed to capture the required runoff from the individual watersheds. The sedimentation/filtration

   basin has been designed in accordance with the TCEQ Technical Guidance Manual.

2. Native grasses will be used on-site to help reduce the use of fertilizers and this will in turn reduce the levels of phosphates present in the storm water runoff.

3. Where possible drainage will be directed across vegetated areas to provide some pretreatment prior to discharge into the filtration basin.

PERMANENT EROSION CONTROL:

1. All disturbed areas shall be restored as noted below:

   - A minimum of 4" of topsoil shall be placed in all drainage channels (except rock) and between the curb and R.O.W. property lines.

2. Broadcast Seeding:

   - From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 7 pounds per 1000 SF of Winter Rye with a purity of 95% with 90% germination.

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

3. Fertilizer shall be a pelleted or granular slow release with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1,000 SF.

SEEDING:

1) The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

   a) From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter rye with a purity of 95% with 90% germination.

   b) From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.

2) Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre, once at the time of planting and again once during the time of establishment.

3) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day

intervals during the first two months. Rainfall occurrences of an inch or more shall postpone the watering schedule for one week.

4) Mulch type used shall be Prairie hay, applied at a rate of 4,000 pounds per acre.

5) Restoration shall be acceptable when the grass has grown at least one inch high with 70% coverage, provided no bare spots larger that 18 square feet exist.

TCEQ Office Use Only
Permit No.:
RN:
CN:
Region:

RESET FORM

Notice of Intent (NOI) for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) under the TPDES Phase II MS4 General Permit (TXR040000)

IMPORTANT:

- Use the INSTRUCTIONS to fill out each question in this form.
- Use the CHECKLIST to make certain you filled out all required information. Incomplete applications WILL delay approval or result in automatic denial.
- Once processed your authorization can be viewed at: http://www.tceq.texas.gov/goto/wq-dpa

APPLICATION FEE:

- You must pay the **$100** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
  - Go to https://www3.tceq.texas.gov/epay/index.cfm
  - Select Fee Type: GENERAL PERMIT MS4 PHASE II STORM WATER DISCHARGE NOI APPLICATION
- **Provide your payment information below, for verification of payment:**

Mailed ☐ Check/Money Order No.: _____
Name Printed on Check: _____
EPAY ☐ Voucher No.: _____
Is the Payment Voucher copy attached? ☐ Yes

One (1) copy of the NOI and Stormwater Management Program (SWMP) with the completed SWMP Cover Sheet MUST be submitted with the original NOI and SWMP.

Is the copy attached? ☐ Yes

RENEWAL: Is this NOI a Renewal of an existing Phase II MS4 General Permit Authorization?
(Note: An authorization cannot be renewed after June 11, 2014.)

☐ Yes The existing authorization number is: TXR04_____
(If an authorization number is not provided, a new number will be assigned.)

☑ No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at:
http://www.tceq.texas.gov/goto/cr-customer
CN_____

b) What is the Legal Name of the entity (applicant) applying for this permit?
Nolina TIC I
(The exact legal name must be provided.)

c) What is the contact information for the Operator (Applicant)? The mailing address must be recognized by the US Postal Service. You may verify the address at:
https://tools.usps.com/go/ZipLookupAction!input.action
Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Sudharshan Vembutty Suffix: _____
Title: President Credential: _____
Phone Number: (732) 666-5266 Ext: _____ Fax Number: _____
E-mail: nivi@ashtongraydev.com
Mailing Address: 101 Parklanr Blvd, Ste 102
Internal Routing (Mail Code, Etc.): _____
City: Sugar Land State: TX ZIP Code: 78748
If outside USA: Territory: _____ Country Code: _____ Postal Code: _____

d) Indicate the type of Customer (The instructions will help determine your customer type):
☐ Federal Government ☐ State Government ☐ County Government
☐ City Government ☐ Other Government

e) Number of Employees:
☑ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

2) ANNUAL BILLING CONTACT

The Operator is responsible for paying the annual fee. The annual fee will be assessed to authorizations active on September 1 of each year. TCEQ will send a bill to the address provided in this section. The Operator is responsible for terminating the permit when it is no longer needed.
Is the billing contact and contact information the same as the Operator identified in Section 1) above?
☑ Yes, go to Section 3).

☐ No, complete section below

Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____
Organization Name: _____
Phone Number: _____ Ext: _____ Fax Number: _____
E-mail: _____
Mailing Address: _____
Internal Routing (Mail Code, Etc.): _____
City: _____ State: _____ ZIP Code: _____

3) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

Is the application contact and contact information the same as the Operator identified in Section 1) above?

☐ Yes, go to Section 4).

☑ No, complete section below

Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Paulo Misi Suffix:
Title: Senior Project Manager Credential: P.E.
Organization Name: Southwest Engineers, Inc.
Phone Number: (512) 222-4964 Ext: 521 Fax Number:
E-mail: paulo.misi@swengineers.com
Mailing Address: 2631 Gattis School Rd, Bldg 2, Ste 270
Internal Routing (Mail Code, Etc.):
City: Round Rock State: TX ZIP Code: 78664
Mailing Information if outside USA:
Territory: Country Code: Postal Code:

4) REGULATED ENTITY (RE) INFORMATION

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at:
http://www.tceq.texas.gov/goto/cr-searchrn

If the site is found, provide the assigned Regulated Entity Reference Number and provide the information for the site to be authorized through this application below. The site information for this authorization may vary from the larger site information.

a) TCEQ issued RE Reference Number (RN): RN

b) Name that is used to identify the small MS4 (Example: City of XXX MS4)
Williamson County MS4

c) Provide a brief description of the regulated MS4 boundaries: (Example: Area within the City of XXXX limits that is located within the xxx (e.g. Dallas) urbanized area):

Sparce areas within the Williamson County limits

d) City where the largest residential population exists within the regulated MS4 boundaries:
Georgetown

e) ZIP code where the largest residential population exists within the regulated MS4 boundaries:
78626

f) County where the largest residential population exists within the regulated MS4 boundaries:
Williamson

Is the MS4 located within additional counties?
☐ Yes – If Yes, what county (or counties)?

☑ No

g) Latitude: _____ Longitude: _____

5) GENERAL CHARACTERISTICS

a) Is the project/site located on Indian Country Lands?
☐ Yes – If Yes, you must obtain authorization through EPA, Region 6.

☑ No

b) What is applicant's Standard Industrial Classification (SIC) code?
SIC Code: 5999

c) What is the category or level of the MS4 based on the population served?
☐ **Level 1:** Operators of traditional small MS4s that serve a population of less than 10,000 within an urbanized area (UA).

☑ **Level 2:** Operators of traditional small MS4s that serve a population of at least 10,000 but less than 40,000 within an UA.

This category also includes all non-traditional small MS4s such as counties, drainage districts, transpiration entities, military bases, universities, colleges, correctional institutions, municipal utility districts and other special districts regardless of population served within the UA, unless the non-traditional MS4 can demonstrate that it meets the criteria for a waiver from permit coverage based on the population served.

☐ **Level 3:** Operators of traditional small MS4s that serve a population of at least 40,000 but less than 100,000 within an UA.

☐ **Level 4:** Operators of traditional small MS4s that serve a population of 100,000 or more within an UA.

d) Has TCEQ "designated" the small MS4 as needing coverage under this general permit?
☐ N/A

☑ Yes

☐ No - If No and no portion of the small MS4 is located within an UA as determined by the 2000 or 2010 Decennial Census by the U.S Bureau of Census requiring a NOI be submitted, the operator is not eligible for coverage under this general permit through the NOI.

e) What is your annual reporting year?

☐ Calendar year

☐ MS4 general permit year

☑ Fiscal year – If Fiscal year, what is the last day of the fiscal year? 09/30/25

f) Stormwater Management Program (SWMP)

1. I certify that the SWMP submitted with this Notice of Intent has been developed according to the provisions of this general permit TXR040000.

   ☑ Yes

   ☐ No – If No, the application is considered incomplete and may be returned.

2. I certify that the SWMP Cover Sheet is completed and attached to the front of the SWMP.

   ☑ Yes

   ☐ No – If No, the application is considered incomplete and may be returned.

3. Who is the person responsible for implementing or coordinating implementation of the SWMP? (Note: All contact information requested below is required.)

   First/Last Name: Roger Hickman, DR, PE
   Title: Division Director for Environmental Services
   Company: Williamson County
   Phone Number: (512) 943-3345 Ext: Fax Number:
   E-mail: roger.hickman@wilcotx.gov
   Mailing Address: 3151 SE Inner Loop
   Internal Routing (Mail Code, Etc.):
   City: Georgetown State: TX ZIP Code: 78626

g) 7th Minimum Control Measure (MCM) for Municipal Construction Activities

1. Is the MCM for authorization to discharge stormwater from municipal construction activities included with the attached SWMP?

   ☐ Yes – If Yes, what are the boundaries within which those activities will occur? (Note: If the boundaries are located outside of the urbanized area, then the entire SWMP must also incorporate the additional areas.)

   ☑ No

2. Is the discharge or potential discharge from regulated construction activities within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer?

   ☑ Yes – If Yes, please note that a copy of the agency approved Water Pollution Abatement Plan (WPAP) required by the Edward Aquifer Rule (30 TAC Chapter 213) must be either included or referenced in the construction stormwater pollution prevention plan(s).

   ☐ No

h) Discharge Information

1. What is the name of the water body (ies) receiving stormwater from the MS4?

Brushy Creek, Willis Creek, San Gabriel/North Fork San Gabriel River, Middle Yegua Creek, Mankins Branch, South Fork San Gabriel River

2. What is the classified segment number(s) that receives discharges, directly or indirectly, from the small MS4?

1244, 1247A, 1248, 1212A, 1248C, 1250

Do you discharge directly or indirectly?

Indirectly

3. Are any of the surface water body (ies) receiving discharges from the small MS4 on the latest EPA-approved Clean Water Act (CWA) §303(d) list of impaired waters or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d)?

☐ Yes – If Yes:

What is the name of the impaired water body (ies) receiving the discharge from the small MS4?

What is/are the pollutant(s) of concern?

☑ No

4. Is the discharge into any other MS4 prior to discharge into surface water in the state?

☐ Yes – If Yes, what is the name of the MS4 Operator?

☑ No

i) Edwards Aquifer

Is the discharge or potential discharge from the MS4 within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer?

☑ Yes - If Yes, complete certification below by checking "Yes".

☐ No

I certify that a copy of the TCEQ approved WPAP required by the Edwards Aquifer Rule (30 TAC Chapter 213) is either included or referenced in the SWMP.

☑ Yes

j) Public Participation Process

The Office of Chief Clerk will send the operator or person responsible for publishing, the notice of the executive director's preliminary determination of the NOI and SWMP, in a newspaper of general circulation in the county where the small MS4 is located. If multiple counties, notice must be published at least once in the newspaper of general circulation in the county containing the largest resident population.

The applicant must file with the Chief Clerk a copy of an affidavit of the publication within 60 days of receiving the written instructions from the Office of Chief Clerk.

1. I will comply with the Public Participation requirements described in Part II.E.12 of the general permit.
   ☑ Yes
   ☐ No – If No, coverage under this general permit is not obtainable.

2. Who is the person responsible for publishing notice of the executive director's preliminary determination on the NOI and SWMP? (Note: All contact information requested below is required.)
   First/Last Name: Roger Hickman, DR, PE
   Title: Division Director for Environmental Services
   Company: Williamson County
   Phone Number: (512) 943-3345 Ext: Fax Number:
   E-mail: roger.hickman@wilcotx.gov
   Mailing Address: 3151 SE Inner Loop
   Internal Routing (Mail Code, Etc.):
   City: Georgetown State: TX ZIP Code: 78626

3. What is the name and location of the public location where copies of the NOI and SWMP, as well as the executive director's general permit and fact sheet, may be reviewed?
   Name of Public Place:
   Department of Infrastructure
   Address of Public Place:
   3151 SE Inner Loop, Georgetown, TX 78626
   County of Public Place:
   Williamson County

6) CERTIFICATION

Check Yes to the certifications below. Failure to indicate Yes to ***ALL*** items may result in denial of coverage under the general permit.

a) I certify that I have obtained a copy and understand the terms and conditions of the Phase II (Small) MS4 General Permit TXR040000. ☑ Yes

b) I certify that the small MS4 qualifies for coverage under the general permit TXR040000. ☑ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☑ Yes

d) I understand that authorization active on September 1st of each year will be accessed an Annual Water Quality Fee. ☑ Yes

Operator Certification:

I, Paulo Misi, P.E. (*Typed or printed name*) Senior Project Manager (*Title*)

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

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

Signature: Paulo Misi (*Use blue ink*) Date: 11/05/2025

NOTICE OF INTENT CHECKLIST (TXR040000)

- Did you complete everything? Use this checklist to be sure!
- Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

This checklist is for use by the operator to ensure a complete application. Missing information may result in denial of coverage under the general permit. (See NOI process description in the Instructions)

Application Fee:

If paying by Check:

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

If using ePay:

- ☐ The voucher number is provided in this application or a copy of the voucher is attached.

AUTHORIZATION NUMBER:

- ☐ Authorization number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

- ☐ Customer Number (CN) issued by TCEQ Central Registry
- ☐ Legal name as filed to do business in Texas (Call TX SOS 512/463-5555)
- ☐ Name and title of responsible authority signing the application
- ☐ Mailing address is complete & verifiable with USPS. www.usps.com
- ☐ Phone numbers/e-mail address
- ☐ Type of operator (entity type)
- ☐ Number of employees
- ☐ Billing address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is complete:

- ☐ MS4/Regulated Entity Name
- ☐ Site description
- ☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html
- ☐ County
- ☐ Site/project physical address. Do not use a rural route or post office box.
- ☐ Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

- ☐ Indian Country Lands –the facility is not on Indian Country Lands
- ☐ Standard Industrial Classification (SIC) Code www.osha.gov/oshstats/sicser.html
- ☐ Level of MS4
- ☐ Qualifying TCEQ "Designated" small MS4
- ☐ Annual Reporting Year
- ☐ 7th Minimum Control Measurement (MCM) for Municipal Construction Activities
- ☐ Discharge information
- ☐ Edwards Aquifer rule
- ☐ Public participation information

CERTIFICATION

- ☐ Certification statements have been checked indicating "Yes"
- ☐ Signature meets 30 Texas Administrative Code (TAC) 305.44 and is original.
- ☐ Stormwater Management Program (SWMP), and completed SWMP Cover Sheet are attached to the NOI.

STORMWATER MANAGEMENT PROGRAM (SWMP) COVER SHEET

Confirm Each Minimum Control Measure (MCM) Below is Included in the SWMP

This cover sheet MUST be completed by indicating the page number where the requested item will be found in the SWMP. Provide the page number to the left of each item.

This cover sheet MUST be attached to the front of the SWMP.

Operator:

Operator name on NOI:_____

Assessment of program elements:

☐ Program elements that were described in the previous permit have been assessed and modified as necessary. New elements have been developed and implemented as necessary.

☐ N/A, If newly regulated MS4.

MCM 1: Public Education, Outreach, and Involvement

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. SWMP includes a stormwater education and outreach program to educate public employees, business, and the general public about hazards associated with the illegal discharges and improper disposal of waste and about the impacts stormwater can have on water quality, and steps they can take to reduce pollutants in stormwater.
2. Defines the goals and objectives of the program based on high-priority community-wide issues.
3. Identifies the target audiences.
4. Appropriate educational material is developed or used.
5. Education material is distributed.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM. Examples of possible BMPs include, but are not limited to, the following:

- Classroom Education
- Use of media
- Education/Outreach for Commercial Activities
- Lawn and garden activities
- Promotional giveaways
- Water conservation practices for homeowners
- Outreach programs tailored to specific communities and children
- Stormwater educational materials
- Educational displays, pamphlets, booklets, and utility stuffers
- Webpage
- Storm drain stenciling
- Speakers to community groups
- Encouragement of proper lawn and garden care
- Encouragement of low impact development
- Support of pollution prevention for businesses

- Encouragement of water conservation practices
- Encouragement of pet waste management
- Stormwater hotlines

6. SWMP includes a program that complies with state and local public notice requirements.
7. May include using public input in the implementation of the program.
8. May include opportunities for citizen to participate in implementation of control measures.
9. Ensure the public easily can find information about the SWMP.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM. Examples of possible BMPs include, but are not limited to, the following:

- Stakeholder meetings
- Community hotline
- Coordination with school groups/scouting
- Listserver
- Stream cleanup and monitoring
- Adopt-A-Stream programs
- Incentives for businesses to participate, such as web links
- Volunteer monitoring
- Watershed Organization
- Storm drain stenciling programs
- Advisory/partner committees
- Mailing list development and use
- Reforestation programs
- Wetland plantings
- Coordinate volunteer programs.

SWMP includes measureable goals, and the method of measurement, for addressing stormwater quality

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 2: Illicit Discharge Detection and Elimination

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be used to detect, investigate and eliminate illicit discharges
2. MS4 map:
    a. Location of all small MS4 outfalls operated by the MS4 and that discharge into waters of the U.S.
    b. Location and name of all surface waters receiving discharge from the MS4s outfalls.
    c. Priority areas, if applicable.
3. Methods for informing and training MS4 field staff.
4. Procedures for tracing the source of an illicit discharge.

5. Procedures for removing the source of the illicit discharge.
6. Facilitate public reporting of illicit discharges of water quality impacts associated with discharges into or from the small MS4.
7. Procedures for responding to illicit discharges and spills.
8. Inspections in response to complaints.

Additional Requirements for Level 2, 3, and 4 small MS4s:
For Level 2, 3, and 4 small MS4, procedures to prevent and correct leaking on-site sewage disposal systems.

Additional Requirements for Level 3 and 4 small MS4s:
Follow-up investigation after the illicit discharge has been eliminated.

Additional Requirements for Level 4 small MS4s:
1. Procedures for identifying and creating a list of priority areas within the small MS4s likely to have illicit discharges.
2. Implement a dry weather field screening program to assist in detecting and eliminating illicit discharges to the small MS4.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM. Examples of possible BMPs may include the following:

- List of non-stormwater discharges that will not be considered illicit
- Procedures to address illegal dumping
- Hazardous materials disposal opportunities
- Industrial/Business connections
- Addressing wastewater connections to MS4
- Addressing recreational sewage (boats/camping/etc.)
- System inspections
- Dye testing
- Recycling programs
- Informing public/employees/businesses of hazards associated with illicit discharges
- Identification of illicit discharges
- Used oil collection centers
- Public outreach and education programs regarding illicit discharges
- Publicize and facilitate public reporting

SWMP includes measureable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 3: Construction Site Stormwater Runoff Control

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be developed, implemented and enforced, to address stormwater runoff from construction once acre and greater (including larger common plan).
2. Ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under state and local law.
3. Program requires construction site operators to implement erosion and sediment control – BMPs to minimize the discharge of pollutants.
    a. Program requires soil stabilization measures, and implementation of BMPs to control pollutants from equipment and vehicle washing and other wash waters.
    b. Program requires operators to minimize exposure to stormwater of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials.
    c. Minimize the discharge of pollutants from spills and leaks. As an alternative, ensure that the construction site has developed a stormwater pollution prevention plan in accordance with the TPDES Construction General Permit TXR150000.
4. Program prohibits illicit discharges such as wash out wastewater, fuels, oils, soaps, solvents, and dewatering activities.
5. Procedures for construction site plan review to consider water quality impacts.
6. Procedures for construction site inspections and enforcement of control measures, to the extent allowable under state and local law.
7. Procedures for receipt and consideration of information submitted by the public.
8. Procedures for MS4 staff training.

Additional Requirements for Level 3, and 4 small MS4s:

Includes an inventory of all permitted active construction sites greater than one acre or less than one acre if part of a larger common plan of development.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- Requirement to comply with TPDES CGP
- Notification to discharger of responsibilities under TPDES CGP
- Hire staff to review construction site plans
- Provide a web page for public input on construction activities
- Require overall construction site waste management
- Perform site inspections and enforcement
- Provide education and training for construction site operators
- Notify dischargers of requirement to obtain TPDES permit coverage
- Mechanism to prohibit discharges into MS4 where necessary

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 4: Post-Construction Stormwater Management in New Development and Redevelopment

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be developed, implemented and enforced, to address stormwater runoff from new development and redeveloped sites that discharge into the small MS4 that disturb one acre or more, including projects that disturb less than one acre that are part of a larger common plan of development or sale.
2. Ordinance or other regulatory mechanism is in place or planned which will regulate discharges from new development and redevelopment projects.
3. Establish, implement, and enforce a requirement that owners or operators of new development and redeveloped sites design, install, implement, and maintain a combination of structural and non-structural BMPs appropriate for the community and that protects water quality.
4. Document and maintain records of enforcement actions.
5. Long-term operation and maintenance of post construction stormwater control measures is addressed.
6. Operation and maintenance is documented.

Additional Requirements for Level 4 small MS4s:

1. Develop and implement an inspection program to ensure that all post construction stormwater control measures are operating correctly and are being maintained.
2. Inspections are documented.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- Local ordinance in place or planned
- Guidance document for developers to utilize
- Specific BMPs established for particular watersheds
- List of appropriate BMPs provided to operators
- Elimination of curbs and gutters is encouraged
- Zoning takes into account stormwater issues
- Incentives for use of permeable choices, such as porous pavement
- Requirements for wet ponds or other BMPs for certain size sites
- Xeriscaping

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 5: Pollution Prevention and Good Housekeeping for Municipal Operations

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. An operation and maintenance (O&M) program, including an employee training component, in place or scheduled, to reduce/prevent pollution from municipal activities and municipally owned areas included but not limited to park and open space maintenance; street, road, or highway maintenance; fleet and building maintenance; stormwater system maintenance; new construction and land disturbances; municipal parking lots; vehicle and equipment maintenance and storage yards; waste transfer stations; and salt/sand storage locations.
2. Develop and maintain an inventory of the MS4's facilities and stormwater controls.
3. Inform or train staff involved in good housekeeping practices.
4. Waste from the MS4 is removed and properly disposed.
5. Contractors hired by the MS4 must be required to comply with operating procedures.
    a. MS4 develop contractor oversight procedures.
6. MS4 evaluates O&M activities for their potential to discharge pollutants in stormwater for road and parking lot maintenance, bridge maintenance, cold weather operations, and right-of-way maintenance etc.
    a. MS4 identifies pollutants of concern that could be discharged from the O&M activities.
    b. MS4s develop and implement pollution prevention measures that will reduce discharge of pollutants from O&M activities.
    c. MS4s inspects pollution prevention measures at MS4 facilities.
7. MS4 maintains structural controls.

Additional requirements for Level 3 and 4 small MS4s:

1. Storm sewer system O&M.
    a. MS4 develops and implements an O&M program to reduce the collection of pollutants in catch basins and other surface structures.
    b. MS4 develops a list of potential problem areas for increased inspection (for example, areas with recurrent illegal dumping).
2. Implement an O&M program to reduce discharge of pollutants from roads that might include a street sweeping and cleaning program, or inlet protection. The program includes an implementation schedule and a waste disposal procedure.
3. MS4 map identify MS4 facilities and stormwater controls.
4. MS4 assess its facilities for their potential to discharge pollutants into stormwater.
    a. The MS4 identifies high priority facilities that have a high potential to generate stormwater pollutants. At a minimum, facilities include the MS4s maintenance yards, hazardous waste facilities, fuel storage locations, and any other facilities at which chemicals or other materials have a high potential to be discharge in stormwater.
    b. The MS4 documents the result of the assessments.
5. The MS4 develops stormwater management Standard Operation Procedures for high priority facilities.
6. The MS4 implements stormwater controls at high priority facilities that address:
    a. Good housekeeping

b. De-icing and anti-icing storage
c. Fueling operations and vehicle maintenance
d. Equipment and vehicle washing

7. The MS4 develops and implements an inspection program that includes high priority facilities.

Additional requirements for Level 4 small MS4s:

MS4 has an application and management program for pesticides, herbicides, and fertilizers that address:

a. Evaluating materials and activities used at public open spaces.
b. Implementing the following practices to minimize generating pollutants related to landscaping.
   i. Education for applicators and distributers
   ii. Encouragement of non-chemical solutions for pest management
c. Development of schedules that minimizes discharge of pollutants.
d. Ensuring collection and proper disposal of unused pesticides, herbicides, and fertilizers.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- BMPs which address fleet vehicle maintenance/washing
- BMPs which address parking lot and street cleaning
- Catch basin and storm drain system cleaning
- Landscaping and lawn care (e.g. xeriscaping)
- Waste materials management
- Road salt application and storage practices
- Used oil recycling
- Pest management practices
- Fire training facilities
- BMPs which address roadway and bridge maintenance
- Golf course maintenance/waste disposal
- Disposal of cigarette butts
- Park maintenance (e.g., providing trash bags)

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 6: Industrial Stormwater Sources

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for Level 4 MS4 only:

Program to identify and control industrial stormwater sources that at least includes:

a. MS4 landfills, other treatment, storage, or disposal facilities for municipal waste, hazardous waste treatment, storage, disposal and recovery facilities and facilities that are subject to Emergency Planning and Community Right-to-Know Act (EPCRA).
b. Priorities and procedures for inspections and for implementing control measures for such discharges.

Optional 7th MCM: Municipal Construction Activities (only available within the regulated area where the MS4 operator meets the definition of construction site operator)

Page # (s) – Provide the page number (s) to the left of each item.

If this MCM is applicable, the SWMP includes the following information:

1. Description of how construction activities will generally be conducted so as to take into consideration local conditions of weather, soils, and other site specific considerations.
2. Description of the area that this MCM will address and where the MS4 operator's construction activities are covered (e.g. within the boundary of the urbanized area, the corporate boundary, a special district boundary, an extra territorial jurisdiction, or other similar jurisdictional boundary).
3. If the area included in this MCM includes areas outside of the UA, then all MCMs will be implemented over those additional areas as well.
4. Description provided for one of the following:
    a. How contractor activities will be supervised or overseen to ensure that the Stormwater Pollution Prevention Plan (SWP3) requirements are properly implemented at the construction site(s); or
    b. How the MS4 operator will make certain that contractors have a separate authorization for stormwater discharges if needed.
5. General description of how a construction SWP3 will be developed for each construction site.
6. Records of municipal construction activities authorized under this optional MCM.

Notice of Intent (NOI) for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) under the TPDES Phase II MS4 General Permit (TXR040000)

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL:
Texas Commission on Environmental Quality
Applications Review and Processing Team
(MC-148)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL:
Texas Commission on Environmental Quality
Applications Review and Processing Team
(MC-148)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Small Business and Local Government Assistance	800/447-2827
Application – status and form questions:	512/239-4671
Technical questions:	512/239-4671
Environmental Law Division:	512/239-0600
Records Management - obtain copies of forms:	512/239-0900
Reports from databases (as available):	512/239-DATA (3282)
Cashier's office:	512/239-0357 or 512/239-0187

Notice of Intent Process:

When your NOI and SWMP is received by the program, the form will be processed as follows:

1) **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.

   An application will not be declared administratively complete or approved if delinquent fees and/or penalties of $25 or more are owed to the TCEQ. All such fees must be paid prior to approval of the NOI.

2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

3) **Technical Review of SWMP**: More information may be requested by phone or technical NOD letter mailed to the SWMP contact. The executive director's preliminary determination on the NOI and SWMP will be prepared and filed with the TCEQ Chief Clerk.

4) **Public Participation Process:** The TCEQ Chief Clerk will mail written instructions for publishing the executive director's preliminary determination on the NOI and SWMP at least once in the newspaper of general circulation in the county where the small MS4 is located. If applicable, a public meeting may be held.

5) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

-or-

Denial of Coverage: Coverage may be denied if the operator fails to respond to the NOD, the response is inadequate, or find the NOI and SWMP do not meet the requirements of this general permit. If coverage is denied, the operator will be notified.

General Permit

Coverage under the general permit begins upon approval of the NOI and the SWMP by TCEQ and after the public notice process has been completed. You should have a copy of the general permit when submitting your application. You may view and print the permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using key word TXR040000.

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted concurrently not more than ten (10) calendar days after the change occurs.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number.

You can find the information on the Central Registry web site at http://www15.tceq.texas.gov/crpub/ . You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your authorization number under the search field labeled *Additional ID*. Capitalize all letters in the authorization number.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For General Permits, a Notice of Change form must be submitted to the program area.

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

BY REGULAR U.S. MAIL
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circles
Austin, TX 78753

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit MS4 Phase II Stormwater Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

Annual Water Quality Fee: This fee is assessed to permittees with an active authorization under the general permit on September 1 of each year. The designated billing contact will receive an invoice for payment of the annual fee in December of each year. The payment will be due 30 days from the invoice date. A 5% penalty will be assessed if the payment is received by TCEQ after the due date. Annual fee assessments cannot be waived as long as the authorization under the general permit is active on September 1.

It's important for the permittees to submit a Notice of Termination (NOT) when coverage under the general permit is no longer required. A NOT is effective on the postmarked date of mailing the form to TCEQ. It is recommended that the NOT be mailed using a method that documents the date mailed and received by TCEQ.

Mailed Payments:
You must return your payment with the billing coupon provided with the billing statement.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay
You must enter your account number provided at the top portion of your billing statement.

Payment methods include American Express, MasterCard, Visa, and electronic check payment (ACH).

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit: Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing authorization number is required. If the authorization number is not provided or has been terminated, expired, or denied a new permit number will be issued.

1) OPERATOR (Applicant)

a) Enter assigned Customer Number (CN)
TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not an authorization number, registration number, or license number**.

If this customer has not been assigned a CN, leave the space for the CN blank. If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name
Provide the current legal name of the permittee.

c) Operator Contact Information

Provide the first and last name, and the title of the Operator (Applicant) Contact.

Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at http://www.usps.com for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

The fax number and e-mail address are optional and should correspond to the operator.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for a permit, registration or authorization.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

e) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

2) ANNUAL BILLING CONTACT

An annual fee is assessed to each operator holding an active authorization under the general permit on September 1 of each year. Provide the complete mailing address where the annual fee invoice should be mailed. Verify the address with the USPS. It must be an address for delivery of regular mail, not overnight express mail. Also, provide a phone number of the operator's representative responsible for payment of the invoice.

3) APPLICATION CONTACT

Provide the name, title, and contact information of the person that TCEQ can contact for additional information regarding this application. This contact may be a consultant or entity other than the applicant.

4) REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not an authorization number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www.tceq.texas.gov/goto/cr-searchrn

If the site is found, provide the assigned Regulated Entity Reference Number (RN) and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Site/Project Name/Regulated Entity
Provide the name of the site as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Describe the boundaries of the regulated portion of the small MS4.
In your own words, briefly describe the boundaries of the regulated portion of the small MS4. Do not repeat the SIC Code description.

d) Provide the city where the largest residential population exists within the regulated MS4 boundaries. If there is no city within the boundaries of the MS4, provide the name of the nearest city.

e) Provide the ZIP code where the largest residential population exists within the regulated MS4 boundaries.

f) County
Identify the county or counties in which the regulated entity is located.

g) Latitude and Longitude
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html or http://nationalmap.gov/ustopo

5) GENERAL CHARACTERISTICS

a) Indian Country Lands
If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA, Region 6, Dallas. Do not submit this form to TCEQ.

Indian Country means (1) all land within the limits of any American Indian reservation under the jurisdiction of the U.S. government, notwithstanding the issuance of any patent, and including rights-of-way running throughout the reservation; (2) all dependent Indian communities within the borders of the United States whether within the original or subsequently acquired territory thereof, and whether within or outside the limits of a State; and (3) all Indian allotments, the Indian titles which have not been extinguished, including rights-of-way running through the same.

Indian Tribe means any Indian Tribe, band, nation, or community recognized by the Secretary of the Interior and exercising substantial governmental duties and powers.

b) Standard Industrial Classification (SIC) code

Provide the SIC code that best describes the operator's primary business. Common SIC Codes are provided below. For help with SIC codes, go to: www.osha.gov/oshstats/sicser.html

9111 - Executive offices (such as for a city, county, ect.)
8221 - Colleges, Universities, and Professional Schools
8222 - Junior Colleges and Technical Institutes
9621 - Regulation and Administration of Transportation Programs
4111 - Local and Suburban Transit
4952 - Sewerage Systems
4971 - Irrigation Systems
9223 - Correctional Institutions
9511 - Air and Water Resource and Solid Waste Management (including flood control, drainage development, etc.)

c) Category or level of the MS4

The general permit defines MS4s by four different categories or levels, based on the population served within the 2010 UA. "Population served" means the residential population within the regulated portion of the small MS4 based on the 2010 Census, except for non-traditional small MS4s.

A reference map identifying the 2010 Census UAs can be found at www.epa.gov/npdes/stormwater/urbanmaps

d) TCEQ "Designated" small MS4

A small MS4 that is outside of urbanized area that is "designated" by TCEQ is eligible for coverage under this general permit. The small MS4 Operator must obtain authorization under this general permit or apply for coverage under an individual TPDES stormwater permit within 180 days of notification of their designation.

Information about urbanized areas (UAs) and a link to the UA maps are found on the EPAs website at: http://cfpub1.epa.gov/npdes/stormwater/urbanmaps.cfm

e) Annual Reporting Year

The annual report must address the previous reporting year. The selected reporting year cannot be changed during the permit year.

1. The first reporting year begins on the permit effective date (December 13, 2013) and lasts for a period of one (1) year.

2. If the MS4 selects the fiscal year, the first reporting year will last until the end of the fiscal year following the end of the first permit year.

3. If the MS4 selects the calendar year then the first reporting year will last until December 31, 2014.

f) SWMP

1. The NOI must include the SWMP when submitted to TCEQ for processing, and the Operator is required to certify the SWMP has been developed according to the general permit. Also, the SWMP Cover Sheet must be completed and placed to the front of the

SWMP. When completing the SWMP Cover Sheet, be sure to enter the page number and/or page range for each item under an MCM.

2. The general permit requires the name, address, phone number and fax number of the designated person responsible for implementing and coordinating implementation of the SWMP. All information is required with an exception of email, however, this information is desired.

Changes to the SWMP may require TCEQ approval. Changes must be submitted by Notice of Change to the same address as the NOI. Notice of Change will either be automatically approved or additional information may be request before approval.

g) 7th Minimum Control Measure (MCM)

1. Indicate if the municipality is seeking coverage under this general permit for municipal construction activities where the municipality meets the definition of "construction site operator".

2. If authorization for municipal construction activities is proposed in this NOI the developed MCM must be included with the SWMP and the NOI must include a description of the boundaries covered in the MCM. The area included for this MCM must include only the regulated MS4 area; or it may include additional areas of the MS4 if all other MCMs are implemented over the additional area as well.

   This coverage may be obtained after the original NOI is approved. This may be accomplished by submitting a Notice of Change that includes the developed MCM and a description of the proposed municipal construction activity boundaries addressed in the MCM**.** If the MS4 operator proposes to include additional areas outside of the regulated MS4, then the Notice of Change must also indicate that the MS4 operator will implement the entire SWMP over the additional areas.

3. If the discharge or potential discharge from regulated construction activities is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, then additional requirements may exist under the Edwards Aquifer Protection Program (30 TAC Chapter 213). For construction activities that will be regulated under TXR040000, the approved Contributing Zone Plan or Water Pollution Abatement Plan must be included or referenced as part of the construction site stormwater pollution prevention plan. For other activities regulated under 30 TAC Chapter 213, information must be included in the SWMP. Compliance with any Edwards Aquifer requirements is required in addition to the requirements of this general permit.

h) Discharge Information

1. The stormwater may be discharged directly to a receiving stream or through another **MS4*** from your MS4. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the surface water body that receives the discharge from the site (a local stream or lake). Please note that this general permit does not grant permission to use another MS4 as a conveyance of stormwater and certain non-storm water discharges along the discharge route.

2. Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the link below to find the segment number of the classified water body where wastewater would flow: www.tceq.texas.gov/publications/gi/gi-316

3. Identify any surface water bodies receiving discharges from the small MS4 that are on the latest EPA-approved CWA § 303(d) list of impaired waters or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d).

   The EPA approved CWA 303(d) list of impaired waters and Texas Integrated Report of Surface Water Quality for CWA Section 305(b) and 303(d) can be found at: http://www.tceq.texas.gov/waterquality/assessment/305_303.html

4. Identify the **MS4*** Operator name if the stormwater discharge is into an MS4.

***MS4 is an acronym for Municipal separate storm sewer system. MS4 is defined as** a separate storm sewer system owned or operated by a state, city, town, county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, that discharges to water in the state.

For assistance, you may call the technical staff of the Water Quality Assessment & Standards Section at 512/239-4671.

i) Edwards Aquifer Rule

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at http://www.tceq.texas.gov/field/eapp/viewer.html

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, then additional requirements may exist under the Edwards Aquifer Protection Program (30 TAC Chapter 213). For activities regulated under 30 TAC Chapter 213, any required plans must be included in the SWMP. Compliance with any Edwards Aquifer requirements is required in addition to the requirements of this general permit.

j) Public Participation

The applicant must indicate on the NOI that it will comply with the public participation requirements described in Part II.D.12 of the general permit. The person responsible for receiving the information from the TCEQ Chief Clerk for publishing in the newspaper must be identified and all contact information must be provided.

After review of the NOI and SWMP is completed, the Office of Chief Clerk will mail the Executive Director's preliminary determination to the contact provided in the NOI for publishing in the newspaper of largest circulation in the county of the small MS4.

The comment period begins on the first date the notice is published and ends 30 days later, unless a public meeting is held. If a public meeting is held it will end at the closing of the public meeting.

The applicant must file with the Chief Clerk a copy and an affidavit of the publication of notice(s) within 60 days of receiving the written instructions from the Office of Chief Clerk.

If significant public interest exists, the executive director will direct the applicant to publish notice of the meeting and to hold the public meeting. The applicant must publish the notice of

public meeting at least 30 days prior to the public meeting and hold the meeting in the county where the MS4 is located.

6) CERTIFICATIONS

Failure to indicate **Yes** to ALL of the certification items may result in denial of coverage under the general permit.

Operator Certification:

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

IF YOU ARE A CORPORATION:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the Texas Commission on Environmental Quality's Environmental Law Division at (512)239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- Do not mail this form with your NOI form.
- Do not mail this form to the same address as your NOI.

Mail this form and your check to:

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA	General Permit: TXR040000

1. Check / Money Order No: _____
2. Amount of Check/Money Order: _____
3. Date of Check or Money Order: _____
4. Name on Check or Money Order: _____
5. NOI INFORMATION

   If the check is for more than one NOI, list each Project/Site (RE) Name and Physical Address exactly as provided on the NOI. DO NOT SUBMIT A COPY OF THE NOI WITH THIS FORM AS IT COULD CAUSE DUPLICATE PERMIT ENTRIES.

   See Attached List of Sites (If more space is needed, you may attach a list.)

   Project/Site (RE) Name: _____

   Project/Site (RE) Physical Address:

Staple Check in This Space

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

I Sudharshan Vembutty VC,
Print Name

Manager,
Title - Owner/President/Other

of Nolina TIC I,
Corporation/Partnership/Entity Name

have authorized Paulo Misi
Print Name of Agent/Engineer

of Southwest Engineers, Inc
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:

V L
Applicant's Signature

12/2/2025
Date

THE STATE OF Texas §

County of Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared Sudhaushan Vemburthy 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 2 day of December, 2025.

Kaif Sorathia
NOTARY PUBLIC

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

KAIF SORATHIA
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: May 7 2028

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, Sudharshan Vembutty of Nolina Comm I

am the owner of the property located at:

S13350 – Nolina Sub Ph 1 Sec 1, Block R, Lot 1 (PT), Acres 1.131 and 1.062, (Commercial Lots)

AW0128 AW0128 – Casanova, D. Sur., Acres 0.79

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

I do hereby authorize Nolina TIC I
To conduct retail development
At 27050 Ronald W Reagan Blvd, Georgetown, TX 78633.

Landowner Acknowledgement

I understand thatSudharshan Vembutty

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

Landowner Signature

Signature
Landowner Signature

Date

Date 12/2/2025

THE STATE § OF Texas

County § of Fort Bend

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

Sudhaushan Vembutty

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 2nd day of November 2025

Click or tap here to add ID

NOTARY PUBLIC STATE OF TEXAS.

Kaif Sorathia

Typed or Printed Name of Notary : KAIF SORATHIA

MY COMMISSION EXPIRES: Date May 7 2028

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Nolina Retail Development
Regulated Entity Location: 27050 Ronald W Reagan Blvd, Georgetown, TX 78633
Name of Customer: Nolina TIC I
Contact Person: Nivi Pemmasani Phone: (732) 666-5266
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	6.78 Acres	$ 5,000
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: Paul Misi

Date: 11/03/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

Nolina TIC I

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
	32061876093	87-1628872	

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:

101 Parklane Blvd
Ste 102

City	Sugar Land	**State**	TX	**ZIP**	77478	**ZIP + 4**	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(732) 666-5266		( ) -

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.)*

Nolina Retail Development

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	27050 Ronald W Reagan Blvd							
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	

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:	30.728968		**28. Longitude (W) In Decimal:**	-97.826599	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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)
5999		453998	

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

Retail Center

34. Mailing Address:	**101 Park Lane Blvd**							
	Ste 102							
	City	**Sugar Land**	**State**	**TX**	**ZIP**	**77478**	**ZIP + 4**	
35. E-Mail Address:	**nivi@ashtongraydev.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(732) 666-5266		( ) -

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:	Paulo Misi, P.E.	**41. Title:**	Senior Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 222-4964	521	( ) -	paulo.misi@swengineers.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:	Southwest Engineers, Inc.	**Job Title:**	Senior Project Manager	
Name *(In Print):*	Paulo Misi, P.E.		**Phone:**	(512) 350- **1363**
Signature:	Paulo Misi		**Date:**	11/05/2025